



**NYE COUNTY SCHOOL DISTRICT**  
**Board of Trustees**  
**Special Agenda**

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A Special of the Board of Trustees of Nye County School District will be held on Friday, February 3, 2006, beginning at 10:00 AM at the Southern District Office Boardroom, 484 S West Street, Pahrump, NV 89048.

The subjects to be discussed, considered, or acted upon are listed below. Items do not have to be taken in the order presented below and the Board may combine two or more agenda items for consideration at any time. The Board may also remove any items on the agenda or delay discussion relating to any item listed on the agenda at any time. Unless removed from the Consent Agenda, items identified within the Consent Agenda will be acted on at one time.

1. CALL TO ORDER
  - A. PLEDGE OF ALLEGIANCE
  - B. ROLL CALL
2. ADOPTION OF AGENDA, ACTION ITEM
3. PUBLIC INPUT, INFORMATIONAL ITEM
4. APPROVAL OF APPLICATION FOR ZONING CHANGE & DECISION ON WHETHER TO ENCUMBER PROPERTY AT 501 E. CALVADA BLVD. WITH PROPOSED BOYS & GIRLS CLUB BUILDING, ACTION ITEM
5. APPROVAL OF LEASE AGREEMENT, ACTION ITEM
6. ADJOURNMENT, ACTION ITEM

This Meeting will be streamed live online via the link <https://livestream.nyeschools.org/ViewStream.html> on the Nye County School District website. Click on the following link if you have difficulties with the live streaming: <https://bit.ly/ncsdbotmeetings>.

Public input may be accepted live via email for the duration of the Meeting and shared during the public input designated timeframe (all rules and timelines as listed in the Agenda still apply). Public comments made by members of the public attending the meeting virtually must be emailed to [publiccomment@nyeschools.org](mailto:publiccomment@nyeschools.org) and must include:

- a. The author's first and last name
- b. The author's phone number (will not be read with comment)
- c. Date of the Meeting for which the comment is intended

Nye County School District (NCSD) will empower students to learn at their highest level in an environment of mutual respect.

The NCSD BOT Goals are as follows:

**Culture**

Improve and sustain a culture of learning for all through:

- ◆ Recruiting, selecting, inducting, supporting, evaluating, and developing staff.
- ◆ Fostering a safe and respectful learning and working environment.
- ◆ Promoting ongoing family and community engagement in pursuit of our vision.

**Academic**

Elevate achievement and support lifelong learning for all through:

- ◆ Creating and sustaining a results-focused learning environment; establishing measurable goals for all.
- ◆ Creating and sustaining an instructional framework and common language to ensure essential content standards drive instruction.

The notice for this posting was posted on the NCSD Website (<https://www.nye.k12.nv.us>), Nevada's Notice Website (<https://notice.nv.gov/>), at the main physical location of the meeting, and has also been provided to all persons who have made a specific request of a copy of the Agenda by US Mail or electronic mail. A Public Binder will be available for viewing at the scheduled location at the time of the Meeting.

*NYE COUNTY SCHOOL DISTRICT NOTICE OF NONDISCRIMINATION*

*Nye County School District (NCSD) does not discriminate on the basis of race, color, religion, national origin, ancestry, disability, age, marital status, sex, sexual orientation, gender identity or expression, or any other category protected by applicable state or federal law in its program and activity, including employment. In keeping with requirements of federal and state law, NCSD strives to remove any vestige of discrimination in accommodating the public at public meetings.*

*The Nye County School District is pleased to provide reasonable accommodations for the disabled. Members of the public who are physically handicapped and require special accommodations or assistance to attend the meeting are requested to notify the Executive Assistant to the Superintendent and Board of Trustees in writing at 484 S West Street, Pahrump, NV 89048, email Iliana Garcia at [igarcia@nyeschools.org](mailto:igarcia@nyeschools.org), or call 775-727-7743, ext. 239 at least one week before the meeting.*

