

NYE COUNTY AGENDA INFORMATION FORM

Action
 Presentation
 Presentation & Action

Department: Planning		Agenda Date:	
Category: Timed Agenda Item – 10:00 a.m.		July 16, 2019	
Contact: Brett Waggoner		Phone: 775-751-4249	Continued from meeting of:
Return to: Brett Waggoner	Location: Pahrump		Phone:
Action requested: (Include what, with whom, when, where, why, how much (\$) and terms) <p>Public Hearing, discussion and deliberation on SU-2019-000060: An application for a Special Use Permit Change of Location to allow an existing marijuana establishment (production facility) located at 301 S. Oxbow Avenue, Unit 13, Pahrump, NV, to relocate to 1620 W. Charleston Park Avenue, Pahrump, NV. Assessor Parcel Number 036-601-57. Jonman, LLC / Jonathan Johannes – Property Owner. Nye Natural Medicinal Solutions, LLC dba NuVeda / Pejman Bady – Applicant.</p>			
Complete description of requested action: (Include, if applicable, background, impact, long-term commitment, existing county policy, future goals, obtained by competitive bid, accountability measures) Any information provided after the agenda is published or during the meeting of the Commissioners will require you to provide 20 copies: one for each Commissioner, one for the Clerk, one for the District Attorney, one for the Public and two for the County Manager. Contracts or documents requiring signature must be submitted with three original copies.			
Expenditure Impact by FY(s): (Provide detail on Financial Form) <p style="text-align: right;"><input checked="" type="checkbox"/> No financial impact</p>			

Routing & Approval (Sign & Date)

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

Place on Agenda

ITEM # 11

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

Meeting Date: July 16, 2019

AGENDA ITEMS

10:00 - For Possible Action – SU-2019-000060: Public Hearing, discussion and deliberation on an application for a Special Use Permit Change of Location to allow an existing marijuana establishment (production facility) located at 301 S. Oxbow Avenue, Unit 13, Pahrump, NV, to relocate to 1620 W. Charleston Park Avenue, Pahrump, NV, Assessor Parcel Number 036-601-57. Jonman, LLC / Jonathan Johannes – Property Owner. Nye Natural Medicinal Solutions, LLC dba NuVeda / Pejman Bady - Applicant.

GENERAL INFORMATION SUMMARY

The applicant is requesting approval of a special use permit to relocate an existing marijuana production facility.

The applicant proposes to change the location of an existing marijuana establishment (production facility) currently located at 301 S. Oxbow Avenue, Unit 13, to relocate to 1620 W. Charleston Park Avenue.

The subject parcel is located within the Pahrump Regional Planning District (PRPD) and is zoned Commercial Manufacturing (CM) which allows for all marijuana establishments in accordance with NCC 17.06.030.

17.06.040: REQUIREMENT TO OBTAIN A SPECIAL USE PERMIT:

Any marijuana establishment shall require the approval, and be conducted in compliance with the terms and conditions, of a special use permit.

If the Special Use Permit is approved, the applicant will be required to obtain approval of a site development plan, water impact plan, security and transportation plan, applicable State of Nevada Department of Taxation approvals, building permit, Certificate of Occupancy, Nye County marijuana license for production, and a Town of Pahrump business license, prior to operating the facility.

ANALYSIS

The PRPD Master Plan designates the subject property as Rural Industrial Area (RIA). The parcel is zoned Commercial Manufacturing (CM). The proposed use of a marijuana production facility is permissive in the CM zone, subject to approval of a special use permit.

The applicant proposes to use an existing building on the site for the production facility.

The site complies with the separation requirements, i.e., is not located within one thousand feet (1,000') of a public or private school, and not within three hundred feet (300') of any other community facility such as a park, playground or church.

17.06.030: MARIJUANA ESTABLISHMENT ZONING REQUIREMENTS:

Marijuana establishments, including retail marijuana and medical marijuana, shall be allowed within the light industrial (LI), heavy industrial (HI), general commercial (GC), commercial manufacturing (CM), and business opportunity overlay (BO) zones if located within the Pahrump regional planning district or in any other area outside of the Pahrump regional planning district that permits general commercial, manufacturing, light industrial and/or heavy industrial uses, subject to compliance with the distance separation requirements and other restrictions contained herein and upon the approval of a special use permit as required in this chapter. (Ord. 511, 2017)

<h3>STANDARDS FOR APPROVAL / FINDINGS</h3>

The following criteria shall be evaluated by the Board:

1. Sufficiency and viability of the financial plan showing the resources of the applicant and proof the applicant has adequate funds to support the business plan as presented. ***A business plan and financial information has been provided by applicant. The applicant currently has two marijuana facilities approved in Nye County.***
2. Sufficiency and viability of an electronic verification system, inventory control system, adequate building security and fire protection measures. ***A security and transportation plan will be required to be submitted and approved by Nye County as a condition of approval (mandatory condition #17).***
3. Adequacy of a conceptual transportation plan that addresses product security during the transport of marijuana from seed to sale. ***A security and transportation plan will be required to be submitted and approved by Nye County as a condition of approval (mandatory condition #17).***
4. Capability to provide safe and secure packaging of marijuana products that would assist in reducing the exposure of children to the dangers of marijuana. ***The specific requirements relating to packaging of marijuana products is regulated by the State of Nevada.***
5. Whether the design of the marijuana establishment maintains a professional appearance and is compatible with existing uses or future uses in the proposed area of development. The proposed building already exists, previously and currently operating as a retail store. ***The proposed use would not be out of character with the area and would be compatible with the Commercial Manufacturing (CM) zoning district and RIA master plan designation.***
6. Whether crime or other factors in the area of a proposed marijuana establishment pose an undue threat to the security of the proposed establishment, its product, employees or prospective patrons and the proposed mitigating strategy incorporated into the physical or other security plan to deter or negate that threat. ***A security and transportation plan will be required to be submitted and approved by Nye County.***

7. Whether dispensaries will provide convenient access to those authorized to use marijuana to a sufficient distribution of marijuana. *N/A*.

