

Elizabeth Lee, Chairman
Leah-Ann DeAnda, Secretary/Clerk
Carol A. Curtis, Member
Pamela Tyler, Member
Robert Blackstock, Member
Walt Turner, Member
Vacant, Member
Frank Carbone, Nye County Commission Liaison



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PAHRUMP REGIONAL PLANNING COMMISSION MEETING AGENDA Wednesday, June 9, 2021 – 6:00 P.M.

COMMISSIONERS CHAMBERS
2100 E. WALT WILLIAMS DRIVE, PAHRUMP, NEVADA 89048

Pursuant to the revised CDC guidelines, all members of the public entering town and county buildings are required to wear face masks except the following: Members of the public claiming medical exemptions and members of the public that have been vaccinated.

Nye County's vulnerable population, those sheltering in place can participate by calling 1-480-660-5340 and entering access code 147326. Please provide your first and last name when prompted. 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 Chair of the Regional Planning Commission will open public comment periods by announcement.

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 during the Planning Commission Meeting will be for all matters off the agenda and be limited to up to three minutes per person. Additionally, public comment of up to three minutes per person will be taken during individual action items but before the Commission takes action on the item. The Commission reserves the right to reduce the 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 invited to submit comments in writing on the agenda items and/or attend and make comment on that item at the Commission meeting.

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) 751-4249. 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.

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>.

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 Minutes:**
 - a. [PRPC Meeting – May 12, 2021](#)
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
 - 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. **8 a & b are continued from the May 12, 2021 RPC meeting:**
 - a) **For Possible Action – CU-2021-000114:** Public Hearing, discussion, and deliberation on an application for a Conditional Use Permit to allow a Fireworks Warehouse and Retail Facility on property located at 5621 and 5765 S. Nevada Highway 160. Assessor Parcel Numbers 047-021-05 & -11. D & T Partners, LLC – Property Owner. Civilwise Services, Inc. – Applicant/Agent. **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or as otherwise announced.) (SO)**
 - b) **For Possible Action – WV-2021-000131:** Public Hearing, discussion, and deliberation on a Waiver application to waive the 1,500-foot distance requirement between a Fireworks Warehouse and Retail Facility and residential properties, for property located at 5621 and 5765 S. Nevada Highway 160. Assessor Parcel Numbers 047-021-05 & -11. D & T Partners, LLC – Property Owner. Civilwise Services, Inc. – Applicant/Agent. **(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-2021-000115:** Public Hearing, discussion, and deliberation on an application for a Conditional Use Permit to allow a Permanent Makeup/Body Art Facility on property located at 1360 E. Highway 372, Suite 5. Assessor Parcel Number 038-271-20. A&C Pahrump Capital, LLC – Property Owner. Bryan R. Wulfenstein/Wulf Ink LLC – 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.
 - a. **For Possible Action – ZC-2021-000061:** Public Hearing, discussion, and deliberation on an application for a conforming Zone Change from General Commercial (GC) to Commercial Manufacturing (CM) to allow Truck and Trailer Rentals in conjunction with a Towing Service on property located at 900 S. Margaret Street. Assessor Parcel Number 035-331-21. B & A Holdings, LLC – Property Owner. Thomas Boley – Applicant/Agent. **(The Pahrump Regional Planning Commission makes a recommendation on this item. Final Action by the Board of County Commissioners is scheduled for July 20, 2021, or as otherwise announced.) (CB)**

- b. **For Possible Action – CU-2020-000105:** Public Hearing, discussion, and deliberation on an application for a Conditional Use Permit to allow a towing services for USA Towing Inc., on property located at 900 S. Margaret Street. Assessor Parcel Number 035-331-21. B & A Holdings LLC – Property Owner. Thomas Boley – Applicant/Agent. **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or as otherwise announced.) (CB)**
11. **For Possible Action – CU-2021-000116:** Public Hearing, discussion, and deliberation on an application for a Conditional Use Permit to allow the reinstatement of a previously legal nonconforming (grandfathered) use of a Restaurant & Bar on property located at 1500 S. Red Butte Street. Assessor Parcel Number 039-651-01. Michael Zucaro – Property Owner. David A. Richards / Civilwise Services, Inc. – Applicant/Agent. **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or as otherwise announced.) (SO)**
12. **For Possible Action – WV-2021-000132:** Public Hearing, discussion, and deliberation on an application for Waivers/Exceptions from Chapter 17.04 to allow a front yard setback of less than 25-feet for a front-loading garage located in the Desert Trails Planned Community on property located at 540 W Tomahawk Court. Assessor Parcel Number 043-163-12. Gary Smith - Property Owners. Serenity Homes/ Andrew Jordan – Applicant/Agent. **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or as otherwise announced.) (CB)**
13. **For Possible Action – 2021 PRPD Master Plan Update:** Review and possible recommendations regarding assignment of appropriate Master Plan Designation(s) to areas that are Master Planned as Special Plan of Development (SPD) where the Development Agreement has expired;
- a) [Gateway,](#)
 - b) [Christensen Record of Survey,](#)
 - c) [Pleasant Valley,](#)
 - d) [Pechstein Ranch,](#)
 - e) [Celebrate North](#)
 - f) [Desert Trails](#)
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.)

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.
