

A G E N D A  
LANDER COUNTY PLANNING COMMISSION

Wednesday, April 19, 2023 at 6:00 P.M.

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

Call to Order

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

Pledge of Allegiance

Roll Call

*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.*

Agenda Notices:

\*April 19, 2023 -- Agenda Notice -- FOR POSSIBLE ACTION

New Business:

- 1.) \* Review, consideration, and possible action on Home Occupation No. 23-01, filed by Abigail Alstatt doing business as Ranch House Breads, to allow an in house bakery as a Home Occupation within an A-1 – One-Acre Agricultural Zoning District. **FOR POSSIBLE ACTION**

The subject property is located generally on the north side of Pleasant Hill Drive, approximately 1,867 feet west of the intersection of Pleasant Hill Drive and State Route 305; 195 Pleasant Hill Drive, Battle Mountain NV, 89820 APN 011-071-05.

- 2.) \*Review, consideration, and possible action on Parcel Map No. 23-01, filed by The Clark Family Trust, to divide APN: 011-060-21, a three (3) acre parcel into three (3), one (1) acre parcels within a C-2 – Commercial Zoning District. **FOR POSSIBLE ACTION**

The subject property is located generally on the north side of the western terminus of Quail Run Lane, 1115 Quail Run Lane, Battle Mountain, NV 89820.

- 3.) \*Review, consideration, and possible action on Parcel Map No. 23-02, filed by The Clark Family Trust to divide APN: 011-060-20, a four (4) acre parcel into four (4), one (1) acre parcels within a M – Industrial Zoning District. **FOR POSSIBLE ACTION**

The subject property is located generally on the south side of the western terminus of Quail Run Lane, 1100 Quail Run Lane, Battle Mountain, NV 89820

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*viewpoint may not be restricted.*

#### 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 Planning Coordinator in writing at the Courthouse, 50 State Route 305, Battle Mountain, Nevada 89820, or call (775) 635-2860 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 Shelby Knopp, Planning Coordinator, 50 State Route 305, Battle Mountain, NV 89820. (775) 635-2860.

#### AFFIDAVIT OF POSTING

State of Nevada)  
SS.  
County of Lander)


Shelby Knopp, Lander County Planning Coordinator of said Lander County, Nevada, being duly sworn, says, that by the 13<sup>th</sup> day of April, 2023 at 9:00 a.m., she posted a notice, of which the attached is a copy, on the Lander County Website: <http://www.landercountynv.org/> , the State of Nevada's Public Notice Website at <https://notice.nv.gov>, and at the following places:

- 1) Battle Mountain Civic Center, 625 S Broad St., Battle Mountain, NV 89820
- 2) Battle Mountain Post Office, 810 Sunset Dr., Battle Mountain, NV 89820
- 3) Lander County Courthouse, 50 State Route 305, Battle Mountain, NV 89820
- 4) Swackhamer's Plaza Bulletin Board, 404 E Front St., Battle Mountain, NV 89820

in said Lander County, where proceedings are pending.

  
\_\_\_\_\_  
Shelby Knopp, Planning Coordinator

Subscribed and sworn to me before this \_\_\_\_ day of April 2023.

  
\_\_\_\_\_  
WITNESS

"Lander County is an Equal Opportunity Provider"