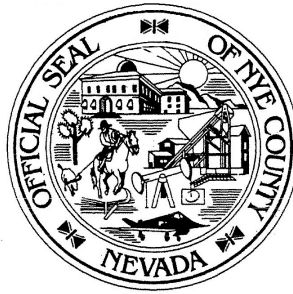


Pamela Tyler, Chair
John O'Brien, Vice-Chair
Faith Simunick, Secretary/Clerk
Debra Hayden, Member
Tim Bohannon, Member
Salli Kerr, Member
Richard Ewing, Member
John Koenig, Nye County Commission Liaison



Steve Osborne
Director of Planning
Nye County Planning Department
2041 E. Calvada Blvd. N., Suite 1
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PAHRUMP REGIONAL PLANNING COMMISSION AGENDA March 11, 2026 – 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.

Chair of the Regional Planning Commission will open public comment periods by announcement. Commenters must press 5 * on telephone keypads to notify staff they wish to speak.

The meeting is also viewable at www.nyecountynv.gov. There is a 30 to 40 second delay between the in-person meeting and the meeting video.

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. Decorum during the meetings must be upheld whereby no person in the audience shall engage in disorderly conduct such as hand clapping, stamping of feet, whistling, using profane language, yelling and similar demonstrations, which conduct disturbs the peace and good order of the meeting. Any person who becomes disruptive or interferes with the orderly business of the Board may be removed from the Board Chambers or other meeting room for the remainder of the 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 Christi Rily at (775) 751-4249. WEBSITE: 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.usda.gov/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

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 the 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 must be limited to matters that are within the jurisdiction and control of the Regional Planning Commission.**
3. **For possible action - Approval of Minutes:**
 - a. PRPC Meeting – February 11, 2025
4. **Approval of the Agenda for March 11, 2026 (Non-Action item).**
5. **Correspondence and Announcements**
6. **Commission/Committee/Director Reports:**
 - a. BOCC Liaison Report
 - b. Director’s Report

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

7. **For Possible Action - SN-25-4:** Discussion and deliberation on a request for a street name proposed for Indian Road Subdivision. Pursuant to NCC 15.24.100, New Street Names for Division of Land Maps, street names are reviewed and approved by the PRPC. L1 Development, LLC – Property Owner. GCW Engineering – 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)**
8. **For Possible Action – CU-26-4:** Public Hearing, discussion, and deliberation on an application for a Conditional Use Permit for a Commercial Kennel and an Animal Sanctuary on a 4.5-acre parcel Zoned RH-4.5 located at 2281 W Shady Ln., Pahrump, NV. Assessor Parcel Number 036-161-05. Jennifer Anne McCabe – Property Owner; Jenny Ascione – 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)**
9. **For Possible Action – WV-26-5:** Public Hearing, discussion, and deliberation on an application for a Waiver from NCC 17.04.950: Commercial/Industrial Site Development Plan Procedures; Specifically, off site road improvements, on a pending site development Plan (SD-25-15) for a property located at 931 E Fehrs Way, Pahrump, NV. Assessor’s Parcel Number 029-731-06. Rollo NV LLC – Property Owner. Kevin Faro – 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)**
10. **For Possible Action – WV-26-6:** Public Hearing, discussion, and deliberation on a Waiver application, requesting a waiver from NCC 17.04.320.J2 Live Vegetation & from NCC 17.04.740 Landscaping to waive all live landscaping and watering system requirements throughout this section for property located at 2130 N Nevada Highway 160, Pahrump, NV. Assessor’s Parcel Number 027-401-03. AngloGold Ashanti North America Inc – Property Owner. Double M Construction Inc. – 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)**
11.
 - a. **For Possible Action – CU-26-1:** Public Hearing, discussion, and deliberation on a Conditional Use Permit application to allow an Off-Premises Sign for Taylor Morrison’s Mt Falls Community at the property located at 5740 S Homestead Rd. Assessor’s Parcel Number 044-531-21. Theodore Rippen & Dawn Rabon – 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-26-1:** Public Hearing, discussion, and deliberation on an application for a Waiver from NCC 17.04.770, Signage Requirements, (1) 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; (2) Sign to have a minimum separation of 500' from residential zoned boundary; and (3) to allow a sign to have 3 supports instead of the required two for the property located at 5740 S Homestead Rd. Assessor's Parcel 044-531-21. Theodore Rippen & Dawn Rabon – 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)**
12. **For Possible Action – CU-26-5:** Public Hearing, discussion, and deliberation on a Conditional Use Permit application to allow an Off-Premises Sign for Taylor Morrison's Mt Falls Vivere Community on the property located at 5668 S Nevada Highway 160. Assessor's Parcel Number 047-021-06. Adaven Management Inc. – Property Owner. Tony Elder- 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)**
13. **For Possible Action – CU-26-8:** Public Hearing, discussion, and deliberation on an application to allow 4 single family residences-detached on a Multi-Family (MF) zoned parcel located at 1881 E Five Feathers St. Assessor's Parcel Number 038-512-08. Rodem LLC – Property Owners, Civilwise Services Inc. Agent-Applicant. **(These items are Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or as otherwise announced.) (AM)**
- 14.
- a. **For Possible Action – CU-26-3:** Public Hearing, discussion, and deliberation on a Conditional Use Permit application to allow an Off-Premises Sign for Richmond American Amalfi Community at the property located at 5425 S Nevada Highway 160. Assessor's Parcel Number 045-011-20. Adaven Management Inc. – Property Owner. Thomas Perez, Fusion Signs 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-26-4:** Public Hearing, discussion, and deliberation on an application for a Waiver from NCC 17.04.770.I.7(a-d), Signage Separation, (a) signs shall have a minimum separation of seven hundred fifty feet (750') from all other existing off premises signs on the same side of the street.; (b) signs shall have a minimum separation of two hundred feet (200') from any intersection of roadways or any other existing off premises sign on the opposite side of the street.; (c) signs shall have a minimum separation of one hundred feet (100') from any on premises sign; and (d) signs shall have a minimum separation of five hundred feet (500') from any residential zone boundary; NCC 17.04.770.I.8 (b-c) to waive earth tone colors and the number of supports permitted for a sign located at 5425 S Nevada Highway 160. Assessor's Parcel Number 045-011-20. Adaven Management Inc.– Property Owner. Thomas Perez, Fusion Signs 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)**
- 15.
- a. **For Possible Action – CU-25-31:** Public Hearing, discussion, and deliberation on a Conditional Use Permit application to allow a Fireworks Company “Outlaw Pyrotechnics Inc.” on Rural Homestead (RH-4.5) zoned property located at 2280 W Betty Ave. Assessor's Parcel Number 036-161-12. David & Kelly Bernard – Property Owner. Murice Law 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-26-3:** Public Hearing, discussion, and deliberation on an application for a Waiver from 1) NCC 17.04.730 paving requirement 2) NCC 17.04.770 to allow existing sign 3) NCC 17.04.950.G3a Site Development for the property located at 2280 W Betty Ave. Assessor's Parcel Number 036-161-12. David & Kelly Bernard – Property Owner. Murice Law 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)**

16. **Future Meetings/Workshops: Discussion and Direction Concerning Items for Future Meetings/Workshops; Set Date, Location and Time.**
17. **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 must be limited to matters that are within the jurisdiction and control of the Regional Planning Commission.
18. **Adjournment.**

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/>.
