

Gregory T. Hafen II, Chairman  
Elizabeth Lee, Vice Chairman  
Leah-Ann DeAnda, Secretary/Clerk  
Derek Fowler, Member  
Gary Bennett, Member  
Thomas Duryea, Member  
Carol A. Curtis, Member  
John Koenig, Nye County Commission Liaison



Brett Waggoner  
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## PAHRUMP REGIONAL PLANNING COMMISSION AGENDA

Wednesday, September 19, 2018 – 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 – August 15, 2018](#)
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-2018-000069 (This item is continued from the August 15, 2018 RPC meeting):** Public hearing, discussion, and deliberation on an application for a Waiver from NCC 17.04.740 (Landscaping), to allow a reduction of the required side and rear landscaping in conjunction with the development of a marijuana cultivation and production facility, located at 1340 W. Highway 372. Assessor Parcel Number 036-381-02. Evelyn Tooley, Trustee, Tooley Family Trust – Property Owner. GWGA, LLC – Applicant. Sandra Tiffany – 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.
  - a.  **For Possible Action – WV-2018-000073:** Public hearing, discussion and deliberation on an application for a Waiver from NCC 17.04.770, Signage Requirements, to allow an Off-Premise Sign for Ovation at Mountain Falls to be located more than one hundred feet (100') from State Highway 160 or State Highway 372, to allow three (3) support columns where a maximum of two (2) support columns are allowed, and to allow the Off-Premises Sign to be located less than five hundred feet (500') from a residential zone boundary, located at 5740 S. Homestead Road, File Number 443217, Parcel 4, Township 21 South, Range 53 East, Section 12, 2.67 acres, Assessor Parcel Number 044-531-21, zoned General Commercial (GC). Dawn Rabon, Theodore Rippen, Terry Lewis Trust, Randal Weaver Trust, et. al. - Property Owners. Motivational Systems, Inc. - Applicant. Carlos M. Ramos – Agent for Motivational Systems, Inc. **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or otherwise announced.) (SO)**
  - b. **For possible action – CU-2018-000052:** Public Hearing, discussion and deliberation on a Conditional Use Permit application to allow an Off-Premise Sign for Ovation at Mountain Falls located at 5740 S. Homestead Road, further described as File Number 443217, Parcel 4, Township 21 South, Range 53 East, Section 12, 2.67 acres, Assessor Parcel Number 044-531-21, zoned General Commercial (GC). Dawn Rabon, Theodore Rippen, Terry Lewis Trust, Randal Weaver Trust, et. al. - Property Owner. Motivational Systems, Inc. - Applicant. Carlos M. Ramos – Agent for Motivational Systems, Inc. **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or otherwise announced.) (SO)**

10.

- a.  **For Possible Action – MP-2018-000009**: Public Hearing, discussion, deliberation and possible action on a request for a Master Plan Amendment (Minor), to change approximately 1.19 acres of property from Rural Density Residential (RDR) to Rural Development Area (RDA) for property at 3890 S Homestead Road, Calvada Valley Unit 2, Block 40, Lot 28. AP# 41-222-15. Justin Wallin & Jamie Wallin and Family Trust – Property Owner/Applicants. **(Pahrump Regional Planning Commission makes a recommendation on this item. Final Action by the Board of County Commissioners scheduled for October 16, 2018, or otherwise announced.) (CB)**
- b. **For Possible Action – ZC-2018-000024**: Public Hearing, discussion, deliberation and possible action on a request for a Non-Conforming) Zone Change application approximately 1.19 acres of property from the Business Opportunity Overlay (BO) to Neighborhood Commercial (NC) on for property located at 3890 S Homestead Road, Calvada Valley Unit 2, Block 40, Lot 28. AP# 41-222-15. Justin Wallin & Jamie Wallin and Family Trust – Property Owner/Applicants. **(The Pahrump Regional Planning Commission makes a recommendation on this item. Final Action by the Board of County Commissioners scheduled for October 16, 2018, or otherwise announced.) (CB)**

11.  **For Possible Action – WV-2018-000072**: Public Hearing, discussion, deliberation and possible action on a Waiver request from NCC 17.04.200.17 to allow the construction of an accessory building prior to the principal building without first obtaining a building permit for the principal use and a Waiver from NCC 17.04.925.B.1.e Temporary Use Permits to allow a recreational vehicle as temporary seasonal use for more than 120 calendar days per calendar year without a temporary use permit. For property located at 1950 Pioche St, Gamebird Subdivision, Block A, Lot 31. AP# 044-171-17. Donald Dial – Property Owner/Applicant. **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or otherwise announced.) (CB)**

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

**Public Comment:**

13. **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.)

14. **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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