



NYE COUNTY  
BOARD OF COMMISSIONERS MEETING  
2100 E. Walt Williams Drive, Pahrump, NV 89048  
MONDAY, May 16, 2011  
10:00 AM

Gary Hollis, Chair  
Lorinda Wichman, Vice-Chair  
Joni Eastley, Commissioner  
Butch Borasky, Commissioner  
Dan Schinhofen, Commissioner  
Sandra "Sam" L. Merlino, Ex-officio Clerk of the Board

**NOTE:** Items on the agenda without a time designation may not necessarily be considered in the order in which they appear on the agenda. **NOTICE:** It is anticipated that the items of business before the Board of Commissioners on May 16, 2011 will be fully completed on those dates. However, should item(s) not be completed, it is possible item(s) could be carried over and be heard before the Board of Commissioners beginning at 8:30 a.m. on the next day.

**Public Comment** during the Commission Meeting on May 16, 2011 will be for all matters, both on and off the agenda, and be limited to three minutes per person. Additionally, public comment of three minutes per person will be heard during individual action 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 invited to submit comments in writing on the agenda items and/or attend and make comment on that item at the Commission meeting. **NOTE: You will not be permitted to speak during Public Comment without completing and submitting the appropriate forms. Please fill out a Citizen Inquiry form for a general public comment or a Citizen Input form to comment on a specific agenda item located on the public information table.**

Pursuant to NRS 241.020, the Agenda for the Commission Meeting has been posted at the following locations. Tonopah Convention Center, 301 Brougner Avenue, Tonopah, NV; U.S. Post Office, 201 Erie Main St., Tonopah, NV; Commissioners' Meeting Room, 101 Radar Road, Tonopah, NV; District Court, 101 Radar Road, Tonopah, NV; The Ian Deutch Government Complex, 1520 East Basin Road, Pahrump, NV; Commissioners' Chambers, 2100 E. Walt Williams Drive, Pahrump, NV; Beatty Justice Court, 426 C Avenue South, Beatty, NV

Support documentation for the items on the agenda, provided to the Nye County Board of Commissioners is available to members of the public at the County Manager's Office (101 Radar Road, Tonopah, Nevada & 2100 E. Walt Williams Drive, Pahrump, Nevada) and on the County's website.

**WEBSITE:** [www.nyecounty.net](http://www.nyecounty.net)

The Nye County Board of Commissioners may take a short break every 1 ½ hours.

In accordance with Federal law and U.S. Department of Agriculture policy, Nye County is prohibited from discriminating on the basis of race, color, national origin, sex, religion, age, or disability. (Not all prohibited bases apply to all programs.) To file a complaint of discrimination write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider, employer, and lender

# NYE COUNTY BOARD OF COMMISSIONERS AGENDA

ITEM # SUBJECT

May 16, 2011

Gary Hollis, Chair

Butch Borasky, Commissioner

Lorinda Wichman, Vice-Chair

Dan Schinhofen, Commissioner

Joni Eastley, Commissioner

Sandra "Sam" Merlino, Ex-Officio Clerk of the Board

NOTE: All times are approximate except for bid openings, public hearings, and any other items agendized at a specific time. Action may be taken on all items except where otherwise indicated. Items not scheduled for a specific time may be considered at any time and in any order.

**Special Note: Any member of the public who is disabled and requires accommodation or assistance at this meeting is requested to notify the Nye County Manager's Office in writing or call 775-482-8191 prior to the meeting.**

Please note: Blue text that is underlined indicates items are linked to supporting documentation

## NOTICE OF TIMED AGENDA ITEMS

10:00 a.m. Action – Public Hearing, discussion, deliberation, and possible decision to adopt, amend and adopt, or reject the Final Budget for Fiscal Year 2011-2012. (Amargosa) (Beatty) (Gabbs) (Manhattan) (Nye County.1) (Nye County.2) (Nye County.3) (additional backup)

10:15 a.m. Recess to the Nye County Board of Road Commissioners (Agenda Attached)

10:30 a.m. Recess to the Nye County Licensing and Liquor Board (Agenda Attached)