**ZONING REVIEW APPLICATION**  
**PAHRUMP REGIONAL PLANNING DISTRICT**

*AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY  
 FOR SUBMITTAL REQUIREMENTS, PLEASE SEE REVERSE*

DATE FILED: <u>1/25/10</u>	APPLICATION NUMBER: <u>ZR -</u>	COMMUNITY PANEL#: <u>320018-4415</u>
PROCESSED BY: <u>CB</u>	REVIEWED BY:	PERMIT #:
FEE: <u>Waived</u>	FLOOD ZONE: <u>A01</u>	CHECK # (B&S):
RECEIPT #: <u>N/A</u>	REFERENCE FILES: <u>A12-06-0003</u> <u>ZC-06-0016 / CU-06-0005</u>	PRESENT ZONE CLASSIFICATION: <u>OU</u>
CONDITIONAL USE PERMIT REQUIRED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	DOES THIS USE CONFORM TO THE MASTER PLAN? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
APPLICATION APPROVED: <input type="checkbox"/> YES <input type="checkbox"/> NO	COMMERCIAL WELL: <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	COMMERCIAL SEPTIC: <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
(STAFF NOTES:)		

**CONTACT INFORMATION (CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)**

PROPERTY OWNER: NCSD

APPLICANT/AUTHORIZED AGENT: Builtwell Co: Sam Woods

ADDRESS: P.O. Box 6698

CITY: Pahrump STATE: NV ZIP CODE: 89041

TELEPHONE: \_\_\_\_\_ MOBILE: \_\_\_\_\_ FAX: \_\_\_\_\_

**PROPERTY INFORMATION**

ASSESSOR'S PARCEL NUMBER(S): 40-011-01

LEGAL DESCRIPTION: C.V.U. 4B, B7, L21 501 E. Calvada Blvd.

PROPERTY ADDRESS AND NEAREST CROSS STREETS: Mt. Charleston Dr. & Rodeo Ave.

GROSS ACREAGE: 2.52 NET ACREAGE: 2.00

DESCRIBE ANY EXISTING DEVELOPMENT ON THE PROPERTY: Pahrump Valley High School

BRIEF DESCRIPTION OF DEVELOPMENT: 3,600 s.f. bldg. w/1,200 s.f. awning  
Parking lot & Playground. Proposed future 4,800 s.f.

IF THE PROPOSED DEVELOPMENT IS A MANUFACTURED HOME PROVIDE THE AGE OF THE UNIT: NO Bldg.

PROPOSED SETBACKS: FRONT: ≈50' REAR: ≈137' SIDE(S): ≈>10' CORNER SIDE: ≈49'

PROPOSED BUILDING HEIGHTS: \_\_\_\_\_ NUMBER OF STORIES: 1 PROJECT DENSITY (# of dwelling units divided by acreage): N/A

DISTANCE BETWEEN BUILDINGS (10' MINIMUM BUILDING SEPARATION REQUIRED - WALL TO WALL) Attached or will be >10'

(I, We), the undersigned swear and say that (I am, We are) the owner(s) of record on the tax rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Nye County Code; that the information on the plans and drawings attached hereto, and all of the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) understand that falsification of any information contained hereon may cause all permits to be revoked. (I, We) also authorize the Nye County Planning Department and its designee, to enter the premises of the property subject to this application for the purposes of gathering information for the purpose of advising the public of the proposed application.

Property Owner/Agent (Signature) _____	Property Owner/Agent (Print Clearly) _____
Property Owner/Agent (Signature) _____	3 Property Owner/Agent (Print Clearly) _____

**LAND USE APPLICATION**  
**PAHRUMP REGIONAL PLANNING DISTRICT**

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY  
 FOR SUBMITTAL REQUIREMENTS, PLEASE SEE REVERSE

APPLICATION TYPE	DATE FILED: 1/5/16	APPLICATION NUMBER: ZC-06-0016 / CU-06-0005
<input checked="" type="checkbox"/> ZONE CHANGE	PROCESSED BY: CB	MEETING DATES: DRC: N/A RPC: 2/15/16 BOCC: 3/22/16
<input checked="" type="checkbox"/> CONDITIONAL USE PERMIT	FEE: WAIVED	ADVERTISE DATE: 2/3/16
<input type="checkbox"/> TEXT AMENDMENT	RECEIPT #: N/A	PROPERTY OWNERS NOTIFIED:
<input type="checkbox"/> WAIVER	SECTION / TOWNSHIP / RANGE: S27 T20S R53E	
<input type="checkbox"/> VACATION and ABANDONMENT	RELATED CASE NOS: AR-06-0003	
<input type="checkbox"/> STREET NAME CHANGE	FINAL ACTION MEMORANDUM ISSUED:	DOES THIS USE CONFORM TO THE MASTER PLAN? Y

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: NCS D  
 APPLICANT: \_\_\_\_\_

