

**A G E N D A**  
**LANDER COUNTY PLANNING COMMISSION**

**February 8, 2017**

**LANDER COUNTY COURTHOUSE  
COMMUNITY MEETING ROOM  
50 STATE ROUTE 305  
BATTLE MOUNTAIN, NEVADA**

**6:00 P.M.**      Call to Order  
                  Pledge of Allegiance  
                  Roll Call  
                  Discussion for possible action regarding approval of Agenda Notice  
                  Discussion for possible action regarding approval and acceptance of Minutes for:  
                                  **January 11, 2017 – Regular Session**

Board/Staff Member Reports on meetings, conferences and seminars attended.

Public Comment - For non-agenized items only. *Persons are invited to submit comments in writing and/or attend and make comments on any non-agenda item at the Board meeting. All public comment may be limited to three (3) minutes per person, at the discretion of the Board. Reasonable restrictions may be placed on public comment based upon time, place and manner, but public comment based upon viewpoint may not be restricted.*

- 1) \*Discussion for possible action regarding the following Home Occupation Permit request:

Applicant:                   **Kristi Zacharias, "LuLaRoe Unique Rose"**  
Location:                    **375 Ethel Avenue, Battle Mountain, NV**  
APN:                         **011 050 37**  
Type:                         **To conduct a special order clothing business on a property zoned A1.**

- 2) \*Discussion for possible action regarding approval/disapproval of the following Home Occupation Permit, and other matters properly related thereto:

Applicant:                   **Bradly Ward, "Central Nevada Security LLC, dba Forward Firearms"**  
Location:                    **8 Kingston Canyon Road, Kingston, NV**  
APN:                         **003 101 14**  
Type:                         **To request a Home Occupation Permit for the sale/purchase of firearms, ammo, accessories and training business on a property zoned R-1.**

- 3) \*Discussion for possible action regarding approval/disapproval of the following Home Occupation Permit, and other matters properly related thereto:

Applicant: Rodolfo Cortez, "Phone Doctor"  
Location: 990 W Humboldt St, Battle Mountain, NV  
APN: 002 330 25  
Type: To conduct a cell phone repair business on a property zoned R-1.

- 4) \*Discussion for possible action regarding approval/disapproval of the following Zone Change, and other matters properly related thereto:

Applicant: David C & Karen L Davis  
Location: 745 N 1<sup>st</sup> Street, Battle Mountain  
APN: 002 084 04  
Type: To request a zone change to R-1 (Single Family Residential District) on a property currently zoned MRC (Manufactured Housing, Residential, Commercial District).

- 5) Workshop and discussion relating to Title 16 and Title 17 of the Lander County Code of Ordinances with general updates, clarifications, and to conform to current Nevada Revised Statutes (NRS), and other matters properly related thereto.
- 6) \*Correspondence/Board and/or Staff issues for potential upcoming agenda items.

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#### ADJOURNMENT

\*Discussion and action items will have information provided at the meeting. Action may be taken according to the Nevada open Meeting Law manual via a teleconference call in which a quorum of the Board members are simultaneously linked to one another telephonically.

#### NOTE: TIMES ARE APPROXIMATE

"This is the tentative schedule for the meeting. The Board reserves the right to take items out of order to accomplish business in the most efficient manner. The Board may combine two or more agenda items for consideration. The Board may remove an item from the agenda or delay discussion relating to an item on the agenda at any time."

**NOTICE TO PERSONS WITH DISABILITIES:** Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the Executive Director in writing at the Courthouse, 50 State Route 305, Battle Mountain, Nevada 89820, or call (775) 635-2885 at least one day in advance of the meeting.

**Notice:** Any member of the public that would like to request any supporting material from the meeting, please contact Jan Morrison, Community Services Officer, 50 State Route 305, Battle Mountain, NV 89820. (775) 635-2860.

**AFFIDAVIT OF POSTING**

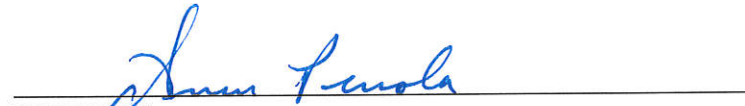
State of Nevada    )  
                                  SS.  
County of Lander    )

Jan Morrison, Community Services Officer of said Lander County, Nevada, being duly sworn, says, that on the 3<sup>rd</sup> day of February, 2017, she posted a notice, of which the attached is a copy, at the following places: 1) Battle Mountain Civic Center, 2) Battle Mountain Post Office, 3) Lander County Courthouse and Administration Building, and 4) Swackhamer's Plaza Bulletin Board, in said Lander County, where proceedings are pending.



Jan Morrison  
Community Services Officer

Subscribed and sworn to me before this 3<sup>rd</sup> day of February 2017.



WITNESS