



# Elko County Planning Commission

540 COURT STREET, SUITE 104, ELKO, NV 89801  
PH. (775)738-6816, FAX (775) 738-4581

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## ELKO COUNTY PLANNING COMMISSION AGENDA

COUNTY OF ELKO, STATE OF NEVADA,  
REGULAR MEETING TO BE HELD AT 5:15 PM, P.S.T.,  
SUITE 102 OF THE NANNINI ADMINISTRATION BUILDING  
LOCATED AT 540 COURT STREET, ELKO, NV  
THURSDAY, MAY 19, 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 Board of County Commissioners, County of Elko, in writing at 540 Court Street, Suite 104, Elko, Nevada, 89801, by e-mail: <[rbrown@elkocountynv.net](mailto:rbrown@elkocountynv.net)>, or by calling (775) 738-6816 Ext. 212.

Breaks and recess actions shall be called for at the pleasure of the Commission rather than by agenda schedule.

(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).

(“ACTION ITEM” Identifies an action item subject to a vote of the Commission.)

**PLEASE PLACE YOUR CELL PHONES ON MANNER MODE**

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**5:15 P.M. CALL TO ORDER:**

**ROLL CALL:**

**I. PLEDGE OF ALLEGIANCE:**

**II. APPROVAL OF MINUTES:**

**ACTION ITEM**

April 21, 2011 – Regular Meeting

**III. COMMENTS BY THE GENERAL PUBLIC:**

**NON-ACTION ITEM**

Pursuant to N.R.S. 241.020, C (3), this time is devoted to comments by the general public, if any, and discussion of those comments. No action may be taken upon a matter raised under this item on the agenda until the matter itself has been specifically included on a successive agenda and identified to be an action item.

**IV. CONSENT AGENDA: ACTION ITEMS**

These are items that Staff recommends for approval or to proceed to a public hearing. The Board reserves the right to move any consent agenda item to the public hearing segment of the agenda should issues arise that need to be addressed.

NONE

**V. PRELIMINARY HEARINGS: ACTION ITEMS**

**11-2000-0003, Timothy W. & Serenity K. Orr ACTION ITEM**

A preliminary hearing for a change of zoning from C-2 to R-1 for the construction of a single family dwelling on a .62 acre parcel being Lot 3, Block 18, Tract 403 and a .61 acre parcel being Lot 4, Block 18, Tract 403, of the Spring Creek Subdivision located in Section 33, Township 33 North, Range 57 East, M.D.B. & M., Elko County, Nevada. Both parcels share a common side yard lot line.

Applicant and owner is Timothy W. & Serenity K. Orr.

**VI. PUBLIC HEARINGS: ACTION ITEMS**

**11-4000-0004, Beitia, Jr., Daniel G. ACTION ITEM**

*(Continued from April 21<sup>st</sup> regular meeting)* A public hearing regarding a conditional use application for the placement of a one hundred twelve foot (112') wind tower and turbine with a twenty-three foot (23') rotor rated at a maximum of ten (10) kW. The property is located in a Special Lands zoned district within Section 1, Township 34 North, Range 54 East, M.D.B.&M., located at 1546 Rio Drive in the Adobe Heights Subdivision, accessed by State Route 225 (Mountain City Highway) approximately 3 miles north of the City of Elko.

Applicant and Owner is Daniel G. Beitia, Jr.

**11-4000-0005, Ruby Pipeline, LLC ACTION ITEM**

A public hearing regarding a request for a conditional use permit to construct and operate a communication tower seventy feet (70') in height for the Wieland Flat Compressor Station Facility in an Open Space zoned district within Section 29, Township 39 North, Range 55 East, M.D.B.&M., Elko County, Nevada, located approximately six (6) miles north of the Lone Mountain Station adjacent to State Route 225 (Mountain City Highway).

Applicant is Ruby Pipeline, LLC.

Owner is Glaser Land & Livestock.

**11-4000-0006, Complete Wireless Consulting for Verizon Wireless ACTION ITEM**

A public hearing regarding a request for a conditional use permit for co-location of twelve (12) antennas onto an existing one hundred thirty seven foot (137') lattice tower and the location of a twelve foot by sixteen foot (12'x16') equipment shelter and a two hundred ten (210) gallon diesel generator on a six foot by thirteen foot (6'x13') concrete pad in an Open Space zoned district located within Section 24, Township 37 North, Range 59 East, M.D.B.&M., Elko County, Nevada, along the Charleston - Deeth Road approximately one-sixth (1/6<sup>th</sup>) mile south of Interstate 80.

Applicant is Complete Wireless Consulting for Verizon Wireless.

Owner is Rafter Diamond Land Co., LLC.

**VII. OTHER BUSINESS: NON-ACTION ITEM**

NONE

**VIII. STAFF AND COMMISSIONERS COMMENTS: NON-ACTION ITEM**

This time is devoted to comments by Elko County Planning Commissioners and/or County Staff for general information or update purposes. No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a successive agenda and identified to be an action item.

**IX. ADJOURNMENT**

*Appeal Process: Anyone aggrieved by an action of this Planning Commission may appeal such decision to the Elko County Board of County Commissioners within 10 calendar days of said action. An appeal form may be obtained from the Division of Planning and Zoning located at 540 Court Street, Suite 104, in Elko. When completed, return the appeal form with the required \$250.00 filing fee to the Division of Planning and Zoning within the 10 calendar day Period.*