10:45 a.m. Public Hearings

a. Action – Public Hearing, discussion, deliberation, and possible decision to adopt, amend and adopt, or reject Nye County Bill No. 2011-01: A Bill proposing to amend Nye County Code Title 18.08, Transient Lodging Business License Tax, by modifying Chapter 18.08.175: Use Of Proceeds Of Tax; By Creating Two Separate Funds Designated as Amargosa Valley Transient Lodging Tax Fund Economic Development Fund and Amargosa Valley Transient Lodging Tax Fund Parks And Recreation Fund, and other matters properly related thereto.

b. Action – Public Hearing, discussion, deliberation, and possible decision to adopt, amend and adopt, or reject Nye County Bill No. 2011- 06: A bill proposing to amend Title 1, General Provisions, Chapter 1.01 of the Nye County Code entitled Code Adoption, Sections 1.01.010, 1.01.040 and 1.01.090 to make the general county ordinances applicable to all unincorporated areas of Nye County except Nye County Code titles applicable to specific areas and areas where a town board form of government has exercised its authority over a subject matter as provided by and in conformance with Nevada Revised Statutes, to redefine the term town, and other matters properly relating thereto.

11:00 a.m. Planning, Zoning, and Building Items (Agenda Attached)

# NYE COUNTY BOARD OF COMMISSIONERS AGENDA

ITEM # SUBJECT

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## NYE COUNTY BOARD OF COMMISSIONERS

- 1 Pledge of Allegiance
- 2 Action - Approval of the Agenda for the Board of County Commissioners' meeting of May 16, 2011.
- 3 [Action](#) - Approval of Minutes of the Board of County Commissioners' meeting(s) for: [February 15, 2011](#), and [March 15, 2011](#).
- 4 Awards and Presentations – N/A
- 5 Announcements (first)
- 6 GENERAL PUBLIC COMMENT (Three-minute time limit per person.) Action will not be taken on the matters considered during this period until specifically included on an agenda as an action item (first).
- 7 Action - Emergency Items
- 8 Action - Commissioners'/Manager's Comments (This item limited to announcements or topics/issues proposed for future workshops/agendas)
- 9 Consent Agenda Items – These are items that Staff recommends for approval. The Board reserves the right to move any consent agenda item to the regular segment of the agenda should issues arise that need to be addressed.
  - a. Action – Discussion of any item from the Consent Agenda Items that needs review before a decision is made.
  - b. [Action](#) – Approval of Elected Official Collection Report
  - c. Action – Approval of Assessor’s Office Change Request
  - d. [Action](#) – Approval of Personnel Actions
  - e. [Action](#) – Approval to set the date and location of the second meeting of the Board of Commissioners for Tuesday August 16, 2011 in Pahrump, Nevada.
  - f. [Action](#) – Adoption of Nye County Resolution No. 2011-39: a Resolution authorizing a tax rate to support Agricultural Extension.
  - g. [Action](#) – Approval to accept the Restrictive Land Covenant with Maverik, Inc. (SD 10-0009) to defer off-site improvements until such time that the County deems them necessary.

