

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



Brett Waggoner
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**PAHRUMP REGIONAL PLANNING COMMISSION
SPECIAL MEETING AGENDA
April 27, 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 agendaized 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](https://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
 - b. Director’s Report

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

6.
 - a. **For Possible Action – CU-22-14:** Public Hearing, discussion, and deliberation on a Conditional Use Permit application to allow an Off-Premises Sign for Richmond American Homes Nevada (Thunder Bluff) at the property located at 5950 E Grain Mill Rd. Assessor’s Parcel Number 043-121-12. HHH Investments LLC – Property Owner. Barry Goff 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.)**
 - b. **For Possible Action – WV-22-6:** Public Hearing, discussion, and deliberation on an application for a Waiver from NCC 17.04.770, Signage Requirements, to allow an Off-Premises Sign to be located more than one hundred feet (100’) from Highway 372 or Highway 160 and to allow Off premises sign to be located south of Caas Road and north of Bell Vista along State Highway 160, and west of Leslie or east of Highway 160 on Highway 372 and to Waive the minimum separation of 500 feet from any residential zone boundary and the 200 foot separation from any intersection of roadways. Parcel 043-121-12. HHH Investments LLC – Property Owner. Barry Goff 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)**
7.
 - a. **For Possible Action – CU-22-16:** Public Hearing, discussion and deliberation on a Conditional Use Permit application to allow an Off-Premises Sign for Richmond American Homes Nevada (Thunder Bluff) at the property located at 6000 S Nevada Highway 160. Assessor’s Parcel Number 047-031-18. Manse Crossing LLC – Property Owner. Barry Goff 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.)**
 - b. **For Possible Action – WV-22-9:** Public Hearing, discussion and deliberation on an application for a Waiver from NCC 17.04.770, Signage Requirements, to allow an Off-Premise Sign to be located more than one hundred feet (100’) from Highway 372 or Highway 160 and to allow Off premises sign to be located south of Caas Road and north of Bell Vista along State Highway 160, and west of Leslie or east of Highway 160 on Highway 372. Assessor’s Parcel Number 047-031-18. Manse Crossing LLC – Property Owner. Barry Goff 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)**

8.
 - a. **For Possible Action – CU-22-17:** Public Hearing, discussion, and deliberation on a Conditional Use Permit application to allow an Off-Premises Sign for Richmond American Homes Nevada (Thunder Bluff) at the property located at 6135 S Nevada Highway 160. Assessor’s Parcel Number 047-041-26. Manse Crossing LLC – Property Owner. Barry Goff 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.)**
 - b. **For Possible Action – WV-22-8:** Public Hearing, discussion, and deliberation on an application for a Waiver from NCC 17.04.770, Signage Requirements, to allow an Off-Premises Sign to be located more than one hundred feet (100’) from Highway 372 or Highway 160 and to allow Off premises sign to be located south of Caas Road and north of Bell Vista along State Highway 160, and west of Leslie or east of Highway 160 on Highway 372. Parcel 047-041-26. Manse Crossing LLC – Property Owner. Barry Goff 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)**
9. **Future Meetings/Workshops: Discussion and Direction Concerning Items for Future Meetings/Workshops; Set Date, Location and Time.**

Public Comment:

10. **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.)
11. **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.