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: Builtwell c/o: Sam Woods  
 ADDRESS: P.O. Box 6698  
 CITY: Pahrump STATE: NV ZIP CODE: 89041  
 TELEPHONE: 751-3306 FAX / CELL: 209-3815

ASSESSOR'S PARCEL NUMBER(S): 40-011-01  
 LEGAL DESCRIPTION: C.V. U4B, B7, L21  
 PROPERTY ADDRESS AND NEAREST CROSS STREETS: 501 E. Calvada Blvd. Mt. Charleston / Rodeo  
 GROSS/NET ACREAGE: 2.52 / 2.00 PRESENT ZONE CLASSIFICATION: OU  
 DESIRED ZONE CLASSIFICATION: VR-20 CURRENT LAND USE: Pahrump Valley H.S.

DESCRIBE YOUR REQUEST IN DETAIL. YOU MUST CITE ANY RELEVANT CODE SECTIONS, WAIVERS, OR CONDITIONAL USE PERMITS (USE ADDITIONAL PAGES IF NEEDED)

Boys & girls Club facilities 3,600 s.f. Bldg. w/ covered patio, parking lot & playground and a proposed future 4,800 s.f. Bldg.

DESCRIBE THE SOURCE OF WATER/SEWER: U.I.C.N. DO YOU HAVE A WILL SERVE LETTER?  YES  NO

**LAND USE APPLICATIONS CANNOT BE ACCEPTED OVER THE FRONT COUNTER  
PLEASE CALL (775) 751-4033 TO SCHEDULE AN APPOINTMENT**

(I, We), the undersigned swear and say that (I am, We are) the owner(s) of record on the tax rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Nye County Code; that the information on the plans and drawings attached hereto, and all of the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Nye County Planning Department and its designee, to enter the premises of the property subject to this application for the purposes of gathering information for the purpose of advising the public of the proposed application.

Property Owner (Signature): \_\_\_\_\_ Property Owner (Print): \_\_\_\_\_

Property Owner (Signature): \_\_\_\_\_ Property Owner (Print): \_\_\_\_\_

NOTARY PUBLIC:

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

**SUBMITTAL REQUIREMENTS:** All submittals shall be legible, printed in ink and suitable for reproduction. Sizes suitable for reproduction are 8.5"X11" or 11"X17". Copies of maps must be submitted with each application as required below. **PLEASE NOTE THAT ALL DRAWINGS MUST BE FOLDED SO THEY CAN BE PLACED IN A LEGAL SIZE FILE.**

**Documents Required for Submitting Land Use Applications**

APPLICATION TYPE	Application	Site Plans	Deed	Legal Description	Justification Letter	Traffic Impact Analysis	Straight-line Drawing	Supplemental Information	Application Fees
Conditional Use Permit	1	4	1		1	4 <sup>12</sup>	1 <sup>13</sup>	1 <sup>14</sup>	Refer to Fee Schedule
Text Amendment	1				1				\$750.00
Zone Change	1	4	1	1	1	4		1	\$550.00 plus \$25.00 per acre
Waiver	1	4			1				\$350.00
Vacation and Abandonment	1	4	1	1	1				\$500.00
Street Name Change	1				1				Refer to Fee Schedule

\*Superscript notes on this Table refer to the same item number on the "Explanation of the Document Submittal Requirements for Planning Applications."

**PROCEDURES For Filing Land Use Applications.**

- After assembling the required materials as outlined above, schedule an appointment by calling the Nye County Planning Department at (775) 751-4033. **Filing an application without an appointment may delay your application processing and/or scheduled hearing(s).** Only completed applications shall be accepted for filing.
- Review the Summary of Required Reviews or Hearings for your application type. **ATTENDANCE AT ALL SCHEDULED MEETINGS IS MANDATORY, you may assign an agent to speak on your behalf.** Failure to appear at any meeting may result in delays.
- Site Plan Requirements: See "Explanation of the Document Submittal Requirements for Planning Applications" for detailed information.
- Staff Report: To discuss a report or recommendation, contact the Planning Department to resolve concerns prior to the hearing.
- A letter indicating the Commission's decision and all conditions of approval is sent to the correspondent address on the application. All conditions must be met before an occupancy permit or a business license will be issued. In many cases, the Planning Commission is considered to be final action unless appealed, refer to the Summary of Required Reviews or Hearings.
- Any person may appeal, in writing, to the Board within 30 calendar days from the date the Notice of Final Action was sent. The office of the Zoning Administrator must physically receive the appeal by 4:00 p.m. on the 30th calendar day.
- The Planning Commission has the authority to impose conditions, restrictions, safeguards and date of expiration on any land use application that is granted to ensure the health, safety and welfare of the neighborhood. Failure to comply with such conditions shall be deemed as a violation. Any such person who knowingly continues the violation after receiving written notification of the violation is guilty of a misdemeanor.