## NYE COUNTY BOARD OF COMMISSIONERS AGENDA

ITEM # SUBJECT

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- h. [Action](#) – Approval to: 1) purchase various traffic control equipment presently being rented by the County from Traffic Control Service, Inc. to manage closed sections of Blagg Road for a total cost of \$14,745.61 and can be funded from Fund 205 Roads and 2) retain Traffic Control Services, Inc. to perform full time maintenance of the traffic control equipment along the closed sections of Blagg Road at a weekly cost of \$1,635.00 and can be funded from Fund 205 Roads. Traffic Control Services, Inc. will provide this support until the County can prepare a procurement package to seek bids for this service on a competitive basis.
- i. [Action](#) – Approval of Amendment No. 2 to Highway Agreement No. P443-07-110 between the State of Nevada acting through its Department of Transportation and the County of Nye, Nevada and dated July 20, 2007 for traffic signalization and intersection improvements at Winery/Homestead Roads and State Route 160 in Pahrump, Nevada.
- j. [Action](#) – Approval of Change Order No. 5 to renew the Professional Service Agreement for d.b.a. MaryEllen C. Giampaoli, Environmental Compliance Specialist, for the fifth year of a five year agreement starting July 1, 2011 and extending through June 30, 2012 with a budget of \$50,000.00 and can be funded from Fund 610 Solid Waste.
- k. [Action](#) – Approval of an amendment to the professional services agreement with Sambooka Group, LLC to extend the term to June 30, 2011 to update the Tonopah Historic Mining Park Project. There is no increase to the contract amount.
- l. [Action](#) – Approval of Change Order No. 4 to the Contract with Bob Bottom which provides for assistance in the operation of the Manhattan water system as well as emergency snow removal services as requested by the County that: 1) replaces Exhibit A of the original Contract with the attached Exhibit A dated April 24, 2011 which reflects a \$5/Hr increase in all equipment operation costs due to higher fuel costs; and 2) extends the period of performance of the contract from July 1, 2011 through June 30, 2012 with an approved budget of \$12,000 and can be funded from Fund 725 Manhattan Utilities (\$9,000.00) and from Fund 205 Roads (\$3,000.00).
- m. [Action](#) – Approval to purchase one Dell Workstation in the amount of \$5,450.00 and one Dell rugged laptop computer in the amount of \$4,185.00 for Public Works engineering staff in Tonopah for a total cost of \$9,635.00 and can be funded from Fund 205 Roads.
- n. [Action](#) – Approval of Change Order No. 1 to the Consulting Agreement with McCarthy GIS to continue to provide technical support services to the GIS Administrator and Assessor's Office staff from July 1, 2011 through June 30, 2012 with previously approved and budgeted funds from Fund 491 Special Capital Projects. To date \$7,455.00 of the approved budget of \$24,000.00 has been expended.
- o. [Action](#) – Approval of Change Order No. 2 to the Contract with B&B Janitorial for clarification on the term of the contract time and an additional \$300.00 per month to the

## NYE COUNTY BOARD OF COMMISSIONERS AGENDA

**ITEM # SUBJECT**

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- Tonopah Janitorial Contract for daily trash pickup. The contract is budgeted in Fund 101 General. This change order will bring the contract total to \$103,320.00.
- p. [Action](#) – Approval of an additional \$100,000.00 to be budgeted to Project RD 1114 for necessary expert(s) to conduct testing and to provide specialized legal and technical support services in anticipation of litigation regarding conditions of sewer line and system installed to service the federal detention facility in Pahrump that can be funded from Fund 205 Roads.
  - q. [Action](#) – Adoption of Nye County Resolution No. 2011-31: a Resolution for establishing Last Chance Road No. 928300 a County public road Pursuant to Nevada Revised Statutes 405.191 and R.S. 2477.
  - r. [Action](#) – Adoption of Nye County Resolution No. 2011-32: a Resolution for establishing Crystal Springs Lodge Road No. 928500 a County public road Pursuant to Nevada Revised Statutes 405.191 and R.S. 2477.
  - s. [Action](#) – Adoption of Nye County Resolution No. 2011-33: a Resolution for establishing Decker Creek Spur No. 981058 a County public road Pursuant to Nevada Revised Statutes 405.191 and R.S. 2477.
  - t. [Action](#) – Adoption of Nye County Resolution No. 2011-34: a Resolution for establishing Anderson Creek Road No. 982900 a County public road Pursuant to Nevada Revised Statutes 405.191 and R.S. 2477.
  - u. [Action](#) – Adoption of Nye County Resolution No. 2011-35: a Resolution for establishing Tierney Creek Road No. 991100 a County public road Pursuant to Nevada Revised Statutes 405.191 and R.S. 2477.
  - v. [Action](#) – Adoption of Nye County Resolution No. 2011-36: a Resolution for establishing Washington Creek Road No. 991150 a County public road Pursuant to Nevada Revised Statutes 405.191 and R.S. 2477.
  - w. [Action](#) – Adoption of Nye County Resolution No. 2011-37: a Resolution for establishing New York Canyon Road No. 991950 a County public road Pursuant to Nevada Revised Statutes 405.191 and R.S. 2477.
  - x. [Action](#) – Adoption of Nye County Resolution No. 2011-38: a Resolution for establishing Gale Ranch Road No. 994820 a County public road Pursuant to Nevada Revised Statutes 405.191 and R.S. 2477.
  - y. [Action](#) – Adoption of Nye County Resolution No. 2011-40: a Resolution for establishing Barcelona Summit Road No. 974420 a County public road Pursuant to Nevada Revised Statutes 405.191 and R.S. 2477.

