

NYE COUNTY AGENDA INFORMATION FORM

☒ Action
 ☐ Presentation
 ☐ Presentation & Action

Department: Planning		Agenda Date:	
Category: Timed Agenda Item – 11:00 a.m.		March 21, 2017	
Contact: Darrell Lacy		Phone: 775-751-4249	Continued from meeting of:
Return to: Darrell Lacy	Location: Tonopah Planning		Phone: 775-751-4249

Action requested: (Include what, with whom, when, where, why, how much (\$) and terms)

ZC-2016-000011: Public hearing, discussion and deliberation on a request for a Zone Change application to change twenty-six (26) parcels from the Rural Estates (RE-1) Zoning District to the Suburban Estates (SE) Zoning District, located in the approximate vicinity of River Plate Drive and Red Rock Drive, south of Amarillo Avenue and north of Hickory Street. Multiple Property Owners. Pahump Regional Planning Commission Applicant. AP#'s 040-253-13 & -14; 040-381-13 & -14; 040-252-01 thru – 04 and -13 thru -16; 040-382-0 thru -04 and -12 thru -15; 040-262-01 & -22; 040-264-01 & -02 and -21 & -22 (total of 26 parcels).

Complete description of requested action: (Include, if applicable, background, impact, long-term commitment, existing county policy, future goals, obtained by competitive bid, accountability measures)

Staff recommendation is to approve ZC-2016-000011 as per the recommendation of the RPC.

Any information provided after the agenda is published or during the meeting of the Commissioners will require you to provide 20 copies one for each Commissioner, one for the Clerk, one for the District Attorney, one for the Public and two for the County Manager. Contract or documents requiring signature must be submitted with three original copies.

Expenditure Impact by FY(s): (Provide detail on Financial Form)

No financial impact

Routing & Approval (Sign & Date)

1. Dept	Date	6.	Date
2.	Date	7. HR	Date
3.	Date	8. Legal	Date <i>Nla</i>
4.	Date	9. Finance	Date <i>Nla</i>
5.	Date	10. County Manager	Date

☒ Place on Agenda

Board of County Commissioners Action

<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	<input type="checkbox"/> Amended as follows:
Clerk of the Board	Date	

ITEM # 09

**NYE COUNTY BOARD OF COUNTY COMMISSIONERS
PLANNING DEPARTMENT STAFF REPORT**

Meeting Date: March 21, 2017

AGENDA ITEMS

For possible action – ZC-2016-000011: Public hearing, discussion, deliberation and possible action on a request for a Zone Change application to change twenty-six (26) parcels from the Rural Estates (RE-1) Zoning District to the Suburban Estates (SE) Zoning District, located in the approximate vicinity of River Plate Drive and Red Rock Drive, south of Amarillo Avenue and north of Hickory Street. Multiple Property Owners. Pahrump Regional Planning Commission - Applicant. AP#'s 040-253-13 & -14; 040-381-13 & -14; 040-252-01 thru – 04 and -13 thru -16; 040-382-01 thru -04 and -12 thru -15; 040-262-01 & -22; 040-264-01 & -02 and -21 & -22 (total of 26 parcels).

GENERAL INFORMATION SUMMARY

This application was heard by the Pahrump Regional Planning Commission on February 15, 2017.

The RPC voted 4-2 to recommend the Board approve the application.

RPC MINUTES

RPC Minutes (from the February 15, 2017 RPC meeting):

Mr. Osborne reviewed his staff report, stating there were several letters of opposition, only one letter is a property owner within the 26 parcels. The others are within the notification area.

Commissioner Hafen stated we may need to add a condition to the zone change based on finding #1. Stating as long as the recommended Masterplan language is approved by the BOCC.

Commissioner Hafen asked Mr. Osborne to review the Grandfather Clause within NCC.

Mr. Osborne stated if the rezoning is approved and all the parcels become SE anyone that has existing or current use of the property with livestock there would be able to continue that use. Vacant lots wouldn't be allowed to have farm animals. Anyone that has the existing use and discontinue the use for more than 6 months they would lose their grandfather status.

Commissioner Hafen asked for clarification if livestock passes they can replace that one as long as there was no lapse of 6 months.

Mr. Osborne stated yes.

Mr. Lacy stated they wouldn't be able to expand the number, they would be allowed to continue at the level they are currently at.

Commissioner Carr asked if they could change from cows to horses or horses to pigs.

Mr. Sutton stated it is still livestock, if they have a horse and they want to switch to a cow it is still livestock.

Public comment opened at 7:28 pm.

Linda Hatley stated this unit has bridle paths, they haven't been made, but she is trying to get them created like the original plans show.

Ammie Nelson stated she is concerned about the statement that if she doesn't have livestock after 6 months and they can't have them anymore. If that is the case she would like the time limit revisited.

Dell Knight stated she is aware that changing from RE to SE would have no effect on the current homeowners or the surrounding area. She would like an affirmative action by the RPC on the subject.

Tom Dureya, John Fesnock, spoke in favor of the application and would like the zone change to go forward.

Judy Fesnock spoke in favor of the zone change and read a letter into the record, the equestrian trails have never been constructed. This zone change was predicated by a new neighbor bringing multiple animals into her yard. Their lifestyle has been negatively affected. They are only asking to change 26 parcels to keep their neighborhood livestock free for the future. No other parcels will be effected, and stated when the current parcels with livestock are sold they will lose it grandfathering.

Robert Young and Debbie Young stated they are aren't the zoning and asked for clarification on not having animals on the property for 6 months. They're zoned RE-1 and wanted to know if they would be grandfathered in as RE-1 or will it be changed to SE.

Commissioner Hafen stated their property isn't included in the zone change and will not be affected in the zone change and you will be able to keep your horses and won't lose that.

Traci Hill stated she supports the ZC and asks for the RPC to recommend approval. Michael Juarez stated he supports the ZC and asks for recommendation of approval. Diane Synder stated she lives in the area, and supports the ZC request.

Brian LaCoursiere stated he lives within 300 feet and is against the ZC, he is concerned that the request will eventually expand out to his property. He stated in the SE zoning district it clearly states a zone designation may only be applied for by property owners of 40 acres or more. This is going against NCC.

Public comment closed at 7:42 pm.

