

Elizabeth Lee, Chair
Pamela Tyler, Vice-Chair
Gina Meredith, Secretary/Clerk
Robert Blackstock, Member
Walt Turner, Member
Debra Hayden, Member
John Koenig, Member
Frank Carbone, Nye County Commission Liaison



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PAHRUMP REGIONAL PLANNING COMMISSION AGENDA September 13, 2023– 6:00 P.M.

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

Subject to technical difficulties, people may 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.

Technical difficulties may occur before or during the meeting preventing your ability to call in.

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 (2041 E. Calvada Blvd. N. Pahrump, Nevada) and on the County's website, or by calling Celeste Sandoval at (775) 751-4249. WEBSITE: www.nyecountynv.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 Commissioner's 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.

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, 2041 E. Calvada Blvd. N, 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.nyecountynv.gov>, 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/offerings/2017/01/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

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 – August 09, 2023](#)
 - b. [PRPC Meeting – August 30, 2023](#)
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

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

7. **For Possible Action – SN-23-4:** Discussion and deliberation on whether to (1) Proceed with a Public hearing to consider the renaming of a public street from Front Sight Road to PrairieFire Road pursuant to Nye County Code Title 15.24: Street Naming and Property Numbering within the Pahrump Regional Planning District; subsection 15.24.120(B), and (2) Set a date and time for the Public Hearing. **(QM)**
8. **For Possible Action – TA-29:** Discussion and deliberation on a proposed Text Amendment to Nye County Code Title 17.04, titled Comprehensive Land Use Planning and Zoning, Chapter 17.04, titled Pahrump Regional Planning District, Article VIII, titled Administration and Procedure, Section 17.04.930, titled Master Plan Amendment Procedures, amending Section 17.04.930(B) to change “Pahrump Regional Planning District Master Plan Update, dated November 19, 2003” to “Pahrump Regional Planning District Master Plan.” Update Section 17.04.930(I)(3)(a) to reflect online application services. Nye County Planning Department – Applicant. **(This item is a recommendation by the Pahrump Regional Planning Commission to the Board of County Commissioners.) (QM)**
9. **For Possible Action- WV-23-8:** Public Hearing, discussion, and deliberation on an application for a Waiver of NCC 17.04.730 D.4 & E to waive the requirement of asphalt drive aisles and parking; Waiver of NCC 17.04.340 from landscaping and Waiver from 17.04.760 screening for properties Zoned Commercial Manufacturing (CM) located at 2340 & 2400 E Basin Ave. Assessor’s Parcel Numbers 035-265-02 & 03. Storage Ventures LLC – Property Owner; Civilwise Agent/Applicant. **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or as otherwise announced.) (AM)**
10.
 - a. **For Possible Action – ZCMP-23-12:** Public Hearing, discussion, and deliberation on an application for a major Master Plan amendment to change two hundred and forty-three acres (243) from the master plan designation of RDR (Rural Density Residential) to CDA (Commercial Development Area) to be in conformance with the proposed Zone Change from GC (General Commercial) and LI (Light Industrial) to SO (Special Projects Overlay). Assessor’s Parcel Numbers 035-271-07 and 035-271-06; 2251 E. Basin Avenue and 440 S. Higley Road. Civilwise Services, Inc. – Applicant/Agent. Mt. Charleston Village, LLC and QQ Pahrump, LLC – Owners. **(The Pahrump Regional Planning Commission makes a recommendation on**

this item. Final Action by the Board of County Commissioners is scheduled for December 19, 2023, or as otherwise announced.) (QM)

- b. **For Possible Action – ZCMP-23-13:** Public Hearing, discussion, and deliberation on an application for a zone change to change 243 (two hundred and forty-three) acres from GC (General Commercial) and LI (Light Industrial) to SO (Special Projects Overlay) to be in conformance with the proposed major Master Plan amendment of RDR (Rural Density Residential) to CDA (Community Development Area). Assessor’s Parcel Numbers 035-271-07 and 035-271-06; 2251 E. Basin Avenue and 440 S. Higley Road. Civilwise Services, Inc. – Applicant/Agent. Mt. Charleston Village, LLC and QQ Pahrump, LLC. – Owners. **(The Pahrump Regional Planning Commission makes a recommendation on this item. Final Action by the Board of County Commissioners is scheduled for December 19, 2023, or as otherwise announced.)**
- c. **For Possible Action – Resolution 2023-19:** Discussion and deliberation to adopt, amend and adopt, or reject Pahrump Regional Planning Commission Resolution No. 2023-19: A resolution amending the Master Plan Designation of those certain properties within the Pahrump Regional Planning District, located at 2251 E. Basin Avenue and 440 S. Higley Road, from Rural Density Residential (RDR) to Community Development Area (CDA). Assessor’s Parcel Numbers 035-271-07 and 035-271-06; 2251 E. Basin Avenue and 440 S. Higley Road. Civilwise Services, Inc. – Applicant/Agent. Mt. Charleston Village, LLC and QQ Pahrump, LLC. – Owners. **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or as otherwise announced.)**