RECOMMENDATION

Recommended BOCC Motion: "I motion to _____ (options include: **approve, deny, continue, or take no action on**) Special Use Permit Application SU-2019-000060 subject to the conditions of approval:

MANDATORY CONDITIONS OF APPROVAL

1. The special use permit grantee must provide to the planning director a copy of the approval document issued by the state of Nevada prior to commencing operations.
2. The establishment must continue to meet all requirements for a marijuana establishment to qualify for and maintain its State approval as set forth by state law.
3. The establishment must comply with all operating procedures required by state law.
4. The establishment must prohibit anyone from consuming marijuana on the premises.
5. For production and cultivation establishments: If the establishment has on-site signage, the signage shall be limited to one wall sign not to exceed two (2) square feet in size. On-site signs for dispensaries shall not exceed 25 square feet in size. All signage must obtain approval from the State.
6. The establishment must prohibit anyone under the age of eighteen (18) years on the premises.
7. The establishment must prohibit marijuana activities including, without limitation, cultivating, growing, processing, displaying, selling or storage from being conducted outdoors.
8. All cultivation or production of marijuana that a cultivation facility carries out or causes to be carried out must take place in an enclosed facility.
9. The establishment must prevent marijuana or paraphernalia from being displayed or kept in a manner that is visible from outside the facility.
10. The establishment must install security surveillance cameras that monitor all entrances, along with the interior and exterior of the premises. Recordings from these cameras must be maintained in a retrievable manner for at least thirty (30) days from the date recorded. Surveillance systems shall include a lighting system. The system must be available to the Nye County Sheriff's Office for real time surveillance and response.
11. The establishment must install and maintain in good working condition robbery and burglary alarm systems
12. The establishment must install a properly designed, sized, and maintained ventilation and air quality control system appropriate for the square footage of the facility and number of plants to control air quality and odor from the establishment.
13. The establishment must post a legible sign inside the facility stating that:
 - a. The use or distribution of marijuana is a violation of federal law.
 - b. Consumption of marijuana on the premises is prohibited.
 - c. No one under the age of eighteen (18) years is permitted on the premises.

14. The special use permit grantee shall record a notarized affidavit in which the grantee acknowledges that the operation of a marijuana establishment is a violation of federal law.
15. The special use permit grantee shall record a notarized statement in which the grantee agrees to hold Nye County harmless against any federal law enforcement actions that may result from the activities of the marijuana establishment that is the subject of the special use permit.
16. The special use permit grantee shall submit a Water Impact Plan showing the proposed water use and wastewater disposal methods for review and comment by the Nye County Water District Governing Board, for consideration by the Board of County Commissioners, prior to issuance of the initial marijuana license; and grantee shall submit an annual report to the Water District Governing Board for review and comment. A written summary of the Water District Governing Board comments shall be provided to the Board of County Commissioners for consideration prior to approval of any annual license renewal.
17. Security: The special use permit grantee shall submit a Security and Transportation Plan compliant with NRS 453A and the Nye County Security Checklist detailing the proposed security for the site, buildings, and transportation vehicles, including proposed security cameras, fencing, building access and security policies and procedures for review and comment by the Nye County Sheriff, for consideration by the Board of County Commissioners, prior to issuance of the initial marijuana license; and grantee shall provide annually a written security report to the Board of County Commissioners for consideration prior to approval of any annual license renewal.
18. Waste Disposal:
 - a. The proposed method and procedures of marijuana waste disposal shall be described in the Security and Transportation Plan.
 - b. A description and process for separation, storage and disposal of product lots which do not meet the requirements for marijuana (i.e., failed test product) must be developed, monitored and approved. The location of the area where the failed test products will be stored, such as quarantine rooms, shall be specified in the Security Plan.

SPECIAL CONDITIONS OF APPROVAL

1. If the State of Nevada does not grant a license for operation of the establishment for which the special use permit is granted within 18 months from the date of BOCC approval, then the special use permit(s) will expire.
2. Property owner/applicant/grantee shall obtain all required local and state approvals, building permits, plan reviews, inspections, etc., for the establishment.
3. The special use permit grantee shall provide to the Planning Department prior to commencement of the establishment a copy of the recorded notarized affidavit in which the grantee acknowledges that the operation of the marijuana establishment is a violation of federal law.
4. The special use permit grantee shall provide to the Planning Department prior to commencement of the establishment a copy of the recorded notarized statement in which the grantee agrees to hold Nye County harmless against any federal law enforcement actions that may result from the activities of the marijuana establishment.
5. Grantee shall comply with all site development standards and requirements of the Pahrump Regional Planning District for commercial/industrial development projects.

