

facilities, such as pump stations and well sites within Pahrump. Such standards may include buffering from adjacent development, screening of facilities, provision of access for maintenance and integration with desert landscaping.

Policy 6: It is the policy of the Nye County Board of County Commissioners and the Pahrump Regional Planning Commission to encourage new master planned subdivisions and commercial developments to connect to a community water system.

Goal 2: Provide adequate sewer collection services to residential and non-residential structures in the community and to protect groundwater and environmental quality.

Objective A: Determine and prioritize where sanitary sewer services should be extended to accommodate existing and proposed developments.

Objective B: Identify sites for future municipal sewer treatment plants.

Objective C: Explore alternate collection systems to provide cost effective service to 1-acre lots located in the Low Density Land Use Designation.

Objective D: Examine reclaiming treatment plant effluent for irrigation purposes.

Objective E: Reduce the number of individual septic disposal systems.

Objective F: Utilize a variety of policies to ensure that adequate sewage collection and treatment facilities are provided to all residential and non-residential structures in the community.

Objective G: Develop regulations to address problems with septic tanks in areas of hydro-collapsible and expansive soils.

Policy 1: It is the policy of the Pahrump Regional Planning Commission that, whenever feasible, effluent shall be used for irrigation of parks, open space, golf courses, and landscaping in the public right-of-way.

Goal 3: Provide flood control planning to minimize flooding, protect existing and future structures, and protect property values.

Objective A: Encourage the implementation of the adopted Pahrump Regional Flood Control Master Plan.

Objective B: Explore methods to finance flood control projects.

Objective C: Discuss possibility of using storm water runoff as a resource.

Objective D: Utilize information in the Pahrump Regional Flood Control Plan to develop strategies on obtaining federal monies for flood hazard mitigation.

Objective E: Address drainage through a Drainage Ordinance, which would require total on-site retention of stormwater in new developments. On-site retention should require that on-site runoff does not combine with peak runoff occurring during a storm event that would increase the threat of flooding. The overall effect of the Drainage Ordinance would be to cause runoff from development to be intercepted and retained on-site, thereby reducing stormwater runoff off-site and the need for costly County flood control improvements.

Policy 1: It is the policy of the Nye County Board of County Commissioners and the Pahrump Regional Planning Commission to further identify the precise locations of watercourses and stormwater flood control facilities necessary to serve the District for the next 20 years.

Policy 2: It is the policy of the Nye County Board of County Commissioners and the Pahrump Regional Planning Commission to ensure that the development of watercourses and stormwater facilities be limited to flood control, recreational uses such as golf courses, playfields and other similar types of uses which are compatible with periodic inundation by stormwater.

CHAPTER FOUR LAND USE



INTRODUCTION

"Make no little plans; they have no magic to stir men's blood and probably themselves will not be realized. Make big plans; aim high in hope and work." – Daniel H. Burnham, architect (1846-1912)

NEVADA REVISED STATUTES (NRS 278.160): Subject Matter of the Master Plan states:

Land use plan. An inventory and classification of types of natural land and of existing land cover and uses, and comprehensive plans for the most desirable utilization of land. The land use plan

(1) Must address, if applicable:

(I) Mixed-use development, transit-oriented development, master-planned communities and gaming enterprise districts; and

(II) The coordination and compatibility of land uses with any military installation in the city, county or region, taking into account the location, purpose and stated mission of the military installation.

(2) May include a provision concerning the acquisition and use of land that is under federal management within the city, county or region, including, without limitation, a plan or statement of policy prepared pursuant to NRS 321.7355.

This section is intended to help guide growth and development in the Pahrump Regional Planning District (PRPD) in a manner that will minimize fiscal impacts of providing services and improve the quality of life and standard of living for the residents of the PRPD. Throughout the United States, unplanned growth is known to require billions of dollars in public subsidiesⁱⁱ. Yet, most people assume that growth always provides fiscal benefit to a community.

The legal authority to coordinate growth is based on the need to protect the health, safety and welfare of the citizen's of the community.

PLANNING HISTORY IN PAHRUMP VALLEY

Once the Pahrump Valley became settled by European descendents, the use of land consisted of agricultural activities and associated residential usesⁱⁱⁱ. The predominance of land was dedicated to cotton and feed crops^{iv}. Natural springs in the valley provided dependable sources of water, which helped create one of Nevada's largest agricultural areas^v. Today, agriculture is virtually absent from the valley^{vi}.

The first subdivisions began in the early 1960's when a group of Los Angeles lawyers, purchased large parcels, created "paper"¹ subdivisions and "sold lots by the hundreds"^{vii}. Soon after, valley residents subdivided and additional several hundred acres^{viii}. In the early 1970's the Preferred Equities Corporation (PEC), purchased a large tract of land known as the Pahrump Ranch, from local resident and farmer - Walt Williams and began development of Pahrump, subdividing the land, building a golf course, community library, roads and installing water and sewer into some areas^{ix}. PEC sold thousands of lots to individual owners with promises of roads and infrastructure (water, sewer and parks)^x. Today, there are scores of parcels that cannot be developed until water and sewer services are extended to such areas^{xi}.

Land development and land uses remained unrestricted in the PRPD until the late 1990's with regulations allowing property owners to split parcels of land without contribution to the development of roads, county provided services or other infrastructure. Once the acreages were parceled down to "one-acre gross", the serial divisions stopped due to State regulations that required a minimum of one-acre gross for the installation of a well and an individual sewage disposal system (ISDS). These large lot subdivisions were very easy to develop, and developers avoided significant infrastructure costs.

In 1998 Nye County created Pahrump Building and Safety, and required permits for new construction, yet the use of land remained relatively unregulated under "Open Use zoning", described by Nye County Ordinance No. 229 as ". . . any use or enterprise, subject to approval by the Nevada Department of Human Resources, Health Division, Bureau of Health Protection Service, where applicable, is authorized in the Open Use (OU) zoning district." That same ordinance also established the "Highway Frontage District" as a non-residential district. The lack of zoning posed two distinct problems; first, banks were less likely to extend loans for commercial or residential development without zoning and second, the OU classification did little to protect property values or from conflicting land uses.^{xii}

Land use conflicts coupled with exponential growth and escalating land values in the Pahrump area drove the formulation and eventual adoption of the 2003 Master Plan Update for the Pahrump Regional Planning District. Amendment of the Zoning Code, followed in 2004 which expanded the zoning categories and applied zoning to the land. The 2003 Master Plan Update established close to 20 land use categories. Many of

¹ "Paper subdivisions" is a term used to describe land which consists of lots that only have recognition on paper and, in most cases, have no formed roads, drainage, water, sewer or electricity.

these were narrowly defined, single-use, provided limited flexibility in terms of land use application and created confusion between the Master Plan and Zoning, since the terms used to identify both master plan designation and zoning were identical. The direction taken by the planners with regard to the 2014 plan update was to, simplify the Master Plan designations, increase plan flexibility, and promote a more efficient pattern of development, preserve rural areas and recognize water supply and quality issues as paramount in terms of land use planning.

GROWTH IN THE PAHRUMP VALLEY

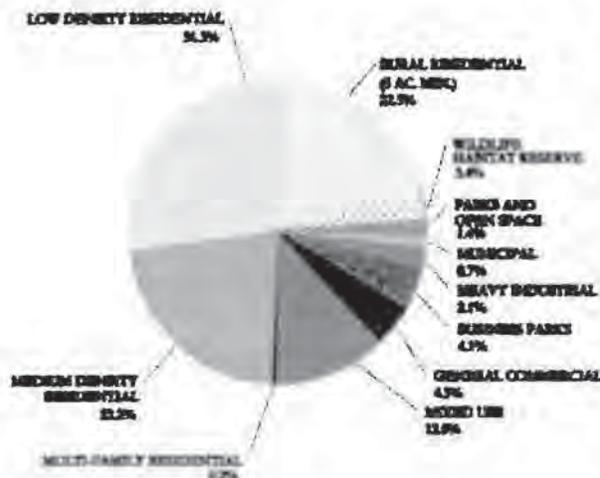
According to the U.S. Bureau of Census, the 1980 population of Pahrump was 3,311 persons. During ten years since 1980, Pahrump's population tripled to over 10,000 people and between the 1990's and the early 2000s, it was estimated that the population of Pahrump rose by more than 25,000 people, representing an increase of "over 300 percent"^{xiii}.

More recently, the national housing bubble created one of the worst economic downturns in the United States since the Great Depression and Pahrump was deeply affected by the recession. Pahrump experienced unemployment, population loss, declining housing values, and increasing demands for social services with fewer dollars to pay for them. Pahrump's economy along with national and local economies contracted. Statistics indicate the U.S. economy has yet to return to the pre-recession values, however Economist indicate that the nation is slowly pulling out of the recession and indications of recovery are apparent in the Pahrump Valley as well.

ACCOMMODATING FUTURE GROWTH

In order to provide necessary community services, growth and development must be directed to appropriate locations in order to coordinate county-provided services. The PRPD has a substantial amount of undeveloped, privately owned, lands that can be made suitable for development if water and sewer services were extended into such areas. Large tracts of undeveloped land are located in all quadrants of the PRPD

offering good opportunities for all types of development.



LAND USE CONSIDERATIONS

The Regional Planning Commission in conjunction with the BOCC are committed to development approaches beyond the conventional land use patterns that make it difficult for the Town and County to meet fiscal, social, public health, and environmental goals by using a range of strategies to pursue economic opportunities while maintaining the rural

character that resident's value.

LAND USE CHALLENGES

"Grandfathered" Uses and Nuisance: Land use conflicts are common in Pahrump, due in part to the lack of zoning regulations up until 1998 and because zoning categories, where used were implemented incrementally. Some of the most common land use conflicts are industrial business activities adjacent to residential areas or sexually-oriented businesses (SOB) located within proximity to community uses. Conflicting land uses can have extensive negative effects on economic development. Land use conflicts may pose a threat to health, safety and welfare and negatively affect economic values, however, such uses may continue operations as legal non-conforming uses until such time as the owner abandons the specific use^{xiv}. The term "grandfathering" is a convenient way to refer to lawfully pre-existing nonconforming uses of land.

Nuisances are unreasonable or illegal use of land by a person on their own property in ways that adversely affects the health, safety or welfare of the public by injuring the rights of others. Nuisance is based on the principle that no one has the right to use property in a manner such as to injure a neighbor or the community. Goals and policies related to incentives to manage land use conflicts and nuisances are outlined within the Land Use Plan.

Land Use Management: Zoning, Codes, Covenants and Restrictions (CC&R's) and Deed Restrictions are various types of governing documents that dictate how real property may be used.

Zoning is the tool used to implement the master plan. Zoning categories place development regulations and restrictions on land by local government. It is the most common form of land-use regulation and is typically established on separation of incompatible uses in order to protect and ensure the character of a planning area, neighborhood or community. Zoning may be use-based or it may regulate the form-base of development or light and space design.

- Form-Based Codes are an alternative to conventional zoning techniques and may prove to be more suited to the PRPD as opposed to segregation or separation of land uses. The form-based code addresses the relationship between building facades and the public realm, the form and building mass in relation to one another and to the scale of the neighborhood, and streets^{xv}, as opposed to merely separating the various categories of land uses.
- Codes, Covenants and Restrictions (CC&R's) are private regulations that are implemented and administered through a private homeowners association (HOA). Restrictive covenants (ie: Deed restrictions) are legal limitations on the use of private property^{xvi}. Various means of private land use restrictions were placed on some of the parcels and subdivisions throughout the PRPD.

Goals and policies related to improving land management are outlined within the Land Use Plan.

Strip Zoning: Much of the two State Routes (160 and 372) in the community were planned and zoned for commercial activities. The commercial designations were established apart from the physical layout and subdivision design. Much of the land adjacent to either roadway had originally been platted as single or multiple family residential lots backing up to the highways. In recent years, developers have oriented commercial buildings to front and access onto the highway. Overlay zoning is one tool that the community can use to supplement the underlying regulations to address the particular strip corridor issues. Goals objectives and policies to create commercial nodes at secondary and arterial streets is encouraged to mitigate the negative impacts of strip zoning that generate large volumes of traffic, partly as a result of people driving from one store to another, and many left turns make congestions worse.

Large-Lot Preservation: In order to maintain the rural characteristics of the community, goals, policies and objectives are established to protect areas of large parcels by implementing appropriate large-lot zoning. The purpose of such standard is to accommodate the residential/agricultural/livestock uses and lifestyle at very-low densities that characterize the rural heritage of Pahrump. Goals and policies related to developing protections to identify and preserve the rural neighborhoods are outlined within this Land Use Plan.

Premature and Obsolete Land Subdivisions:

- “Premature land subdivisions occur when a landowner subdivides a parcel of land into lots for sale far in advance of the market for those lots. In many cases, the landowner does not intend to actually build anything on the subdivided lots, but merely to enhance the value of the land and then to sell the lots to a land developer or to individual lot buyers.”^{xvii} Premature subdivisions are of concern to local government for a couple of reasons:
 1. Land Use Commitments. Premature subdivisions tend to commit land to a development pattern long before those decisions should have been made, such as lots created within a regulatory flood hazard area. The fact that the lots have been platted and sold makes such subdivisions much more difficult to manage today.^{xviii}
 2. Servicing Costs^{xix}. In many instances in the Pahrump Valley, early land development did not include on-site or off-site infrastructure – providing such infrastructure at today’s costs, coupled with the costs of providing police, fire, emergency medical and social services to the widespread subdivisions, the added taxes collected often do not cover the costs of providing these services.

- “Obsolete subdivisions are a more difficult subset of premature subdivisions, because they were created before local government had modern subdivision standards in place”^{xx}.

Flood Prone/Soils & Land Suitability Analysis: Land suitability analysis involves the application of criteria to the landscape to assess where land is most and least suitable for development of structures and infrastructure.

- Environmentally sensitive areas
- Flood prone areas
- Slope and topography
- Certain soil types

Goals and policies related to flood safety and developing within a flood prone area are outlined within this chapter.

Water Availability: This topic is covered extensively in the Conservation/Chapter Six of this document, but as water and its availability is key to the vitality of this community this topic is crucial to the Future Land Use Plan.

There is increasing concern about the availability of water in the Pahrump Valley especially in regard to land use decisions. According to the 2004 Nye County Water Resources Plan, in Pahrump, there are currently about 8,300 domestic wells and for a period of time there were 600-700 new domestic wells being drilled each year in the Pahrump Valley with a potential of 8,000 lots which are entitled to a well. Nevada State Water Plan estimates a total domestic water use of 542 gallons per day. Assuming this rate and 11,000 existing domestic wells coupled with a potential of 8,000 new domestic wells, the corresponding water use is estimated to be approximately 72,343 acre feet per year without including the subdivisions that have been approved under a Development Agreement. Acknowledging that water is a limited resource and a resource to be understood and studied is an integral step towards making sound land-use decisions. Goal, objectives and policies are outlined in this Land Use Chapter to assure that future land use decisions are predicated upon water availability.

