



NYE COUNTY BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM REQUEST FORM

<b>Department:</b> Planning/Code Compliance	<b>Meeting Date:</b>
<b>Category:</b> Regular Agenda Item	March 18, 2025
<b>Prepared by:</b> Steve Osborne	<b>Phone:</b> (775) 751-4246
<b>Presented by:</b> Steve Osborne	<b>Phone:</b> (775) 751-4246

**Action requested:** (Include what, with whom, when, where, why, and terms)

Discussion and deliberation regarding a request to set a date, time and location for a Public Hearing on Nye County Bill No. 2025-01: A Bill proposing to amend Nye County Code Title 17, Comprehensive Land Use Planning and Zoning, by amending Chapter 17.04 entitled Pahrump Regional Planning District, relating to Section 17.04.820 Manufactured Homes and Factory-Built Homes, to allow for a waiver from the 10-year age restriction; and providing for the severability, constitutionality, and effective date thereof; and other matters properly relating thereto.

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

This code amendment is proposed by Ronnie Murphy.

NCC 17.04.890: Zoning Ordinance Text Amendment Procedure. Initiation of a Text Amendment Proposal: A proposal for a text amendment may be initiated at the direction of the board of county commissioners or the regional planning commission, upon the recommendation of the zoning administrator, or by a property owner.

If adopted, the change will allow an applicant the opportunity to apply for a waiver from the 10-year age limit on manufactured homes. Currently, there is no waiver application available to allow manufactured homes older than 10 years at the time of installation of the home.

The RPC has reviewed the proposed code amendment and recommended approval to the BOCC by a 6-0 vote.

**Recommendation:**

Staff recommends setting a Public Hearing for April 15, 2025 at 10:00 AM in Pahrump, NV.

**Financial Impact**

Cost:	Fund Name:	Fund #:
Budgeted:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	FY: <input type="checkbox"/> One-Time <input type="checkbox"/> Recurring
<b>Comments:</b>		

**Review & Approval**

Legal Review Required: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Legal Approval Received: <input checked="" type="checkbox"/>	Date: 12/10/24
Financial Review Required: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Submitted to Finance: <input type="checkbox"/>	Date:
Administrative Manager Review: <input type="checkbox"/>	Place on Agenda: <input checked="" type="checkbox"/>	Initials: ST

Item # *JB*

NYE COUNTY ORDINANCE NO. \_\_\_\_\_

**SUMMARY:** A Bill proposing to amend Nye County Code Title 17, Comprehensive Land Use Planning and Zoning, by amending Chapter 17.04 entitled Pahrump Regional Planning District, relating to Section 17.04.820 Manufactured Homes And Factory-Built Homes to allow for a waiver from the 10 year age restriction; and providing for the severability, constitutionality, and effective date thereof; and other matters properly relating thereto.

**TITLE:** A BILL PROPOSING TO AMEND NYE COUNTY CODE TITLE 17, COMPREHENSIVE LAND USE PLANNING AND ZONING, BY AMENDING CHAPTER 17.04 ENTITLED PAHRUMP REGIONAL PLANNING DISTRICT, RELATING TO SECTION 17.04.820 MANUFACTURED HOMES AND FACTORY-BUILT HOMES TO ALLOW FOR A WAIVER FROM THE 10 YEAR AGE RESTRICTION; AND PROVIDING FOR THE SEVERABILITY, CONSTITUTIONALITY AND EFFECTIVE DATE THEREOF; AND OTHER MATTERS PROPERLY RELATING THERETO.

**WHEREAS**, pursuant to NRS 244.119, the Nye County Board of Commissioners (Board) is authorized to amend the Nye County Code; and

**WHEREAS**, pursuant to NRS 278.020, for the purpose of promoting the health, safety, morals, or the general welfare of the community of Nye County, the Board is authorized and empowered to regulate and restrict the improvement of land and to control the location and soundness of structures; and

**WHEREAS**, any such regulation, restriction and control must take into account the potential impairment of natural resources and the total population which the available natural resources will support without unreasonable impairment; and

**WHEREAS**, pursuant to NAC 446.742, for the purpose of promoting the health, safety, and general welfare of the community of Nye County, the Board is authorized and empowered to regulate and restrict operation of a Mobile Food Vendor.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF NYE, STATE OF NEVADA DO  
ORDAIN: (NRS 244.110)

**NYE COUNTY CODE IS HEREBY AMENDED AS FOLLOWS**, with ~~Deletions~~ shown in strike- through red font, and additions and modifications shown in underscored blue font:

17.04.820: Manufactured Homes And Factory-Built Homes

- A. Intent: Manufactured homes and factory-built homes installed within the Pahrump Regional Planning District ("PRPD") must comply with the requirements of Federal law, Nevada State law, and this Code unless a waiver or exception specified in this section is granted under the terms of this section.
- B. Scope: This section applies to all installations of manufactured homes and factory-built homes within the PRPD. This section does not apply to manufactured homes or factory-built homes installed in approved manufactured home parks or subdivisions, which have been designed or designated, or both, for manufactured homes or factory-built homes with alternative standards approved and memorialized in CC&Rs, park rules or an approved Special Plan of Development.