Commissioner Hafen stated for clarification on comments made during public comment equestrian trails were brought up. If there are any easements in front of behind the property and recorded against the property it isn't going to be addressed here. Another comment that was made during public comment was stated if there was a property that had animals and it was to sell those animals would have to go away. That is not the case. If the property is sold or transferred the animals and the existing number of animals can remain. They couldn't increase the number but if the ownership transfers the animals are allowed.

Commissioner Hafen stated a larger area of parcels were brought before this board previously and the board decided not to take action because there was owners in those area that wanted to keep their horses and were concerned. This is now being brought to us based on a signed petition of 25 property owners wanting the change.

Commissioner Oscarson asked for clarification on the initial additional condition brought up at the beginning of the meeting.

Commissioner Hafen stated finding #1 needs to be addressed as the current zone change isn't in conformance with the Master Plan. This zone change needs to be conditioned upon the approval of the MP amendment.

Commissioner Clark stated it was mentioned in public comment that due to illness they may lose their grandfathering status.

Commissioner Hafen stated we aren't here to address the Grandfathering ordinance, however there have been people come forward to request a reinstatement of a grandfathered use. If they do lose their grandfathering the RPC can reinstate their grandfathering.

Commissioner Clark asked if we can condition a grandfathered use that it will begin subsequent to someone recovering from an illness.

Commissioner Hafen stated they would have to agendize the Grandfathered Clause language and cannot address that tonight.

Commissioner Oscarson motioned to recommend approval of ZC-2016-000011 to the BOCC adding an additional condition to address finding #1 that this approval is contingent upon the Masterplan amendment passing. Seconded by Commissioner Clark.

Vote: Motion passed (summary: Yes = 4, No = 2, Abstain = 0).

Yes: Gregory T. Hafen II, Joel Oscarson, Paul Carr, Vincent Clark.

No: Leah-Ann DeAnda, Robert Adams.

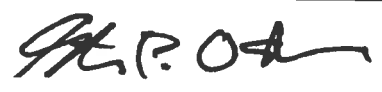
RECOMMENDATION

Recommended BOCC Motion: "I motion to approve ZC-2016-000011 as per the recommendation of the RPC."



NYE COUNTY, NV
 PAHRUMP REGIONAL PLANNING COMMISSION
 REGULAR MEETING – FEBRUARY 15, 2017

Staff Report
 Agenda Item No. 16

CASE DESCRIPTION(S):	<u>For possible action – ZC-2016-000011:</u> Public hearing, discussion, deliberation and possible action on a request for a Zone Change application to change twenty-six (26) parcels from the Rural Estates (RE-1) Zoning District to the Suburban Estates (SE) Zoning District, AP#'s 040-253-13 & -14; 040-381-13 & -14; 040-252-01 thru – 04 and -13 thru -16; 040-382-01 thru -04 and -12 thru -15; 040-262-01 & -22; 040-264-01 & -02 and -21 & -22 (total of 26 parcels). (The Pahrump Regional Planning Commission makes a recommendation on this item. Final Action by the Board of County Commissioners is scheduled for March 21, 2017 at 11:00 a.m., or soon thereafter, unless otherwise announced.)
LOCATION:	River Plate Drive and Red Rock Drive, south of Amarillo Avenue and north of Hickory Street.
APN NUMBER(S):	AP#'s 040-253-13 & -14; 040-381-13 & -14; 040-252-01 thru – 04 and -13 thru -16; 040-382-01 thru -04 and -12 thru -15; 040-262-01 & -22; 040-264-01 & -02 and -21 & -22 (total of 26 parcels).
LEGAL DESCRIPTION(S):	A portion of T20S R53E Sections 28 & 29, Unit 5, CALVADA VALLEY SUBDIVISION
PROPERTY OWNER(S):	Multiple Property Owners.
APPLICANT(S):	Pahrump Regional Planning Commission - Applicant.
AGENT(S):	N/A
STAFF CONTACT:	Steve P. Osborne, AICP, Principal Planner – (775) 751-4249 

PROJECT SYNOPSIS:
 Application to change the zoning of twenty-six (26) parcels from the Rural Estates (RE-1) Zoning District to the Suburban Estates (SE) Zoning District.

Conclusions – Currently, the zone change request to Suburban Estates (SE) is not in conformance with the Master Plan; however, if the Master Plan amendment is approved to change the conformity table/RDR text description, then rezoning the subject parcels to the SE zone would be conforming to the Master Plan/RDR land use designation.

RECOMMENDED MOTION(S):

Staff has no recommendation on this item. **AVAILABLE OPTIONS:** The options available to the RPC are to: 1.) Move to recommend approval of ZC-2016-000011 to the BOCC based upon the Findings as shown on page two (2), or 2.) Move to recommend denial of ZC-2016-000011 to the BOCC based upon alternate findings as established by the Pahrump Regional Planning Commission. 3.) Continue the item. 4.) Withdraw the application.

Findings for ZC-2016-000011 as required under NCC 17.04.895.I of the Nye County Code:

1. *The proposed zone change does not conform to the Master Plan, the Zoning Reference Map and this Chapter.* The requested zone change does not conform to the currently adopted 2014 Master Plan. The 2014 Master Plan land use plan designates the subject parcels as RDR (Rural Density Residential). The requested SE zoning district does not conform to the RDR land use plan designation, as per the Conformity Table; however, if the Master Plan amendment is approved to change the conformity table/RDR text description, then rezoning the subject parcels to the SE zone would be conforming to the Master Plan/RDR land use designation.
2. *The uses allowed on the subject property under the new zone may potentially not be compatible with the surrounding land uses and zoning districts.* The requested zone change to SE would prevent the keeping of livestock/farm animals. There is a potential conflict between parcels which would be allowed in the adjacent RE zone to have livestock/farm animals and the SE parcels which now would be precluded from keeping livestock/farm animals.
3. *Growth and development factors in the community may indicate the need for, or the appropriateness of the zone change.* Most of the large lots (one-acre and larger) in the PRPD are zoned RE or RH which allow for the keeping of livestock; it may be appropriate and there may be a need for additional large lots which preclude the keeping of livestock. This request originated from several property owners in the subject area wanting to prohibit the keeping of livestock in their neighborhood.
4. *Street or highway facilities providing access to the property are, or will be, adequate in size to meet the requirements of the proposed zone change.* Access to the property is from existing paved and dedicated county right-of-ways. There are no access issues relating to the proposed zone change.
5. *Public facilities are adequate or will be adequate to meet the requirements of the proposed zone change.* Public facilities are adequate to meet the requirements of the zone change.