# NYE COUNTY BOARD OF COMMISSIONERS AGENDA

ITEM # SUBJECT

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- z. [Action](#) – Approval of: 1) a software maintenance agreement with Pitney Bowes for SendSuite Shipping Solution in the annual amount of \$3,378.12. The purpose of this software will process USPS Certified/eReturn Receipt (eRR) letter mail saving \$1.20 per piece; and 2) two software maintenance agreements, one for each postage machine location in Tonopah and Pahrump, with Pitney Bowes for E-Certified/eReturn Receipt Productivity Pack in the annual amount of \$1,464.00. The purpose of this software is to retrieve the eRR report by department to allow for confidentiality some departments require. There is no financial impact due to the \$30,000.00 cost savings the County will realize by implementing this process.

## PUBLIC OFFICIALS

### 10 Assessor

### 11 Board of Commissioners

- a. Action – Closure of meeting, pursuant to NRS 288.220 for purposes of conferring with the County’s management representatives regarding labor negotiations, issues and other personnel matters.
- b. Closed meeting, pursuant to NRS 288.220 for purposes of conferring with the County’s management representatives regarding labor negotiations, issues and other personnel matters.
- c. Action – Discussion, deliberation, and possible decision on labor negotiations, issues and other personnel matters presented in closed meeting.
- d. Action – Closure of meeting, pursuant to NRS 241.015(2)(b)(2) for purposes of conferring with legal counsel regarding potential or current litigation.
- e. Closed meeting, pursuant to NRS 241.015(2)(b)(2) for purposes of conferring with legal counsel regarding potential or current litigation.
- f. Action – Discussion, deliberation, and possible decision on conference with legal counsel regarding potential or current litigation presented in closed meeting.
- g. [Agency Status Report](#)
- h. [Action](#) – Discussion, deliberation, and direction to staff to possibly amend Nye County Code Chapter 8.04 Fireworks.
- i. [Action](#) – Discussion, deliberation, and possible decision to reconsider action taken at the April 5, 2011 meeting to approve a Commercial Water/Sewer Expanded Service Agreement with Utilities Inc. of Central Nevada for the purpose of the Nye County Jail Facility project in the amount of \$247,760.69 which has been budgeted for in approved Project BP1102 Fund 499; and approve the transfer of water rights to Utilities Inc. of Central Nevada. There is no additional cost to Nye County.

# NYE COUNTY BOARD OF COMMISSIONERS AGENDA

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**ITEM # SUBJECT**

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**May 16, 2011**

**12 Clerk**

- a. [Action](#) – Discussion, deliberation, and possible decision to appoint three members to the Pahrump Regional Planning Commission due to two expired terms and one resignation. The two expired terms will expire June 2015 and the one resignation vacancy will expire June 2012.
- b. [Action](#) – Discussion, deliberation and possible decision to appoint one member to the Nye County Wildlife Management Board due to one expired term. The term will expire June 2014.

**13 District Attorney**

**14 Recorder**

**15 Sheriff**

**16 Treasurer**

**17 Justice(s) of the Peace**

**18 District Court**

**19 Juvenile Probation**

**GENERAL NYE COUNTY ADMINISTRATIVE STAFF**

**20 County Manager**

- a. [Ongoing Project Report](#)

**21 Emergency Services**

**22 Facilities**

**23 Finance**

- a. [Action](#) – Discussion, deliberation, and possible decision to award a contract for janitorial services for the Tonopah Fire and Ambulance Building in the amount of \$392.00 per month for once a week cleaning and can be funded from Fund 225 Ambulance.