REDEVELOPMENT

According to NRS Chapter 279, “redevelopment” means the planning, development, replanning, redesign, clearance, reconstruction or rehabilitation, or any combination of these, of all or part of a redevelopment area, and the provision of such residential, commercial, industrial, public or other structures or spaces as may be appropriate or necessary in the interest of the general welfare” . . . Redevelopment is a recognized process where local government works in partnership with private development to enhance the economic vitality of the community within specific project areas with the specific purpose of eliminating economic decline or disuse. The benefits of redevelopment include:

- *Increase investment in the community,*
- *Provide a wider range of job opportunities, for retail, service, office, assembly and manufacturing jobs,*

- *Improved infrastructure,*
- *Increased property values,*
- *Restoration of community pride,*
- *Remodeling of existing buildings,*
- *New cultural, shopping and recreation opportunities,*
- *Modern dollar flows,*
- *Reversal of the financial drain,*
- *Stopping the spread of deterioration and blight.*

Programs such as; Targeted Infrastructure Funding (TIF), General, Special or Business Improvement Districts, Transfer of Development Rights, Community Development Block Grants (CDBG) or facilitation of Subdivision redesign and consolidation, purchasing land and property from voluntary sellers, land swaps or implementation of development options such as; urban service areas and adequate public facility ordinances are various methods used to promote investment in a community. Goals and policies related to incentives to promote redevelopment activities are outlined within this Land Use Plan.

Infill Development: This update of the Master Plan proposes goals, objectives and policies that would refine the impact fee regulations, to more accurately reflect the actual impacts of development on the community. New construction in outlying areas, for example, often requires the extension of new roads, additional maintenance for the added miles traveled for other county provided services (such as school bus transportation). In contrast, infill development may require minor improvement to existing facilities – rather than the more expensive construction of new facilities — or developing in areas with excess service capacity, which may not require any new public infrastructure investments at all.

To recognize this differential impact, and encourage investment in developed areas, some communities establish infill areas where impact fees are reduced or waived.^{xxi} By varying impact fees, the PRPD can promote location-efficient development and affordable housing. Infill development benefits the community through cost effective provision of services. Growth through infill development is a key principle to ensure that growth is properly managed and directed into areas where county services can be provided at minimal impact on taxpayers. Goals and policies related to incentives for Infill development are outlined within this Land Use Plan.

Impact Fees: In November, 2005 the BOCC adopted the Cost of Land Use (COLU). This document examined the fiscal impact of “prototypical” land uses within the PRPD, in order to better understand the impacts each land use has on the various budgets of each jurisdiction. From this study, the BOCC adopted impact fees as a means to have “new development pay for itself”. Revenue collected from impact fees are then used to cover the costs of developing roads, and other public services and infrastructure. The impact fee process was vetted through an extensive planning and analysis process in order to determine which facilities impact fees should be adopted for, the amounts at which fees should be

set, and to ensure that such fees would be legally defensible. This process resulted in the adoption of an impact fees schedule that is applied uniformly across the entire PRPD.

Various types of development place various demand on roadways and other services that are funded through impact fees. Such disparity is not reflected by the current flat-fee method of impact fee assessment. Goals, objectives and policies are outlined to support investigation into revisions to the impact fee schedule.

DISPOSAL OF PUBLIC LANDS

Public Lands: Although Nye County is comprised of more than 98% public lands managed by various federal agencies, the PRPD contains the highest percentage of privately owned land in Nye County. The Bureau of Land Management (BLM) is the main land management agency within the boundary of the Pahrump Regional Planning District. On occasion these BLM lands are designated for disposal. The future land use map identifies the lands that have been designated by BLM as appropriate for disposal. Disposal lands are available for purchase at fair market values. In anticipation of additional schools, parks or flood control facilities, local government jurisdictions can acquire public lands for recreation and public purpose (R&PP) before the lands are offered for sale to a private entity.

FUTURE LAND USE PLAN

To graphically represent the form of development that the Pahrump Regional Planning District can achieve over the next 20 years, a future land use map has been developed from the above Land Use considerations. The future land use map (Figure XX) includes land use designations to guide future growth, development, and possible amendments to the zoning ordinance while providing a substantial amount of flexibility in the application of specific zoning districts. The Future Land Use Plan map is not a zoning map. It is a guide to changes to the zoning map which works to implement the goals and policies of the master plan.

Flexibility in Master Plan Land Use Designations: As indicated previously, the planning mandate for this plan update was to; differentiate between Master Plan designations and zoning classifications, simplify the Master Plan designations by reducing the number of designations, increase plan flexibility by allowing a range of conforming zones in each designation, promote a more efficient pattern of development, preserve rural areas and recognize water supply and quality issues as paramount in terms of land use planning.

Within each land use designation, the least intensive or least dense applicable zoning designation will be implemented in order to achieve the proposed development. In other words, granting a developer an increase in density and/or intensity may be considered by the Regional Planning Commission on a case-by-case basis given the particular plan of development and the context of development. Protection of sensitive

areas will take precedence over the maximum number of lots allowed by zoning districts. Approvals to allow increases in density or intensity will be based upon:

- sound design principles,
- proper location within the community,
- appropriate lot configurations, neighborhood suitability, buffering, provision of open spaces, active and passive recreational opportunities, protections of views/vistas,
- county's ability to provide services in a cost efficient manner,
- creativity of architecture and innovative subdivision designs,
- use of Low Impact Development or green building techniques,
- conservation-oriented indoor and outdoor water use,
- flood mitigation,
- tax dollars not being diverted to meet development needs.

Using data from the Nye County Assessor's Office combined with the Nye County Geographical Information System; staff has performed an analysis of the existing land uses, acreages, flood hazard, availability of infrastructure and existing zoning. Considerable effort to garner public opinion has also been taken into account in the formulation of the Land Use Plan. The Land Use Element of the Pahrump Regional Planning District is designed to promote sound land use decisions. The pattern of land uses—their location, mix, intensity and density—is a critical component of the character of the community. The future land use map is intended to provide sufficient land for a variety of residential, commercial, industrial, transportation, open spaces and public uses and to locate these various components appropriately in order to reduce the costs of providing and maintaining adequate public facilities.

In accordance with the Federal Land Policy and Management Act (FLPMA) of 1976 Bureau of Land Management (BLM) lands are included in the Future Land Use Map in order to coordinate the use, planning and management of the federally managed lands within the PRPD.

LAND USE DESIGNATIONS, DESCRIPTIONS AND OBJECTIVES

A. Land Use Designations - Public Lands

The following two (2) land use designations pertains to lands that are managed by various federal or state agencies and may or may not be disposed and sold for private use and have no other special designation placed on them by the managing agency.

1. *BLM Multiple Use*

BLM-MU

Purpose: To identify potential mining areas, and lands to be reserved for State, Nye County, Nye County Water District, the Town of Pahrump for future development of public facilities, public educational facilities, renewable energy projects, and public infrastructure, industrial, commercial or residential development and to protect these areas from encroachment by incompatible uses.

Lands so designated have been identified for potential disposal or for Recreation and Public Purposes through (R&PP) lease actions. Nye County and BLM must review permit requirements for compliance with the goals and policies of this Master Plan and the BLM Resource Management Plan of the Las Vegas District to ensure any use, temporary or permanent, will not jeopardize or negatively impact the historic, scenic, archaeological, habitat, cultural, water resources and air quality of the Pahrump Valley.

2. *BLM Resource Conservation*

BLM-RC

Purpose: RCA areas may be managed by various federal or state agencies to preserve and protect specific resources or qualities of the land such as; scenic, historical, ecological and environmental, water resources or archeological resources^{xxii} and are not expected to be scheduled for disposal or transferred into private ownership. Subcategories include:

- a. Areas of Critical Environmental Concern (ACEC)
- b. National Recreation Areas (NRA)
- c. Designated Wilderness Areas (DWA)
- d. State Wildlife Management Areas (WMA)^{xxiii}

B. Land Use Designations - Private Lands

The following land use categories pertain to *privately* owned lands within the Pahrump Regional Planning District.

1. Residential: There are three (3) residential designations mapped on the future land use plan for private lands.

a. *Rural Density Residential*

RDR

Purpose: to designate areas for very large-lot, rural residential housing 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 private wells and ISDS systems.
- 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.

b. *Low Density Residential*

LDR

Purpose: to designate areas for suburban-style residential housing with associated uses such as raising livestock on lots that are 1-acre to ¼ acre in size. The distinctions of this designation are:

- Development densities are suburban in character and areas may or may not be served by public water and/or sewer.
- Livestock are not compatible.
- Roadways are rural in character with minimal lane widths, are generally paved or chip sealed. Rural road standards apply, however roadway designs may consider designated bicycle lanes or trails within the ROW.
- 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 recommendations are 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. 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 LDR designated areas.

c. *High Density Residential*

HDR

Purpose: to designate areas for urban-style single family neighborhoods and multi-family housing along with open spaces and community facilities at densities consistent with the availability of infrastructure to support the development. The distinctions of this designation are:

- Development and service standards are related to higher density residential standards.
- Roadways are paved with curb, gutter and sidewalk, controlled access, turn lanes, bicycle lanes, storm-water drainage systems and street lighting.
- Connection to a public water and sewer system is requisite and may or may not be available therefore, property development may require significant investment to provide needed infrastructure.

- Residents in HDR areas typically are able to walk to 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 recommendations are predicated upon increased participation from the developer to provide amenities such as passive and developed active open spaces as well as use of U.S. Green Building Council (USGBC) & Leadership in Energy & Environmental Design (LEED) building standards. Protection of sensitive areas will take precedence over the maximum number of lots allowed by zoning.
 - Schools, churches, public facilities may be located in HDR designated areas.
2. **Mixed Use:** There are three (3) multiple use designations shown on the future land use plan for private lands. These are:
- a. *Community Development Area:* *CDA*
Purpose: An urban designation for higher intensity/density areas at appropriate locations within the PRPD designed to provide a wide-variety of goods, services and housing types to satisfy the needs of the region along with appropriate amenities, open spaces and community facilities consistent with a more developed environment coupled with the availability of infrastructure to support the development. The CDA should be implemented to create defined regional economic development and employment centers. The distinctions of this category are:
- Development and service standards are related to higher density residential and higher intensity commercial -service, business standards.
 - Roadways developed to urban standards and are paved with curb, gutter and sidewalk, controlled access, signalized intersections, turn lanes, medians, bicycle lanes, storm-water drainage systems, and street lighting.
 - Connection to public water and sewer is requisite and may or may not be available therefore, property development may require significant investment to provide needed infrastructure.
 - A large variety of commercial goods services and housing opportunities are available.
 - 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 recommendations are predicated upon increased participation from the developer to provide amenities such as passive and developed active open spaces as well as use of U.S. Green Building Council (USGBC) & Leadership in Energy & Environmental Design (LEED) building standards.

b. *Neighborhood Development Area:*

NDA

Purpose: A rural designation that allows low intensity/density mixed use areas at appropriate rural locations within the PRPD designed to provide limited goods and services along with compatible rural residential uses, open spaces and community facilities. Development is scaled to the rural nature of the area and lack of infrastructure. NDA provides neighborhood commercial goods and services that typically do not attract vehicle trips from outside of the neighborhood. The distinctions of this designation are:

- Development standards are related to low and very-low residential densities and low-intensity commercial development.
- Property development may require significant investment to provide needed infrastructure including roads, water and sewerage facilities.
- Roadways are rural in character and may require significant investment to meet standards.
- 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 recommendations are predicated upon increased participation from the developer to provide amenities such as passive and developed active open spaces as well as use of 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.

c. *Special Plan of Development:*

SPD

Purpose: The SPD designation is for developments that have undergone an additional level of public review and approval, such as a Development Agreement or any other special level of public review or licensing process which governs the development of the property. All zoning districts are deemed in conformance with the SPD designation based upon the approved specific plan or license issued.

3. Industrial: There are two (2) industrial designations shown on the future land use plan for private lands. These are:

a) *Business Industrial Area:*

BIA

Purpose: To identify areas for business development of an intense industrial nature including manufacturing, processing, warehousing, construction industries, production, wholesale trade, mining, storage yards transportation and other similarly styled activities that are generally compatible with certain commercial activities. This designation is intended to create an environment in which business and industrial operations are conducted with minimum impact on the surrounding land uses. Limited residential, (caretakers dwelling) and

commercial office uses which support the primary industrial activities will be allowed. The distinctions of this designation are:

- BIA areas are sited on appropriate roadways that can or will be developed to handle the specific type of business traffic.
- Connection to public water and sewer is requisite and may or may not be available therefore, property development may require significant investment to provide needed infrastructure.

b) *Agricultural Industrial Area:*

AIA

Purpose: to identify adequate areas dedicated to smaller-scale business, light industrial development including agricultural, agri-business and related activities in a rural environment along with complementary services that, if properly located, designed and buffered, are compatible with rural residential or rural commercial activities.

- AIA areas are sited on appropriate roadways that can or will be developed to handle the specific type of business traffic.
- Property development may require significant investment to provide needed infrastructure including roads, water and sewerage facilities.
- Roadways are rural in character and may require significant investment to meet standards.

4. *Parks, Open Spaces, Recreation and Conservation Areas:*

PRC

Purpose: The purpose of the recreation, open spaces, parks and trails is to promote interconnected regional open spaces and a network of parks, trails, trail heads, desert belts and other recreational areas including the development of dual-purposed retention/detention basins for the control of flood waters. This designation includes developed golf course properties and cemeteries.

