

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



Brett Waggoner  
Director of Planning  
Nye County Planning Department  
250 N. Highway 160, Suite 1  
Pahrump, NV 89060  
Phone: (775) 751-4249  
Fax: (775) 751-4324

**PAHRUMP REGIONAL PLANNING COMMISSION  
MEETING AGENDA  
September 14, 2022 – 6:00 P.M.**

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

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.nyecountynev.gov](http://www.nyecountynev.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, 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.nyecountynev.gov>, 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 / 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

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

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6. **Public Hearing – AC-22-1:** Discussion, deliberation, and possible direction to staff on an Address Renumbering for 19 parcels on Desert Hills Circle. The Pahrump Regional Planning Commission shall review evidence and make a determination as to whether a major addressing problem exists, and shall set a date, time, and place for a Public Hearing on this matter for the following affected Assessor Parcel Numbers: 029-191-01 thru 029-191-10, 029-191-20, 029-191-21, 029-192-01, and 029-192-04 thru 029-192-10. Nye County Assessor – Applicant. **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners.) (LH)**
7. **For Possible Action – ETSU-22-7:** Public Hearing, discussion, and deliberation on a request for an Extension of Time for CU-21-135, located at 2321 E. Charleston Park Avenue. Assessor’s Parcel Number 035-271-14. Tim Birk – Property Owner. Roy Mankins – 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 – ZCMP-22-13:** Public Hearing, discussion, and deliberation on an application for a (Conforming) Zone Change to change one (1) parcel totaling approximately .46 acres from Neighborhood Commercial (NC) to General Commercial (GC) on property located at 2090 S. Cortina Street. Assessor’s Parcel Number 042-733-04. Dirt to Surf, LLC – Property Owner. Steve Keith – Applicant/Agent. **(The Pahrump Regional Planning Commission makes a recommendation on this item. Final Action by the Board of County Commissioners is scheduled for October 18, 2022, or as otherwise announced.)**
  - b. **For Possible Action – WV-22-14:** Public Hearing, discussion, and deliberation on a Waiver application to waive the requirements of Nye County Code Sections 17.04.770.I(6), (7)(a-c), and (8)(a-c) to allow an off-premises sign, located at 2090 S. Cortina Street. Assessor’s Parcel Number 042-733-04. Dirt to Surf, LLC – Property Owner. Steve Keith – 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-22-26:** Public Hearing, discussion, and deliberation on an application for a Conditional Use Permit to allow an off-premises sign on property located at 2090 S. Cortina Street. Assessor’s Parcel Number 042-733-04. Dirt to Surf, LLC – Property Owner Steve Keith – 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.
  - a. **For Possible Action – ZCMP-22-14:** Public Hearing, discussion, and deliberation on an application for a (Conforming) Zone Change to change one (1) parcel totaling approximately 0.597 acres from Neighborhood Commercial (NC) to General Commercial (GC) on property located at 2530 S. Rainbow Avenue. Assessor’s Parcel Number 042-832-10. Dirt to Surf, LLC – Property Owner. Steve Keith – Applicant/Agent. **(The Pahrump Regional Planning Commission makes a recommendation on this item. Final Action by the Board of County Commissioners is scheduled for October 18, 2022, or as otherwise announced.)**
  - b. **For Possible Action – WV-22-15:** Public Hearing, discussion, and deliberation on a Waiver application to waive the requirements of Nye County Code Sections 17.04.770.I(6), (7)(a-c), and (8)(a-c) to allow an off-premises sign, located at 2530 S. Rainbow Avenue. Assessor’s Parcel Number 042-832-10. Dirt to Surf, LLC – Property Owner. Steve Keith – 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-22-25:** Public Hearing, discussion, and deliberation on an application for a Conditional Use Permit to allow an off-premises sign on property located at 2530 S. Rainbow Avenue. Assessor’s Parcel Number 042-832-10. Dirt to Surf, LLC – Property Owner. Steve Keith – 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:** Discussion, deliberation, and possible direction to staff regarding the Pahrump Regional Planning District Master Plan Update; project status, proposed workshops, and schedule for completion. **(QM)**
11. **Future Meetings/Workshops: Discussion and Direction Concerning Items for Future Meetings/Workshops; Set Date, Location and Time.**

**Public Comment:**

12. **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.)
13. **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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