LAND USE MATRIX

	CURRENT ZONING	MASTER PLAN DESIGNATION	CURRENT LAND USE
SITE	RE-1	Rural Density Residential (RDR)	Single Family Residences and Vacant / undeveloped lots
NORTH	RE-1	Rural Density Residential (RDR)	Single Family Residences and Vacant / undeveloped lots
SOUTH	RE-1	Rural Density Residential (RDR)	Single Family Residences and Vacant / undeveloped lots
EAST	RE-1	Rural Density Residential (RDR)	Single Family Residences and Vacant / undeveloped lots
WEST	RE-1	Rural Density Residential (RDR)	Single Family Residences and Vacant / undeveloped lots

DISCUSSION

Background: The subject property was rezoned from Open Use (OU) to Rural Estates (RE-1) by the Board of County Commissioners at their June 20, 2007 meeting as part of the Comprehensive Rezoning. The 2014 Master Plan Update, adopted December 16, 2014, designated the subject parcels as Rural Density Residential (RDR). No further history follows.

Area Characteristics: The subject property consists of twenty-six (26) parcels, each parcel approximately 1-acre in size. Of the 26 parcels, nine (9) are vacant and seventeen (17) are developed with single-family homes which are served by individual septic systems and domestic wells. An inventory of surrounding land uses can be found in the above-listed matrix. The subject parcels are located within flood zone AO1, which corresponds to areas inside the 100-year special flood hazard zone as indicated by the Flood Insurance Rate Map (FIRM).

External Comments: The Town of Pahrump, Emergency Services (Fire and Sheriff's Departments) and the Nye County School District offered no comments. Staff has received correspondence in response to the requested zone change (see attached). Nye County Public Works comments: Public Works supports any facts, findings or conditions determined by the Pahrump Regional Planning Commission (PRPC) at this time, reserving the right to provide additional facts, findings and conditions upon the submission of the improvement plans for any commercial/industrial development of the property and/or complying with Nye County Code.

ANALYSIS

Application Details: The request is for a Zone Change in accordance with Nye County Code §17.04.895 to change 26 parcels from the Rural Estates (RE-1) Zoning District to the Suburban Estates (SE) Zoning District.

The Regional Planning Commission shall forward a recommendation to the Board of County Commissioners. Zone Changes require a simple majority vote of the members present to pass a motion.

Zoning: The subject parcels are currently zoned RE-1. The RE-1 zone **allows for the keeping of livestock** or other large animals. The requested SE zone is intended for low density single-family residential living where the **keeping of livestock is prohibited**.

NCC 17.04.230: SE SUBURBAN ESTATES RESIDENTIAL:

- A. Scope: The following regulations shall apply to the SE suburban estates residential zones. No new building or structure shall be erected, or parcel developed in an SE zone unless in conformance with the provisions identified herein.
- B. Purpose: SE suburban estates residential zones are intended to provide and preserve areas of low density single-family residential living where **keeping of livestock is prohibited**. The minimum lot size in the SE zone is one gross acre, however an SE zone designation may only be applied for upon request of property owner(s) of sites of forty (40) acres or more to ensure homogeneity of adjacent land uses in the preclusion of livestock.
- C. Height, Lot And Setback Requirements:

Minimum lot size	1	gross acre ¹
Minimum lot width	100	feet
Minimum lot depth	100	feet
Maximum building height	35	feet

Note: 1. Application for a planned unit development overlay can allow for minimum lot size to be reduced to 8,000 square feet (net) subject to conditions.

MINIMUM BUILDING SETBACKS

Use	Front	Side	Rear	Street Side
Principal residential buildings	25 feet	10 feet	40 feet	25 feet
Principal buildings for nonresidential uses ¹	25 feet	25 feet	40 feet	25 feet
Accessory buildings	25 feet	5 feet	5 feet	25 feet

D. Permissive Uses:

Accessory buildings not to be used for residential purposes, provided that the floor area of any single accessory building, or combined floor area of multiple accessory buildings, shall not exceed ten thousand (10,000) square feet.

Churches, temples, mosques and related facilities and accessory uses.

Farms for the raising/growing of tree and bush crops and/or field crops for commercial or household use.

Home occupations, home based businesses and residential industry (subject to the general provisions for residential zones section).

Multipet permit, tier I.

One guest residence not to exceed one thousand five hundred (1,500) square feet.

One single-family residence per lot.

Public, quasi-public and institutional uses.

Recreational vehicles or mobile homes as temporary residences subject to the issuance of a temporary use permit.

E. Uses Subject To A Conditional Use Permit: The following are subject to a conditional use permit as provided for in articles V and VIII of this chapter:

Adult daycare facilities.

Bed and breakfast inns.

Cemeteries.

Childcare facilities.

Intermediate care facilities.

Multipet permit, tier II.

Public or private schools.

Temporary living facilities. (Ord. 448, 2013)

Nye County Code definition of **"LIVESTOCK"**: *All manner of farm or agricultural animal, including, but not limited to, horses, mules, mustangs, burros, cattle, buffalo, swine, goats, sheep, chickens, turkeys, and other farm fowl.*

The subject properties are Master Planned as Rural Density Residential (RDR). The purpose of RDR: To designate areas for large-lot, rural residential housing on lots 1-acre in size or greater, and associated uses such as raising livestock at densities consistent with rural lifestyles.

Rural Density Residential

RDR

Purpose: To designate areas for large-lot, rural residential housing on lots 1-acre in size or greater, and associated uses such as **raising livestock** at densities consistent with rural lifestyles. The distinctions of this designation are:

- Development densities are related to very low density residential such as residential housing on acreage with a domestic well and ISDS system.

- Roadways are rural in character with minimal lane widths and may or may not be paved. Road designs include: unimproved shoulders, minimal intersection design, no turn lanes or street lighting.
- Residents are advised that Nye County rural road standards apply. Residents may experience longer trips to schools, bus stops, library, recreation facilities and commercial services.
- Flexibility in subdivision design such as cluster-style developments designed to increase usable open spaces and avoid sensitive or scenic features may be approved by the Governing Board upon positive recommendation by the Planning Commission. Such recommendation is predicated upon increased participation from the developer(s) to provide amenities such as passive and developed active open spaces as well as use of Low Impact Development techniques and U.S. Green Building Council (USGBC) & Leadership in Energy & Environmental Design (LEED) building standards.
 - Designs that result in a conventional, uniform appearance will not be considered consistent with a rural environment.
 - Protection of sensitive areas will take precedence over the maximum number of lots allowed by zoning.
- Schools, churches and public facilities may be located in RDR designated areas.

