

**SPECIAL MEETING OF THE PAHRUMP REGIONAL PLANNING COMMISSION  
MINUTES OF THE APRIL 27, 2022**

Members in Attendance:     Beth Lee  
                                      Leah-Ann DeAnda  
                                      Carol Curtis  
                                      Robert Blackstock  
                                      Pamela Tyler  
                                      Walt Turner  
                                      Gina Meredith

Members Absent:

Planning Staff:               Steve Osborne  
                                      Celeste Sandoval  
                                      Qiana Medici  
                                      Amber Randle

District Attorney’s Staff:   Michelle Nelson

Public Works Staff:         Tyler Mulvey

Other Attendees:

Acronyms Used:               CUP               =               Conditional Use Permit  
                                      GC                =               General Commercial  
                                      NC                =               Neighborhood Commercial  
                                      WV                =               Waiver

**1. Pledge of Allegiance/Call to Order**

Meeting was called to order at 6:00 pm.

- 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.)

Public comment opened and closed at 6:00 pm with no comments.

- 3. For possible action - Approval of / Modifications to the Agenda:** Approval of the Agenda after Considering Requests to Rearrange, Hold or Remove Items.  
None

Public comment opened and closed at 6:01 pm with no comments.

**Motion:** As approved, **Action:** Approve, **Moved by** Pamela Tyler, **Seconded by** Walt Turner.  
**Motion passed unanimously.**

**4. Correspondence and Announcements**

None

**5. Commission/Committee/Director Reports:**

- a. BOCC Liaison Report  
None
- b. Director's Report  
None

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)**

Qiana Medici reviewed her staff report; staff is recommending approval of the applications subject to the conditions of approval.

Commissioner Lee stated the backup has a letter stating there is a sign already up. And asked for clarification that the signs were up prior to their approval.

Mrs. Medici stated yes they did that is why they are here. Each application does have a sign application and TUP application that were stopped because it was discovered they put the signs up before the CUP.

Commissioner Lee asked if there are code compliance cases open on them as well.

Mrs. Medici stated yes approval of these will resolve those code cases.

Commissioner Tyler asked for clarification that they are not looking to install additional signs just approval of the ones that are already up.

Mrs. Medici stated that is correct.

Commissioner Blackstock asked if there is a fine or penalty for doing so.

Mr. Osborne stated no there is no fine if they apply for the permits required, and they are approved.

Commissioner Carbone asked if the setbacks aren't approved what happens.  
Commissioner Lee stated they would have to remove the sign.

Mr. Osborne stated that is correct. They can appeal the decision but if denied they would have to be removed to resolve the matter.

Commissioner Carbone stated it feels funny that we allow bad behavior and there not be a fine.

Commissioner Curtis asked for clarification on why the signs won't have lighting.

Mr. Osborne stated code allows them to be lighted but the applicant doesn't propose them to be lighted.

Barry Goff stated their intention wasn't to buck the system, they started the permit process before the signs were put up but the company looking to make money put them up before the process was complete. They don't light the signs because the sales office is only open during daylight hours so there is no need to have lighting. These are only temporary signs and once the development sells out the signs will be taken down.

Commissioner Tyler asked staff if someone else wants to come put a sign up in the same place they have to come back for an additional CUP, correct.

Mr. Osborne stated correct.

Commissioner Lee asked the applicant if they have read, understood and agree to the conditions of approval.

Mr. Goff stated yes, he agrees to them.

Public comment opened and closed at 6:13 pm with no comments.

Mr. Goff stated it has been 10 years since he has put up signs in Nye County but forgot the process.

Commissioner Carbone asked the applicant how long it took him to get through he permit process after he started it.

Mr. Goff stated he put in for the TUP and Sign permit because that is what he did for the onsite sign figuring it was the same process and wasn't aware of the CUP and WV, so that was after the fact.

**Motion:** approve CU-22-14 and WV-22-6 based on findings and subject to the conditions of approval, **Action:** Approve, **Moved by** Pamela Tyler, **Seconded by** Walt Turner.  
**Motion passed unanimously.**

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)**

Mrs. Medici reviewed her staff report and stated staff is recommending approval of the applications.

Mr. Goff stated all three signs on the agenda are the same. They applied for all the sign permits before installing and now they are doing the waiver and CUP.

Commissioner Lee stated this one is going back further on the intersection of Manse and 160.

Mr. Goff stated this one is going on the curve if you are heading South on Manse.

Mr. Osborne asked for clarification from Mr. Goff. The justification letter states one sign will be 8 x 12 and the others will be 8 x 8.

Mr. Goff stated that is what Vicky Hafen would accept. The 8 x 12 is off 160 and the 8 x 8's are on Manse and Grainmill.

Commissioner Lee asked the applicant if they have read, understood and agree to the conditions of approval.

Mr. Goff stated yes.

Public comment opened and closed at 6:20 pm with no comments.

**Motion:** approve CU-22-19 and WV-22-9 based on findings and subject to conditions of approval,

**Action:** Approve, **Moved by** Walt Turner, **Seconded by** Pamela Tyler.

**Motion passed unanimously.**

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)**

Mrs. Medici reviewed her staff report and stated staff is recommending approval of the applications.

Commissioner Lee asked the applicant if they had anything to add.

Mr. Goff shook his head no.

Commissioner Lee asked the applicant if they have read, understood and agree to the conditions of approval.

Mr. Goff nodded his head yes.

Public comment opened and closed at 6:23 pm with no comments.

**Motion:** approve CU-22-17 and WV-22-18 based on findings and subject to conditions of approval, **Action:** Approve, **Moved by** Walt Turner, **Seconded by** Leah-Ann DeAnda.  
**Motion passed unanimously.**

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

Next meeting will be May 11<sup>th</sup> at 6 pm.

Mr. Osborne stated the next RPC meeting they will have the back yard chicken draft to discuss.


**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.)**

Public comment opened and closed at 6:26 pm with no comments.

**11. Adjournment.**

Meeting adjourned at 6:26 pm

  
Elizabeth Lee, Chairman  
Pahrump Regional Planning Commission

  
Gina Meredith, Secretary/Clerk  
Pahrump Regional Planning Commission