PRPD MASTER PLAN AND ZONING ORDINANCE CONFORMITY MATRIX

Zoning Districts

(Livestock Permitted)

Master Plan Designations (MPD)	Zoning Districts																										
	R	RH-9.5	RH-4.5	RE-2	RE-1	SE	VR-20	VR-10	VR-8	MF	MH	NC	GC	MU	TC	CC	M	VC	BO	CM	LI	HI	OS	AO	SO	CF	BR
BLM BLM MU Multiple Use Area	R																						OS	SO ²¹	CF		
BLM RC Resource Conservation																						OS	SO ²¹	CF			
RDR Rural Density Residential		RH 9.5	RH 4.5	RE-2	RE-1																	OS	SO ²¹	CF			
LDR Low Density Residential						SE	VR-20	VR-10										M				OS	SO ²¹	CF			
HDR Higher Density Residential									VR-8	MF	MH											OS	SO ²¹	CF			
NDA Neighborhood Development Area		RH 9.5	RH 4.5	RE-2	RE-1						MH ⁸	NC						VC		CM		OS	SO ²¹	CF			
MIXED-USE SPD Special Planned Development					RE-1															CM	LI	OS	AO	SO ²¹	CF		
MIXED-USE SPD Special Planned Development	R	RH-9.5	RH-4.5	RE-2	RE-1	SE	VR-20	VR-10	VR-8	MF	MH	NC	GC	MU	TC	CC	M	VC	CM	LI	HI	OS	AO	SO ²¹	CF	BR	
INDUSTRIAL AIA Agricultural Industrial Area																				CM	LI	OS	SO ²¹	CF			
INDUSTRIAL BIA Business Industrial Area																				CM	LI	HI	OS	AO	SO ²¹	CF	
INDUSTRIAL BIA Business Industrial Area																						OS	SO ²¹	CF			

ZONING DISTRICT ABBREVIATION	ZONING DISTRICT NAME	PURPOSE:	ACREAGE REQUIREMENT:
R	RESERVE	Large parcels of land in transition from public lands to private ownership	40 acres
RH-9.5 RH-4.5	RURAL HOMESTEAD RESIDENTIAL	Low density SFR	9.5 ac. gross 4.5 ac. gross
RE-2 RE-1	RURAL ESTATES RESIDENTIAL	Low density SFR	2 ac. gross 1 ac. gross
SE	SUBURBAN ESTATES	Low density SFR- no livestock permitted	1 ac. gross
VR-20 VR-10 VR-8	VILLAGE RESIDENTIAL	Lower density SFR – suburban environment Moderate density residential – suburban environment Moderate density residential – suburban environment	20,000 sq. ft. 10,000 sq. ft. 8,000 sq. ft.
MF	MULTIFAMILY RESIDENTIAL	Moderate and high density residential	3,000 sq. ft./d.u.
MH	MOBILE HOME PARK	Mobile or manufactured homes in parks	5 acre net minimum
NC	NEIGHBORHOOD COMMERCIAL	Small to medium scale commercial – floor area less than 75,000 sq. ft.	5,000 sq. ft.
GC	GENERAL COMMERCIAL	Large community scale commercial	20,000 sq. ft.
CM	COMMERCIAL MANUFACTURING	Non-retail oriented commercial services and businesses	10,000 sq. ft.
TC	TOWN CENTER	Development of the heart of the PRPD	3,200 sq. ft.
CC	CALVADA COMMERCIAL	Commercial and residential uses	5,000 sq. ft.
M	MEDICAL AND MEDICAL SUPPORT	Provide an area for hospitals, medically related services	5,000 sq. ft.
VC	VISITOR COMMERCIAL	Commercial development for tourists	1 acre
BO	BUSINESS OPPORTUNITY OVERLAY	Protect existing SFR character of an area while providing opportunity to develop small scale commercial – floor area less than 10,000 sq. ft.	1 acre or greater
AO	AIRPORT OVERLAY ZONE	Overlay that can be applied to any property designated as mixed use, general commercial, or business park/light industrial or zoned general commercial, light industrial, village residential, rural estates or suburban estates	n/a
SO	SPECIAL PROJECTS OVERLAY: 1) Commercial Special Projects 2) Recreational Special Projects 3) Industrial Special Project 4) Renewable Energy Special Project 5) Educational Related Special Project 6) Residential Special Project	Commercially developed Recreation, tourism, entertainment or related types of uses Industrial development Renewable energy generating facilities College campuses and similar types of educational facilities Residential development	n/a
MU	MIXED USE	Small scale commercial and residential development	7,000 sq. ft.
LI	LIGHT INDUSTRIAL	Corporate offices, research and development, office parks and compatible light industrial uses	0.5 acre
HI	HEAVY INDUSTRIAL	Intense industrial uses – basic processing, manufacturing	1 acre
OS	OPEN SPACE, PARKS AND RECREATION	Preserve and enhance public and private open, natural and improved park and recreational areas	n/a
BR	BROTHEL	Licensed houses of prostitution	0.5 acres
OU	OPEN USE DISTRICT	Any land not specifically placed in any other zoning district	n/a – 1 d.u. per lot
HF	HIGHWAY FRONTAGE DISTRICT	Properties having frontage on NV S.R. 160 or 372	n/a
CF	COMMUNITY FACILITIES	Development of public buildings, structures and accessory uses	Varies depending on use

¹¹⁾ Appropriate only if rural MHP standards are adopted

LAND USE PLAN GOALS, OBJECTIVES, and POLICIES

The following Goals, Objectives, and Policies are proposed to guide development in the Pahrump Regional Planning District (PRPD) in a manner that will minimize fiscal impacts of providing services and improve the quality of life and standard of living within the community.

Goal 1: Continue to provide high quality professional planning services.

Objective A: The Nye County Planning Department shall continue to serve the public interest through high standards of professional integrity, proficiency, and knowledge^{xxiv}.

Policy 1: Continue to provide timely, adequate, clear and accurate information on planning issues to all affected persons and to government decision-makers^{xxv}.

Policy 2: Planners shall promote excellence of design and endeavor to conserve and preserve the integrity and heritage of the natural and built environment^{xxvi}.

Policy 3: All participants in the planning process shall be dealt with fairly and evenhandedly^{xxvii}.

Objective B: Educate property owners on their responsibilities to maintain their property in habitable condition in order to preserve the quality of life in the neighborhood.

Policy 1: Protect the health, safety and welfare of Pahrump residents by abating illegal uses and/or nuisances.

Policy 2: Enhance the role of Code Compliance to ensure quality of life, livable neighborhoods and a safe living environment.

Objective C: Promote the development code for the good of the entire community in accordance with the master plan.

Goal 2: Continually update outdated codes and ordinances.

Objective A: Examine the alternate development techniques for possible implementation in the PRPD.

Policy 1: Establish capital improvement plans and modify spending strategies that support the master plan's designated growth areas.

Policy 2: Consider the use of form-based land development code to promote diversified economic opportunities throughout the community.

Policy 3: Consider implementing a unified Development Code.

Objective B: Incentivize development in areas of the community where infrastructure is available.

Policy 1: Revise the impact fee schedule to reduce fees in areas where infrastructure is readily available to support new developments.

Policy 2: Increase impact fees in areas with little or no infrastructure, as costs of providing and maintaining new infrastructure can be significantly higher and can increase as systems age.

Goal 3: Maintain and improve the safety of the roadways.

Objective A: Coordinate land use and transportation decisions by regulating safe and reasonable access between the public Highways and adjacent land.

Policy 1: Work with NDOT and Nye County Public Works to develop an Access Management Plan for the State Routes within the PRPD.

Policy 2: Coordinate access management with land use planning.

Policy 3: Discourage strip commercial development along the highways.

Policy 4: Consider options to control the visual clutter of signs that are placed adjacent to the public right-of-way.

Goal 4: Promote complementary development patterns that protect and enhance the PRPD's rural areas.

Objective A: Preserve large-lot rural areas of the community for residential use with livestock privileges.

Policy 1: Protect rural neighborhoods from intrusion by urban-style developments by establishing large-lot zoning.

Objective B: Carefully consider the consequences of planning and zoning of properties in a manner that is different from the surrounding properties (i.e. Spot Zoning).

Policy 1: Ensure that there is a reasonable basis for distinguishing such parcel(s) from surrounding parcels, so that such decisions are upheld in a court of law.

Goal 5: Integrate design guidelines and a documented approach to infrastructure development for all developments taking place within the community^{xxviii}.

Objective A: All new subdivisions shall pay for the cost of necessary infrastructure without impairment to the county's finances through the use of impact fees.

Policy 1: Allow further intensification of land uses through the division of land process only in areas that are improved and served by adequate public services.

Policy 2: Promote innovative development standards that enhance the community through high-quality projects, diversified and improved economic potential.

Objective B: Consider the protection of community investments when making land use decisions.

Policy 1: All commercial and residential development shall provide an appropriate level of improvement of the right-of-way adjacent to the subject property being developed^{xxx}.

Policy 2: Align land use policy decisions with required public and private investment.

Goal 6: Integrate on-premise and off-premise sign regulations within the zoning ordinance^{xxx}.

Objective A: Develop standards for the aesthetic regulation of signs.

Policy 1: Develop options that promote flexibility, creativity, architectural diversity and exceptional design.

Policy 2: Encourage creative and unique signs while preventing cluttered and unattractive streetscapes.

Policy 3: Continue to follow the NRS to eliminate non-conforming outdoor advertising structures as a condition of development or redevelopment of properties.

Objective B: Consider options for regulating outdoor advertising.

Policy 1: For the preservation of the natural scenic beauty of the PRPD, consider implementing Chapter 410 of the NRS.

Policy 2: Adopt conformance standards for all off-premise signs.

Goal 7: Open Space and parks should be provided within the Pahrump Regional Planning District.

Objective A: Initiate a program to identify strategies for the acquisition and development of open space throughout the community^{xxxix}.

Objective B: Require open space or parks within all new subdivision applications and encourage Planned Unit Developments to maximize the amount of open space, through cluster-style development^{xxxix}.

Policy 1: Assure the appropriate configuration of the planned open spaces that provides the highest degree of visual exposure and neighborhood accessibility.

Objective C: Prepare an open space master plan for the PRPD to identify new public open spaces and the means to acquire, develop and maintain them^{xxxix}.

Policy 1: Consider acquisition of flood prone lands and water flow paths as openspace.

Objective D: Consider the use of BLM disposal lands for recreation and public purposes^{xxxix}.

Policy 1: Encourage the preservation of the open space quality of agricultural lands by allowing agricultural and farming activities to continue^{xxxix}.

Policy 2: Prioritize a list of Open Space criteria to assist in the thoughtful acquisition and development of public lands for recreational purposes^{xxxix}.

Goal 8: Develop mechanisms in the zoning ordinance to protect public health, safety and welfare^{xxxix}.

Objective A: Develop a set of nuisance ordinances that define undesirable land uses that impact quality of life or endanger the public health, safety, and welfare^{xxxix}.

Policy 1: Identify illegal land uses and cause them to be removed or remedied through efficient and effective regulations^{xxxix}.

Objective B: Revise standards for regulating adult businesses in accordance with U.S. Supreme Court rulings and State laws.

Objective C: New subdivisions and master planned communities must provide all necessary infrastructure, including: paved street improvements, sidewalk or trail improvements, drainage improvements to prevent off-site flooding from the property; and if lots are smaller than 1 acre in size, public water and wastewater systems must be provided^{xl}.

Policy 1: Encourage new residential developments to consider LEED and Green Building Standards.

Policy 2: Allow flexible design standards that enhance the relationship of the development to the natural environment and neighborhood.

Goal 9: Development within the community should consider the limited, natural resources.

Objective A: Encourage the use of low water, native and drought tolerant plant species for landscaping within public right-of-ways, medians, gateways, commercial buildings, residential properties, business parks, industrial parks, and new master-planned communities^{xii}.

Objective B: Work cooperatively with the State to resolve issues of water supply, water rights, water allocation and protection of water quality in the Pahrump Valley^{xiii}.

Objective C: Coordinate Nye County's planning efforts with other water resource planning activities in the region^{xiii}.

Policy 1: The Pahrump Regional Planning Commission Recognizes the need for a Water Conservation Ordinance and shall work with the Nye County Water District in the development and implementation of an ordinance that stipulates water saving tools for landscaping, residential, business and industrial use^{xiv}.

Policy 2: Work with local, state and county entities to gain a greater understanding about water supply, water quality, water rights and water availability within the Pahrump Regional Planning District^{xiv}.

Goal 10: Land Use decision-making processes should be participatory and community-based^{xvi}.

Objective A: Citizen participation will be encouraged.

Objective B: Neighborhood specific plans should be prepared in accordance with the Master Plan^{xvii}.

Policy 1: Recognizing that portions of the Pahrump Valley have different histories and different issues, planning for these areas should be at a neighborhood level to allow for the creation of neighborhood plans for distinct areas of the Pahrump Valley.

Objective C: Changes to the Land Use Map should be done through a participatory process.

Policy 1: Consider limiting the number of Master Plan amendment applications on an annual basis in order to maintain the validity of the document.

Policy 2: Actively pursue public participation in updating the Master Plan.

Policy 3: Consider updating portions of the Master Plan every three (3) to five (5) years in order to maintain relevance of the document.

Goal 11: Rehabilitate subdivisions that are irregular in shape and inadequate size for proper usefulness for development.

Objective A: Investigate merger and resubdivision of areas where platted lots are located within a Special Flood Hazard Area, have no infrastructure to support their development or are undersized.

Policy 1: Establish redevelopment plans in accordance with NRS 279 to stimulate economic activity and promote private investments.

Policy 2: The County should actively replan, redesign and/or redevelop areas which are stagnate, irregular in shape, under-utilized or improperly used.

Goal 12: Establish infill strategies that will provide opportunities to revitalize neighborhoods, increase the tax base, improve property values and make efficient use of abandoned buildings, properties or under-utilized infrastructure.

Objective A: Ensure that infill developments create a harmonious relationship between the proposed and the existing development.

Policy 1: Where appropriate, develop guidelines for future infill development to assure that adverse impacts are mitigated.

Goal 13: Future land use should accommodate uses that preceded the Master Plan when possible.^{xlviii}

Objective A: Consider existing Deed Restrictions, Development Agreements and CC&R's when specifying allowable land uses and restrictions, and follow good planning principles, where conflicts occur^{xlix}.

Policy 1: Designate land uses throughout the community, which consider existing land uses, valid and legal Deed Restrictions, Development Agreements and CC&R'sⁱ.

Policy 2: Grandfather legal non-conforming uses in the land use map and subsequent zoning ordinanceⁱⁱ.

Policy 3: Include a hardship clause in the grandfathering subsection of the zoning ordinance that can be handled as a waiver of standards under certain conditionsⁱⁱⁱ.

ⁱ **NRS 321.7355 Plan or statement of policy concerning lands under federal management.**

1. The State Land Use Planning Agency shall prepare, in cooperation with appropriate federal and state agencies and local governments throughout the State, plans or statements of policy concerning the acquisition and use of lands in the State of Nevada that are under federal management.

2. The State Land Use Planning Agency shall, in preparing the plans and statements of policy, identify lands which are suitable for acquisition for:

(a) Commercial, industrial or residential development;

(b) The expansion of the property tax base, including the potential for an increase in revenue by the lease and sale of those lands; or

(c) Accommodating increases in the population of this State.

☛ The plans or statements of policy must not include matters concerning zoning or the division of land and must be consistent with local plans and regulations concerning the use of private property.

3. The State Land Use Planning Agency shall:

(a) Encourage public comment upon the various matters treated in a proposed plan or statement of policy throughout its preparation and incorporate such comments into the proposed plan or statement of policy as are appropriate;

(b) Submit its work on a plan or statement of policy periodically for review and comment by the Land Use Planning Advisory Council and any committees of the Legislature or subcommittees of the Legislative Commission that deal with matters concerning the public lands;

(c) On or before February 1 of each odd-numbered year, prepare and submit a written report to the Legislature concerning any activities engaged in by the Agency pursuant to the provisions of this section during the immediately preceding biennium, including, without limitation:

(1) The progress and any results of its work; or

(2) Any plans or statements of policy prepared pursuant to this section; and

(d) Provide written responses to written comments received from a county or city upon the various matters treated in a proposed plan or statement of policy.

4. Whenever the State Land Use Planning Agency prepares plans or statements of policy pursuant to subsection 1 and submits those plans or policy statements to the Governor, Legislature or an agency of the Federal Government, the State Land Use Planning Agency shall include with each plan or statement of policy the comments and recommendations of:

(a) The Land Use Planning Advisory Council; and

(b) Any committees of the Legislature or subcommittees of the Legislative Commission that deal with matters concerning the public lands.

5. A plan or statement of policy must be approved by the governing bodies of the county and cities affected by it before it is put into effect.

(Added to NRS by 1983, 1882; A 1989, 1673; 1995, 643; 1997, 1032, 3251; 2011, 2478)

ⁱⁱ Do you Want Utilities with That? Avoiding the Unintended Economic Consequences of Poorly Planned Growth on the Provision of Water and Sewer Service, Practice guide # 14, Summer 2006, page 1.

