

**CITY OF ELKO**  
**PLANNING COMMISSION**  
**REGULAR MEETING AGENDA**  
**6:30 P.M., P.D.S.T., TUESDAY, SEPTEMBER 6, 2011**  
**ELKO CITY HALL, COUNCIL CHAMBERS,**  
**1751 COLLEGE AVENUE, ELKO, NEVADA**

**CALL TO ORDER**

The Agenda for this meeting of the Elko City Planning Commission has been properly posted for this date and time in accordance with NRS requirements.

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES: PUBLIC COMMENT WILL BE TAKEN PRIOR TO ANY PLANNING COMMISSION ACTION: FOR POSSIBLE ACTION**

August 2, 2011 – Regular meeting

**I. PUBLIC COMMENT PERIOD**

This agenda item is to provide time for the general public to address the Planning Commission regarding items of concern not specifically listed on the agenda. Action cannot be taken at this time, but a matter can be set on the agenda for a future meeting, as appropriate.

**II. NEW BUSINESS**

**A. PUBLIC HEARINGS**

1. Review and consideration of Rezone No. 9-11, filed by Bar L Ranch and Sidnie Miller, to consider a change in zoning from AG (General Agriculture) to LI (Light Industrial). **PUBLIC COMMENT WILL BE TAKEN PRIOR TO ANY PLANNING COMMISSION ACTION: FOR POSSIBLE ACTION**

The subject property is located generally north of I-80, approximately 1,300 feet west of Exit 298 (a portion of APN 001-679-001).

Commission action necessary: **FORWARD A REPORT OF FINDINGS AND RECOMMENDATION TO THE CITY COUNCIL.**

2. Review and consideration of Preliminary Plat No. 7-11, filed by MRP, LLC, for the development of a subdivision entitled 8 Mile Estates involving the proposed division of approximately 6.587 acres of property into 26 lots for single family

residential development and 2 lots for commercial development. **PUBLIC COMMENT WILL BE TAKEN PRIOR TO ANY PLANNING COMMISSION ACTION: FOR POSSIBLE ACTION**

The subject property is located generally between Ruby Vista Drive and Mittry Avenue, and Spruce Road and College Parkway (APN 001-620-067).

Commission action necessary: **FORWARD A REPORT OF FINDINGS AND RECOMMENDATION TO THE CITY COUNCIL.**

- 3. Review and consideration of Variance No. 7-11, filed by Wesley Tate, for a reduction of the required public street setback from fifteen feet (15') down to fourteen and one half feet (14 1/2') in conjunction with building a garage in an RMH-3 (Residential Mobile Home) Zoning District. **PUBLIC COMMENT WILL BE TAKEN PRIOR TO ANY PLANNING COMMISSION ACTION: FOR POSSIBLE ACTION**

The subject property is located generally on the south side of Wilson Avenue, approximately 210' west of South 3<sup>rd</sup> Street (238 Wilson Avenue).

Commission action necessary: **APPROVE, CONDITIONALLY APPROVE, OR DISAPPROVE.**

**B. MISCELLANEOUS ITEMS, PETITIONS AND COMMUNICATIONS**

- 1. Review, consideration and possible action to elect a chairman pro tempore. **PUBLIC COMMENT WILL BE TAKEN PRIOR TO ANY PLANNING COMMISSION ACTION: FOR POSSIBLE ACTION**

Due to Rich Perry becoming a member of the City Council there is no longer a vice chairman to preside over meetings in the absence of Chairman Thompson. Per City Code Section 3-4-3 (B) a chairman pro tempore may be elected to preside over meetings in the absence of the chairman and vice chairman.

**III. REPORTS**

- A. Summary of City Council Actions.
- B. Summary of Redevelopment Agency Actions.
- C. Professional articles, publications, etc.
  - 1. Zoning Bulletin
  - 2. Zoning Practice
- D. Preliminary agendas for Planning Commission meetings.

- E. Elko County Agendas and Minutes.
- F. Planning Commission evaluation. General discussion pertaining to motions, findings, and other items related to meeting procedures.
- G. Staff.

**NOTE:** The Chairman or Vice Chairman reserves the right to change the order of the agenda and if the agenda is not completed, to recess the meeting and continue on another specified date and time. Additionally, the Planning Commission reserves the right to combine two or more agenda items, and/or remove an item from the agenda, or delay discussion relating to an item on the agenda at any time.

#### **IV. ADJOURNMENT**

Respectfully submitted,

Delmo Andreozzi  
Assistant City Manager

PUBLIC MEETING NOTICE

The City of Elko Planning Commission will meet in a regular session on Tuesday, September 6, 2011, in the Council Chambers at City Hall, 1751 College Avenue, Elko, Nevada, beginning at 6:30 P.M., P.D.S.T.

Attached with this notice is the agenda for said meeting of the Commission.

This notice is posted pursuant to the NRS as amended by the Legislature.

This notice is to be posted at the following public places:

ELKO COUNTY COURTHOUSE

ELKO COUNTY LIBRARY

ELKO POLICE DEPARTMENT

ELKO CITY HALL

Dated this 30<sup>th</sup> day of August, 2011.

**NOTICE TO PERSONS WITH DISABILITIES**

Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify the City of Elko, 1751 College Avenue, Elko, Nevada 89801 or by calling (775) 777-7160.

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Delmo Andreozzi, Assistant City Manager