

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



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PAHRUMP REGIONAL PLANNING COMMISSION MEETING AGENDA Wednesday, July 14, 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 fully 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>.

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 - Annual Election of Officers:** Nomination and Election of Officers for the current fiscal year (July 1, 2021 to June 30, 2022). The election of an Officer shall be by affirmative vote of not less than four (4) members of the Planning Commission.
 - a. Nomination and Election of Chairman
 - b. Nomination and Election of Vice-Chairman
 - c. Nomination and Election of Secretary/Clerk
4. **For possible action - Approval of Minutes:**
 - a. [PRPC Meeting –June 9, 2021](#)
5. **For possible action - Approval of / Modifications to the Agenda:** Approval of the Agenda after Considering Requests to Rearrange, Hold or Remove Items.
6. **Correspondence and Announcements**
7. **Commission/Committee/Director Reports:**
 - a. BOCC Liaison Report
 - b. Director’s Report

Regular Agenda Items: Action may be taken by the Regional Planning Commission on the following items:

8. **For Possible Action – CU-2021-000117:** Public Hearing, discussion, and deliberation on an application for a Conditional Use Permit to allow an Assisted Living Facility on property located at 2531 S. Homestead Road. Assessor Parcel Number 042-392-05. Athan Ray Development – Property Owner. Linda Razo, Distinctive Contractors, LLC – 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)**
9. **For Possible Action – CU-2021-000118:** Public Hearing, discussion, and deliberation on an application for a Conditional Use Permit to allow a Church on property located at 2210 N. Blagg Road. Assessor Parcel Number 029-182-14. International Church of the Foursquare Gospel, Inc. – 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)**
10. **For Possible Action – CU-2021-000119:** Public Hearing, discussion, and deliberation on an application for a Conditional Use Permit to allow a Convalescent Care Facility on property located at 4021 N. NV Highway 160. Assessor Parcel Number 029-731-09. R.O.B. LLC. – Property Owner. Kevin Romney – 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.
 - a. **For Possible Action – MP-2021-000018:** Public Hearing, discussion, and deliberation on an application for a (Minor) Master Plan Amendment to change approximately 2.10 acres from

Rural Density Residential (RDR) to Business Industrial Area (BIA) to allow a vehicle towing/impound/storage yard for Big Valley Towing on property located at 2500 and 2540 E. Basin Avenue. Assessor Parcel Numbers 035-264-08 and -09. Chrismor Investments, LLC – Property Owner. Rene Morales – Applicant/Agent. **(The Pahrump Regional Planning Commission makes a recommendation on this item. Final Action by the Board of County Commissioners is scheduled for August 17, 2021, or as otherwise announced.) (SO)**

- b. **For Possible Action – ZC-2021-000062:** Public Hearing, discussion, and deliberation on an application for a Zone Change to change approximately 2.10 acres from Neighborhood Commercial (NC) to Light Industrial (LI) to allow a vehicle towing/impound/storage yard for Big Valley Towing on property located at 2500 and 2540 E. Basin Avenue. Assessor Parcel Numbers 035-264-08 and -09. Chrismor Investments, LLC – Property Owner. Rene Morales – Applicant/Agent. **(The Pahrump Regional Planning Commission makes a recommendation on this item. Final Action by the Board of County Commissioners is scheduled for August 17, 2021, or as otherwise announced.) (SO)**
- c. **For Possible Action – CU-2021-000112:** Public Hearing, discussion, and deliberation on an application for a Conditional Use Permit to allow a vehicle towing/impound/storage yard for Big Valley Towing on property located at 2500 and 2540 E. Basin Avenue. Assessor Parcel Numbers 035-264-08 and -09. Chrismor Investments, LLC – Property Owner. Rene Morales – 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 – 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, or the Master Plan Designation was placed in error.
 - a) Gateway,
 - b) Christensen Record of Survey,

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

Public Comment:

- 14. **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.)
- 15. **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.