ⁱⁱⁱ Tri-Core Planning Team, PRPD Master Plan Update Background Document,

^{iv} Tri-Core Planning Team, PRPD Master Plan Update Background Document,

^v Tri-Core Planning Team, PRPD Master Plan Update Background Document,

^{vi} Tri-Core Planning Team, PRPD Master Plan Update Background Document, page 19

^{vii} Pahrump: A Valley Waiting to become a City, Robert D. McCracken, Nye County Press, page 83

^{viii} Pahrump: A Valley Waiting to become a City, Robert D. McCracken, Nye County Press, page 83

^{ix} Pahrump: A Valley Waiting to become a City, Robert D. McCracken, Nye County Press

^x Pahrump: A Valley Waiting to become a City, Robert D. McCracken, Nye County Press

^{xi} Tri-Core Planning Team, PRPD Master Plan Update Background Document, page 20

^{xii} Tri-Core Planning Team, PRPD Master Plan Update Background Document, page 15

^{xiii} 2003 Pahrump Regional Planning District Master Plan.

^{xiv} From the 2033 PRPD Master Plan Update

^{xv} www.formbasedcodes.org

^{xvi} The New Illustrated Book of Development Definitions, By Harvey S. Moskowitz and Carl G. Lindbloom

^{xvii} Lincoln Institute of Land Policy Working Paper "Premature Subdivisions and What to Do About Them", Donald Elliott, FAICP, 2010

- xviii Lincoln Institute of Land Policy Working Paper "Premature Subdivisions and What to Do About Them", Donald Elliott, FAICP, 2010
- xix Lincoln Institute of Land Policy Working Paper "Premature Subdivisions and What to Do About Them", Donald Elliott, FAICP, 2010
- xx Lincoln Institute of Land Policy Working Paper "Premature Subdivisions and What to Do About Them", Donald Elliott, FAICP, 2010
- xxi http://www.housingpolicy.org/toolbox/strategy/policies/regulatory_framework.html?tierid=113430
- xxii Descriptions from the Nye County Comprehensive/Master Plan – adopted June 7th, 2011 – as modified.
- xxiii Descriptions from the Nye County Comprehensive/Master Plan – adopted June 7th, 2011.
- xxiv AICP Code of Ethics and Professional Conduct.
- xxv AICP Code of Ethics and Professional Conduct.
- xxvi AICP Code of Ethics and Professional Conduct
- xxvii AICP Code of Ethics and Professional Conduct
- xxviii From the 2033 PRPD Master Plan Update
- xxix From the 2033 PRPD Master Plan Update
- xxx From the 2033 PRPD Master Plan Update
- xxxi From the 2033 PRPD Master Plan Update
- xxxii From the 2033 PRPD Master Plan Update
- xxxiii From the 2033 PRPD Master Plan Update
- xxxiv From the 2033 PRPD Master Plan Update
- xxxv From the 2033 PRPD Master Plan Update
- xxxvi From the 2033 PRPD Master Plan Update
- xxxvii From the 2033 PRPD Master Plan Update
- xxxviii From the 2033 PRPD Master Plan Update
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- xlvi From the 2033 PRPD Master Plan Update
- xlvii From the 2033 PRPD Master Plan Update
- xlviii From the 2033 PRPD Master Plan Update
- lix From the 2033 PRPD Master Plan Update
- l From the 2033 PRPD Master Plan Update
- li From the 2033 PRPD Master Plan Update
- lii From the 2033 PRPD Master Plan Update

CHAPTER SEVEN RECREATION PLAN



Photo courtesy of www.pahrumpnv.org

INTRODUCTION

"You can learn more about a man in one hour of play than in a lifetime of conversation".¹

"Recreations' purpose is not to kill time, but to make life, not to keep a person occupied, but to keep them refreshed; not to offer an escape from life, but to provide a discovery of life." – Author Unknown

NEVADA REVISED STATUTES (NRS 278.160): Subject Matter of the Master Plan Provides the purpose of the Recreation Plan as,

Showing a comprehensive system of recreation areas, including without limitation, natural reservations, parks, parkways, trails, reserved riverbank strips, beaches, playgrounds and other recreation areas, including when practicable, the locations and proposed development thereof." Parks and open space resources within our community include; recreational, scenic, cultural, and historic aspects.

Nye County facilitates recreational opportunities within the PRPD by coordinating with the Town of Pahrump in the provision of recreational opportunities. The County has provided picnic tables, benches, pet waste-stations, a performance stage and other upgrades to the landscaping and water system for the ponds located at the Calvada Eye. The Public Works Department has actively developed bicycle lanes and walking paths

along several major routes within the community. Read more about the community efforts to develop bicycle facilities in Chapter 5 Transportation/Streets & Highways Plan.

The primary focus of this chapter is to articulate priorities to guide county strategies in the provision of recreational opportunities in the PRPD, ensuring that county resources are aligned with community priorities. The 2012 Nye County Comprehensive Economic development Strategy (CEDS) document identified, "youth activities outside of school including recreational sports . . . are limited."ⁱⁱⁱ to address this and improve park facilities, the Town of Pahrump is investing a substantial amount of resources toward park improvements. NRS 244.300 provides that the Board of County Commissioners, ". . . may operate, manage, improve and maintain all public parks, golf courses and other public recreational and cultural centers and areas", as long as title to which is held by the county. At the present time the Town of Pahrump owns and maintains the majority of the public parks and recreational facilities within the PRPD. The Community Assessment of 2011 identified that area residents highly valued the quality of life in the community, which was closely tied, "to the rural setting, the availability of land, the outdoor recreational opportunities, the beautiful scenery, the ability to see the stars at night, and the town parks . . ."ⁱⁱⁱⁱ In that Community Assessment, area residents also identified the need for an indoor- multi-use facility.

Funding for park and recreational facilities comes from a ½ of 1% room tax and in the past as PETT Funds were available, the County provided the Town up to \$300,000 (three hundred) thousand toward Parks and Recreation purposes. The county has actively sought and has been awarded a number of grants to provide recreational opportunities. Some of these grant dollars awarded have been used to provide amenities at the Calvada Eye property.

PARK STANDARDS

In 1914 Charles Downing Lay, developed a method to estimate the park needs of a community and arrived at roughly one acre per 100 population.^{iv} In this scenario the Pahrump Regional Planning District would require approximately 385 acres of developed park and recreation facilities. The type of recreational facilities to be provided depends on community needs, cultural background, age and socio-economic status of the population. Current standards can range from "four acres per 1,000



Photo courtesy of www.pahrumpnv.org

population to 10 acres per 1,000 as suggested by the National Recreation Association".^v

COMMUNITY RECREATION INVENTORY

The community may want to consider including endangered species habitats, vacant lots, scenic view sheds, arroyos, floodplains, R.S. 2477 roads, and bike lanes on highways in addition to the developed properties listed below as part of its parks and/or recreation inventory.

- Petrack Park – Nearly 35-acres in size with 21- acres developed. This park includes lighted outdoor ball fields, multi-purpose field, tennis courts, basketball, horse shoe pits, playground equipment, permanent concession stand/public restrooms, an Olympic size swimming pool, and a community center. Park development occurred about 25 years ago and the Town has planned for estimated \$650,000 worth of park renovations to include: field lighting improvements, resurfacing basketball court, installation of shade covers, and remodeling of the restrooms. Petrack park is a place where the community meets for many annual events throughout the year.



Photo courtesy of www.pahrumpnv.org

- Simkins Park - is an 8.7-acre park that has recently under gone major improvements that include: parking, installation of shade structures over the playground, an octagonal pavilion, picnic tables, softball field, renovated landscaping and sidewalk. Two basketball courts will be added to the available amenities at Simpkins Park.

- Ian Deutch Memorial Park - an approximate 20-acre park that is the main park for little league and soccer with four lit playing fields, tee-ball fields, bocce ball and a skate park. Planned improvements to make the skate park more user friendly include added lighting and shade covers totaling over \$1,075,000. This park also provides picnic tables, BBQ pits, a gazebo and a large pavilion for special events.



Photo courtesy of www.pahrumpnv.org



- McCulloch Arena - which contains the town's rodeo grounds, arena, corrals and stadium has hosted an annual Pahrump rodeo in conjunction with the Fall Festival.
- Blosser Park – located at 2300 N. David St. is a 5-acre park with turf area and a backstop for softball practice^{vi}.

- Kellogg Park – located at 3650 E. Kellogg Road is currently undergoing development. This park located on the south side of the community, will provide much needed recreational opportunities for area of the community. Improvements include: installing water lines, restrooms, playground and shade cover, dog-park facilities, sidewalks, parking lot and a turf area. Estimated cost of improvements is about \$870,000.



- The Calvada Eye – Aka: The Duck Ponds, Aka: "The Eye" is a site that is owned and managed by Nye County. The Calvada Eye is being redeveloped into an office complex in a park-like-setting. Originally, the Eye was developed by the Preferred Equities Corporation in the late 70's to help promote sales of their subdivisions. As such, many of the trees at the Eye are close to 40 years old and offer plenty of shade for dog-walkers and picnickers alike. The Cooperative Extension is considering

holding a weekly Farmer's Market under the trees and the Eye is home to the springtime Bluegrass Festival. This facility is centrally located in the community with easy access and plenty of parking.

In addition to the parks listed above, the Nye County School District (NCSD) maintains sports fields and playgrounds in conjunction with each of the schools in the community.

CULTURAL RECREATIONAL OPPORTUNITIES

Library: Pahrump Library facility opened in 2001 is located at 701 East Street, maintains printed, audio and E-book collections. There are about 25,700 registered borrowers and the annual library visits tally nearly 135,000. The library receives \$343,333 from local government and \$105,554 from the state.^{vii}

Pahrump Valley Museum: Located at 410 East Basin Avenue and features a historical collection of the early years of Pahrump. The exhibits include farming and mining equipment, early settlers, historic and political information as well as a southwestern garden.

High Desert Shorts International Film Festival: the annual film festival debuts short films from across the world.

PRIVATE RECREATION OPPORTUNITIES

An abundance private recreational opportunity exists in the community. Such facilities are built and maintained at no expense to taxpayers, yet contribute significantly to community livability, social wellbeing as well as recreational opportunities. There are several private gyms and swimming pools, local wineries with outdoor amphitheatres



Photo courtesy of Robert Adams

host music, dancing and other events periodically throughout the year. Pahrump has 3 golf courses, a number of casinos, bowling alleys, a motorsports park and performance driving school, the Pahrump Valley Speedway - a ¼-mile dirt track, and firearms training facilities.

REGIONAL RECREATIONAL OPPORTUNITIES

Day Trips: Death Valley National Monument is located approximately 50 miles to the northwest; the Ash Meadows Wildlife Refuge is located approximately 20 miles to the west;

and the Spring Mountains National Recreation area (SMNRA) is located adjacent to the District to the east and offers many opportunities such as; camp grounds, 4X4, 2-wheel drive, mtn. biking, rock climbing, horseback and hiking trails. Mt. Charleston offers skiing along with historical sites and seasonal hunting.

The Red Rock National Recreational Area; Cathedral Canyon; China Ranch; the historic Amargosa Opera House, Rhyolite, Goldwell Outdoor Air Museum and Tecopa Hot Springs, Big Dunes and Dumont Dunes are located within and easy day-drive of Pahrump.

FUTURE RECREATIONAL OPPORTUNITIES

Public comment from the 2003 Master Plan as well as the 2011 Community assessment indicated a lack of organized recreational activities for community youth. There are opportunities to co-locate public facilities such as ball fields and water retention-facilities or school properties and park sites. The town of Pahrump owns a number of undeveloped parcels that have potential use as future recreational opportunities, maintained as natural open space or offered for sale to fund improvements to existing facilities.

The Fairgrounds – A 427-acre site located near Dandelion Street and Hwy 160. Funding is being secured and this park is currently under the first stages of development. Proposed facilities include: ball fields, exhibit halls and rodeo arena^{viii}.



Photo of Shadow Mountain in the Last Chance Range

Last Chance Park – Located at the base of Shadow Mountain of the Last Chance Range in the northwest portion of Pahrump, this park currently is BLM managed land

and is planned as a ~~xxx-acre~~ natural park area and will provide opportunities for rock climbing, hiking, mountain biking and equestrian trails.

OHV Trail System and Community Routes: Economic studies from Arizona indicate that in 2002 OHV economic contributions to the state was \$4.25 billion, generating 36,951 jobs resulting in \$1.1 billion in household income and \$187 million in state tax revenues. In Colorado from 2007 to 2008 OHV economic impact was over a billion dollars and created 12,048 jobs. The newly formed Nevada Commission on OHV's (NCOHV) is working to develop OHV opportunities in Nevada for residents as well as visitors. NRS 490 has been revised to allow a local community to "designate routes" for OHV use. Designation of such routes on the improved portion of the roadway would allow OHV rider to access the necessary services and points of interest, without riding in the unimproved portion of the ROW which can exacerbate the PM-10 air quality issues. Goals and objectives have been developed to support and encourage the designation of specific OHV routes throughout the community and for the development of a motorized trail recreation plan that includes trails on public lands.



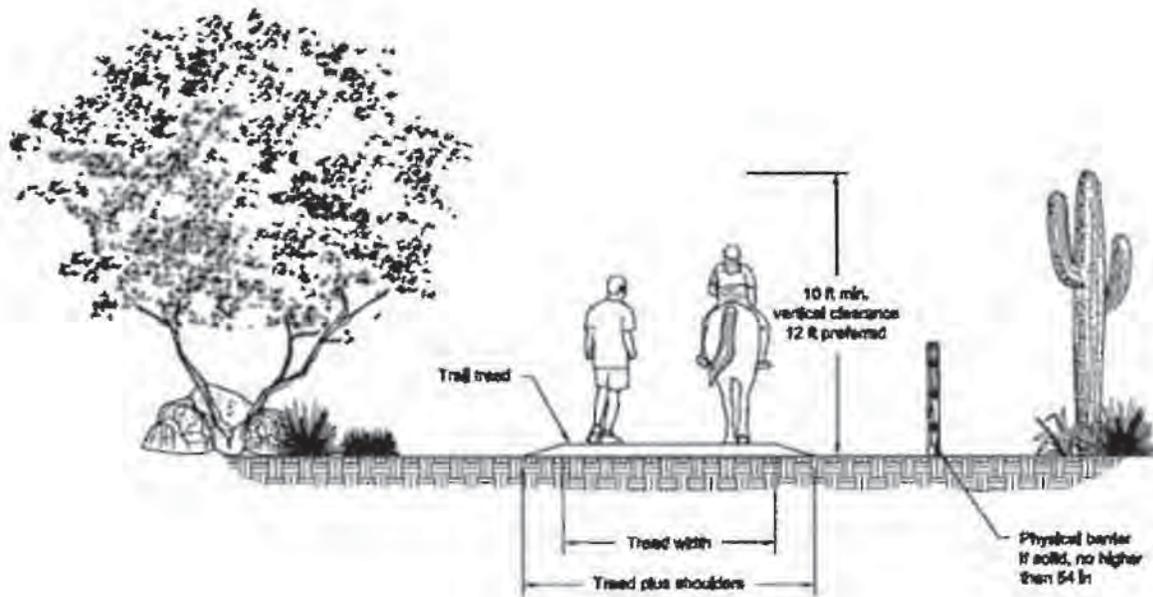
Equestrian Trail System: Many (not all) properties within the PRPD are appropriate for raising of livestock, that is, they are one-acre in size or more, appropriately zoned and are free of deed restrictions or CC&R's that would prohibit livestock. A community opinion that is strongly held by residents of the PRPD is that this is a rural to semi-rural community and that keeping of horses and livestock is an important part of the community character. Motivated by the loss of "horse properties" in neighboring Clark County, Pahrump is poised to capitalize on this special market component, with the



valley's wide open spaces, multiple "horse-friendly" properties and access to vast acreages of BLM multiple use lands. National statistics indicate that the horse industry provides approximately \$39 billion in direct economic impacts – with indirect spending jumping to a staggering \$102 billion dollars contributed to the American economy.^{ix} Approximately 34% of horse owners have a household income of greater than \$50,000, and over 70% of horse owners live in communities of 50,000 persons or

less.^x Contained within this chapter are goals and policies that encourage and promote both horse and rider along with the development of equestrian facilities and trails. Read more about the community efforts to develop equestrian trails in Chapter 5 Transportation/Streets & Highways Plan.