The requested zone change to the Suburban Estates (SE) Zoning District **does not conform to the Rural Density Residential (RDR) Master Plan Designation** (see 2014 PRPD Master Plan Conformity Matrix below). In the RDR Master Plan Designation, the RE-1, RE-2, RH-4.5 and RH-9.5 Zoning Districts, which allow livestock, are conforming to the RDR designation; the SE Zoning District is not conforming to the RDR Master Plan Designation.

The Master Plan further states that the purpose of the RDR designation is to “designate areas for large-lot, rural residential housing on lots 1-acre in size or greater, and associated uses such as *raising livestock* at densities consistent with rural lifestyles.” Therefore, the zone change to SE is not in conformance with the Master Plan and staff cannot recommend approval of the Zone Change application at this time. A Master Plan amendment to change the designation of the parcels or change the conformity matrix/text description would be needed before rezoning the subject parcels to the SE zone.

PRPD Master Plan 2014

Land Use Plan

Table 4.2: PRPD MASTER PLAN AND ZONING ORDINANCE CONFORMITY TABLE

(Livestock Permitted)

Zoning Districts

Master Plan Designations (MPD)		R	RH-9.5	RH-4.5	RE-2	RE-1	SE	VR-20	VR-10	VR-8	VR-6	MH	NC	GC	MU	TC	CC	M	VC	BO-1	CM	U	HI	OS	AO	SO	CF	BR
RESIDENTIAL	RDR Rural Density Residential																							OS		SO ²	CF	
	LDR Low Density Residential						SE	VR-20	VR-10															OS		SO ²	CF	
	HDR Higher Density Residential									VR-8	VR-6	MH						AI						OS		SO ²	CF	
MEDIUM-USE	RDA Rural Development Area		RH-9.5	RH-4.5	RE-2	RE-1						MH	NC						VC	BO-1	CM			OS	AO	SO ²	CF	
	CDA Community Development Area						SE	VR-20	VR-10	VR-8	VR-6	MH	NC	GC	MU	TC	CC	M	VC	BO-1	CM	U		OS	AO	SO ²	CF	
	SPD Special Plan of Development	R	RH-9.5	RH-4.5	RE-2	RE-1	SE	VR-20	VR-10	VR-8	VR-6	MH	NC	GC	MU	TC	CC	M	VC	BO-1	CM	U	HI	OS	AO	SO ²	CF	BR
INDUSTRIAL	RIA Rural Industrial Area																				CM	U	HI	OS	AO	SO ²	CF	
	BIA Business Industrial Area																				CM	U	HI	OS	AO	SO ²	CF	
	OSP Office, Professional, and Service																							OS		SO ²	CF	

Information concerning Deed Restrictions / CC&R's:

The subject parcels are located in the Calvada Valley Unit #5 subdivision. Deed of Restrictions for Calvada Valley Unit #5 were recorded by Preferred Equities (developer) on October 5, 1970 at the Nye County Recorder's Office. The subject parcels were classified as "Ranchette Single Family." "Ranchette Single Family" lots were allowed to have horses according to the (now expired) Deed of Restrictions. The Calvada Valley Unit #5 original sales map showed equestrian paths through the subdivision. Many lots have equestrian trail easements along the rear of the lots. The Deed Restrictions expired in 2010. The recorded Deed of Restrictions were valid for 40 years from 1970 - 2010. When the zoning of RE-1 (which allows horses) was placed on the properties in 2007 by Nye County, the deed restrictions (which also allowed horses) were still in effect and they didn't expire until 2010.

Definition of Ranchette *noun* ranch·ette \,ran'chet\
: a small ranch

Origin of ranchette *ranch* + *-ette* First Known Use: 1927

Definition of Ranch: a large farm especially in the U.S. where animals (such as cattle, horses, and sheep) are raised: a farm for a special crop or kind of animal. *Source: Merriam-Webster Dictionary*

CONCLUSIONS

Upon review of the application, the requested zone change to the Suburban Estates (SE) Zoning District does not conform to the Rural Density Residential (RDR) Master Plan Designation (see 2014 PRPD Master Plan Conformity Matrix). In the RDR Master Plan Designation, the RE-1, RE-2, RH-4.5 and RH-9.5 Zoning Districts, which allow livestock, are conforming to the RDR designation; the SE Zoning District is not conforming to the RDR Master Plan Designation.

The Master Plan further states that the purpose of the RDR designation is to "designate areas for large-lot, rural residential housing on lots 1-acre in size or greater, and associated uses such as raising livestock at densities consistent with rural lifestyles." Therefore, the zone change to SE is not in conformance with the Master Plan and staff cannot recommend approval of the Zone Change application at this time. A Master Plan amendment to change the designation of the parcels or change the conformity matrix/text description would need to be done before rezoning the subject parcels to the SE zone.

However, if the Master Plan amendment is approved to change the conformity table/RDR text description, then rezoning the subject parcels to the SE zone would be conforming to the Master Plan/RDR land use designation.

The following **CONDITIONS FOR APPROVAL** have been suggested pursuant to this recommendation and subject to the discretion of the Regional Planning Commission:

ZONE CHANGE SPECIAL CONDITIONS OF APPROVAL

1. None.

PRPC Hearing -- 15 Feb 2017 -- Item #16
 ZC-2016-000011 -- River Plate Study Area
 Multiple Property Owners / Applicants

