

Notice of Public Meeting

Pershing County Regional Planning Commission

Regular Meeting

Wednesday, August 3, 2022 at 6:15 pm

Lovelock City Hall – City Council Meeting Room – 400 14th Street, Lovelock, Nevada

1. Call meeting to order.
2. Public Input: (Public comments and discussion). No action may be taken on a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda as an item upon which action will be taken. Public commentary will generally be limited to 5 minutes per person.
3. Approval of the July 6, 2022 meeting minutes – **Discussion and for Possible Action.**
4. **Public Hearing:** Request for review and recommended approval of a Parcel Map application on APN: 007-081-16 for Andres Villacres on behalf of Maverik. The applicant is proposing to divide the current parcel into (1) 342 ± acre parcel, and (1) 4 ± acre parcel. The applicant is proposing this request to facilitate the construction of a new Maverik fuel station and convenience store on the newly created 4-acre parcel. If recommended for approval, the application will go before the Board of County Commissioners for final approval and if final approval is granted, the 4-acre parcel will be annexed into the City of Lovelock. The parcel is zoned General Rural (GR) and located across the street from 163 E. Main Street (Golden Gate Gas Station & Truck Stop) in the City of Lovelock. If annexed, the land use for the 4-acre parcel will be changed to General Commercial (GC) to allow for the construction of the Maverik fuel station/convenience store. - **Discussion and for Possible Action.**
5. **Public Hearing:** Request for review and approval of a Boundary Line Adjustment on APN's: 007-601-01; 007-601-02 & 007-601-03 for R.W. Land Properties, LLC. The property owner is proposing to adjust the boundary line of these parcels to create three individual parcels in various sizes shown above to allow for better lot design and access from Reservoir Road. Each parcel will subsequently be divided into 4 additional parcels via parcel map. The parcels are zoned High Density Suburban (HDS) and located at or near 1000 Reservoir Road in section 19, T27N, R32E, Pershing County, NV. - **Discussion and for Possible Action.**
6. **Public Hearing:** Request for review and recommended approval of a Parcel Map application on APN: 007-601-01 for R. W. Land Properties, LLC. The applicant is proposing to divide the current parcel into (1) 5 ± acre parcel, (1) 6± acre parcel, (1) 8 ± acre parcel and (1) 11 ± acre parcel. The property owner is proposing the request to create 4 new parcels fronting Reservoir Road which will allow for possible future home construction. The parcel is zoned High Density Suburban (HDS) and located at 1000 Reservoir Road in section 19, T27N, R32E in Pershing County, NV. - **Discussion and for Possible Action**
7. **Public Hearing:** Request for review and recommended approval of a Parcel Map application on APN: 007-601-02 for R. W. Land Properties, LLC. The applicant is proposing to divide the current parcel into (1) 14 ± acre parcel, (1) 17 ± acre parcel, (1) 24 ± acre parcel and (1) 23 ± acre parcel. The property owner is proposing the request to create 4 new parcels fronting Reservoir Road to allow for possible future home construction. The parcel is zoned High Density Suburban (HDS) and is the next parcel east of 1000 Reservoir Road in section 19, T27N, R32E in Pershing County, NV. - **Discussion and for Possible Action**
8. **Public Hearing:** Request for review and recommended approval of a Parcel Map application on APN: 007-601-03 for R. W. Land Properties, LLC. The applicant is proposing to divide the current parcel into (1) 14 ± acre parcel, (1) 5 ± acre parcel, (2) 6 ± acre parcels. The property owner is proposing the request to create 4 new parcels fronting Reservoir Road to allow for possible future home construction. The parcel is zoned High Density Suburban (HDS) and is the next parcel east of APN: 007-601-02 in section 19, T27N, R32E in Pershing County, NV.

9. Next Pershing County Regional Planning Commission meeting is scheduled for September 7, 2022 at 6:15 p.m.
10. Matters of the Board for discussion.
11. Public Input: (Public comments and discussion). No action may be taken on a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda as an item upon which action will be taken. Public commentary will generally be limited to 5 minutes per person.
12. Adjourn

NOTICE TO PERSONS WITH DISABILITIES

Members of the public who are disabled and require special assistance or accommodations at the meeting are required to notify the Planning & Building Department, (775) 273-2700 as soon as possible.

Supporting material for the meeting may be requested by contacting James Evans at the Planning & Building Department, 398 Main St, Lovelock, NV. (775) 273-2700 or jevans@pershingcounty.net

*Comments based on viewpoint may not be restricted

*Items on this agenda may be taken out of order; Items on this agenda may be combined for consideration by the Planning Commission and Items may be pulled or removed from this agenda at any time.

EQUAL OPPORTUNITY NOTICE

Pershing County is an Equal Opportunity Provider and Employer and will not discriminate against employees or applicants for employment or services in an unlawful manner.

CERTIFICATE OF POSTING

This agenda is posted at the following locations:

Pershing County Community Center
Lovelock Post Office

Pershing County Courthouse
Lovelock City Hall

Pershing County Library
pershingcounty.net

Posted By: *James Evans*

James Evans, Planning & Building Director

Date: 07/25/2022