BOCC Hearing -- 18 June 2019
 SU-2019-000060 -- APN 036-601-57
 Jonman, LLC / Johnathan Johannes -- Owner
 Nye Natural Medicinal Solutions, LLC dba NuVeda / Pejamin Body -- Applicant

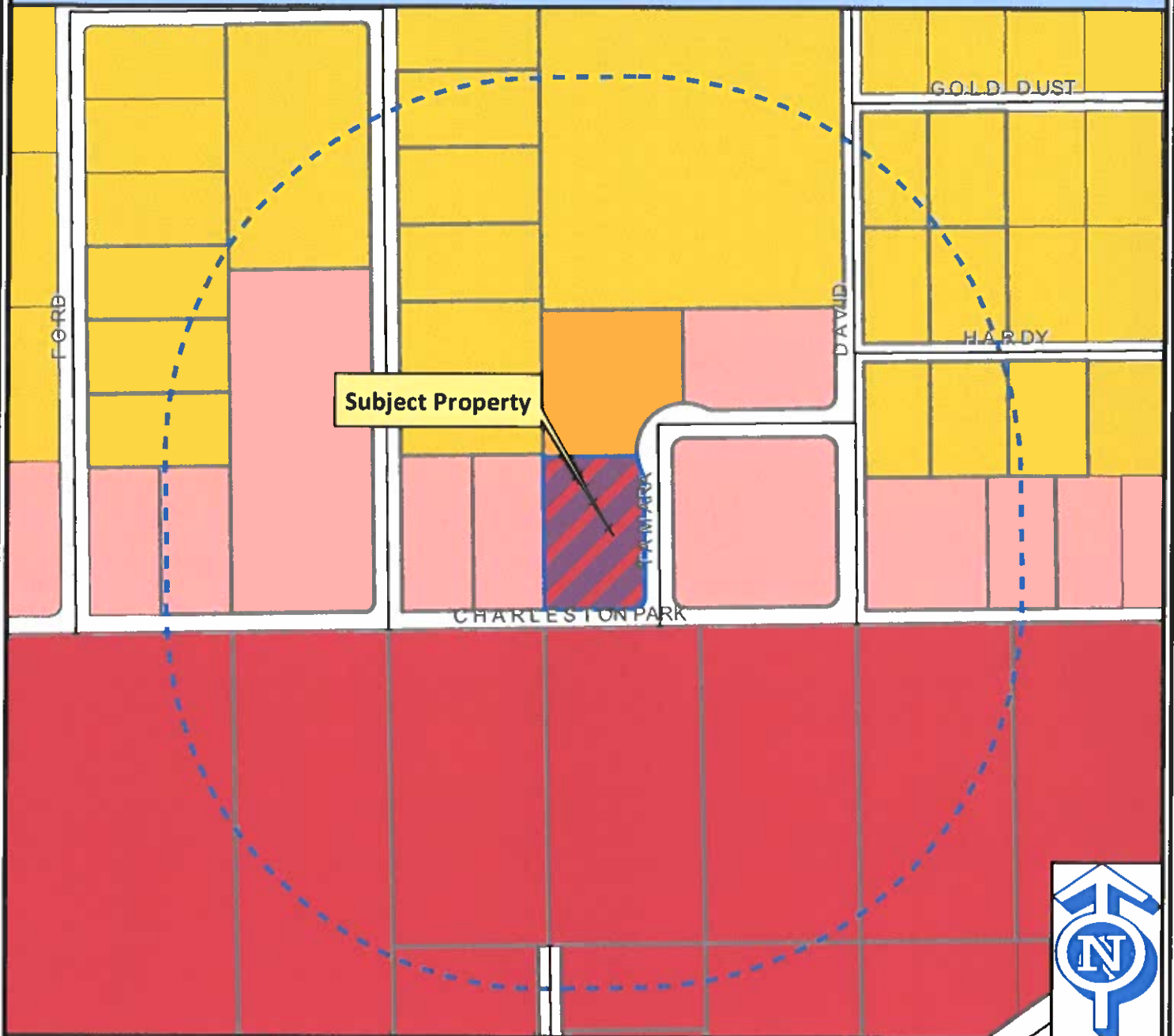





Exhibit "A" -- Area Zoning

- | | | | |
|---|------------------------------|---|---------------------------------|
|  | Subject Property |  | GC; General Commercial |
|  | Notified Properties |  | NC; Neighborhood Commercial |
|  | 800 Foot Buffer |  | MU; Mixed Use |
|  | CM; Commercial Manufacturing |  | RE-1; Rural Estates Residential |



DEPARTMENT OF PLANNING
 Pahrump Regional Planning District
 (PRPD)

The information shown herein is approximate and for exhibit use only. Nye County is not responsible for any claims, injuries or liabilities resulting from the use of this document beyond the purpose for which it is intended.

This drawing is not to scale.

BOCC Hearing -- 18 June 2019
 SU-2019-000060 -- APN 036-601-57
 Jonman, LLC / Johnathan Johannes -- Owner
 Nye Natural Medicinal Solutions, LLC dba NuVeda / Pejamin Body -- Applicant

