

Elizabeth Lee, Chair  
Pamela Tyler, Vice-Chair  
Leah-Ann DeAnda, Secretary/Clerk  
Carol A. Curtis, 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, April 13, 2022 – 6:00 P.M.**

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

**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.**

**Your phone will be unmuted, your hand lowered and will be asked to speak and spell your name for the record.**

**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](http://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 - Approval of Minutes:**
  - a. [PRPC Meeting – March 9, 2022](#)
  - b. [PRPC Special Meeting – March 23, 2022](#)
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

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

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7. **Continued from April 14, 2021: For Possible Action – WV-21-141:** Public Hearing, discussion, and deliberation on an application for a Waiver from Nye County Code Title 17, Comprehensive Land Use Planning and Zoning, Article III. Zoning Districts; Establishment and General Provisions: 17.04.200 Residential Districts; 17.04.240 VR-20; Village Residential – D. Permissive Uses & E. Uses Subject to a Conditional Use Permit. Currently NCC 17.04.240(D)(E) does not allow for Subsistence farming for the growing of field crops or raising of livestock for food for household use as a permissive use. 17.04.910 Zoning Review Required for the existing chicken coop that was built without prior approval by the previous owner located at 3341 Zolin Ave. Assessor’s Parcel Number 045-084-10. Grimaldo, Juan L – Property Owner/Applicant. **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or as otherwise announced.) (QM)**
8. **For Possible Action – ETSU-22-3:** Public Hearing, discussion, and deliberation on an application for a six (6) month Extension of Time of CU-2018-000054 and WV-2018-000076 to obtain approval for the hotel/casino and obtain permits on property located at 4867 S. Nevada Highway 160. Assessor’s Parcel Number 027-741-22. Majestic Pahrump Holdings, LLC – Property Owner. Richard Lane, Vice President of Construction / Silverton Casino, 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.) (QM)**
9. **For Possible Action – ETSU-22-4:** Public Hearing, discussion, and deliberation on an application for a six (6) month Extension of Time of CU-2019-000073 and WV-2019-000094 to obtain approval for the permanent facility and obtain permits on property located at 1001 S. Nevada Highway 160 and 1011 S Nevada Highway 160. Assessor’s Parcel Numbers 038-282-06 and 038-282-07. Jaye Family Ltd. Partnership – Property Owner. Phantom Fireworks Showrooms, LLC – Applicant. Joseph E. Dagher / Kaempfer Crowell – Agent. **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or as otherwise announced.) (QM)**
10. **For Possible Action – CU-22-10:** Public Hearing, discussion, and deliberation on an application for Reconsideration of Conditions of Approval for Waiver WV-2021-000137 which authorizes the installation of a freestanding sign with a height of twenty-eight feet six inches (28’ – 6”). The request is to remove all Conditions of Approval, for property located at 4960 E. Manse Road. Assessor’s Parcel Number 046-561-01. Clubhouse, LLC - Property Owner. Wendy Black – 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-22-12:** Public Hearing, discussion, and deliberation on an application for a Conditional Use Permit to allow a Body Art business (Blackbird Ink, LLC) on property located at 1541 E. Basin Avenue, Unit 3. Assessor’s Parcel Number 038-241-23. Lisa Todaro / Basin Street, LLC – Property Owner. Larry and Karren LaBove – 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)**
12. **For Possible Action – ZCMP-22-3:** Public Hearing, discussion, and deliberation on an application for a (Conforming) Zone Change to change approximately 82.44 acres from Specific Plan (SP) to Rural Homestead (RH-4.5) (74.03 acres) and General Commercial (GC) (8.41 acres) on property located at 4500 N. Blagg Road. Assessor’s Parcel Number 043-141-12. Harris, Ltd. – Property Owner. Dan Harris – Applicant. **(The Pahrump Regional Planning Commission makes a recommendation on this item. Final Action by the Board of County Commissioners is scheduled for May 17, 2022, or as otherwise announced.) (QM)**
13.
  - a) **For Possible Action – ZCMP-22-6:** Public Hearing, discussion, and deliberation on an application for a (Conforming) Zone Change to change one (1) parcel totaling approximately 0.68 acres from Neighborhood Commercial (NC) to General Commercial (GC) for property located at 3161 E. Cortina Street. Assessor’s Parcel Number 042-772-08. Gordon & Kimberly E. Kwan - Property Owners. Carlos M. Ramos, Sr. – Applicant/Agent. **(The Pahrump Regional Planning Commission makes a recommendation on this item. Final Action by the Board of County Commissioners is scheduled for May 17, 2022, or as otherwise announced)**
  - b) **For Possible Action – WV-22-5:** Public Hearing, discussion, and deliberation on a Waiver application to waive the requirements of Nye County Code Section 17.04.770.I.7 (d) to allow a temporary off-premises sign on property less than five hundred feet (500’) from residential properties, NCC 17.04.770.I.7 (a) off-premises signs shall have a minimum separation of seven hundred fifty feet (750’) from other existing off-premises sign on the same side of the street; and NCC 17.04.770.I 8 (c) to allow 3 supports instead of the maximum 2 supports as required, for property located at 3161 E. Cortina Street. Assessor’s Parcel Number 042-772-08. Gordon & Kimberly E. Kwan - Property Owners. Carlos M. Ramos Sr. – 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.)**
  - c) **For Possible Action – CU-22-11:** Public Hearing, discussion, and deliberation on an application for a Conditional Use Permit to allow an off-premises sign at the property located at 3161 E. Cortina Street. Assessor’s Parcel Number 042-772-08. Gordon & Kimberly E. Kwan - Property Owners. Carlos M. Ramos Sr. – 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.) (QM)**
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.

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