**24 Health & Human Services**

# NYE COUNTY BOARD OF COMMISSIONERS AGENDA

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ITEM # SUBJECT

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May 16, 2011

## 25 H/R and Risk Management

- a. [Action](#) – Discussion, deliberation, and possible decision to: 1) approve the Ombudsman job description on pay scale #2 / grade 12; 2) advertise to fill the position as a part time no benefited position; and 3) fill the position pending approval of the Fiscal Year 2011/2012 grant request. This is a grant funded position and will only exist as long as funding exists.
- b. [Action](#) – Discussion, deliberation, possible decision, and direction to staff to authorize the in-house advertising and filling of the vacant Deputy Recorder position in the Tonopah Recorder’s Office. This position will become vacant May 20, 2011 due to the employee’s resignation. This position is currently budgeted in Fund 101 General.
- c. [Action](#) – Discussion, deliberation, possible decision, and direction to staff to authorize the in-house advertising and filling for the vacant Deputy Justice Court Clerk position in the Pahrump Justice Court. The position became vacant May 2, 2011 due to the employee’s resignation. This position is currently budgeted in Fund 101 General.
- d. [Action](#) – Discussion, deliberation, possible decision, and direction to staff to: 1) authorize the “in-house” advertising and filling of two dispatch positions in the Pahrump Sheriff’s Office. These positions became vacant when one employee transferred to the vacant position in Mercury and the other employee resigned on April 10, 2011. These positions are budgeted in fund 101 General.

## 26 Information Technology

## 27 Nuclear Waste Repository Project Office

- a. [Action](#) – Discussion, deliberation, possible decision, and direction to staff to enact an Energy and Sustainability Strategy in order to foster the development of alternative energy projects and enhance the sustainability of services and facilities in Nye County.

## 28 Planning/Building - (See 11:00 am Agenda Items)

## 29 Public Administrator

## 30 Public Works

## 31 Senior Services

## OTHER BUSINESS

## 32 Town Boards/Town Advisory Boards

- a. [Action](#) – Discussion, deliberation, and possible decision to approve the funding to create a “Bridge Pocket Park” in Beatty, Nevada approved by the Beatty Town Advisory Board on

# **NYE COUNTY BOARD OF COMMISSIONERS AGENDA**

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<b>ITEM #</b>	<b>SUBJECT</b>
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**May 16, 2011**

April 13,2011 in the amount of twelve thousand five hundred dollars (\$12,500.00) which is not budgeted but can be funded from Fund 716 Beatty Room Tax Capital Projects.

**33 Public Petitioners**

**34 GENERAL PUBLIC COMMENT (second)**

**35 ANNOUNCEMENTS (second)**

**36 ADJOURN**

**NYE COUNTY BOARD OF COMMISSIONERS AGENDA**

**ITEM # SUBJECT**

**May 16, 2011**

**AGENDA**  
**NYE COUNTY BOARD OF ROAD COMMISSIONERS**

**Commissioners Chambers, Pahrump, NV 89048**  
**MONDAY, May 16, 2011**

**10:15 A.M.**

**Lorinda Wichman, Chair**  
**Dan Schinhofen, Vice-Chair**  
**Joni Eastley, Member**

**Gary Hollis, Member**  
**Butch Borasky, Member**  
**Sandra "Sam" Merlino, Ex-Officio Clerk of the Board**

NOTE: All times are approximate except for public hearings and any other items agendized at a specific time. Action may be taken on all items except where otherwise indicated. Items not scheduled for a specific time may be considered at any time and in any order.

1. [Action](#) - Approval of Minutes for the Nye County Board of Road Commissioners' meeting for: February 15, 2011 and March 15, 2011.
2. [GENERAL PUBLIC COMMENT](#) (Three-minute time limit per person and requested to be limited to items not listed on the agenda. No action will be taken by the Board.)
3. [Action](#) - General road report by Public Works Director
4. [Action](#) – Discussion, deliberation, and possible decision to set a date, time, and location for a public hearing on Nye County Road Commission Resolution No. RC2011-19: a Resolution designating Last Chance Road No. 928300 a minor road pursuant to Nevada Revised Statutes 403.170 and R.S. 2477.
5. [Action](#) – Discussion, deliberation, and possible decision to set a date, time, and location for a public hearing on Nye County Road Commission Resolution No. RC2011-20: a Resolution designating Crystal Springs Lodge Road No. 928500 a minor road pursuant to Nevada Revised Statutes 403.170 and R.S. 2477.
6. [Action](#) – Discussion, deliberation, and possible decision to set a date, time, and location for a public hearing on Nye County Road Commission Resolution No. RC2011-21: a Resolution designating Decker Creek Spur No. 981058 a minor road pursuant to Nevada Revised Statutes 403.170 and R.S. 2477.
7. [Action](#) – Discussion, deliberation, and possible decision to set a date, time, and location for a public hearing on Nye County Road Commission Resolution No. RC2011-22: a Resolution designating Anderson Creek Road No. 982900 a minor road pursuant to Nevada Revised Statutes 403.170 and R.S. 2477.