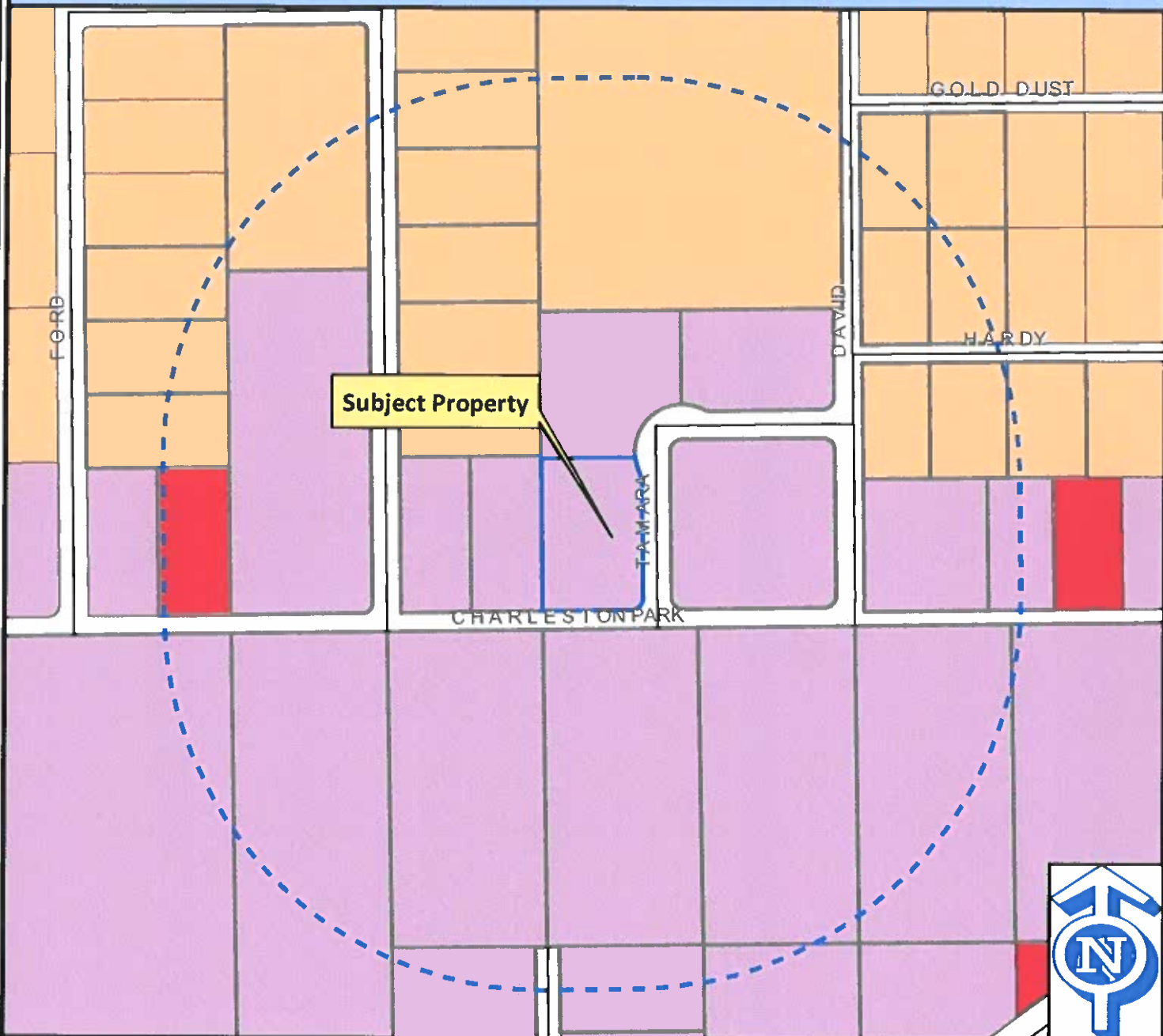


Exhibit "B" -- Master Plan Categories

- Subject Property
- Notified Properties
- 800 Foot Buffer
- RIA
- RDR
- CDA



DEPARTMENT OF PLANNING
 Pahrump Regional Planning District
 (PRPD)

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BOCC Hearing -- 18 June 2019
SU-2019-000060 -- APN 036-601-57
Jonman, LLC / Johnathan Johannes -- Owner
Nye Natural Medicinal Solutions, LLC dba NuVeda / Pejamin Body -- Applicant