11.

- a. **For Possible Action – ZCMP-23-19:** Public Hearing, discussion, and deliberation on an application for a Zone Change to change 1.1 acres from Neighborhood Commercial (NC) to Commercial Manufacturing (CM) on property located at 1021 E Manse Rd. Assessor’s Parcel Number 044-441-08. D. Scott West – 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 October 17, 2023, or as otherwise announced.) (AM)**
- b. **For Possible Action – ZCMP-23-20:** Public Hearing, discussion, and deliberation on an application for a (Minor) Master Plan Amendment of approximately 1.1 acres from Rural Density Residential (RDR) to Rural Development Area (RDA) on property located at 1021 E. Manse Rd. Assessor’s Parcel Number 044-441-08. D. Scott West– 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 October 17, 2023, or as otherwise announced.)**
- c. **For Possible Action – Resolution 2023-27:** Discussion and deliberation to adopt, amend and adopt, or reject Pahrump Regional Planning Commission Resolution No. 2023-27: A resolution amending the Master Plan Land Use Designation of 1021 E. Manse Rd, Assessor’s Parcel Number 044-441-08 from Rural Density Residential (RDR) to Rural Development Area (RDA). **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or as otherwise announced.)**

12.

- a. **For Possible Action ZCMP-23-18:** Public Hearing, discussion, and deliberation on an application for a Conforming Major Master Plan Amendment to change the designation of LDR (Low Density Residential) to HDR (High Density Residential) for one hundred (100) parcels, totaling 14.094 acres. Assessor Parcel Numbers 038-131-01 thru -56; 038-132-01 thru -43; and 038-141-01. Nye County Planning – Applicant, Multiple – Property Owners. **(The Pahrump Regional Planning Commission makes a recommendation on this item. Final Action by the Board of County Commissioners is scheduled for December 19, 2023, or otherwise as announced.) (QM)**
- b. **For Possible Action ZCMP-23-22:** Public Hearing, discussion, and deliberation on an application for a Conforming Major Master Plan Amendment to change the designation of LDR (Low Density Residential) to

HDR (High Density Residential) for one hundred (100) parcels, totaling 12.702 acres. Assessor Parcel Numbers 038-141-02 thru – 15; 038-142-01 thru -49; 038-143-01 thru -35; and 038-151-01 to -02. Nye County Planning – Applicant, Multiple – Property Owners. Nye County Planning – Applicant, Multiple – Property Owners. **(The Pahrump Regional Planning Commission makes a recommendation on this item. Final Action by the Board of County Commissioners is scheduled for December 19, 2023, or otherwise as announced.)**