\* Plus all sign costs.

Nye County Planning Department  
250 N. Hwy 160, Suite 1  
Pahrump, Nevada 89060  
Phone: (775) 751-4033 Fax: (775) 751-4032  
Website: <http://www.nycounty.net>

AT-RISK BUILDING AND DEVELOPMENT APPLICATION

PAHRUMP REGIONAL PLANNING DISTRICT

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY  
FOR SUBMITTAL REQUIREMENTS, PLEASE SEE REVERSE

APPLICATION NUMBER: AR - 06 - 0003

REVIEWED BY: CB

DATE RECEIVED:

PRESENT ZONE CLASSIFICATION: OU

REQUESTED ZONE CLASSIFICATION: YR-20

CORRESPONDING ZONE CHANGE AND SITE DEVELOPMENT APPLICATIONS: ZC - 06 - 0016 SD - -

(STAFF NOTES:)

CONTACT INFORMATION (CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: NCSD.

APPLICANT/AUTHORIZED AGENT:

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: Builtwell c/o: Sam Woods

ADDRESS: PO Box 6698 CITY: Pahrump STATE: NV ZIP CODE: 89041

TELEPHONE: 751-3306 MOBILE: 209-3815 FAX:

PROPERTY INFORMATION

ASSESSOR'S PARCEL NUMBER(S) & LEGAL DESCRIPTION: 40-011-01 CVU.4B, B7, L21

PROPERTY ADDRESS AND NEAREST CROSS STREETS: 501 E. Calvada Blvd. Mt. Char stor & Rodeo

DESCRIBE ANY EXISTING AND PROPOSED DEVELOPMENT ON THE PROPERTY: Pahrump Valley H.S.

NOTICE AND ACKNOWLEDGEMENT CONCERNING  
ISSUANCE OF AN "AT RISK" BUILDING PERMIT

EFFECTIVE JANUARY 5, 2006

TO ACCOMPANY AT RISK APPLICATION NO. AR-06-0003

YOU ARE HEREBY PUT ON NOTICE THAT THE NYE COUNTY PLANNING DEPARTMENT WILL ALLOW YOU TO OBTAIN A BUILDING PERMIT UNDER THE ABOVE REFERENCED "AT RISK" APPLICATION PRIOR TO FINAL APPROVAL OF A PENDING ZONING DISTRICT BOUNDARY AMENDMENT.

THE APPLICANT MUST SIGN THIS AFFIDAVIT ACKNOWLEDGING THE DEVELOPMENT IS "AT RISK", AND THAT A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE ZONE CHANGE HAS BEEN APPROVED AND ALL CONDITIONS OF THE ZONE CHANGE APPROVAL HAVE BEEN MET.

ACKNOWLEDGEMENT: I/WE \_\_\_\_\_,  
HEREBY ACKNOWLEDGE THAT I/WE UNDERSTAND THE TERMS OF ISSUANCE OF AN "AT RISK" BUILDING PERMIT, AND HOLD HARMLESS THE NYE COUNTY BOARD OF COUNTY COMMISSIONERS, PLANNING DEPARTMENT AND ANY AND ALL OTHER AGENCIES OF THE COUNTY OF NYE. FURTHER, I/WE UNDERSTAND THAT NYE COUNTY ASSUMES NO RESPONSIBILITY, OBLIGATION, DUTY OR LIABILITY RELATIVE TO THE ISSUANCE OF AN "AT RISK" BUILDING PERMIT.

\_\_\_\_\_

OWNER / ATTORNEY IN FACT  
(circle one, attach additional  
notarized signatures as needed)

\_\_\_\_\_  
AUTHORIZED SIGNATURE

\_\_\_\_\_  
DATE

COUNTY OF }

} ss.

STATE OF }

On the \_\_\_\_ day of \_\_\_\_\_, 2006, before me, the undersigned, a Notary Public in and for the county and state aforesaid, personally appeared \_\_\_\_\_ known to me to be the person named in and who executed the within and foregoing instrument, and he acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

\_\_\_\_\_  
Notary Public