An Example of a Multi-use Trail Design:



RECREATION GOALS, OBJECTIVES AND POLICIES

The following Goals, Objectives, and Policies are proposed to implement the purposes of this chapter.

Goal 1: Provide variety of active and passive recreational facilities necessary to meet the current and future needs of the residents and visitors.

Objective A: Provide quality parks and recreational facilities that include design requirements to ensure efficient long-term maintenance.

Policy 1: Continue to work with the Town to upgrade existing park and recreational facilities for the safety and convenience of the age groups that use them.

Objective B: Continue to require new residential development to provide parks and recreational facilities as an integral part of the development.

Policy 1: ~~Develop~~ Evaluate appropriate requirements for the location and size criteria for the siting of park and recreational spaces to ensure that park sites have access, are appropriate in size and are safe.

Policy 2: Open space recreational lands shall be configured so as to be useable, offering the highest degree of visibility and accessibility.

Objective C: Leverage partnerships, including foundations and nonprofits, to develop a multi-use recreational facility with indoor courts, and amenities for people of all ages.

Policy 1: Encourage the contribution of private investments for public recreation use.

Goal 2: Work with the Town, Nye County School District (NCSD), BLM and other public and private entities, to provide recreational opportunities.

Objective A: Pursue and preserve additional park and open space sites for community recreational facilities.

Policy 1: Provide incentives for development of regional, local and neighborhood parks and usable open spaces in all developments.

Objective B: Locate parks and recreational facilities along with schools, commercial, residential or other compatible development to fulfill future recreational needs of the community.

Policy 1: Co-locate public facilities where practical to enhance recreational opportunities and public services while reducing development and operating costs.

Policy 2: Sites that serve multiple purposes, such as parks and stormwater detention areas shall be managed to maximize the public benefit.

Policy 3: In the event of a school closure, work with the NCSD to assure the public investment and assets such as; playground equipment and landscaping are properly maintained to provide continued recreational opportunities for the community.

Goal 3: Develop cost-effective methods of acquiring, developing, operating and maintaining natural areas and open spaces.

Objective A: Develop an interconnected system of trails using natural drainage ways.

Policy 1: Preserve and/or acquire floodplains for passive and active outdoor recreational, allowing stormwater and flood management where appropriate.

Policy 2: Where possible, significant stands of native vegetation and shrubs should be incorporated into the location and design of the trail system.

Goal 4: Maximize existing assets by developing park facilities in-line with existing trends and popularity.

Objective A: Determine, through public workshops, surveys and other means, the recreational needs of the various community groups.

Policy 1: Investigate all sources of funding for the development of additional recreational amenities for the community.

Goal 5: ~~Provide~~ Develop bicycle, equestrian and OHV routes plans that provide for ~~appropriate routes~~ throughout the community.

Objective A: Develop legal trails, corridors, or easements or routes for equestrian, bicycle and motorized OHV use trails and routes within the community that access services and facilities as well as public lands.

Objective B: Continue to expand bicycle routes and lanes throughout the community.

Objective C: Create a system of designated trails and routes throughout the community that will provide opportunity for recreation as well as alternative modes of transportation e.g. cycling, walking, jogging, and OHV use.

Objective D: Recognize the social and economic benefits of developing an interconnected trail system throughout the community.

Policy 1: Connect major destinations and community services through a variety of routes and trails.

Goal 6: Work collaboratively with the land management agencies to maximize the responsible use of public lands for recreational opportunities.

Objective A: Promote coordination and cooperation between public agencies, private organizations and all trail users.

Policy 1: Work with the BLM to ensure adequate lands are set aside for trail and trailhead development on public lands for the future recreation needs of the community.

ⁱ Attributed to Plato

ⁱⁱ 2012 CEDS, page 32

ⁱⁱⁱ 2011 Town of Pahrump Community Assessment - Draft

^{iv} www.planning.org

^v *ibid*

^{vi} <http://www.pahrumpnv.org>

^{vii} <http://library.findthedata.org>, last edited Sept. 12, 2013 by FindTheData

^{viii} <http://www.pahrumpnv.org>

^{ix} <http://www.horseproperties.net/horse-statistics.php>

^x <http://www.horsecouncil.org/national-economic-impact-us-horse-industry>

CHAPTER SIX CONSERVATION PLAN



Photo courtesy of Mark Duvall

INTRODUCTION

"If we have learned any lessons during the past few decades, perhaps the most important is that preservation of our environment is not a partisan challenge; it's common sense. Our physical health, our social happiness, and our economic well-being will be sustained only by all of us working in partnership as thoughtful, effective stewards of our natural resources."

NEVADA REVISED STATUTES (NRS 278.160): Subject Matter of the Master Plan states:

Conservation plan: for the conservation, development and utilization of natural resources, including, without limitation, water and its hydraulic force, underground water, water supply, solar or wind energy, forests, soils, rivers and other waters, flood control, prevention and control of the pollution of streams and other waters, regulation of the use of land in stream channels and other areas required for the accomplishment of the conservation plan, prevention, control and correction of the erosion of soils through proper clearing, grading and landscaping, beaches and

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shores, and protection of watersheds. The plan must also indicate the maximum tolerable level of air pollution.

This chapter provides information about development and utilization of water, water supply and quality, flood control and flood damage prevention, as well as the development of renewable energy systems. This element contains goals, objectives and policies to protect and maintain the Pahrump Valley's natural resources.

DEVELOPMENT AND UTILIZATION OF NATURAL RESOURCES

AIR QUALITY

The quality of the air affects the health and well-being of the populous, as well as visibility, including the clear night-time sky. Air quality also affects ecosystem health. "Here in the PRPD the soils, land use patterns and atmospheric conditions contribute to make PM-10 air pollution a potential health and environmental hazard".ⁱⁱ PM-10 – are particles with diameters of less than 10 microns which can be inhaled deep into the lungs, causing serious health problems such as asthma, bronchitis, emphysema and pneumonia. The major contributors to the PM-10 emissions in the PRPD were unpaved roadways, construction activities and disturbed vacant lands.

"Beginning in 2001, the State of Nevada Bureau of Air Quality Planning (BAQP) began an air quality monitoring program in the Pahrump Valley. This monitoring indicated exceedances of the PM-10 National Ambient Air Quality Standards (NAAQS)ⁱⁱⁱ. In an effort to proactively address these concerns and prevent the risk of the PRPD being designated as an air quality "non-attainment area" in 2003, the BOCC signed a Memorandum of Understanding (MOU) between the Nevada Division of Environmental Protection (NDEP), the Pahrump Town Board (PTB) and the U. S. Environmental Protection Agency (EPA). The MOU requires that Nye County and NDEP implement specific measures by 2006 to reduce the PM-10 emissions in the Pahrump Valley. Under the MOU, Nye County and NDEP will develop a Clean Air Action Plan (CAAP), which will outline all the air quality control measures to be implemented. The CAAP was designed to bring the Pahrump Valley into compliance with federal air quality standards.^{iv}

"The MOU became the first step to attain and maintain the NAAQS for PM-10".^v Reductions in PM-10 have been achieved through paving or chip sealing roadways, implementation of comprehensive Air Quality Program that established programs regarding land disturbance and dust control enforcement. Continued monitoring in Pahrump has shown that annual concentrations of PM10 have decreased in most of the monitored locations and remain well below the annual standard. The 24-hour PM-10 concentrations in Pahrump remain steady at or near the standards. Through the success of the Air Quality Program, the annual standard has not been surpassed in the past 5-years and the number of exceedances of the 24-hour standard have been eliminated with the exception of those that occurred during uncontrollable, high wind events.^{vi}

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Goals, objectives and policies related to air quality are included in this section, in order to continue to maintain improved air quality that meets or exceeds the national standards.

FLOOD CONTROL AND DRAINAGE

There are several Special Flood Hazard Areas (SFHA) mapped in the PRPD by FEMA shown in Map XX. "These areas are subject to periodic inundation that can result in loss of property, create health and safety hazards, disrupt commerce and governmental services and cause extraordinary public expenditures for flood mitigation and flood repair"^{vii}. As the population of the Planning District increases along with building and development investments, significant burden is placed on storm water facilities to efficiently and effectively deal with flood water. Nye County first identified the need for flood control regulations in 1993 by adopting title 15.12 (Flood Damage Prevention) of the Nye County Code.

"Development of the Flood Control Master Plan included reviews of previous hydrology and other studies prepared including the following":^{viii}

- "Streets and Highways Capital Improvement Plan, FY 2006-2015", approved July 20, 2005.
- "Pahrump Capital Improvements Plan & Impact Study, Drainage and Flood Control Update – Northern CIP" September 16, 2005.
- "Adequate Public Facilities Master Plan, May 5, 2006, 4th Draft".
- "Drainage and Flood Control Capital Improvement Plan, FY 2006 – 2015" dated September 2005. (Unapproved)
- "Adequate Public Facilities Plan and Policy, August 7, 2006, 5th Draft".
- "Pahrump Regional Flood Control District Service Plan – Final Report – June 2, 2008"
- "Pahrump Regional Flood Control District Master Plan approved September 1st, 2009 but not implemented.

Flood control planning enables county authorities to identify and mitigate areas of the highest potential flood hazard and provide continuity in facility development. The implementation of flood control plans are completely dependent upon a network of drainage facilities complemented by properly sized and strategically located storm water conveyance, retention and detention facilities. The Flood Control Plan is necessary to

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ensure that adequate facilities are provided during the anticipated growth of Pahrump and to allow flexibility for future improvements.

"FEMA is currently in the process of completing the Pahrump Valley Restudy which will provide updated flood hazard information for the Pahrump Wash, and new flood hazard information for Front Sight Wash, Shadow Mountain Wash, and the Shadow Mountain area alluvial fans".^{ix} Preliminary flood maps were issued in August of 2012 for community review. These new digital Flood Insurance Rate Maps (DFIRMs) are expected to have an effective date of January 2014. As new maps have been issued, many property owners are learning that their risk of flooding has changed. In some instances, the change means new flood insurance requirements. FEMA can assist property owners in obtaining flood insurance with programs such as; the lower-cost Preferred Risk Policy (PRP), and the PRP Eligibility Extension – which allows for properties that are newly mapped into a SFHA to be covered by the lower cost insurance until premium rate revisions are put in place by the Biggert-Waters Flood Insurance Reform Act of 2012.^x



Photo from Nye County Public Works Department

In 1990 the National Flood Insurance Program (NFIP) implemented the Community Rating System (CRS) as a voluntary program for recognizing and encouraging community floodplain management activities that exceed the minimum NFIP standards. Depending on the level of participation, flood insurance premium rates for policyholders can be reduced up to 45%. "Besides the benefit of reduced insurance rates, CRS floodplain management activities enhance public safety, reduce damages to property and public infrastructure, and avoid economic disruption and losses".^{xi} Participation in the CRS would benefit the community through lowered cost of flood insurance. Goals, objectives and policies related to flood control and drainage are included within this chapter.

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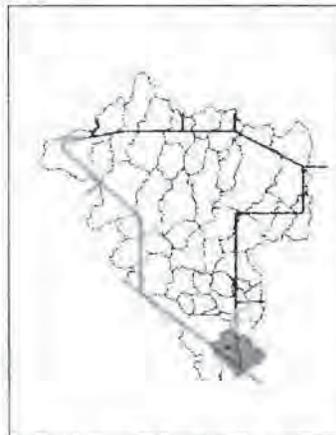
RENEWABLE ENERGY

"Solar resources in Nye County are among the best in the nation for both concentrating solar power (CSP) and photovoltaic (PV) systems. In March 2010 Nye County performed a Suitability Analysis for Nye County Solar Generation, transmission, and related Support Facilities. The suitability model included primary variables of solar resources, slope and land exclusions (federally protected lands). Secondary variables included proximity to flood and seismic hazards, proximity to roads and power transmission corridors, visual resources and threatened or endangered species habitats. The analysis results were presented in a map showing the locations of "good, better and best" suitable lands in Nye County for solar development".^{xii} Much of the lands within the PRPD scored a "better" solar suitability ranking. See Map XX. With abundant open land, the Pahrump Regional Planning District is well-suited for the development of low-profile, low water use renewable energy projects. Additional information regarding the development of renewable energy can be found at <http://nye-renewables.com>.

Goals, objectives and policies related to encouraging the development of renewable energy facilities using resource appropriate technologies in suitable areas of the community are included in this chapter.

SOILS AND EROSION CONTROL

As recognized by the Flood Control and Air Quality Programs, the most environmentally dangerous period of development is the initial construction phase when land is cleared of vegetation and graded. Removal of the natural vegetation, crust and topsoil makes the exposed areas particularly susceptible to wind and water erosion. Low Impact Development (LID) is an approach to land development (or re-development) that works with nature to manage storm water by preserving natural landscape features, minimize imperviousness to create functional and appealing site drainage. Drought and concerns about water quality have prompted interest in the treatment and reuse of storm water as a viable resource. "LID strategies control water at the source – rainfall and runoff. It is a decentralized system that distributes storm water across a project site in order to replenish groundwater supplies rather than sending it into a system of storm drain pipes and channelized networks that control water in a large storm water management facility".^{xiii}



Goals, policies and objectives are included in this chapter to encourage the implementation of LID principles and practices to control soil erosion.

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WATER - "Whiskey is for drinking, Water is for fighting"^{xiv}

Groundwater is one of the most important resources in the arid southwest. Southern Nye County has ranked as one of the most rapidly growing areas in the United States. In 1990 the community of Pahrump was home to about 7,500 people; by 2000, the community had grown to over 24,000 and today, according to the Nevada State Demographer's Office, is roughly 37,000. "Virtually all of the water available for use in the PRPD is ground water pumped from wells less than a thousand feet deep and ground water withdrawal in the Pahrump Basin currently exceeds the perennial yield of the basin. At the current rate of population growth the future demand is expected to double in the next 35 years"^{xv}. As early as 1990, the Nevada Division of Water Resources (NDWR) acknowledged that it had overcommitted groundwater resources in the Pahrump Valley for agricultural purposes. The document – Pahrump Growth Management Options Study, Draft Report, states "the current situation results from the fact that most residential water rights in the Pahrump Valley were transferred with agricultural land sold for residential development. As a result DWR approves subdivision or parcelization requests only if water rights in the amount of 2 afa per lot accompany the request."^{xvi}

This section focuses on the major water issue facing the Pahrump Valley: primarily, the availability of water for sustainable growth. Water is a critical factor in the future development of the Valley and considerable efforts have been made to present a land use plan that accurately represents the "total population which the available natural resources will support without unreasonable impairment", in accordance with the Nevada Revised Statutes (278.020).