**C. Manufactured Homes And Factory-Built Homes Placed In Certain Zoning Districts:**

1. Manufactured homes and factory-built homes placed within the PRPD in the RE-1, SE and all VR Zoning Districts must:
  - a. Be permanently affixed to the land and converted to real property through the Assessor's Office;
  - b. Be manufactured within the six (6) years immediately preceding the date on which it is affixed to the land;
  - c. Have exterior siding and roofing which is similar in color, material and appearance to the exterior siding and roofing primarily used on other single-family residential dwellings within one thousand feet (1,000') of the property line on which the manufactured home or factory-built home will be affixed;
  - d. Consist of one or more sections;
  - e. Consist of at least four hundred (400) square feet of living area; and
  - f. Be installed on an approved permanent foundation with perimeter supporting wall in compliance with Nevada Manufactured Housing Division standards and exterior backfilled to within twelve inches (12") of the floor elevation.
2. Manufactured homes and factory-built homes placed within the PRPD in the RH-9.5, RH-4.5 and RE-2 Zoning Districts must:
  - a. Be permanently affixed to the land and converted to real property through the Assessor's Office;
  - b. Be manufactured within the ten (10) years immediately preceding the date on which it is affixed to the land;
  - c. Have exterior siding and roofing which is similar in color, material and appearance to the exterior siding and roofing primarily used on other single-family residential dwellings within one thousand feet (1,000') of the property line on which the manufactured home or factory-built home will be affixed;
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  - f. Be installed on an approved permanent foundation with perimeter supporting wall in compliance with Nevada Manufactured Housing Division standards and exterior backfilled to within twelve inches (12") of the floor elevation.

**D. Applications For Approval Of Installation Of Manufactured Homes Or Factory-Built Homes:**

1. Generally: Except when specifically set out otherwise in this section, applications for approval of the installation of a manufactured home or factory-built home shall be filed with and on forms provided by the Planning Department, which is charged with responsibility for its receipt, fee collection, if any, processing and distribution.
2. Application Requirements: The application for approval of the installation of a manufactured home or factory-built home must include the following:
  - a. Name of applicant;
  - b. Name of the manufacturer of the manufactured home or factory-built home;
  - c. Model number and serial number of the manufactured home or factory-built home;
  - d. Manufacture date (month and year); and
  - e. Photographs of the manufactured home or factory-built home (interior and exterior), if the manufactured home or factory-built home is more than six (6) years old at the time of the proposed installation.

**E. Waivers And Exceptions:**

1. Waivers:

- a. The Pahrump Regional Planning Commission ("PRPC") may grant a waiver, in accordance with section 17.04.915 of this chapter, for the installation of any manufactured home or factory-built home that does not conform with the design standards enumerated in subsection C1c, C1d, or C1e or C2b (~~excluding Pre-HUD homes~~), C2c, C2d, or C2e of this section.

2. Exceptions:

- a. An exception to subsection C2a or C2f of this section, or both, may be granted for elevated (above-ground) installations only in FEMA designated flood zone areas, areas of poor soils, or rough terrain where permanently affixing to the land is not practical, provided installation would not have an adverse impact on surrounding properties. The Planning Director shall determine whether an exception shall be granted. If the applicant disagrees with the Planning Director's determination, the applicant may appeal the Planning Director's decision in accordance with title 16, chapter 16.36 of this Code.

F. Pre-HUD Homes: Under no circumstances shall the placement of a pre-HUD mobile home (factory-built homes produced prior to the June 15, 1976 United States Department of Housing and Urban Development manufactured home construction standards) be allowed anywhere within the PRPD.

G. Compliance With Applicable Laws: All manufactured homes and factory-built homes must be installed in accordance with Federal and Nevada State regulations and this Code, inspected by the appropriate government agencies, and have the appropriate installation labels placed in the windows, as required by the Nevada Housing Division, Manufactured Housing, prior to occupancy.

H. Pad Design Requirements: A manufactured home owner or factory-built homeowner and installer must follow the pad design requirements in the Nye County Building Code applicable to the location of the installation. (Ord. 536, 2018)

**SEVERABILITY.** If any provision of this Ordinance or amendments thereto, or the application thereof to any person, thing or circumstance is held to be invalid, such invalidity shall not affect the validity or provisions or applications of this Ordinance or amendments thereto which can be given effect without the invalid provisions or applications, and to this end the provisions of this Ordinance and amendments thereto are declared to be severable.

**CONSTITUTIONALITY.** If any section, clause or phrase of this Ordinance shall be declared unconstitutional by a court of competent jurisdiction, the remaining provisions of this Ordinance shall continue in full force and effect.

**EFFECTIVE DATE.** This Ordinance shall be in full force and effect from and after passage, approval, and publication as required by law, to wit, from and after the 5<sup>th</sup> day of May, 2025.

Proposed on the 18<sup>th</sup> day of March, 2025.

Proposed by Commissioner \_\_\_\_\_.

Adopted on the \_\_\_\_ day of \_\_\_\_\_, 2025.

Vote: Ayes: Commissioners:

Nays: Commissioners:

Absent: Commissioners:

Attest:

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Ron Boskovich, Chair  
Nye County Board of  
County Commissioners

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Cori Freidhof  
Nye County Clerk and Ex-Officio  
Clerk of the Board

DRAFT

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Proposed on the 18th day of March, 2025.

Proposed by Commissioner \_\_\_\_\_.

Adopted on the \_\_\_\_ day of \_\_\_\_\_, 2025.

Vote: Ayes: Commissioners:

Nays: Commissioners:

Absent: Commissioners:

Attest:

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Ron Boskovich, Chair

Nye County Board of Nye County Clerk and Ex-Officio

County Commissioners

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Cori Freidhof

Clerk of the Board