



**JOINT MEETING OF THE  
NYE COUNTY BOARD OF COMMISSIONERS  
NYE COUNTY BOARD OF ROAD COMMISSIONERS  
NYE COUNTY LICENSING AND LIQUOR BOARD  
AND AS THE GOVERNING BODY OF UNINCORPORATED TOWNS OF BEATTY,  
BELMONT, GABBS, MANHATTAN AND RAILROAD VALLEY**

**2100 E. Walt Williams Dr, Pahrump, NV 89048  
Tuesday, August 19, 2014  
10:00 A.M.**

**NOTE:** All items are approximate except for bid openings, public hearings, and any other items agendized at a specific time. Items on the agenda without a time designation may be taken out of order. The Board may combine two or more agenda items for consideration. The Board 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. **NOTICE: It is anticipated that the items of business before the Board of Commissioners on August 19, 2014 will be fully completed on that date. 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 August 19, 2014 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.

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 1½ hours.**

**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.**

"Nye County is an equal opportunity provider and employer.

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html), or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at [program.intake@usda.gov](mailto:program.intake@usda.gov)."

"Communication for Hearing Impaired: Dial Nevada Relay Service 711 or for Voice to TTY (800) 326-6888 or TTY to Voice (800) 326-6868"

1. **Pledge of Allegiance**
2. **Approval of the Agenda for August 19, 2014.**
3. **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).**
4. **For Possible Action - Discussion and deliberation of Minutes of the Joint Nye County Board of Commissioners, Board of Road Commissioners, Licensing and Liquor Board and as the Governing Body of Unincorporated Towns of Beatty, Belmont, Gabbs, Manhattan and Railroad Valley meeting on July 15, 2014 and August 11, 2014 Emergency Meeting.**

[Item.04](#) 

[Item.04.2014.07.15](#) 

[Item.04.2014.08.11](#) 

#### **SITTING AS THE BOARD OF COUNTY COMMISSIONERS**

5. **Announcements (first)**
6. **For Possible Action - Emergency Items**
7. **Commissioners'/Manager's Comments (This item limited to announcements or topics/issues proposed for future workshops/agendas)**

#### **TIMED ITEMS**

8. **10:15 - Sitting as the Board of County Road Commissioners - For Possible Action - Public Hearing, discussion and deliberation to adopt, amend and adopt, or reject Nye County Road Commission Resolutions establishing County public roads pursuant to Nevada Revised Statutes 405.191, 403.170 and R.S. 2477 Right-of-Way.**

[Item.08](#) 


9. **10:45 - For Possible Action -Public Hearing, discussion and deliberation to: 1) adopt, amend and adopt, or reject Nye County Bill No. 2014-22: a Bill proposing to amend Title 2 of the Nye County Code by adding a new chapter 2.84 creating the Nye County Peace Officer Advisory Review Board, setting forth its powers and duties, establishing the numbers and terms of the members thereof; providing for the severability, constitutionality and effective date hereof, and other matters properly relating thereto; and 2) set an effective date.**

[Item.09](#) 

10. **11:00 - For Possible Action - Public Hearing, discussion and deliberation to: 1) adopt, amend and adopt, or reject Nye County Bill No. 2014-03: a bill proposing to adopt procedures to abate environmental nuisances on property held in trust by the Nye County Treasurer for delinquent taxes and to assess costs of the abatement against the affected property; providing for the severability, constitutionality and effective date hereof, and other matters properly relating thereto; and 2) set an effective date.**


[Item.10](#) 

**11. 11:00 - For Possible Action - Public Hearing, discussion and deliberation on the following Planning and Zoning matters:**

[Item.11.c](#) 


