

Elizabeth Lee, Chairman  
Thomas Duryea, Vice Chairman  
Leah-Ann DeAnda, Secretary/Clerk  
Gary Bennett, Member  
Pamela Tyler, Member  
Carol A. Curtis, Member  
Robert Thomas, III, Member  
John Koenig, Nye County Commission Liaison



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## PAHRUMP REGIONAL PLANNING COMMISSION AGENDA

Wednesday, June 12, 2019 – 6:00 P.M.

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

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### 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>.

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 Commissioners 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.

**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** periods are scheduled at the beginning and end of the meeting agenda with a time limit of three minutes per person. Additionally, public comment of three minutes per person may be heard during consideration of individual agenda items. The Commission reserves the right to reduce the time or limit the total 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 also invited to submit comments in writing on the agenda items.

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) 751-4245. WEBSITE: [WWW.NYECOUNTY.NET](http://WWW.NYECOUNTY.NET)

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 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). Nye County is an equal opportunity provider, employer, and lender

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 – May 15, 2019.](#)
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 - BOCC Liaison – John Koenig
  - b. Director’s Report
7. **Ex Parte Communications and Conflict of Interest Disclosure Statements**

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

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8. **For Possible Action – WV-2019-000097:** Public hearing, discussion and deliberation on an application for a Waiver from NCC 17.04.700 to allow a Fireworks Retail/Wholesale Store and Storage Facility (Blackjack Fireworks) less than 1,500 feet from residential properties, located at 1161 and 1181 S. Nevada Highway 160. Assessor Parcel Numbers 035-381-12 and 035-381-13. D & T Partners, LLC – Property Owner. D & T Partners, LLC / Timothy McKoy - Applicant. Justin Casey Steinhart – Agent. **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or otherwise announced.) (SO)**
9. **For Possible Action – RC-2019-000003:** Public hearing, discussion and deliberation on an application for Reconsideration of Conditions of Approval related to Conditional Use Permit CU-2019-000060 and Waiver WV-2019-000086 which allow a Fireworks Retail/Wholesale and Storage Facility (Area 51 Fireworks) on three (3) contiguous parcels zoned General Commercial (GC), located at 1381, 1361 and 1341 E. Nevada Highway 372. Assessor Parcel Numbers 038-291-05, 038-291-04 and 038-291-03. Applicant is requesting reconsideration of Condition #16 which requires the removal of the cargo containers from 1380 E. Arrowhead Street within 30 days of approval of the Conditional Use Permit. D & T Partners, LLC; McKoy, Timothy and Frank, Jr.; and F & T, LLC and Castelblanco, Luis – Property Owners. D & T Partners, LLC / Timothy McKoy - Applicant. Justin Casey Steinhart, General Manager, Area 51 Fireworks – Agent. **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or otherwise announced.) (SO)**
10. **For Possible Action – ZC-2019-000034:** Public Hearing, discussion and deliberation on a (Conforming) Zone Change application to change 2.22 acres from the Neighborhood Commercial (NC) zone to the Commercial Manufacturing (CM) zone, for property located at 3961 N. Leslie Street, Assessor Parcel Number 029-401-01. Jim & Maria Trust – Property Owner. James S. Arntz – Applicant. **(The Pahrump Regional Planning Commission makes a recommendation on this item. Final Action by the Board of County Commissioners is scheduled for July 16, 2019, or otherwise announced.) (CB)**
11. **For Possible Action – CU-2019-000076:** Public hearing, discussion and deliberation on an application for a Conditional Use Permit to allow a Mobile Food Vending Unit/Food Truck (Front Sight Café) to be stationary in one location for more than 12 hours per day up to seven (7) days per week, located at 1 Front Sight Road, Assessor Parcel Number 045-481-06. Front Sight Management, LLC – Property Owner. William A. Cookston – Applicant/Agent for Front Sight Firearms Training Institute. **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or otherwise announced.) (SO)**

12. **For Possible Action – ZC-2019-000035:** Public Hearing, discussion and deliberation on a (Conforming) Zone Change application to change 1.9 acres from the Neighborhood Commercial (NC) zone to the Commercial Manufacturing (CM) zone, for property located at 941 W. Mesquite Road, Assessor Parcel Number 035-091-03. MAD Living Trust – Property Owner. Walt Turner – Agent. Rick Ater – Applicant. **(The Pahrump Regional Planning Commission makes a recommendation on this item. Final Action by the Board of County Commissioners is scheduled for July 16, 2019, or otherwise announced.) (CB)**
13. **For possible action – CU-2019-000077:** Public hearing, discussion and deliberation on a Conditional Use Permit (CUP) application for Never Forgotten Animal Society Inc., located within the General Commercial (GC) zoning district on property located at 520 S. East Street, and further described as Assessor Parcel Number 035-301-01. George Knott LLC – Owner. Pat E. Leming – Applicant. **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or otherwise announced.) (CB)**
14. **For possible action – AP-2019-000018:** Discussion and deliberation regarding an Appeal of a decision of the Zoning Administrator that a Conditional Use Permit is required for Tails of Nye County after having determined that at least one of the functions of the facility falls under the definition of “Animal Rescue.” Located at 520 S. East Street, Assessor Parcel Number 035-301-01. George Knott LLC – Property Owner. Denise Scherer / Tails of Nye County – Applicant/Appellant. **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or otherwise announced.) (CB)**
15. **For Possible Action – CU-2019-000078:** Public hearing, discussion and deliberation on an application for a Conditional Use Permit to allow a Phased Multi-Family Residential Development on a 20.5-acre parcel zoned General Commercial (GC) and located at 1915 E. Wahkiakum Avenue, Assessor Parcel Number 035-291-37. Ace in the Hole LLC – Property Owners. Pahrump Senior Housing - Applicant. Roy Mankins – Agent. **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or otherwise announced.) (CB)**
16. **For Possible Action – CU-2019-000079:** Public hearing, discussion and deliberation on an application for a Conditional Use Permit for Neverland Daycare & Navigational Academy within the Rural Estates Residential (RE-1) zoning district on property located at 3581 S Margarita Avenue and further described as Assessor Parcel Number 041-113-04. Beesnest, LLC – Owner. Kristine Miller-Anderson – Applicant. **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or otherwise announced.) (SO)**
17. **For Possible Action: Discussion, deliberation and possible action regarding updating the PRPD Master Plan Update – Chapter 4.**
18. **Future Meetings/Workshops: Discussion and Direction Concerning Items for Future Meetings/Workshops; Set Date, Location and Time.**

**Public Comment:**

19. **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.)
20. **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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