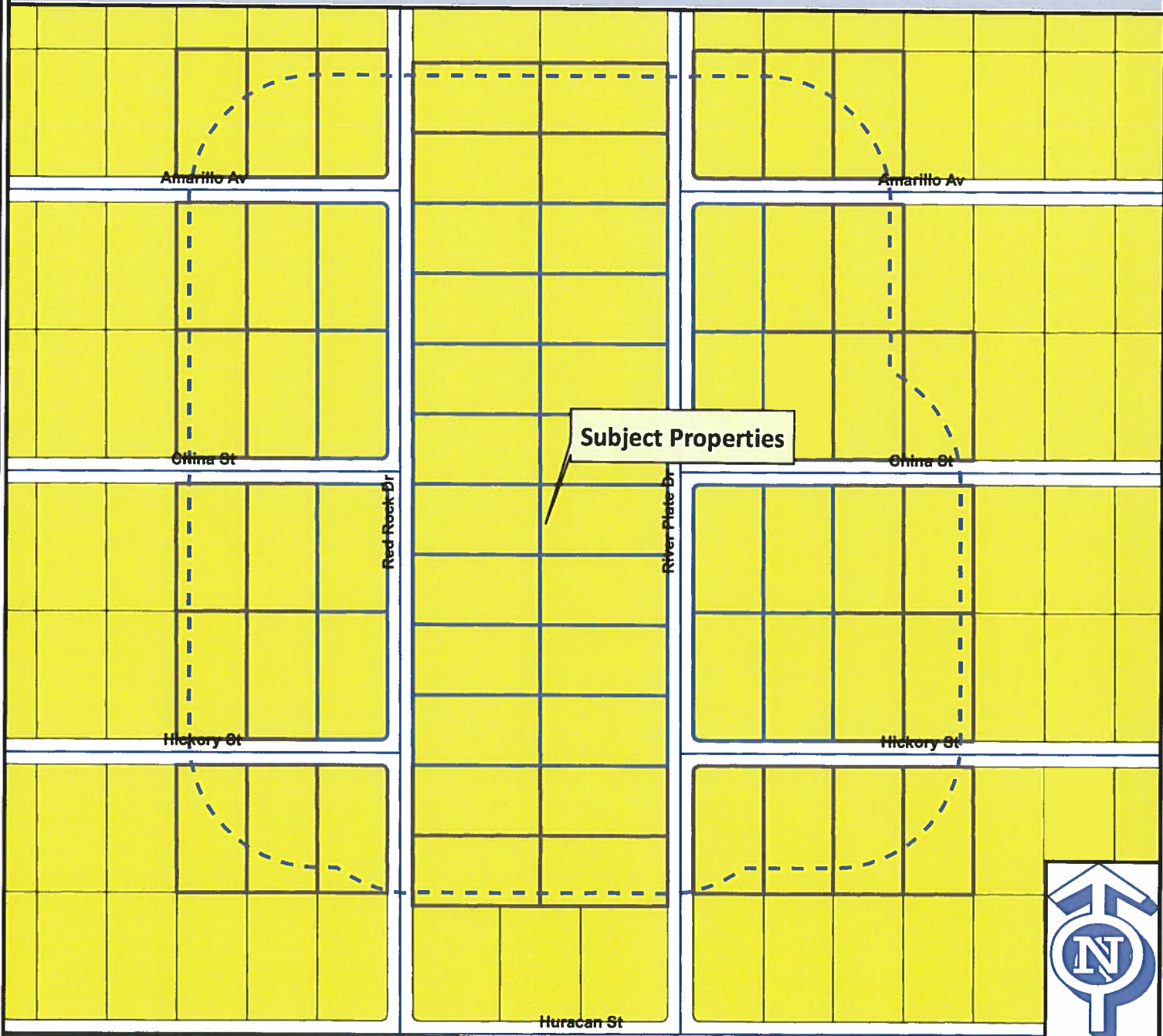


Exhibit "A" -- Area Zoning

-  Subject Properties
-  Notified Properties
-  300 Foot Buffer
-  RE-1; Rural Estates Residential



DEPARTMENT OF PLANNING
 Pahrump Regional Planning District
 (PRPD)

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This drawing is not to scale

PRPC Hearing -- 15 Feb 2017 -- Item #16
 ZC-2016-000011 -- River Plate Study Area
 Multiple Property Owners / Applicants