- c. **For Possible Action ZCMP-23-23:** Public Hearing, discussion, and deliberation on an application for a Conforming Major Master Plan Amendment to change the designation of LDR (Low Density Residential) to HDR (High Density Residential) for one hundred (100) parcels, totaling 14.501 acres. Assessor Parcel Numbers 038-151-03 thru -39; 038-152-01 thru -35; 038-153-01 thru -29. Nye County Planning – Applicant, Multiple – Property Owners. Nye County Planning – Applicant, Multiple – Property Owners. **(The Pahrump Regional Planning Commission makes a recommendation on this item. Final Action by the Board of County Commissioners is scheduled for December 19, 2023, or otherwise as announced.)**
- d. **For Possible Action ZCMP-23-24:** Public Hearing, discussion, and deliberation on an application for a Conforming Major Master Plan Amendment to change the designation of LDR (Low Density Residential) to HDR (High Density Residential) for one hundred (100) parcels, totaling 13.34 acres. Assessor Parcel Numbers 038-153-30 thru -37; 038-161-01 thru – 37; 038-162-01 thru – 32; 038-163-01 thru – 23. Nye County Planning – Applicant, Multiple – Property Owners. **(The Pahrump Regional Planning Commission makes a recommendation on this item. Final Action by the Board of County Commissioners is scheduled for December 19, 2023, or otherwise as announced.)**
- e. **For Possible Action ZCMP-23-25:** Public Hearing, discussion, and deliberation on an application for a Conforming Major Master Plan Amendment to change the designation of LDR (Low Density Residential) to HDR (High Density Residential) for one hundred (100) parcels, totaling 14.034 acres. Assessor Parcel Numbers 038-163-24 thru -36; 038-171-01 thru – 18; 038-172-01 thru -33; 038-173-01 thru -36. Nye County Planning – Applicant, Multiple – Property Owners. **(The Pahrump Regional Planning Commission makes a recommendation on this item. Final Action by the Board of County Commissioners is scheduled for December 19, 2023, or otherwise as announced.)**
- f. **For Possible Action ZCMP-23-26:** Public Hearing, discussion, and deliberation on an application for a Conforming Major Master Plan Amendment to change the designation of LDR (Low Density Residential) to HDR (High Density Residential) for one hundred (100) parcels, totaling 12.886 acres. Assessor Parcel Numbers 038-173-37 thru -47; 038-171-01 thru -31; 038-182-01 thru -24; 038-191-01 thru -34. Nye County Planning – Applicant, Multiple – Property Owners. **(The Pahrump Regional Planning Commission makes a recommendation on this item. Final Action by the Board of County Commissioners is scheduled for December 19, 2023, or otherwise as announced.)**
- g. **For Possible Action ZCMP-23-27:** Public Hearing, discussion, and deliberation on an application for a Conforming Major Master Plan Amendment to change the designation of LDR (Low Density Residential) to HDR (High Density Residential) for one hundred (100) parcels, totaling 14.06 acres. Assessor Parcel Numbers 038-191-35 thru -63; 038-192-01 thru -41; 038-201-04 – thru -14; 038-202-01 thru -19. Nye County Planning – Applicant, Multiple – Property Owners. **(The Pahrump Regional Planning Commission makes a recommendation on this item. Final Action by the Board of County Commissioners is scheduled for December 19, 2023, or otherwise as announced.)**
- h. **For Possible Action ZCMP-23-28:** Public Hearing, discussion, and deliberation on an application for a Conforming Major Master Plan Amendment to change the designation of LDR (Low Density Residential) to HDR (High Density Residential) for eleven (11) parcels, totaling 2.148 acres. Assessor Parcel Numbers 038-202-20 thru -30. Nye County Planning – Applicant, Multiple – Property Owners. **(The Pahrump Regional Planning Commission makes a recommendation on this item. Final Action by the Board of County Commissioners is scheduled for December 19, 2023, or otherwise as announced.)**

- i. **For Possible Action – Resolution 2023-18:** Discussion and deliberation to adopt, amend and adopt, or reject Pahrump Regional Planning Commission Resolution No. 2023-18: A resolution to amend the Master Plan Designation of those certain properties within the Pahrump Regional Planning District, with Assessor’s Parcel Numbers 038-131-01 thru -56; 038-12-01 thru -43; 038-141-01; 038-141-02 thru -15; 038-142-01 thru -49; 038-143-01 thru -35; 038-151-01; 038-151-02; 038-151-03 thru -39; 038-152-01 thru -35; 038-153-01 thru -29; 038-153-30 thru -37; 038-161-01 thru -37; 038-162-01 thru -32; 038-13-01 thru -23; 038-163-24 thru -36; 038-171-01 thru -18; 038-172-01 thru – 33; 038-173-01 thru -36; 038-173-37 thru -47; 038-171-01 thru -31; 038-182-01 thru -24; 038-191-01 thru -34; 038-191-35 thru -63; 038-192-01 thru -41; 038-201-04 thru -14; 038-202-01 thru -19; 038-202-20 thru -30, from Low Density Residential (LDR) to High Density Residential (HDR). **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or as otherwise announced.)**

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 online with the Planning Department at <https://nyecountynv.viewpointcloud.com/>. An appeal fee of \$200.00 for Non-Public Hearing Items or \$375.00 for Public Hearing Items applies.