## NYE COUNTY BOARD OF COMMISSIONERS AGENDA

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8. [Action](#) – Discussion, deliberation, and possible decision to set a date, time, and location for a public hearing on Nye County Road Commission Resolution No. RC2011-23: a Resolution designating Tierney Creek Road No. 991100 a minor road pursuant to Nevada Revised Statutes 403.170 and R.S. 2477.
9. [Action](#) – Discussion, deliberation, and possible decision to set a date, time, and location for a public hearing on Nye County Road Commission Resolution No. RC2011-24: a Resolution designating Washington Creek Road No. 991150 a minor road pursuant to Nevada Revised Statutes 403.170 and R.S. 2477.
10. [Action](#) – Discussion, deliberation, and possible decision to set a date, time, and location for a public hearing on Nye County Road Commission Resolution No. RC2011-25: a Resolution designating New York Canyon Road No. 991950 a minor road pursuant to Nevada Revised Statutes 403.170 and R.S. 2477.
11. [Action](#) – Discussion, deliberation, and possible decision to set a date, time, and location for a public hearing on Nye County Road Commission Resolution No. RC2011-26: a Resolution designating Gale Ranch Road No. 994820 a minor road pursuant to Nevada Revised Statutes 403.170 and R.S. 2477.
12. [Action](#) – Discussion, deliberation, and possible decision to set a date, time, and location for a public hearing on Nye County Road Commission Resolution No. RC2011-27: a Resolution designating Barcelona Summit Road No. 974420 a minor road pursuant to Nevada Revised Statutes 403.170 and R.S. 2477.
13. Adjourn

**NYE COUNTY BOARD OF COMMISSIONERS AGENDA**

**ITEM # SUBJECT**

**May 16, 2011**

**AGENDA**  
**NYE COUNTY LICENSING AND LIQUOR BOARD**

**Commissioners Chambers, Pahrump, NV 89048**  
**MONDAY, May 16, 2011**

**10:30 A.M.**

**Butch Borasky, Chair**

**Gary Hollis, Vice-Chair**

**Joni Eastley, Member**

**Lorinda Wichman, Member**

**Dan Schinhofen, Member**

**Tony DeMeo, Member**

**Sandra "Sam" Merlino, Ex-Officio Clerk of the Board**

NOTE: All times are approximate except for public hearings and any other items agendized at a specific time. Action may be taken on all items except where otherwise indicated. Items not scheduled for a specific time may be considered at any time and in any order.

1. [Action](#) - Approval of Minutes for the Nye County Licensing and Liquor Board meeting for: February 15, 2011 and March 15, 2011.
2. GENERAL PUBLIC COMMENT (Three-minute time limit per person and requested to be limited to items not listed on the agenda. No action will be taken by the Board.)
3. **Consent Agenda Items**
  - a. Action – Discussion of any item from the Consent Agenda Items that needs review before a decision is made.
  - b. [Action](#) – Approval to issue a 72 Hour Liquor Permit to the Tonopah Elks Lodge for the Annual Jim Butler Days Celebration on Friday and Saturday starting date of May 27, 2011 at the Tonopah Mining Park located at 520 McCulloch Avenue and at the Union Plaza on Main Street in Tonopah, NV. Javier Gonzalez, Applicant.
  - c. [Action](#) – Approval to issue a 72 Hour Liquor Permit to the Mizpah Hotel to offer free wine tasting of wine that was produced by the wineries owned by Fred and Nancy Cline, who are the new owners of this hotel. This will be offered at the Annual Jim Butler Days Celebration on Saturday and Sunday starting date of May 28, 2011 at 100 Main Street in Tonopah, NV. Mario Daniele, Applicant.
4. Brothel
5. Gaming
6. Liquor
7. Adjourn

# NYE COUNTY BOARD OF COMMISSIONERS AGENDA

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**ITEM #    SUBJECT**

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**May 16, 2011**

## **Monday, May 16, 2011 beginning at 11:00 a.m.**

NOTE: All times are approximate except for public hearings, and any other items agendized at a specific time. Action may be taken on all items except where otherwise indicated. Items not scheduled for a specific time may be considered at any time and in any order.