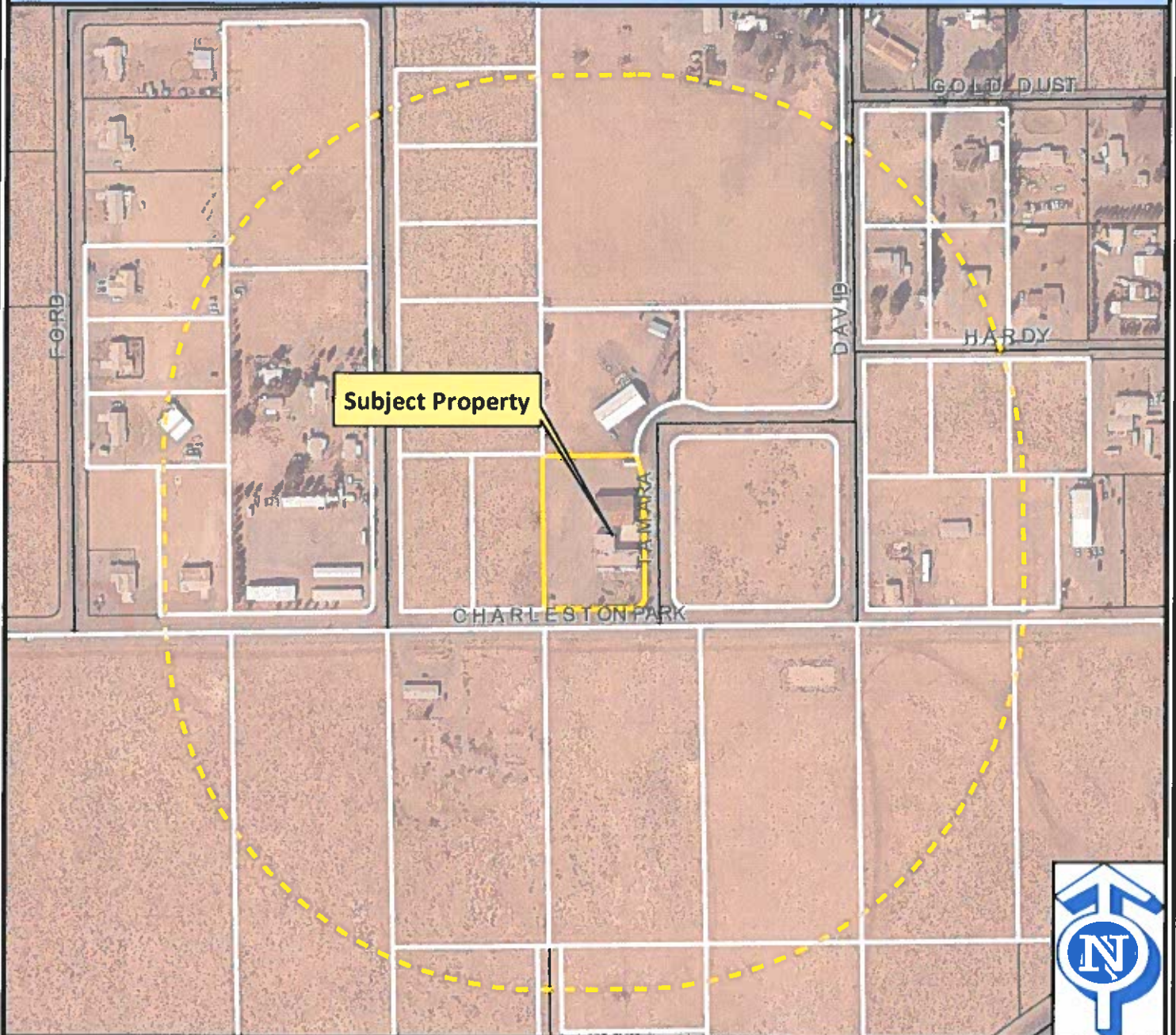





Exhibit "C" -- Aerial Perspective

-  Subject Property
-  Notified Properties
-  800 Foot Buffer



DEPARTMENT OF PLANNING
Regional Planning District
(RPD)


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BOCC Hearing -- 18 June 2019
SU-2019-000060 -- APN 036-601-57
Jonman, LLC / Johnathan Johannes -- Owner
Nye Natural Medicinal Solutions, LLC dba NuVeda / Pejamin Bady -- Applicant



Exhibit "C" -- Close-up Aerial Perspective

 Subject Property



DEPARTMENT OF PLANNING
Pahrump Regional Planning District
(PRPD)

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This drawing is not to scale.



Special Use Permit

Initial Application -or- Amendment/Modification of Existing Special Use Permit

Business Name: Nye Natural Medicinal Solutions, LLC

Project Location: 1620 W Charlston Park Ave. Pahrump, NV

Assessor's Parcel Number(s): 36-601-57 Existing Zoning: CM Gross Acres: 1.570

Date Business Opened (if applicable): 2016

Proposed Use (example "Marijuana Cultivation Facility"): Marijuana Production Facility

Change of location

Property Owner	Name <u>Jonathan Johannes</u>	Company <u>Jonman, LLC</u>
	Address <u>921 JARVIS RD</u>	City <u>Pahrump</u>
	State <u>NV</u> Zip Code <u>89060-2568</u> Phone <u>775-209-4077</u> Email <u>johnjohannes49@yahoo.com</u>	
Agent Applicant	Name <u>Pejman Bady</u>	Company <u>Nye Natural Medicinal Solutions, LLC</u>
	Address <u>PO Box 6255</u>	City <u>Pahrump</u>
	State <u>NV</u> Zip Code <u>89041</u> Phone <u>310-863-4488</u> Email <u>pbady@nuveda.org</u>	

(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 to initiate 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. FURTHER, THE UNDERSIGNED HEREBY ACKNOWLEDGES THAT HE/SHE IS AWARE OF AND HAS READ THE ATTACHED "LIST OF POTENTIAL NYE COUNTY DEVELOPMENT REQUIREMENTS"

Property Owner/ Agent Signature

Pejman Bady
Print Name

For Office Use Only

Date Filed: <u>4-24-19</u>	Application Number: <u>SU-2019-00060</u>	Received by: <u>AW</u>
Processed By: <u>AW</u>	<u>MEETING DATES</u>	
Receipt #: <u>00012249</u>	BOCC: <u>6-18-19</u>	Advertise date: <u>4/7/19</u> FAM Issued:
Code Compliance on File?	Related Case Numbers: <u>7/16/19</u>	
STAFF NOTES: <u>PAW mailed</u>		



NuVeda, LLC, PO BOX 6255 Pahrump, NV 89041

April 23rd, 2019

Via Hand-Delivery

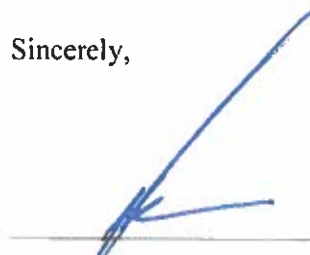
Nye County Planning Department Pahrump Office
250 N. Highway 160, Suite 1
Pahrump, NV 89060

***Re: Specification Letter for Special Use Permit Relocation Medical/Recreational Marijuana
Production Facility to 1620 West Charleston Park (APN 036-601-57)***

To Whom it may concern:

I am writing this letter on behalf of our license (P107) Nye Natural Medicinal Solutions, LLC at 301 Oxbow Ave, Unit 13 (APN 038-24409). We are applying to move our current Production License to 1620 West Charleston Park (APN 036-601-57). This property will be specifically used for a Marijuana Production License.