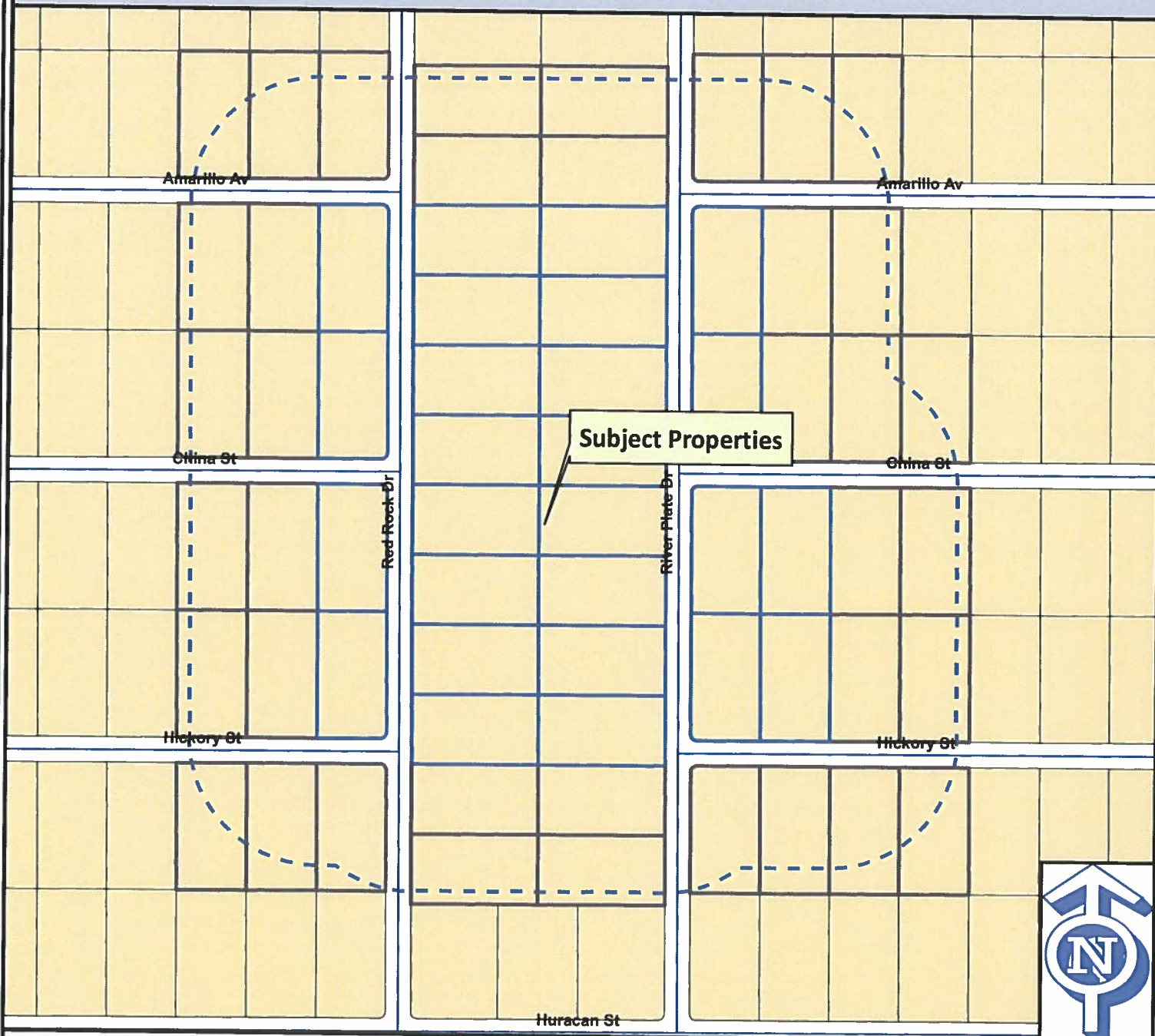






Exhibit "B" -- Master Plan Category

-  Subject Properties
-  Notified Properties
-  300 Foot Buffer
-  RDR



DEPARTMENT OF PLANNING
 Pahrump Regional Planning District
 (PRPD)

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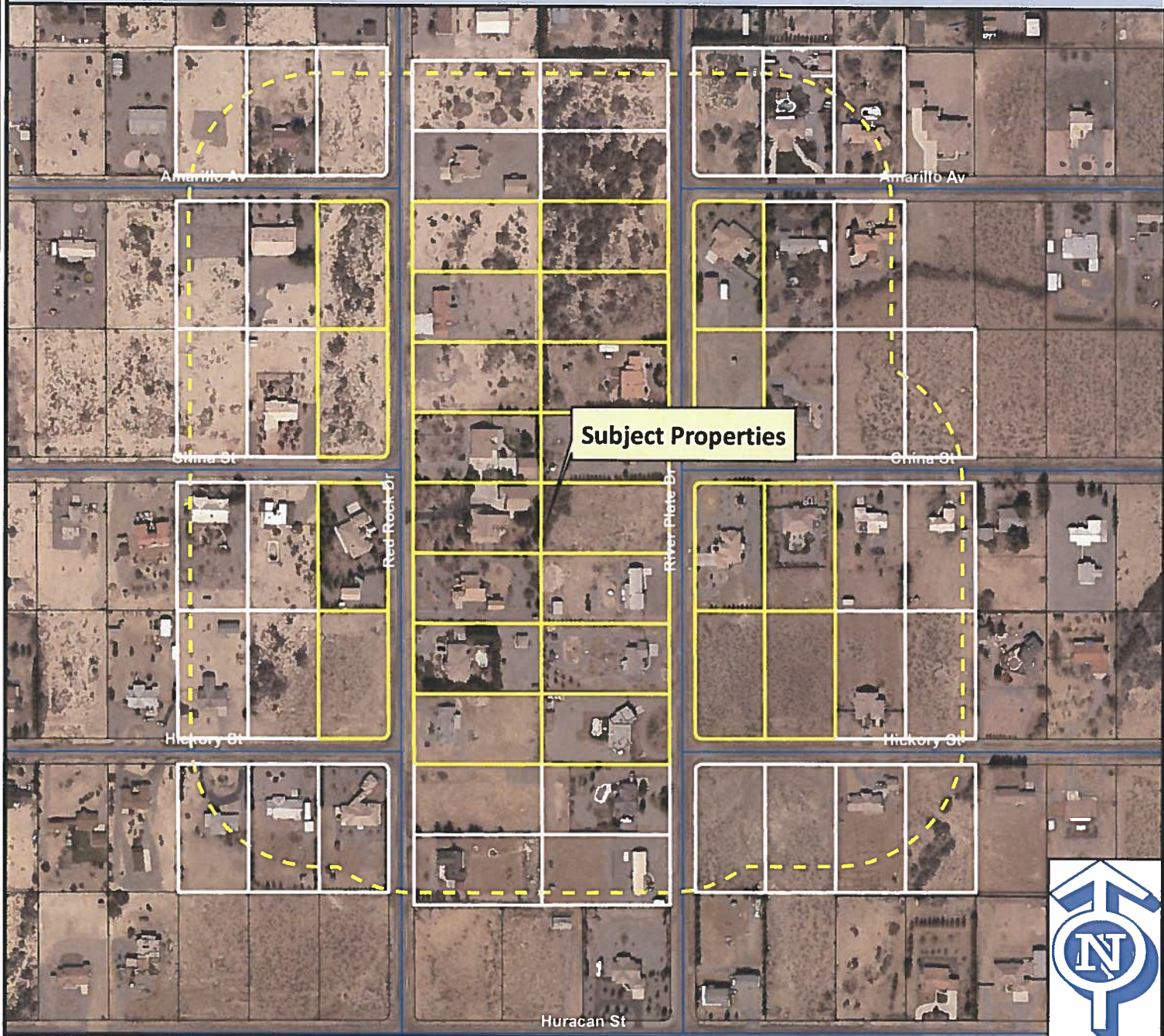


Exhibit "C" -- Aerial Perspective

- Subject Properties
- Notified Properties
- 300 Foot Buffer



DEPARTMENT OF PLANNING
 Pahrump Regional Planning District
 (PRPD)

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PRPC Hearing -- 15 Feb 2017 -- Item #16
ZC-2016-000011 -- River Plate Study Area
Multiple Property Owners / Applicants