### **PLANNING TIMED AGENDA ITEMS**

#### **11:00 AM**

1. Ex Parte Communications and Conflict of Interest Disclosure Statements
2. [Action](#) – Review, discussion, deliberation, and possible direction to staff concerning the following:
  - A. [Development Agreements](#):
    1. Review and discussion of the status of the following Nye County development agreements:
      - a. Adaven Management, Inc., et. al.
      - b. Beazer Homes (Burson Ranch)
      - c. Celebrate Homes 50 (Celebrate Homes)
      - d. Concordia Homes (Pleasant Valley)
      - e. Corrections Corporation of America (CCA)
      - f. DevLand, Inc. (Pechstein Ranch)
      - g. Front Sight Management, Inc. (Front Sight Master Planned Community)
      - h. L.I. Development, LLC and Pahrump Utility Company, Inc. (Indian Road)
      - i. Pahrump 88 (Ishani Ridge)
      - j. PV Land Investments, LLC (Gateway)
      - k. William Lyon Homes, Inc. (Mountain Falls)

# NYE COUNTY BOARD OF COMMISSIONERS AGENDA

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**Public Hearing Items: Action will be taken by the Board of County Commissioners (BOCC) on the following matters.**

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3. [Action](#) - Public Hearing, discussion, deliberation and possible decision on requests for approval of the following Planning and Zoning matters:

A. Public Hearing on Bill No. 2010-16:

1. [Public Hearing](#), discussion, deliberation and possible decision to adopt, amend and adopt, or reject Nye County Bill No. 2010-16: A Bill proposing to amend Nye County Code 17.04, the Pahrump Regional Planning District Zoning Regulations, by amending Section 17.04.950 governing Site Development Plan Review and Approval Procedures (also known as 3-2-1 Site Development Plan Review); and other matters properly related thereto.

B. Zone Change(s):

1. [ZC-11-0002](#): (Conforming) Zone Change for the following properties located within the Pahrump Regional Planning District from the Open Use (OU) Zone to the Mixed Use (MU) Zone:

1121, 1150, 1151, 1170, 1171, 1191, 1191, 1210, 1230, 1231, 1270, 1271, 1291, 1291, 1310, 1311, 1340, 1341, 1360, 1361, 1380, 1381, 1400, 1431, 1421, 1440, 1441, 1460, 1461, 1480 and 1481 S. Telegraph Road; 1381, 1391 and 2850 E. Teddy Road; 1401, 1420, 1421, 1440, 1441, 1460, 1461, 1480 and 1481 S. New Way; and 2970 E. Industrial Road (AP#'s 35-404-15, 16, 17, 18, 19, 20, 21, 22, 23, 24; 35-411-04; 35-412-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14; 35-413-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11; 35-414-01, 02, 03, 04, 05, 06, 07 and -08). Multiple Property Owners. Pahrump Regional Planning Commission – Applicant.

2. [ZC-11-0003](#): Zone Change for properties located within the Pahrump Regional Planning District from the Open Use (OU) or Highway Frontage (HF) zones to the zoning districts as follows:

- a. 1560 N. Leslie Street, from the Open Use (OU) Zoning District to the Mixed Use (MU) Zoning District. AP# 36-026-13.
- b. 1021 and 1051 W. Hardy Lane, from the Open Use (OU) Zoning District to the Rural Estates (RE-1) Zoning District. AP#'s 36-323-01 and 36-323-02.
- c. 1280 W. Chipmunk Road, from the Open Use (OU) Zoning District to the General Commercial (GC) Zoning District. AP# 36-381-13.

**NYE COUNTY BOARD OF COMMISSIONERS AGENDA**

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- d.      1530 W. Nevada Highway 372, from the Highway Frontage (HF) Zoning District to the General Commercial (GC) Zoning District. AP# 36-381-24.
  
- e.      3881 S. Leslie Street, from the Open Use (OU) Zoning District to a split Zoning of Village Residential (VR-10) and Neighborhood Commercial (NC). AP# 36-471-15.
  
- f.      REMOVED.
  
- g.      REMOVED.
  
- h.      2791 N. Leslie Street, from the Open Use (OU) Zoning District to the Neighborhood Commercial (NC) Zoning District. AP# 41-581-16.
  
- i.      REMOVED.
  
- j.      3641 E. Cortina Street, from the Open Use (OU) Zoning District to the Mixed Use (MU) Zoning District. AP# 42-842-03.