Sincerely,



Pejman Bady
NuVeda, LLC
Owner CEO
License Holder: Nye Natural Medicinal
Solutions, LLC



NuVeda, LLC, PO BOX 6255 Pahrump, NV 89041

April 23rd, 2019

Via Hand-Delivery

Nye County Planning Department Pahrump Office
250 N. Highway 160, Suite 1
Pahrump, NV 89060

Re: Justification Letter for Special Use Permit Relocation Medical/Recreational Marijuana Production Facility to 1620 West Charleston Park (APN 036-601-57)

To Whom it may concern:

I am writing this letter on behalf of our license (P107) Nye Natural Medicinal Solutions, LLC at 301 Oxbow Ave, Unit 13 (APN 038-24409). We are applying to move our current Production License to 1620 West Charleston Park (APN 036-601-57). The proposed location is approximately 12,000 square feet and would allow us to expand our current operations, thus allowing us to expand our workforce from 2 employees to approximately 30 employees. This location will be home to marijuana production of specialty pre-rolls, edibles and other marijuana production items in the future. Our general business hours will be from 8am-5pm Monday through Friday, with occasional after hours and weekend work based on volume.

The proposed use is consistent with any applicable standards of approval.

This proposed location meets all State of Nevada and Nye County requirements pursuant to NRS 453A and Nye County Code Title 17. It is zoned CM (Commercial Manufacturing) and is more than 1,000 feet from the closest school. It is more than 300 feet from a community facility as defined in NRS 453A and Nye County Code 17.06.20B.

The proposed production facility will be within two existing enclosed buildings. If the proposed location has signage it will be in compliance with Nye County Code Title 17.06.30D(5) and NRS 453A. The production facility will comply with all operating procedures required by State law as well as all the Mandatory Conditions of Approval as stated in Nye County Code Title 17.06.30D. In accordance with Nye County Code 17.06.30D, the proposed location will meet all state and county requirements, have security surveillance cameras as well as robbery and burglary alarm systems.

The proposed use shall not have an adverse impact on adjacent properties.

The proposed location is a free-standing existing building. Adjacent properties shall have no substantial or undue adverse effect as the facility and will comply with all applicable laws and regulations. The traffic impact, if any, will be very minimal as the only vehicles traveling to or from the facility will be employees that work at the facility. There will certainly be less than 750 average daily trips to or from the facility. The proposed use shall not result in a substantial or undo adverse effect on the public health, safety or general welfare.



NuVeda, LLC, PO BOX 6255 Pahrump, NV 89041

The proposed use will be adequately serviced by public improvements, facilities and services and will not impose an undue burden.

The proposed use will be adequately serviced by the current public improvements, facilities and services. Furthermore, there will be ample security at this location. As will be detailed in the security plan submitted as a party of the business license, this location will have a comprehensive security system. The proposed use will not impose an undue burden.

In conclusion the proposed use will be in harmony with the purpose, goals, objectives and standards of the Nye County Code Title 17 and will not have any adverse effect on the public health safety and general welfare. The applicant, Nye Natural Medicinal Solutions, LLC, respectfully requests approval of this special use permit application.

If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Pejman Bady", written over a horizontal line.


Pejman Bady
NuVeda, LLC
Owner CEO
License Holder: Nye Natural Medicinal
Solutions, LLC