The key references for this 2013 update of the water resources chapter are:

- Nye County Water District Water Supply Investigation Appraisal Report, dated September 9, 2013, written by Glorieta Geoscience, Inc., Meghan Hodgins, Elke Naumburg, Ph.D, Jim Riesterer, P.G. and BEC Environmental, Inc., funded by a U.S. Bureau of Reclamation Grant in 2011.
- Community Source Water Protection Plan for Public Water Systems in Nye County, Nevada, dated November 2012, prepared by the Nye County CSWP Team and endorsed by the Nevada Division of Environmental protection (NDEP) Bureau of Water Pollution Control (BWPC).
- Groundwater Evaluation (GWE) Program for Southern Nye County, funded in 2006 by the Department of Energy (DOE) and conducted by the Nye County Nuclear Waste Repository Project Office.
- Nye County Water Resources Plan (WRP), dated February 2002, written by Tom Buqo, Consulting Hydrogeologist

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- Southern Nye County Ground-Water Evaluation Proposal, dated July 2003, from the Nye County Department of Natural Resources and Federal Facilities



Nye County Water District: Legislation authorizing the formation of the Nye County Water District (NCWD) was approved by the Nevada legislature on June 18, 2007. NCWD was formed to develop sustainable sources of water for the long-term economic development and benefit of the county. The Nye County Water District's website states that the NCWD is working to:

- Evaluate and mitigate the environmental impacts associated with resource use,
- Better define the groundwater and surface water resource conditions, and
- Define alternative approaches for the management of the water resources of the region.

The Powers and duties of the NCWD are outlined within Chapter 542 (Selected Special and Local Acts) of the Nevada Revised Statutes.

Water Rights: "In the State of Nevada, water rights once granted are considered real property and can be sold, traded and leased and the place and manner of use can be changed with the State Engineer's approval. All waters within the state of Nevada, whether above or beneath the surface of the ground, belong to the public. A state issued water "right" gives the owner guaranteed use of the water for a specified beneficial use. Prospective users of water, such as developers of multi-family apartments, residential subdivisions, or commercial/industrial projects are required to purchase and own an adequate quantity of certificated water rights for the projected use".^{xvii}

Domestic Use: It is important to note here that water pumped from a domestic well does not belong to the individual and is not considered real property. According to Nevada law, a domestic well is limited to a maximum total use of 2 afa or 1,800 gallons per day.

Perennial Yield: The concept of perennial yield is the "maximum amount of ground water that can be used each year over the long term without depleting the ground-water reservoir"^{xviii}. Below is Table-X that provides a summary of the studies regarding the perennial yield of the Pahrump basin. One of the key planning assumptions used as the basis for "full build-out" outlined in Chapter 4 (Land Use) is a perennial yield of 4912,000 to 2532,000 afa. This planning estimate is based on the most recent water supply studies of the USGS and Nye County Water District. It assumes ~~the a~~ perennial yield ~~between to be~~ 129,000 afa to 37-29,000 afa. It also assumes an eventual need of 5,000 afa to 6,000 afa of additional water for full build-out. The additional water source is assumed to be either imported water from adjacent groundwater basins or from development of the deeper carbonate aquifer. There is a clear need for a better

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understanding of the local ground water supply given the wide range of water supply estimates and the impacts of limited water supply on future growth.

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Table-X: Pahrump Valley Water Supply Studies:

Year	Recharge AFA	Perennial Yield AFA	Sub-Surface Outflow AFA	Source
1909	TBD	TBD	Assumed None	Possible just qualitative or very rough estimates – Mendenhall
1921	TBD	TBD	Assumed None	Possible just qualitative or very rough estimates – Waring
1922-36	TBD	TBD	Assumed None	University of Nevada Agricultural Experiment Station (cited in Hardman, 1934, 1949)
1948	23,000	No Estimate	Assumed None	Nevada Water Resources Bulletin 5, Maxey and Jameson
1967	22,000	12,000	12,000	USGS Water-Supply Paper 1832, Malmberg
1986	22,000-26,000	19,000	18,000	USGS Water-Supply Paper 2279, Harrill (groundwater recharge model estimate was 37,000 afa)
2004	22,000	12,000 – 19,000 (30,000*)	13,000	Nye County Water Plan, Buqo (also cited 26,000 afa for sustainable yield). Water budget estimates were Nevada Dept. of Conservation and Natural Resources, 1971.
2010	26,000 - 31,000	No Estimate	Confined model	Comartin (UNR), newest estimate for recharge was 31,000 afa, but used 26,000 acre feet in groundwater model based to be consistent with other groundwater models.

*Buqo states, "The results of recent re-evaluations of water budgets in southern Nevada suggest that the perennial yield of Pahrump Valley could be higher, on the order of 30,000 acre feet per year or more." (page 95, specific studies were not cited.)

Sustainable Yield or Perennial Safe Yield: The concept of sustainable yield is generally thought to be the limit of the quantity of water which can be withdrawn regularly and permanently without impairment to the water supply. One theory of sustainable yield expresses it as a percentage of recharge while other researchers, i.e., Maimone (2004) suggest a holistic approach, based on the following components:

1. Develop an understanding of the local, subregional, and regional effects, and interactions thereof.
2. Develop a comprehensive conceptual water budget, including surface water and ground water, and consumptive vs. non-consumptive use.
3. Understand the boundaries and rate of replenishment of the system.
4. Understand human water needs and their changing nature.
5. Consider the temporal aspects of yield, including droughts and floods.
6. Consider the effects of new technology and changes in societal perceptions.
7. Work with stakeholders to understand the tradeoffs and develop consensus.
8. Recognize the interdisciplinary nature of the impacts of groundwater utilization^{xix}.

Groundwater Withdrawal: "Potential groundwater withdrawals include two components, permitted water rights and domestic wells"^{xx}. In October 2012 the NDWR presented the following table regarding the amount of allocated water rights and the manner of use. This information indicates the potential groundwater withdrawals in the Pahrump Basin at 72,343 afa based on the existing water rights, commercial and other usage at

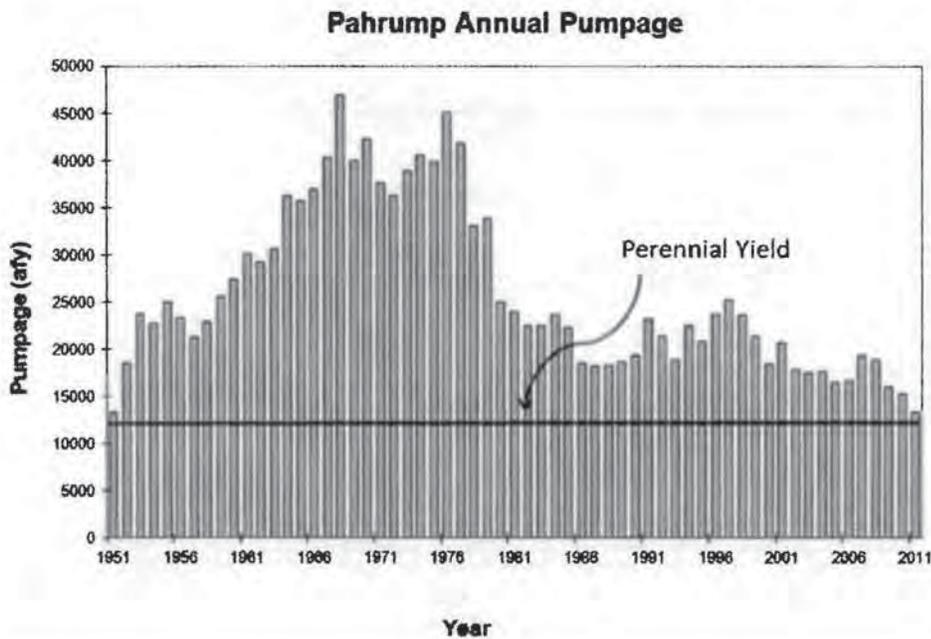
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developed properties, estimated domestic well use, and the potential future domestic well use at platted residential lots that have not yet been developed.

Manner of Use	Acre-Feet
• Commercial	1,038
• Domestic	7,105
• Irrigation	15,442
• Municipal and Quasi-municipal	38,156
• Other	799
Total Allocated Water Rights	62,540
Existing domestic wells = 11,106	5,553
Potential new domestic wells = 8,500	4,250
Total Potential Pumpage	72,343

Table Source: From State of Nevada Division of Water Resources Office of the State Engineer's presentation to the Nye County Water District Governing Board, October 29th, 2012

Figure X provides an overview of the historical annual pumpage:



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Per Capita Use: Gallons per capita per day (gpcd) is the number of gallons of water used per person, per day for all manners of use except agriculture. The USGS (Kenney et al., 2009) estimated per capita water use in the state of Nevada at 190 gpcd for domestic (i.e., household and outdoor use [gardens, yards, etc.]) purposes^{xxi}. The same study estimated use in Nye County at 205 to 335 gpcd, with an average of 266 gpcd.

Based on data gathered for the Water Supply Appraisal Investigation Report (Gloreitta GeoScience, 2013), the community water systems in Nye County, the per capita use for public water supply ranges from 72 to 531 gpcd with a population weighted average of 268 gpcd. However, these figures are based on reported water pumped from system wells and the reported populations served and does not separate out commercial or irrigation uses or account for system line losses. For comparison, Southern Nevada Water Authority (SNWA) reports average use in 2011 was 222 gpcd, and has established a water conservation goal of 199 gpcd by 2035 (SNWA website, 2012).^{xxii}

Nevada DWR estimates average domestic well use in Pahrump and Amargosa basins at 0.5 afa, or about 186 gpcd (assuming an average of 2.42 persons per household and one household per domestic well). The NCWD Water Supply Appraisal Report^{xxiii} estimated a higher average use of 0.72 afa, based on Kenney's average use of 266 gpcd and assuming 2.42 persons per household.

Although agriculture irrigation is predicted to decrease in the Pahrump Valley, steady increases in the amount of water needed for residential, commercial and industrial are expected as population increases. The table below provides the potential ground water use (afa) in the Pahrump Valley based on population.

Table – X:

Year	Total Basin Ground Water Use, afa (2% annual growth)	Pahrump Population
2010	14,135	36,441
2015	15,606	40,234
2020	17,230	44,422
2025	19,023	49,045
2030	21,003	54,150
2035	23,189	59,786
2040	25,603	66,009
2045	28,268	72,879
2050	31,210	80,464

Table source: Nye County Water District Water Supply Appraisal Investigation Report, Gloreitta Geoscience, Inc

Many land-use experts who study suburban development vs. compact (mixed use) development point to various examples where the use of resources within suburban developments are significantly greater, (i.e., larger lots use more resources). For example, a case study from Las Vegas reveals that a decrease in housing lot size over the past two decades resulted in a slow but steady drop in average per account water

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use. Another study for the City of Tucson, AZ shows that surprising water savings can be realized if new urban and suburban developments incorporate higher densities, water reuse, and water efficient xeriscape landscape design and irrigation practices^{xxiv}. Other studies have shown that there is “virtually no difference in consumptive water use between single-family residences on various lot sizes, as long as native and drought-tolerant planting materials are used,^{xxv} and are coupled with proper soil amendment and proper irrigation use. Still other studies point out “that the very arid environment simply cannot support a dense population.”^{xxvi}

Aquifers: The DWR recognizes two separate aquifers in Pahrump Valley: the alluvial fan aquifer and the valley floor aquifer. The alluvial fan aquifer, formed at the base of the Spring Mountains, is composed of coarse-grained materials (cobbles, gravels, sand) and conducts water from the recharge area (the Spring Mountains) toward the valley. The valley floor aquifer is composed of fine-grained materials (sand, silt, clay), and conducts groundwater much more slowly than the alluvial fan aquifer. Springs sometimes form along the boundary between the fan and floor aquifers, when more water is moving through the fan aquifer than can be taken into the floor aquifer.

Some wells were drilled in the fan aquifer; however, the majority of wells (domestic and other) were drilled in the valley floor. Nye County has measured water levels in the Pahrump and Amargosa Valleys since 1999, and **has documented groundwater level declines** ~~fluctuations in certain areas in the valley floor aquifer.~~

Water rights in the Pahrump Valley belong either to the alluvial fan or valley floor aquifers.

Cone of Depression: When groundwater is pumped in a well, water flows from the aquifer into the well, and the water levels around the well decrease. The amount of decline typically becomes less the greater the radial distance from the well. This effect is called a cone of depression. A capture zone is the volume of aquifer through which groundwater flows to a pumping well over a given time.



When multiple wells are pumping in a given area, the underground water levels can be temporarily or permanently lowered, and the cones of depression and capture zones may overlap, enhancing the total water level change. If the water level drops below the

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pump in a given well, the pump may need to be lowered or the well deepened to allow further pumping.

In the Pahrump Valley, one-acre homesites (the smallest parcel on which a septic system can be used along with a domestic well ~~can be drilled~~)^{xxvi} with domestic wells sometimes have wells arranged such that the cones of depression and capture zones overlap (i.e., two or more wells located near a common property corner). This causes water levels in the area to decline faster than if the wells were arranged with larger spacing between them. Note also that the amount of water level decline due to pumping is influenced by not just the pumping rate, but also by the aquifer materials (finer-grained materials generally have lower permeabilities and water levels decline faster than in coarser materials).

DWR "Designated" the Pahrump Basin: Beginning in the 1990's the State Engineer has taken numerous actions to minimize pumping and control groundwater drawdown in the Pahrump Valley:

- "The Pahrump basin is a Designated Basin - the State Engineer has imposed additional conditions and restrictions on water use.
- New permits have been restricted.
- Transfers of water from the ~~fan valley floor~~ to the valley floor fan have been restricted.
- ~~Additional W~~water rights are relinquished for subdividing or parceling.
- Utilities must acquire excess water rights.
- Water rights can be forfeited for non-use".^{xxviii}

Critical Management Area: The State Engineer can administer based on priority date, call for ~~proofs of~~ beneficial use or designate the basin as a critical management area pursuant to NRS 534.110(7). To date, no basin in Nevada has been designated by the State Engineer as a critical management area. The implications of the Pahrump basin being designated a critical management area could include severe limitations on development, changes in water rights valuations, and restrictions to domestic well use.

Water Conservation/Consumptive Use: Water conservation means using less water and recycling water so that it can be used again. Reducing the amount of water used by the current population can help balance water consumption against recharge, and provide for sustainable future growth and development. Consumptive use is the water that is consumed, lost through evaporation, or is otherwise not returned to the basin. As indicated throughout this Master Plan, the population of the Pahrump Valley is growing, and water use is increasing along with it. In order to responsibly manage ~~our~~ the water resources within Basin 162, it is imperative that ~~the P~~ conservation and best water management practices are promoted~~ahrump Regional Planning District implement and promote best water management practices~~. New supplies of water, secured through water recycling, water use efficiency programs, education and groundwater quality protection will be needed to serve the increasing demand. **Efficient water use is the most cost-effective source of water.**

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Public Water Systems^{xxix}. Currently there is no municipally operated public water or sewer system in Pahrump. Subdivisions have either constructed and operate their own utility system. In the PRDP there are three utility service areas. It should be noted that even though these private utility companies have service areas associated with each, centralized services are not necessarily available throughout the individual service areas.

CONSERVATION PLAN GOALS, OBJECTIVES, and POLICIES

The following goals and objectives address planning measures and are related to the development, utilization, and protection of Pahrump Valley's natural resources.