- a. **For possible action - MP-14-0002: Public hearing, discussion and deliberation on a request for a Minor Master Plan Amendment application to change approximately 29.26 acres (net) from the Medium Density Residential master plan designation to the Low Density Residential master plan designation, situated approximately 630 feet west of the intersection of Fuchsia Street and Oakridge Avenue and the southwest corner of the intersection of Bond Street and Oakridge Avenue, located at 2320 E. Fuchsia Street and 2351 E. Bond Street, further described as Parcels II and III of File Map #71474, Township 21 South, Range 53 East, Section 36. Harris Limited - Property Owner. Pahrump Regional Planning Commission - Applicant. AP#'s 044-851-21 & 044-851-22.**
- b. **For possible action - ZC-14-0004: Public hearing, discussion, and deliberation on a request for a Nonconforming Zone Change application to change approximately 29.26 acres (net) from the Village Residential (VR-20) Zoning District to the Rural Estates (RE-2) Zoning District, for property Master Planned as Medium Density Residential, situated approximately 630 feet west of the intersection of Fuchsia Street and Oakridge Avenue and the southwest corner of the intersection of Bond Street and Oakridge Avenue, located at 2320 E. Fuchsia Street and 2351 E. Bond Street, further described as Parcels II and III of File Map #71474, Township 21 South, Range 53 East, Section 36. Harris Limited - Property Owner. Dan Harris - Applicant. AP#'s 044-851-21 & 044-851-22.**

**12. 11:00 - For possible action - MP-14-0003: Public hearing, discussion, and deliberation on a request for a Minor Master Plan Amendment application to change approximately 4.0 acres (net) from the General Commercial master plan designation to the Low Density Residential master plan designation, situated approximately 350 feet south of the intersection of Thousandaire Boulevard and Pahrump Valley Boulevard, located at 6080 & 6170 S. Pahrump Valley Blvd and 6111 & 6141 S. Tequila Way, further known as Mesa Oeste Estates, Unit1, Block 3, Lots 3, 4, 5, and 6, Township 21 South, Range 53 East, Section 15. John Kelly, Guillermo & Camerina Gamboa, Ray Bell, Richard Metheny - Property Owners. Pahrump Regional Planning Commission - Applicant. AP#'s 044-693-01, 044-693-02, 044-693-03 & 044-693-04.**


[Item.12.c](#) 

**SITTING AS THE NYE COUNTY BOARD OF ROAD COMMISSIONERS**

**13. For Possible Action - General road report by Public Works Director**

[Item.13](#) 

**14. For Possible Action - Discussion and deliberation to set a date, time, and location for a public hearing on Nye County Road Commission Resolutions establishing County public roads pursuant to Nevada Revised Statutes 405.191, 403.170 and R.S. 2477 Right-of-Way..**

[Item.14](#) 

## SITTING AS THE NYE COUNTY LICENSING AND LIQUOR BOARD

### BROTHEL

15. For Possible Action - Discussion and deliberation regarding the surrender of a brothel license for Angel's Ladies located at 2500 Hwy 95, Beatty, NV. Arie Mack Moore, License Holder.

[Item.15](#) 

## SITTING AS THE BOARD OF COUNTY COMMISSIONERS

**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. Discussion of any item from the Consent Agenda Items that needs review before a decision is made.

16. For Possible Action - Approval of Elected Official Collection Report

[Item.16](#) 

17. For Possible Action - Approval of Assessor's Office Change Request

[Item.17](#) 

18. For Possible Action - Approval to accept Notice of Grant Award for the Community Services Block Grant (CSBG) Discretionary Funds to provide case management for clients enrolled in the CSBG Adult Employment Incentive Program.

[Item.18](#) 

### BOARD OF COMMISSIONERS

19. For Possible 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.

20. 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.

21. For Possible Action - Discussion and deliberation on labor negotiations, issues and other personnel matters presented in closed meeting.