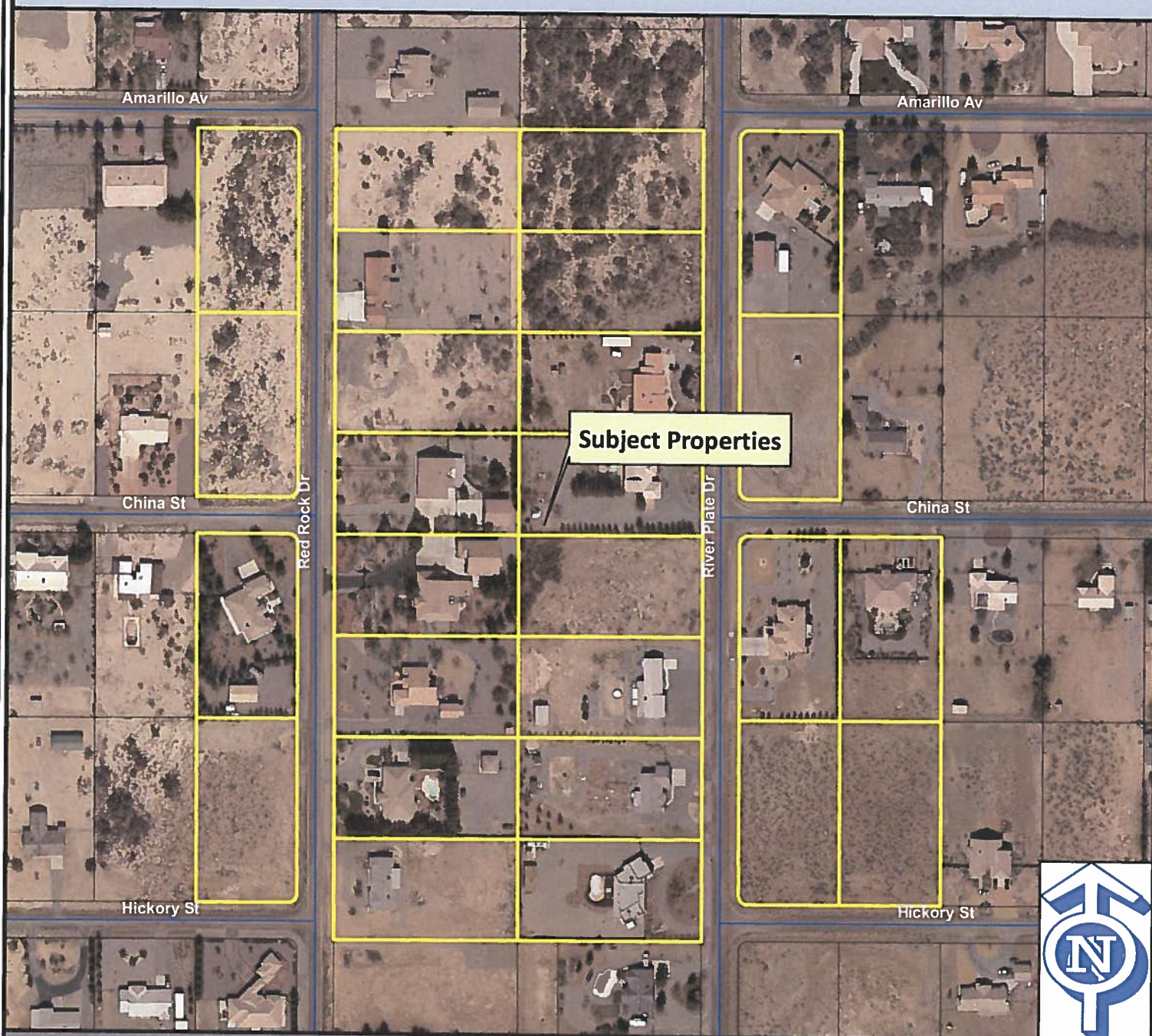



Exhibit "D" -- Close-up Aerial

 Subject Properties



DEPARTMENT OF PLANNING
Pahrump Regional Planning District
(PRPD)

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Celeste Sandoval

From: Peter M Gazsy Sr <pktaz@norgetech.com>
Sent: Thursday, February 09, 2017 4:28 PM
To: Planning
Subject: Zc-2016-000011

This e-mail is in reference to ZC-2016-000011. When my dad gave me the property's on China Street in 2007 It was with the understanding of the zoning. I was in Favor of them at that time. I still am in favor of the zoning as is. If people are not in favor of the existing zoning they should have researched the zoning and purchased in another area. Please leave the zoning as is. I own the property's at 1380 and 1410 West China Street. Thank You, Karen Gazsy Lindenmann.

February 09, 2017

TO: Nye County Planning Department

RE: ZC-2016-000011

FROM: Jacquie Hinton

1130 W. China Street

Pahrump, NV 89048

It is my desire to have the parcel I own remain zoned as it now is: Rural Estate (RE-1.)

I purchased my home in June 2003. I was fully aware it was zoned as "Rural Estates." That was one of the primary reasons I purchased it.

For 13 years I have enjoyed my residence and my neighbors. We are not friends but we are good neighbors who respect each other; and, maintain our right to co-exist as independent entities. In all these years, we have never had to face controversy about or defend our properties.

I knew the zoning area of my property when I purchased it; and, I was completely agreeable to its limitations and restrictions. And, now I am being made aware that I must unwittingly defend my own decision to purchase my property because of someone else's desire to rezone theirs and my property.

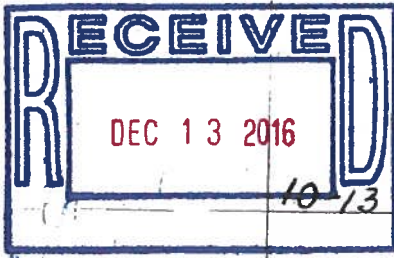
I can only guess that the owner(s) of the property(s) who wish this rezoning were aware of the current zoning when they purchased their property(s). Being aware of this, they must have known what the probabilities and possibilities were in doing so.

I do not want to become stressed out over defending my right as a property owner in the proposed rezoning area. I have lived comfortably for 13 years in this neighborhood and with my neighbors without disharmony or disturbance.

Now because of this controversy, I find myself spending time and effort in defending myself and my property because of someone else's issues. It is completely stressful and contradictory to my otherwise peaceful co-existence with my neighbors.

Therefore, I am against any rezoning of my property; and, I defend my right to do so.

Jacquie Hinton



1 of 6

H. Don Sandquist
Lynette Sandquist
2650 River Plate Dr.
Pahrump, NV 89048
1-775-910-2005

"Sorry my computer
is down."

re: Plans to change ~~the~~ block to Rural
without farm animals, or any
multi pets.

To Whom it may concern:

I'm Lynette Sandquist, Harold's daughter
owner at 2650 River Plate Drive. He has
given me permission to talk in behalf
of our family.

The neighbor behind us came over
to our families home. She wanted
me to sign a paper to agree with
some of the neighbors to change the
"R" for our block.

She said it had nothing to do with the past
of what they did to me before.
Her husband died, and she wanted
to sell her home. She wants the
"R" changed so she could get money
out of her home.

Landquist, 2650 River Plate Dr.