Goal 1: Preserve and properly manage, where possible, and enhance the quality of the natural resources of the Pahrump Valley for existing and future generations.

Objective A: Develop land use regulations that are capable of providing responsible growth without long-term degradation the natural resources of the Pahrump Valley.

Goal 2: Continue to manage air quality for the protection the health of the community and environment.

Objective A: Work collaboratively with NDEP, EPA, Nye County and the Town of Pahrump to continue the improvements that have been made since implementation of the Air Quality program.

Objective B: Curtail the generation of fugitive dust from all potential sources.

Policy 1: Reduce the amount of airborne particulate matter caused by land disturbances and construction through continued implementation of the Air Quality program.

Policy 2: Develop educational outreach programs related to promoting improved air quality and reducing the causes of air-quality health-related issues.

Goal 3: Review Nye County Code and implement improvements where needed to the Air Quality program.

Objective A: Continue to implement the codes and ordinances that have helped to achieve air quality that is ~~cleaner~~better than the primary standard called "attainment".

Policy 1: Require street improvements (i.e., chip sealing or paving) at the time of development for the long-term maintenance of improved air quality.

DRAFT

Policy 2: Consider implementing additional low-cost alternatives to asphalt paving of driveways and parking areas in certain circumstances as long as air quality is not degraded and street standards are not compromised.

Goal 3: Encourage and support development of site- and technology-appropriate renewable energy projects.

Objective A: Provide opportunities for the development of renewable energy projects and other similar and supportive industries.

Policy 1: Ensure that renewable energy projects and related facilities are viable, adequately maintained, are compatible with surrounding land uses and that site rehabilitation will be completed upon termination of the project.

Goal 4: Promote the public health, safety, and general welfare by minimizing losses due to floods.

Objective A: Ensure that potential property buyers are notified that property is in an area of special flood hazard. Educate potential property buyers of the FEMA flood hazard designations that may impact properties.

Policy 1: The Storm Water Drainage and Flood Control District Service Plan of the Adequate Public Facilities Plan shall be the guiding document for the review of land development and flood and drainage issues for Pahrump Valley.

Objective B: Develop a public awareness program to inform those who occupy the areas of special flood hazard of the County's Flood Damage Prevention Ordinances.

Policy 1: Properly manage the floodplain so as to minimize flooding-damages due to flooding and protect life and property.

Policy 2: Restrict, prohibit or mitigate uses that are dangerous to health, safety, and property due to water or erosion hazards, or that result in damaging increases in erosion, flood heights or storm water velocities.

Policy 3: Require that uses vulnerable to floods be protected against flood damage at the time of initial construction.

Policy 4: Control the alteration (grading, dredging, and other development that may increase flood damage) of natural flood plains, stream channels, and natural protective barriers, which help accommodate or channel flood waters.

Policy 5: Continue to minimize the need for rescue and relief efforts associated with flooding.

DRAFT

Policy 6: Prevent the construction of flood barriers that will unnaturally divert flood hazards into other areas.

Goal 5: Approach storm water management from a multi-use/multi-disciplinary aspect for the overall benefit of the community.

Objective A: Collaboratively develop solutions to various storm water management problems that achieve cost-effective reductions in flood damages.

Policy 1: Balance the need to safely and cost effectively move storm water with the environmental and aesthetic needs of the community.

Objective B: Proactively manage the flow paths, drainage channels and arroyos as natural open space amenities throughout the community.

Policy 1: The County should proactively acquire areas within and adjacent to significant drainage channels.

Policy 2: Preserve the native plants within and along such flow paths to improve water quality and minimize erosion of the channels

Goal 6: Where appropriate, encourage development to consider Low Impact Development (LID) standards to minimize impervious area, runoff and pollution by incorporating best management practices.

Objective A: Incorporate LID technologies and practices into the development codes.

Policy 1: The County shall adopt land development regulations that give consideration to the impact of land use on water quality and quantity.

Policy 2: Allow the use pervious materials on driveways, parking lots and sidewalks as long as air quality standards are not compromised.

Policy 3: Revise codes to provide reductions in the amount of required parking spaces if additional landscaped buffers and parking lot landscaping are provided.

Goal 7: Develop water conservation goals for all of Nye County that is covered by Hydrographic Basin 162.

Objective A: Implement water conservation strategies that will optimize use of the present water supply.

DRAFT

Objective AB: Establish and promote conservation programs through education, incentives, and best management practices.

Policy 1: Create a community focused on water conservation.

Policy 2: Promote public education programs that promote water conservation.

Objective BC: Promote opportunities to recover and utilize wastewater for beneficial purposes.

Policy 1: Encourage the use of reclaimed wastewater for non-potable uses, as well as dual plumbing that allows gray water from showers, sinks and washers to be reused for landscape irrigation.

Objective CD: Adopt water conservation policies and programs that reduce current and future water demands.

Policy 1: Implement regulations that require reducing water use through increased efficiency especially with respect to landscape irrigation.

Policy 2: Establish and enforce restrictions on residential uses of high water-use turf, promote plant materials appropriate for our specific arid desert climate, including native drought tolerant/resistant varieties of plants.

Policy 3: Implement LID principles and practices to enhance available water for landscape purposes.

Policy 4: Work cooperatively with the Town of Pahrump, striveing to convert park areas to water efficient landscape design standards.

Policy 5: Implement civil penalties for wasting water.

Objective DE: Integrate sound land use planning principles with water management planning.

Policy 1: When a building permit is issued, the county shall provide water-wise home and landscape design educational information, ~~for~~ regarding indoor and outdoor water use best management practices.

Policy 2: Restructure impact fees to encourage the construction of water-wise buildings and low water use fixtures.

Policy 3: Adopt regulations that require new development to demonstrate an adequate supply of water before building permits are granted including an evaluation of potential cumulative impacts to surrounding groundwater users.

DRAFT

Objective ~~EF~~: Develop and implement a Community Drought Management Plan.

Policy 1: Develop a public awareness program to alert residents of drought conditions and ~~its~~ their potential impact on our community.

Policy 2: Examine the need to develop policies to manage water demand during drought-related shortages.

Objective ~~FG~~: Investigate the use of ~~Managed Aquifer Recharge (MAR)~~ Aquifer Storage and Recovery (ASR) techniques to redistribute basin groundwater to stressed areas of the valley.

Goal 8: Protect the quality and quantity of Pahrump Basin groundwater.

Objective A: Utilize best available information in coordination with federal, state and local agencies to define a Pahrump Valley water budget that protects the quality and quantity of groundwater resources and prevents excessive groundwater withdrawal.

Policy 1: Evaluate groundwater conservation measures and policies for regulation of water usage, ~~reduction of land use densities~~, and possible water use restrictions.

Policy 2: Consider the Community Source Water Protection Plan for Public Water Systems in Nye County, Nevada, to manage the potential sources of ground water contamination within the community.

Policy 3: Working with the Nye County Water District, develop an aquifer recharge overlay classification which set standards to protect the function of the aquifer recharge areas.

Policy 4: Develop mechanisms to achieve the greatest public benefit for domestic water use, business and industry, economic development, sanitation, and fire protection in an equitable manner.

Policy 5: Support Nye County Water District efforts to better characterize both water supply and water use in Pahrump Water Basin (#162), by establishing land use regulations that support the scientific evidence.

Objective B: Review and improve all design codes, construction processes, and inspection procedures to ensure that ISDS do not become a groundwater contamination risk.

Objective C: Generate an ISDS Maintenance Ordinance that requires regular inspection and repair of existing septic systems to keep them in proper working order.

DRAFT

Objective D: Prepare a "Groundwater Contamination Response Plan" to educate the community as to what measures will be forced by the State Health Department when a neighborhood becomes contaminated.

Policy 1: Develop and provide educational information on the proper use and maintenance of septic systems.

Goal 9: Manage water resources in a manner that relies on sound science.

Objective A: Participate in ongoing efforts to develop accurate assessments of water supply and demand in the Pahrump Valley.

ⁱ President Ronald Regan, Remarks on signing annual report of Council on Environmental Quality, July 11, 1984.

ⁱⁱ From the 2003 PRPD Master Plan Update, page 47

ⁱⁱⁱ Nevada Air Quality Trend Report 2000-2012.

^{iv} From the 2003 PRPD Master Plan Update, page 47

^v Pahrump Valley Clean Air Action Plan Memorandum of Understanding.

^{vi} Nevada Air Quality Trend Report 2000-2012.

^{vii} From the 1999 Pahrump Regional Planning District Master Plan

^{viii} Final Report, Pahrump Regional Flood Control Master Plan, July 18, 2006. Page 1-1.

^{ix} <http://www.r9map.org>

^x <http://www.floodsmart.gov>

^{xi} <http://www.fema.gov>

^{xii} <http://nye-renewables.com>

^{xiii} <http://www.wbdg.org/resources> - Achieving Sustainable Site Design through Low Impact Development Practices by Anne Guillette, LEED Professional.

^{xiv} Florida League of Cities website credits this saying to Will Rogers.

^{xv} Nye County Water District Water Supply Appraisal Investigation Report, Glorieta Geoscience, Inc. page 1.

^{xvi} Pahrump growth Management Options Study, Draft Report, August 1990, page 27

^{xvii} http://nyecountywaterdistrict.net/water_law

^{xviii} From State of Nevada Division of Water Resources Office of the State Engineer's presentation to the Nye County Water District Governing Board, October 29th, 2012

^{xix} Maimone, M. (2004). Defining and managing sustainable yield. *Ground Water*, Vol. 42, No.6, November-December, 809-814.

^{xx} Attributed to Oscar Wichman

^{xxi}

^{xxii} Nye County Water District Water Supply Appraisal Investigation Report, Glorieta Geoscience, Inc. page 13.

^{xxiii} Nye County Water District Water Supply Appraisal Investigation Report, Glorieta Geoscience, Inc. page 13.

^{xxiv} Urban Sprawl: Impacts on Urban Water Use, Chapter 4, Western Resources Advocates

^{xxv} Nye County Water District Water Supply Appraisal Investigation Report, Glorieta Geoscience, Inc. page 14.

^{xxvi} From blog post on Rural Preservation by Hazel Borys, January 10, 2013.

^{xxvii} NAC 444.790 Lot size. 1) A minimum area of 1 acres (43,560 square feet), including public street and alleys or other public rights-of-way, lands or any portion thereof abutting on, running through or within a building site, is required for the installation of an individual sewage disposal system on a lot served by a well. 2) For a lot that is part of a tentative map that is approved before January 1, 2000, a minimum area of ¼ acre (10,890 square feet), including public street and alleys or other public rights-of-way, lands or any portion thereof abutting on, running through or within a building site, is required for the installation of an individual sewage disposal system on a lot served by a community water supply. 3) For a lot that is part of a tentative map that is approved on or after January 1, 2000, a minimum area of ½ acre (21,780 square feet), including public street and alleys or other public rights-of-way, lands or any portion thereof abutting on, running through or within a building site, is required for the installation of an individual sewage disposal system on a lot served by a community water supply.

^{xxviii} From State of Nevada Division of Water Resources Office of the State Engineer's presentation to the Nye County Water District Governing Board, October 29th, 2012

^{xxix} A Public Water System is defined by NRS 445A.235 any system, regardless of ownership, that provides the public with water fro human consumption through pipes or other constructed conveyances, if the system has 15 or more service connections or regularly serves 25 or more persons

AGENDA ITEM REQUEST

Requests and backup must be into the Town Office by **3:00 p.m. ten (10) business days before the preceding Town Board meeting** you wish the item presented. Town Board meetings are held on the second and fourth Tuesday of each month at 5:00 p.m. in the Nye County Complex.

DATE AGENDA ITEM SUBMITTED	DATE OF DESIRED BOARD MEETING
2/24/2014	3/11/2014

CIRCLE ONE: Action Item Non-Action Item Presentation

ITEM REQUESTED FOR CONSIDERATION:

Consideration to approve the purchase of replacement commercial refrigerators at 5 Town facilities pursuant to a mandate issued by the State of Nevada Health Division.

If request for funding is approved by the Town Board, an invoice or letter from the requestor to Town of Pahrump/Accounts Payable is required to receive funding.

BRIEF SUMMARY OF ITEM:

Ms. Taylor of the State of Nevada Health Division has indicated that if we do not replace the current refrigerators at Ian Deutch Park, Snack Bar 1 & 2, the Bob Ruud Center, the Arena Snack Bar and Petrack Park A Field these facilities will not be allowed to operate.

STAFF COMMENTS/RECOMMENDATIONS:

Staff recommends approval.

BACKUP ATTACHED: YES NO

NAME OF PRESENTER(S) OF ITEM: Susan Holecheck, Town Manager

SPONSORED BY:

Susan Holecheck, Town Manager

Print Name



Signature

400 N. Hwy 160

Mailing Address

(775) 727-5107 ext.

Telephone Number

Matt Luis

From:
Sent:
To:
Cc:
Subject:

Hi Matt,

I needed to let you know that refrigerators in the Honeysuckle snack bars and the Pahrump Arena are for household use only. Unfortunately, they are all going to have to be removed and replaced with commercial refrigerators. I spoke to my supervision about the refrigerators, and there is no way that we can allow you to keep them per the regulation. You will have six months to replace them, if they are not replaced, then the snack bar will have to remain closed until they are replaced with approvable equipment.

Thank you,

Whitnie Taylor, R.E.H.S.

State of Nevada Health Division
Public Health and Clinical Services
2080 E. Flamingo Road, Ste. 319
Las Vegas, NV 89119
Tel: (702) 486-3999
Fax: (702) 486-5024
wtaylor@health.nv.gov
Field: Tues., Weds., Thurs.
Office: Fridays

This message and accompanying documents are covered by the electronic Communications Privacy Act, 18 U.S.C. §§ 2510-2521, may be covered by the Health Insurance Portability and Accountability Act (HIPAA) of 1996 and may contain confidential information or Protected Health Information intended for the specified individual(s) only. If you are not the intended recipient or an agent responsible for delivering it to the intended recipient, you are hereby notified that you have received this document in error and that any review, dissemination, copying, or the taking of any action based on the contents of this information is strictly prohibited. Violations may result in administrative, civil, or criminal penalties. If you have received this communication in error, please notify sender immediately by e-mail, and delete the message.

Your Store:
W Summerlin, NV



Tweet 0

Frigidaire 19.4 cu ft Commercial Freezerless Refrigerator (Stainless Steel)

Item #: 455591 | Model #: FCRS201RFB

Be the first to

\$1,394.10

Was \$1,549.00
Save 10% thru 05/28/2013

Get 5%* Off Every Day or Special Financing**
Minimum Purchase Required

FREE Store Pickup

Your order will be ready for pickup from
Lowe's Of W Summerlin, NV by
05/30/2013

FREE Lowe's Truck Delivery

Your order will be ready for delivery to
you from **Lowe's Of W Summerlin, NV**
by 05/30/2013

Parcel Shipping

Unavailable for This Order

Sent by carriers like UPS,
FedEx, USPS, etc.