22. For Possible Action - Discussion and deliberation regarding purchasing a window in the Belmont Courthouse.

[Item.22](#) 

23. The Tri-County Working Group Update

[Item.23](#) 

24. **For Possible Action - Discussion and deliberation on Bill Draft Requests (BDRs) Nye County proposes to submit for the 2015 Legislative Session.**

[Item.24](#) 

25. **For Possible Action - Discussion and deliberation regarding the second meeting of the Board of Commissioners for November 2014.**

[Item.25](#) 

#### **SHERIFF**

26. **For Possible Action - Discussion and deliberation regarding a Public Safety Sales and Use Tax Spending Plan.**

[Item.26](#) 

#### **COUNTY MANAGER**

27. **Ongoing Project Report**

[Item.27](#) 

28. **For Possible Action - Discussion and deliberation regarding a Memorandum of Understanding with the Federal Aviation Administration to prepare an Environmental Impact Statement under the National Environmental Policy Act for the proposed Pahrump Valley General Aviation Airport.**

[Item.28](#) 

[Item.28.additional](#) 


29. **For Possible Action - Discussion and deliberation regarding authorization to sign various BLM documents for Nye County.**

[Item.29](#) 

30. **For Possible Action - Discussion and deliberation regarding a Resolution of intent to sell property located at 1683 E. Calvada Blvd, Pahrump, Nevada.**

[Item.30](#) 

31. **For Possible Action - Discussion and deliberation regarding a Resolution providing for the transfer of the county's 2014 Private Activity Bond Cap and other matters related thereto.**

[Item.31](#) 

#### **EMERGENCY MANAGEMENT**

32. **Tonopah Animal Shelter Volunteer Program Update**

#### **H/R AND RISK MANAGEMENT**

33. **For Possible Action - Discussion and deliberation to approve the filling of one vacant Executive Legal Secretary III.**

[Item.33](#) 

## NUCLEAR WASTE REPOSITORY PROJECT OFFICE/NATURAL RESOURCES

34. For Possible Action - Discussion and deliberation to approve, amend and approve, or reject a letter opposing the second draft or the Nevada Sagebrush Landscape Conservation and Economic Development Act of 2014, sponsored by Senators Heller and Reid, and supporting other communities in Nevada who also oppose the bill.

[Item.34](#) 

## PLANNING/BUILDING

35. For Possible Action - Discussion and deliberation on a request to release all except fifteen (15) percent of the financial security related to the Subdivision Improvement Agreement (SIA) for Mountain Falls Planning Area 3-2A, Tivoli Subdivision Unit 1, located within the Pahrump Regional Planning District in the Mountain Falls Master Planned Community, the fifteen percent to be retained for the one year maintenance and two year warranty guarantee periods. William Lyon Homes, Inc. - Property Owner/Applicant. Greg Moynahan, Project Manager - Agent.

[Item.35](#) 

36. For Possible Action - Discussion and deliberation on a request to release all except fifteen (15) percent of the financial security related to the Subdivision Improvement Agreement (SIA) for Mountain Falls Planning Area 3-2A, Tivoli Subdivision Unit 2, located within the Pahrump Regional Planning District in the Mountain Falls Master Planned Community, the fifteen percent to be retained for the one year maintenance and two year warranty guarantee periods. William Lyon Homes, Inc. - Property Owner/Applicant. Greg Moynahan, Project Manager - Agent.

[Item.36](#) 

37. For Possible Action - Discussion and deliberation regarding a request to set a date, time, and location for a Public Hearing on Nye County Resolution No. 2014-17: A Resolution proposing to adopt the 2014 Update of the Pahrump Regional Planning District Master Plan.

[Item.37.c](#) 

## PUBLIC PETITIONER

38. For Possible Action - Discussion and deliberation to allow Friends of the Belmont Courthouse to place a 12'x24' storage shed on county property behind the Belmont Volunteer Fire Station.

[Item.38.c](#) 

39. For Possible Action - Discussion and deliberation regarding a request to: 1) set a date, time and location for a Public Hearing on Nye County Bill No. 2014 - 23: a Bill proposing to pass an Ordinance to designate portions of paved county highways located within the area known as the Hadley Subdivision as depicted on the attached map and list for the operation of off-highway vehicles for the purpose of allowing said vehicles to reach a private or public area that is open for use by off-highway vehicles; and 2) reading of the title of bill into record.

[Item.39.c](#) 

**40. GENERAL PUBLIC COMMENT (second)**

**41. ANNOUNCEMENTS (second)**

**42. ADJOURN**