

Elizabeth Lee, Chair  
Pamela Tyler, Vice-Chair  
Gina Meredith, Secretary/Clerk  
Leah-Ann Deanda, 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 November 15, 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](http://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](http://www.nv.gov) 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](mailto: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 – October 11, 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

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

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**Item #7 is continued from the October 11, 2023 RPC meeting:**

7. **For Possible Action – CU-23-22:** Public Hearing, discussion, and deliberation on an application for a Conditional Use Permit to allow multi-family transitional temporary emergency housing on a General Commercial (GC) zoned parcel located at 4021 N. Nevada Highway 160, Pahrump, NV. Assessor’s Parcel Number 029-731-09. Rain Man, LLC – Property Owner. Melissa Eure - 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)**
8. **For Possible Action- WV-23-12:** Public Hearing, discussion, and deliberation on an application for a Waiver of a. NCC 17.04.730(D)(4), “Construction and Design Requirements: Surface”; b. NCC 17.04.730(E) “Conventional Parking Accommodations”; and c. NCC 17.04.740, “Landscaping” for a mini-storage facility zoned Commercial Manufacturing (CM) located at 851 S Lola Ln. Assessor’s Parcel Number 035-354-14. Dennis & Elizabeth Vehe Trustees – Property Owner; Thomas Vehe - 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.) (QM)**
9. **For Possible Action – CU-23-24:** Public Hearing, discussion, and deliberation on an application for a Conditional Use Permit to allow a Fireworks Warehouse on property located at 250 N. Kittyhawk Drive, Pahrump, NV. Assessor’s Parcel Number 035-221-13. D & T Partners, LLC – Property Owner(s). Brian R. Hardy, Esq., agent for D & T Partners/Area 51/Blackjack Fireworks – Applicant. **(This item is Final Action by the Pahrump Regional Planning Commission unless otherwise appealed to the Board of County Commissioners, or as otherwise announced.) (QM)**
10. **For Possible Action – CU-23-27:** Public Hearing, discussion, and deliberation on an application for a Conditional Use Permit to allow a Caretakers Residence on a Commercial Manufacturing (CM) zoned parcel located at 781 S. Margaret Street, Pahrump, NV. Assessor’s Parcel Number 035-355-16. CBP Properties, LLC – Property Owner. Daniel Meyers - Applicant. **(This item is Final Action by the Pahrump Regional Planning Commission unless otherwise appealed to the Board of County Commissioners, or as otherwise announced.) (AM)**
11. **For Possible Action – CU-23-29:** Public Hearing, discussion, and deliberation on an application for a Conditional Use Permit to allow a 125-foot Monopole Wireless Facility on a Commercial Manufacturing (CM) zoned parcel located at 2340 W. Bell Vista Avenue. Assessor’s Parcel Number 029-523-15. Searles Family Trust – Property Owner.

Reginald Destree – Agent/Applicant. **(This item is Final Action by the Pahrump Regional Planning Commission unless otherwise appealed to the Board of County Commissioners, or as otherwise announced.) (AM)**

12.

a. **For Possible Action – CU-23-31**: Public Hearing, discussion, and deliberation on an application for a Conditional Use Permit to allow a Rail/Motor Freight Terminal on a General Commercial (GC) zoned parcel located at 2121 W. Charleston Park Avenue. Assessor’s Parcel Number 036-351-32. Nighthawk Logistics Inc. – Property Owner. Savka Kovacevic - Applicant. **(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-23-14**: Public Hearing, discussion, and deliberation on an application for a Waiver of the following sections of Nye County Code 17.04, Article VI, Development Standards: a. NCC 17.04.730(D)(4) “Construction and Design Requirements: Surface”; and b. NCC 17.04.740 “Landscaping,” for a proposed Rail/Motor Freight Terminal located at 2121 W. Charleston Park Avenue. Assessor’s Parcel Number 036-351-32. Nighthawk Logistics Inc. – Property Owner; Savka Kovacevic - 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)**

13. **For Possible Action – CU-23-32**: Public Hearing, discussion, and deliberation on an application for a Conditional Use Permit to allow development of a Recreational Vehicle Park on 20-acres of General Commercial zoned property located at 2321 E. Charleston Park Avenue. Assessor’s Parcel Number 035-271-14. Tim Birk – Property Owner. Roy Mankins – Agent/Applicant. **(This item is Final Action by the Pahrump Regional Planning Commission unless otherwise appealed to the Board of County Commissioners, or as otherwise announced.) (QM)**

14. **For Possible Action – CU-23-33**: Public Hearing, discussion, and deliberation on an application for a Conditional Use Permit to allow a Public/Private Recreation area for up to six (6) burros, on a portion of a Neighborhood Commercial (NC) zoned parcel located at 3280 W. Bell Vista Avenue. Assessor’s Parcel Number 028-245-28. Alina Quinata, 3280 Bell Vista Ave, LLC – Property Owner/Applicant. **(This item is Final Action by the Pahrump Regional Planning Commission unless otherwise appealed to the Board of County Commissioners, or as otherwise announced.) (QM)**

15. **For Possible Action – CU-23-37**: Public Hearing, discussion, and deliberation on an application for a Conditional Use Permit to allow four (4) detached single family residences on a Multi-Family (MF) zoned parcel located at 1480 S. Pochontas Avenue, Pahrump, NV. Assessor’s Parcel Number 038-501-17. Square Trade Holdings LLC – Property Owner. Zachary Jarvis - 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)**

16. **Items a through d and Items g through i - are Continued from the September 13, 2023 RPC Meeting.**

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 through -56; 038-132-01 through -43; and 038-141-01. Nye County Planning – Applicant, Multiple – Property Owners.

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 through -15; 038-142-01 through -49; 038-143-01 through -35; and 038-151-01 to -02. Nye County Planning – Applicant, Multiple – Property Owners. Nye County Planning – Applicant, Multiple – Property Owners.

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 through -39; 038-152-01 through -35; 038-153-01 through -29. Nye County Planning – Applicant, Multiple – Property Owners. Nye County Planning – Applicant, Multiple – Property Owners.

- 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 through -37; 038-161-01 through -37; 038-162-01 through -32; 038-163-01 through -23. Nye County Planning – Applicant, Multiple – Property Owners.
- 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 through -36; 038-171-01 through -18; 038-172-01 through -33; 038-173-01 through -36. Nye County Planning – Applicant, Multiple – Property Owners.
- 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 through -47; 038-181-01 through -31; 038-182-01 through -24; 038-191-01 through -34. Nye County Planning – Applicant, Multiple – Property Owners.
- 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 through -63; 038-192-01 through -41; 038-201-04 – through -14; 038-202-01 through -19. Nye County Planning – Applicant, Multiple – Property Owners.
- 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 through -30. Nye County Planning – Applicant, Multiple – Property Owners.

**(The Pahrump Regional Planning Commission makes a recommendation on all of the above items. Final Action by the Board of County Commissioners is scheduled for December 19, 2023, or as otherwise 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 through -56; 038-132-01 through -43; 038-141-01 through -15; 038-142-01 through -49; 038-143-01 through -35; 038-151-01 through -39; 038-152-01 through -35; 038-153-01 through -37; 038-161-01 through -37; 038-162-01 through -32; 038-163-01 through -36; 038-171-01 through -18; 038-172-01 through -33; 038-173-01 through -47; 038-181-01 through -31; 038-182-01 through -24; 038-191-01 through -63; 038-192-01 through -41; 038-201-04 through -14; 038-202-01 through -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.) (QM)**

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

**Public Comment:**

- 18. **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.)

**19. 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 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.

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