Frigidaire 19.4 cu ft Commercial Freezerless Refrigerator (Stainless Steel) ENERGY STAR

\$1,394.10

Description

19.4 cu ft Commercial Freezerless Refrigerator (Stainless Steel) ENERGY STAR

- Dynamic condenser improves performance in higher temperature environments
- Heavy-duty cooling system, NSF®-certified performance
- Heavy-duty, locking casters
- Heavy-duty, NSF-certified stainless steel shelves
- NSF-certified for food service applications
- NSF-certified interior lighting system
- NSF-certified stainless steel handle
- NSF-certified temperature gauge
- Sealed cabinet interior for easy cleaning

Specifications

Type	Freezerless	Freezer Door Shelves	0
Appliance Color/Finish	Stainless steel	Freezer Baskets	0
Overall Capacity (Cu. Feet)	19.4	Freezer Shelves	0
Refrigerator Capacity (Cu. Feet)	19.4	Frost-Free	Yes
Freezer Capacity (Cu. Feet)	0.0	ENERGY STAR Qualified	Yes
Door Texture	Smooth	CEE Tier Qualified	N/A
Door Style	Flat	Height to Top of Case (Inches)	70.63
Hidden Hinge	Yes	Height to Top of Door Hinge (Inches)	71.38
Handle Type	Standard	Width (Inches)	32.0
Water Filtration	No	Depth (Including Handles) (Inches)	31.13
Dispenser Options	N/A	Depth (Excluding Handles) (Inches)	28.63
Child Safety Locks	No	Depth (Less Door) (Inches)	26.35
Water Filter Indicator	No	Depth with Door Open (Inches)	59.38
Door Alarm	No	Manufacturer Color/Finish	Stainless steel
Dispenser Light	No	Cabinet Color	Black
Ice Maker	None	Door Handle(s) Color	Stainless steel
Space-Saving In-Door Ice	No	Toe Grille Color	Stainless steel
Air Filtration	No	Reversible Door	No
Dual Evaporator Cooling System	No	Custom Door Kit Compatible	No
Refrigerator Interior Lighting	Incandescent	Manufacturer's Warranty (Labor)	1-year
Electronic Temperature Control	No	Manufacturer's Warranty (Parts)	1-year
Shelf Options	Wire shelves	Lowe's Exclusive	No
Temperature Controlled Drawer	No		
Snack/Deli Drawer	No		

2-Year Major Appliance Extended Protection Plan (\$1500+) \$89.97

4-Year Major Appliance Extended Protection Plan (\$1500+) \$149.97

AGENDA ITEM REQUEST

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<u>DATE AGENDA ITEM SUBMITTED</u> 2/26/2014	<u>DATE OF DESIRED BOARD MEETING</u> 3/11/2014
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CIRCLE ONE: Action Item Non-Action Item Presentation

ITEM REQUESTED FOR CONSIDERATION:

Consideration to approve engineering bid for the completion of the proposed
Basketball courts at Simpkins Park.

If request for funding is approved by the Town Board, an invoice or letter from the requestor to Town of Pahrump/Accounts Payable is required to receive funding.

BRIEF SUMMARY OF ITEM:

On or about January 10, 2014 bids were solicited by Gary Guy Wilson for the
Completion of basketball courts at Simpkins park. The bids have been reviewed
And the attached information reflected the selected contractor.

STAFF COMMENTS/RECOMMENDATIONS:

Staff recommends approval. There is sufficient monies in the Park Impact Fees Fund
For completion of this project.

BACKUP ATTACHED: YES NO

NAME OF PRESENTER(S) OF ITEM: Susan Holecheck, Town Manager

SPONSORED BY:

Susan Holecheck, Town Manager
Print Name


Signature

400 N. Hwy 160
Mailing Address

(775) 727-5107 ext.
Telephone Number

**TOWN OF PAHRUMP
BID RESULT**

BID # 2013-06.

Description: Simkins Basketball Court

Bidder Name: Fab 5 Construction
Contact Name: _____
Address: 
Phone: _____
E-mail: _____

BID PRICE: \$ 175,200⁰⁰

FOR OFFICIAL USE ONLY

Did bid submission meet Specifications? Yes No
If Exceptions were listed, was overall product/project satisfactory? Yes No

Town Board Meeting Date: _____

SUCCESSFUL BIDDER? Yes No

Attest: _____

TOWN OF PAHRUMP
BID RESULT

BID # 2013-06.

Description: Simkins Basketball Courts.

Bidder Name: Page construction
Contact Name: 2013-06
Address: [REDACTED]
Phone: _____
E-mail: _____

BID PRICE: \$ 164,748⁰⁰

FOR OFFICIAL USE ONLY

Did bid submission meet Specifications? Yes No

If Exceptions were listed, was overall product/project satisfactory? Yes No

Town Board Meeting Date: _____

SUCCESSFUL BIDDER? Yes No

Attest: _____

**TOWN OF PAHRUMP
BID RESULT**

BID # 2013-06.

Description: Simmons Park Basketball Ct

Bidder Name: Rafael Construction
Contact Name: _____
Address: _____
Phone: _____
E-mail: _____

BID PRICE: \$ 157,389⁰⁰

FOR OFFICIAL USE ONLY

Did bid submission meet Specifications? Yes No

If Exceptions were listed, was overall product/project satisfactory? Yes No

Town Board Meeting Date: _____

SUCCESSFUL BIDDER? Yes No

Attest: _____

**TOWN OF PAHRUMP
BID RESULT**

BID # 2013-06.

Description: Simkins Basketball Courts

Bidder Name: CG & B Enterprises, Inc
Contact Name: _____
Address: _____
Phone: _____
E-mail: _____

BID PRICE: \$ 129,826⁰⁰

FOR OFFICIAL USE ONLY

Did bid submission meet Specifications? Yes No

If Exceptions were listed, was overall product/project satisfactory? Yes No

Town Board Meeting Date: _____

SUCCESSFUL BIDDER? Yes No

Attest: _____

**TOWN OF PAHRUMP
BID RESULT**

BID # 2013-06.

Description: Simkins Basketball Courts.

Bidder Name: Rawly Contracting Inc.
Contact Name: _____
Address: 
Phone: _____
E-mail: _____

BID PRICE: \$ 116 324 ⁶⁵

FOR OFFICIAL USE ONLY

Did bid submission meet Specifications? Yes No

If Exceptions were listed, was overall product/project satisfactory? Yes No

Town Board Meeting Date: _____

SUCCESSFUL BIDDER? Yes No

Attest: _____

BIDDER'S SUBMISSION PACKET

FOR

**TOWN OF PAHRUMP
SIMKINS BASKETBALL COURTS
CONTRACT NO. 2013-06**

PWP-NY-2014-132



JANUARY 2014

SECTION 00 41 00 (REVISED)

BID FORM

PROJECT IDENTIFICATION:

TOWN OF PAHRUMP
Simkins Basketball Courts / #2013-06 PWP#

THIS BID IS SUBMITTED TO:

Attention: Terry Bostwick
TOWN OF PAHRUMP
400 North Highway 160
Pahrump, NV 89060

1.01 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with OWNER in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents

2.01 Bidder accepts all of the terms and conditions of the Advertisement for Bids and Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. The Bid will remain subject to acceptance for 60 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of OWNER

3.01 In submitting this Bid, Bidder represents, as set forth in the Agreement, that:

A Bidder has examined and carefully studied the Bidding Documents, the other related data identified in the Bidding Documents, and the following Addenda, receipt of all which is hereby acknowledged

<u>Addendum No.</u>	<u>Addendum Date</u>
<u>1</u>	<u>1-10-14</u>
<u>2</u>	<u>1-17-14</u>
<u>3</u>	<u>1-27-14</u>

B Bidder has visited the Site and become familiar with and is satisfied as to the general local and Site conditions that may affect cost, progress, and performance of the Work

C Bidder is familiar with and is satisfied as to all federal, state, and local Laws and Regulations that may affect cost, progress and performance of the Work

D Bidder has carefully studied all (1) reports of explorations and tests of subsurface conditions, if any, at or contiguous to the Site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the Site (except Underground Facilities) which have been identified in the Supplementary Conditions as provided in paragraph 4.02 of the General Conditions, and (2) reports and drawings of a Hazardous Environmental Condition, if any, which has been identified in the Supplementary Conditions as provided in paragraph 4.06 of the General Conditions

- E. Bidder has obtained and carefully studied (or assumes responsibility for having done so) all additional or supplementary examinations, investigations, explorations, tests, studies and data concerning conditions (surface, subsurface and Underground Facilities) at or contiguous to the Site which may affect cost, progress, or performance of the Work or which relate to any aspect of the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder, including applying the specific means, methods, techniques, sequences, and procedures of construction expressly required by the Bidding Documents to be employed by Bidder, and safety precautions and programs incident thereto.
- F. Bidder does not consider that any further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price(s) bid and within the times and in accordance with the other terms and conditions of the Bidding Documents.
- G. Bidder is aware of the general nature of work to be performed by OWNER and others at the Site that relates to the Work as indicated in the Bidding Documents.
- H. Bidder has correlated the information known to Bidder, information and observations obtained from visits to the Site, reports and drawings identified in the Bidding Documents, and all additional examinations, investigations, explorations, tests, studies, and data with the Bidding Documents.
- I. Bidder has given ARCHITECT written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and the written resolution thereof by ARCHITECT is acceptable to Bidder.
- J. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance of the Work for which this Bid is submitted.

4.01 Bidder further represents that this Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; Bidder has not solicited or induced any individual or entity to refrain from bidding; and Bidder has not sought by collusion to obtain for itself any advantage over any other Bidder or over OWNER.

5.01

Bidder will complete the Work in accordance with the Contract Documents for the following Lump Sum Price.

Lump Sum Price:

\$ One hundred sixteen thousand Three hundred twenty four (\$ 116,324.65)
Dollars + 5 x 4 five cents (Use Words) (Figures)

ITEM NUMBER	ITEM DESCRIPTION	LUMP SUM
1.	SIMKINS BASKETBALL COURTS, AS SPECIFIED	\$ 108,824.65
2.	CONSTRUCTION CONFLICTS AND ADDITIONAL WORK ALLOWANCE	\$ 7,500.00
	BASE BID AMOUNT	\$ 116,324.65

6.01 Bidder agrees that the Work will be substantially completed and completed and ready for final payment in accordance with paragraph 14.07.B of the General Conditions on or before the dates or within the number of calendar days indicated in the Agreement.

7.01 Bidder accepts the provisions of the Agreement as to liquidated damages in the event of failure to complete the Work within the times specified above, which shall be stated in the Agreement.

8.01 The following documents are attached to and made a condition of this Bid

- A. Required Bid security in the form of bid bond;
- B. A tabulation of Subcontractors, Suppliers, and other individuals and entities required to be identified in this Bid;
- C. Required bidder qualifications statement with supporting data; and
- D.

9. The terms used in this Bid with initial capital letters have the meanings indicated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.

SUBMITTED on January 31, 2014.

State Contractor License No. 0073276

If Bidder is:

An Individual

Name (typed or printed): _____

By: _____
(Individual's signature)

Susan Holecheck

From: Matt Luis [mluis@pahrumprv.org]
Sent: Tuesday, February 11, 2014 8:25 AM
To: 'Susan Holecheck'
Cc: 'Michael Sullivan'; 'Carla Yoder'
Subject: FW: 140205 - Simkins Park - Updated Schedule
Attachments: ROWLEY CONTRACTORS BID ENVELOPE.pdf, ROWLEY CONTRACTORS BID.pdf

This is needs to be on the agenda

Thank you

Matt Luis

Town of Pahrum

Buildings and Grounds Manager

Office 775-727-1862

Fax 775-751-4669

From: Mark V. Martino [mailto:mvm@ggwarchitects.com]
Sent: Monday, February 10, 2014 2:39 PM
To: Matt Luis
Cc: Les W. Travis; Mark M. Labaj; Gary G. Wilson
Subject: RE: 140205 - Simkins Park - Updated Schedule

Hey Matt, At this time GGW Architects is recommending that Rowley Construction was the low bidder and should be the awarded General Contractor for the Simkins Park Project, PWP # NY-2014-132, GGWAIA project number 14931315.00.

Do you have a standard Notification of Intent to Award letter or Notice to Proceed letter? We can supply either if needed.

Let me know if you need anything else from us at this time.

Thank you.

Mark V. Martino | Principal | NCARB | MArch
Project Architect



"Excellence" . On Time. On Budget. On Purpose!

4945 W. Patrick Lane
Las Vegas, NV 89118
Office (702) 534-7888 ext. 822
Direct (702) 534-1822
Fax (702) 534-1818

From: Mark V. Martino
Sent: Wednesday, February 05, 2014 2:29 PM
To: 'Matt Luis'
Cc: Les W. Travis; 'mml@ggwarchitects.com'
Subject: 140205 - Simkins Park - Updated Schedule

Hey Matt, Attached is a draft updated schedule for the Simkins Park indicating a 25FEB14 construction start date. Take a look and let me know if you see anything that needs adjusting.

Thank you,

Mark V. Martino | Principal | NCARB | MArch
Project Architect



"Excellence" On Time. On Budget. On Purpose!

4945 W. Patrick Lane
Las Vegas, NV 89118
Office (702) 534-7888 ext. 822
Direct (702) 534-1822
Fax (702) 534-1818

AGENDA ITEM REQUEST

Requests and backup must be into the Town Office by **3:00 p.m. ten (10) business days before the preceding Town Board meeting** you wish the item presented. Town Board meetings are held on the second and fourth Tuesday of each month at 5:00 p.m. in the Nye County Complex.

DATE AGENDA ITEM SUBMITTED 2/24/2014	DATE OF DESIRED BOARD MEETING 3/11/2014
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CIRCLE ONE: Action Item Non-Action Item Presentation

ITEM REQUESTED FOR CONSIDERATION:

Consideration to adjourn to a closed session to receive information and advice from the Town's Attorney regarding potential or existing litigation pursuant to NRS 241.015(2)(b)(2)

If request for funding is approved by the Town Board, an invoice or letter from the requestor to Town of Pahrump/Accounts Payable is required to receive funding.

BRIEF SUMMARY OF ITEM:

STAFF COMMENTS/RECOMMENDATIONS:

BACKUP ATTACHED: YES NO

NAME OF PRESENTER(S) OF ITEM: Susan Holecheck, Town Manager

SPONSORED BY:

Susan Holecheck, Town Manager
Print Name


Signature

400 N. Hwy 160
Mailing Address

(775) 727-5107 ext.
Telephone Number

AGENDA ITEM REQUEST

Requests and backup must be into the Town Office by **3:00 p.m. ten (10) business days before the preceding Town Board meeting** you wish the item presented. Town Board meetings are held on the second and fourth Tuesday of each month at 5:00 p.m. in the Nye County Complex.

DATE AGENDA ITEM SUBMITTED 2/24/2014	DATE OF DESIRED BOARD MEETING 3/11/2014
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CIRCLE ONE: Action Item Non-Action Item Presentation

ITEM REQUESTED FOR CONSIDERATION:
Adjournment

If request for funding is approved by the Town Board, an invoice or letter from the requestor to Town of Pahrump/Accounts Payable is required to receive funding.

BRIEF SUMMARY OF ITEM:
Good Night Citizens, Town Board, and Town Staff.

STAFF COMMENTS/RECOMMENDATIONS:

BACKUP ATTACHED: YES NO

NAME OF PRESENTER(S) OF ITEM: Pahrump Town Board

SPONSORED BY:

Pahrump Town Board
Print Name

Pahrump Town Board
Signature

400 N. Hwy 160
Mailing Address

(775) 727-5107 ext.
Telephone Number