2 of 6

She had a map of my place being surrounded again. Some were Yes and some no's

I thought to my self enough is enough. The stress, and harassment we been given by these people I took the papers and map to pray about it.

I showed it to my friend who is a Lawyer, and a couple of Realtors. They advised me not to go along with any of this. Its a trap, and it doesnt make a difference whether which "R" you are under. Its up to the people buying in the area.

They also wanted to know why it was just around me. I was let know about this meeting two days before, other meetings I was never told about that were about me.

Anyways I took their advise because Im not the only one with dogs, or the live stock - Pets.

She came back by, and because next...

Sandequist, 2650 River Plate Dr.

3086

I hadn't, or wouldn't sign. She wanted my dad to sign. He told her Lynette does my signing, and my business. She wasn't happy.

Now she has a very beautiful home. It's not animals that makes a difference in selling. It's the market, and your area.

I feel that having the animals is a plus to sell. People that buy will decide what they want.

7-8 people who also have animals can not make that choice for everyone around.

I moved in, and I had plans to license my animals. No one came to welcome me into the neighborhood. They lied and kept telling lies about my home and pets.

Susan at animal control started a lot of this because she didn't want me moving over here. She told lies at the meeting. I never got the paperwork to read until I went to animal control.

Sandquist, 2650 River Plate Dr
then I found out most everything was
tripped, and not even on my property,
none was founded. Yance didn't read
it, nor did any of the planning
community. But they were quick
to judge me, and believe the neighbors
the same 7-10 that have meetings
about me, and my pets.

I have had the news, police, paramedics,
animal control, and others over.
Not a one said except Susan who's
not allowed in my home. That
it's dirty, there is an animal
problem, or it smells. They said
it's good, and no flies, or stink.

Yet these neighbors call us pigs,
and were dirty, and we smell.

They have killed a lot of my animals,
and cut my fences to get them out.
I had to trespass two so. of me
because they wouldn't leave me
alone.

My friends are amazed how wicked
these people are. Anyways it's more
and more truth about how bad
I am harrassed, and people
want to control other.

next...

Sandquist 250 River Plate St.

5062

There is alot more, but my health isn't too good, or my Father's. It's a waste of our time. Peoples taxes, and the plannings time.

I put alot of money down, and was treated as if I was on trial. I was abused by everyone just because I wanted to stay within the Law.

I have lived here in Nevada for over 50 years. Pahrump use to be a good town. Now it's an awful place to raise a family. I'm only here to help maybe make a change for the better.

My answer is no. This town was made for animals. People that have been to my house like it because of the big yards, and for having horses, and Goat places more.

Let the people buying Decide. This whole thing is stupid. Let everyone live, and have what they want, as long its not bothering them.

Sandquist - 2650 River Plate

6/8/76

I've had Stokes, and I've had other problems.
I don't need all this stress. It's
not even the whole block that
wants this "R" change.

Thank you for listening. My animals
give me something to get up
for in the mornings. To love
and take care of.

Sincerely,

Lynette Sandquist

Harold Sandquist

P.S. What can 4 goats, and a pot
bellied pig hurt. Nothing.

I'm am to sick to make it to the meeting.
I will get a copy. I really hope that
you decide to leave it as is.

Thank you.

2-2-17

WE GOT YOUR CARDS TO FIND
OUT YOU ARE TRYING TO CHANGE
FOR A ZONE CHANGE. APPLICATION
TO CHANGE TWENTY-SIX (26) PARCELS
FROM THE RURAL ESTATES (RE-1)
ZONING DISTRICT TO THE SUBURBAN
ESTATES (SE)

ZONING DISTRICT LOCATED IN THE
APPROXIMATE VICINITY OF RIVER
PLATE DRIVE AND RED ROCK DRIVE,
SOUTH OF AMARILLO AVENUE AND
NORTH OF HICKORY STREET,
MULTIPLE PROPERTY OWNERS.

**NO WE DON'T WANT
ANYTHING DONE TO
ALL OF US.**

Butt Gehart
Emil Gehart

ZC-2014-000011

Celeste Sandoval

From: Bob Young <berdookid56@gmail.com>
Sent: Sunday, February 26, 2017 11:22 AM
To: NyeAdmin; Planning
Subject: MP-2017000002

As property owners and residents of Pahrump, Nevada, residing at 2810 River Plate Drive we oppose the possible action to rezone from RE-1 Rural Estates Residential to SE Suburban Estates Residential.

In documentation from a Nye County Planning Commission meeting, NCC17.04.23: SE SUBURBAN ESTATES RESIDENTIAL states that: "The minimum lot size in the SE zone is one gross acre, however an SE zone designation may only be applied for upon request of property owner(s) of sites of forty (40) acres or more to ensure homogeneity of adjacent land uses in the preclusion of livestock."

In reviewing the parcel numbers of the property owners requesting the change, the total amount of acreage is only twenty-nine point five (29.5) acres total, below the SE zone requirement of forty (40) acres.

Also after reviewing the Master Plan for Pahrump, Nevada, there are no SE zone designations in the immediate or adjacent residential developments.

With this information, my wife and I are opposing any change to the RE-1, Rural Estates Residential zoning of our neighborhood.

Respectfully,

Robert F. Young
Debra A. Young
Property owners and residents
2810 River Plate Drive
Pahrump, Nv. 89048

Celeste Sandoval

From: Mike Teichelman <miketeichelman@yahoo.com>
Sent: Sunday, February 26, 2017 6:24 PM
To: NyeAdmin; Planning
Cc: Barb Teichelman
Subject: Rezoning issue at hand.

To: "Bd. of County Commissioners" <nyeadmin@co.nye.nv.us>, Planning Commission <planning@co.nye.nv.us>

As property owners and residents of Pahrump, Nevada, residing at 2840 River Plate Drive we oppose the possible action to rezone from RE-1 Rural Estates Residential to SE Suburban Estates Residential.

In documentation from a Nye County Planning Commission meeting, NCC17.04.23: SE SUBURBAN ESTATES RESIDENTIAL states that: "The minimum lot size in the SE zone is one gross acre, however an SE zone designation may only be applied for upon request of property owner(s) of sites of forty (40) acres or more to ensure homogeneity of adjacent land uses in the preclusion of livestock."

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Respectfully,

Michael Teichelman
Barbara Teichelman
Property owners and residents
2840 River Plate Drive
Pahrump, Nv. 89048

Sent from my iPad