April 24th, 2019

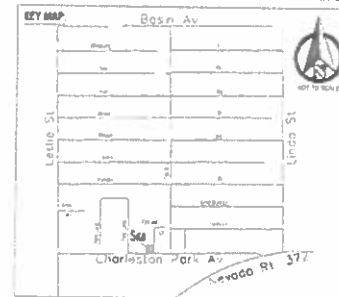
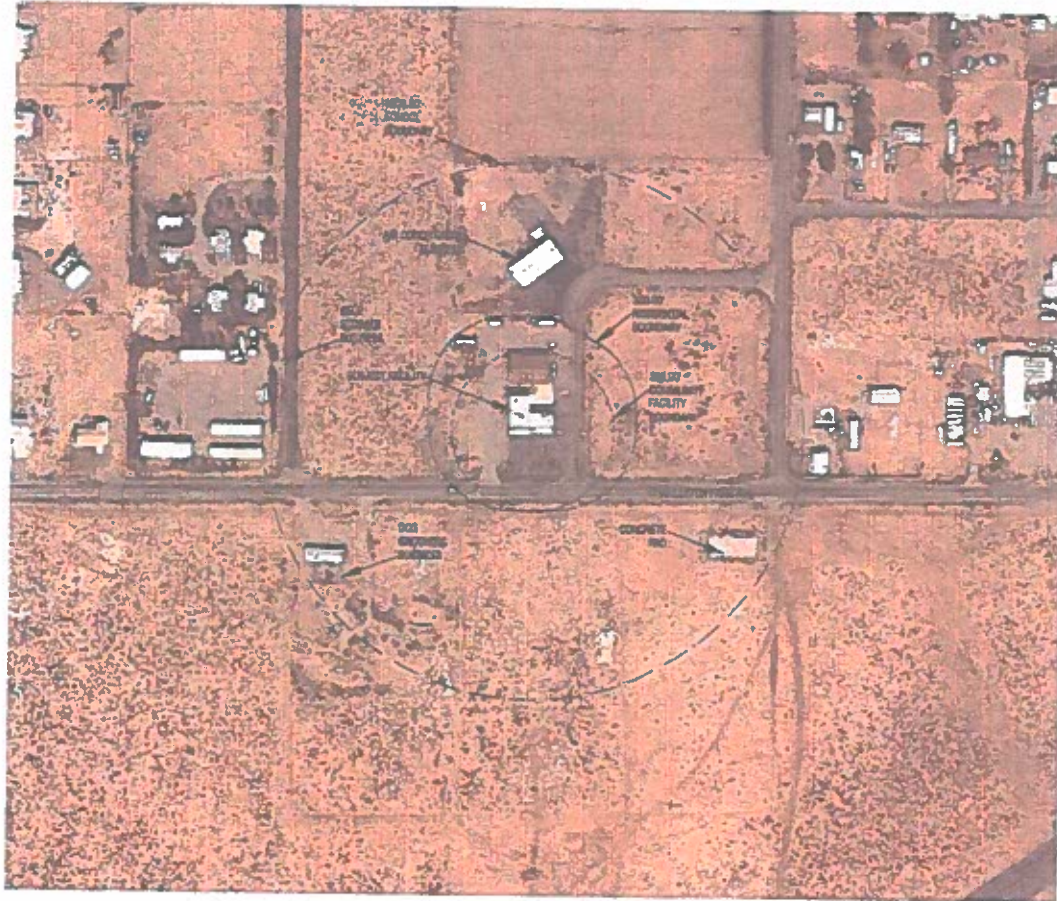
Nye County Planning,

I John Johannes, owner of Jonman, LLC and 1620 W. Charleston Park Pahrump, NV 89048 am aware that my property will be used by Nye Natural Medicinal Solutions for the purpose of marijuana manufacturing.

Thank you,

 4-24-19

John Johannes Owner Jonman, LLC



LEGEND:

- RESIDENTIAL BUILDING BOUNDARY
- COMMUNITY FACILITY BOUNDARY
- SCHOOL BOUNDARY
- PROPERTY LOT

LOCATION CERTIFICATION:

THERE ARE ZERO (0) SCHOOLS WITHIN 1000' OF THE SUBJECT FACILITY
 THERE ARE ZERO (0) COMMUNITY FACILITIES WITHIN 300' OF THE SUBJECT FACILITY
 THERE ARE ZERO (0) RESIDENTIAL DWELLING UNITS WITHIN 300' OF SUBJECT FACILITY

SUBJECT FACILITY:

ADDRESS
 1620 W CHARLESTON AVENUE
 PARLIAM NY 88010

APN:
 036-601-57

LEGAL:
 66-00-A PORTION OF THE SW 1/4 OF SECTION 17 TOWNSHIP 20 SOUTH
 RANGE 53 EAST, 4th D WY COUNTY, NEVADA



CIVILISE SERVICES, INC.
 1200 STATE STREET SUITE 101
 PARLIAM NY 88010
 PHONE 775-31-4413 FAX 775-751-3584



DATE	DESCRIPTION

STRAIGHT-LINE DRAWING
 COUNTY

DATE	04-17-2012
DESIGNER	JD
DRAWN BY	JD
CHECKED BY	JD

PLOTTED BY: 0419-12



COUNTY
 STRAIGHT LINE

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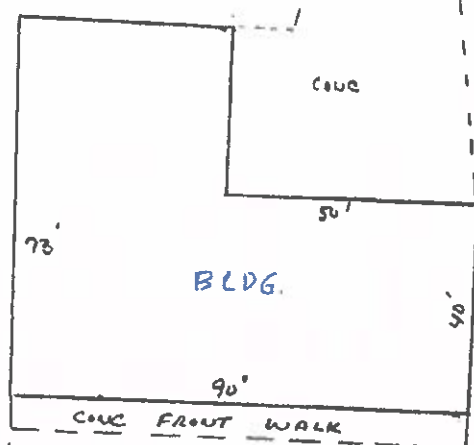
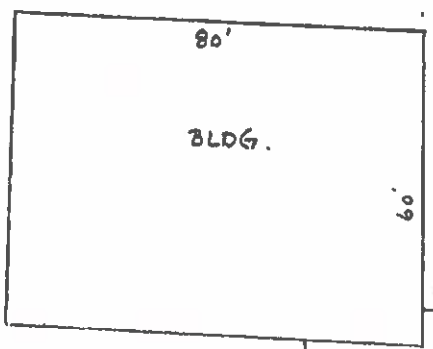
198'

27,000 GAL WATER TANK



323'

243'



CONE FRONT WALK

8 PARKING SPACES

TOILET LIGHTING

10 PARKING SPACES

5 PARKING SPACES

1620 W CHARLESTON PARK
LEGAL DESC F# 431153 1.57 AC

.188'

Celeste Sandoval

From: Ben Naylor <nails2002@gmail.com>
Sent: Monday, July 8, 2019 10:39 PM
To: Planning
Subject: Open Comment on Parcel 036-601-57

I am opposed to relocating a marijuana production facility to Parcel 036-601-57. Marijuana is still illegal on a federal level and could limit future growth by restricting the number and types of businesses that could set up shop nearby. In addition to limiting future growth, security issues arise because these facilities have increased risks and higher incidences of theft and other crimes. This will further drive down property values. Also, if the production overgrowth reaches onto adjacent lands intentionally or unintentionally, the liability issues are tremendously complicated and dangerous for property owners. Please do not allow this relocation to proceed.

Sincerely,

Benjamin Naylor
Property Owner
801-368-7487

Celeste Sandoval

From: Tim Naylor <timothynaylor@outlook.com>
Sent: Monday, July 8, 2019 10:29 PM
To: Planning
Subject: Open Comment on Parcel 036-601-57

I am opposed to relocating a marijuana production facility to Parcel 036-601-57. Marijuana is still illegal on a federal level and could limit future growth by restricting the number and types of businesses that could set up shop nearby. In addition to limiting future growth, security issues arise because these facilities have increased risks and higher incidences of theft and other crimes. This will further drive down property values. Also, if the production overgrowth reaches onto adjacent lands intentionally or unintentionally, the liability issues are tremendously complicated and dangerous for property owners. Please do not allow this relocation to proceed.

Sincerely,

Tim Naylor
Property Owner

Celeste Sandoval

From: Amanda <amandaanderson73@yahoo.com>
Sent: Monday, July 8, 2019 9:24 PM
To: Planning
Subject: Land

Please note that I am in complete objection to having a marijuana production facility near land parcels in Pahrump NV that my sibling and I own.

Thank you,
Amanda Anderson

Sent from my iPhone

Celeste Sandoval

From: Mark Dargitz <mdargitz@gmail.com>
Sent: Tuesday, July 9, 2019 3:16 PM
To: Planning
Subject: Regarding Application SU-2019-000060

In Regards to Application SU-2019-000060 (Location change of marijuana dispensary to Charleston Park). As a nearby property owner I strongly oppose! This business will tremendously increase Commercial/Retail Traffic on a major residential thorough fair (Charleston park). In addition it has the potential to introduce a criminal element to adjoining neighborhoods. Including Larceny, theft, loitering, squatting, vandalism and noise violations to name a few.

Please deny permit to move.

Mark A Dargitz (Trustee, The Blue Dragon Trust)
891 W Ford Loop dr
Pahrump, Nv. 89048
714-746-0603

Celeste Sandoval

From: Robert Naylor <robertwnaylor@yahoo.com>
Sent: Tuesday, July 9, 2019 9:56 AM
To: Planning
Cc: Thomas Aldous
Subject: Marijuana production facility on West Charleston

I am a property owner (shareholder of Naylor Supply Co.) of land on Nev Hwy 372 on both sides of what is mapped as Givens Road and one parcel north of that that backs up to parcels on West Charleston across from the proposed facility. All owners are descendants of Charles I Naylor. I was born and raised in Nevada.

We strongly object to the proposed facility. Marijuana production involves strong, unpleasant odors that will devalue adjacent properties. Government should not allow public nuisances in developing neighborhoods.

I am Robert W. Naylor. My address is 1530 J St. Suite 360. Sacramento, CA 95814. My phone: 916-743-3289.

Thank you.

[Sent from Yahoo Mail on Android](#)

Celeste Sandoval

From: Thomas Aldous <taldous@me.com>
Sent: Tuesday, July 9, 2019 2:11 AM
To: Planning
Subject: Application SU-2019-00060, Comment on Parcel 036-601-57

Nye County Planning Department Members,

Please do NOT grant this application. I have strong objections to a marijuana production facility being relocated near properties I own. Due to the nature of such a business, there are higher risks and occurrences of theft and other crimes. This affects neighboring property values and liability in a very negative way. Because marijuana is still illegal in the eyes of the federal government, any production activities that spill over onto adjacent parcels would mean the owners of those parcels could be held libel by the federal government. These added security and liability risks will deter other businesses from buying the land and establishing businesses, inhibiting growth and driving down property values.

Regards,

Amber Aldous, Property Owner

Celeste Sandoval

From: mikes@boardgamemanufacturing.com
Sent: Tuesday, July 9, 2019 2:42 PM
To: Planning
Subject: Application #: SU-2019-000060 Special Use Permit Change: Regarding relocation from 301 S Oxbow Avenue unit 13 Pahrump NV 89048

Regarding Application #: SU-2019-000060; relocation from 301 S Oxbow Avenue-unit 13, Pahrump NV to 1620W Charleston, Pahrump NV (parcel 036-601-57) public hearing on July 16th, 2019

As the neighboring property and owner located directly behind this parcel at 1620 Tamara Court, Pahrump NV, I am writing in protest of a Marijuana facility of any sort being a neighbor to my property as my business is for **Children's' Board Games**. I have customers come with children under the age of 18 years to my location when meeting with them, and I strongly believe that this this will impact my business in many negative ways because of the odor that Marijuana facilities emit as well as customers products that are located on premises that may be revoked because of their personal family beliefs and values associated with their product, and the potential for our products to have an undesirable odor as well when being shipped for my customers. Also, it presents an adult *narcotic* drug facility that would be directly next to a business making products for children. I strongly urge this relocation to be denied in this situation because of the impact it may have on my business as well as neighboring homes.

I would attend the meeting in person, however, I will be out of town next week and am unavailable. However, if further thoughts or conversation is welcome, I would have no issue with meeting at a later date. I can be reached at 775-751-8989. Thank you!

Michael Spahitz
1620 Tamara Court
Pahrump NV