



# Planning Meeting

Wednesday, January 20, 2021 at 5:00 pm

**PLEASE NOTE:** THE PLANNING COMMISSION MEMBERS MAY ADDRESS AGENDA ITEMS OUT OF SEQUENCE, COMBINE TWO OR MORE AGENDA ITEMS FOR CONSIDERATION, REMOVE AN ITEM OR DELAY DISCUSSION AT ANY TIME TO ACCOMMODATE PERSONS APPEARING BEFORE THE PLANNING OR TO AID IN THE EFFICIENCY AND EFFECTIVENESS OF THE MEETINGS.

# REVISED

## MEETING LOCATION

THIS MEETING WILL BE VIRTUAL. ZOOM MEETING LINK WILL BE PUBLISHED ON CITYOFCALIENTE.COM AND OUR FACEBOOK PAGE.

### 1. Opening Activities:

- a. Call to Order
- b. Pledge of Allegiance
- c. Roll Call
- d. Opening Remarks
- e. Confirmation of Compliance with Nevada Open Meeting Law

### 2. Public Comment

(See Note 2) related to the items on the agenda below. In consideration of others, who may also wish to provide public comment, please avoid repetition and limit your comments to no more than three (3) minutes.

### 3. Items for POSSIBLE ACTION ONLY of the Caliente Planning Commission

- a. Approve/Deny meeting minutes for 12/16/2020
- b. Schedule date and review agenda topics for the next meeting
- c. Approve/Deny Bill Brown variance to move set back on west side of property at 251 Spring Heights from 10 feet to 5 feet.

### 4. Items for DISCUSSION ONLY of the Caliente Planning Commission

- a. For Discussion:  
*Any/all projects within the City*
- b. For Discussion:  
*Address any comments and/or complaints received*

### 5. Public Comment

(See Note 2) related to any matters concerning the City of Caliente. In consideration of others, who may also wish to provide public comment, please avoid repetition and limit your comments to no more than three (3) minutes.

### 6. Adjournment

**NOTE 1:** Items on this agenda may be taken in a different order than listed. Items may

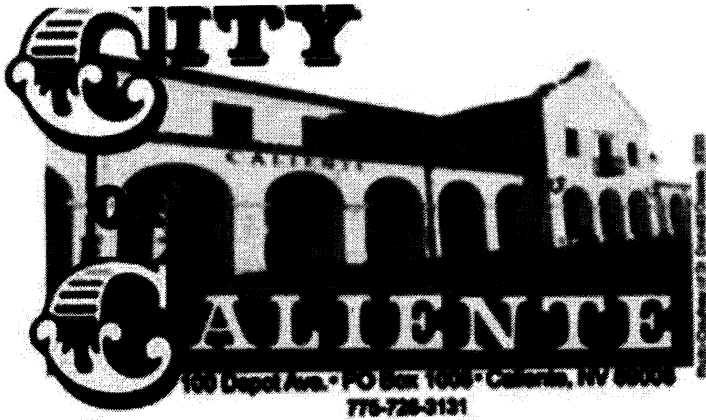
be combined for consideration by the Council. Items may be pulled or removed from the agenda at any time.

**NOTE 2:** Public comment may be made on any issue and any discussion of those items related to the City of Caliente; provided that comment will be limited to areas relevant to and within the authority of the Council. No action will be taken on any items raised in the public comment period. At the discretion of the Chairman, public comment may be received prior to action on individual agenda items. Public Comment may not be limited based on viewpoint. Prior to the commencement and conclusion of a contested case or a quasi-judicial proceeding that may affect the due process rights of an individual the committee may refuse to consider public comment. See NRS 233B.126.

**NOTE 3:** We are pleased to make accommodations for members of the public who are disabled. Caliente City Hall, P.O. Box 1006, Caliente, NV 89008-1006, has been designated to coordinate compliance with the nondiscrimination requirements contained in the Dept. of Housing and Urban Development Regulations implementing Section 504 at 24 Code of Federal Regulations Part B. Persons with disabilities who require special accommodations or assistance (e.g. sign language interpreters or assistance listening device) at the meeting should notify City Hall at 775-726-3131, P.O. Box 1006, Caliente, NV 89008-1006. TDD Relay Service #800-326-6868 (Rural NV).

**NOTE 4:** In accordance with Federal law and U.S. Department of Agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, sex, religion, age, disability (not all prohibited bases apply to all programs.) To file a complaint of discrimination write to: USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington D.C. 20250-4410 or call (800) 795-3272 (voice) or (202) 7200-6382 (TDD). USDA is an equal opportunity provider, employer, and lender.

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**CONDITIONAL USE PERMIT APPLICATION**  
Application # \_\_\_\_\_

Date: 1/5, 2021

**Personal Information:**

Name: William Brown Telephone: 702-505-0708

Mailing Address: 251 Spring Heights City: Caliente State: NV Zip: \_\_\_\_\_  
PO Box 517

**Application Information:**

Please fill out the following information. If you are unsure or need assistance, please ask the office staff. Please indicate why you desire consideration for the Conditional Use Permit, i.e., new business, home based business, exception in zones, or variances, etc. You must pay all fees (non-refundable) prior to the set date of the Planning Commission.

Physical Address of Site: 251 Spring Heights Telephone: 702-505-0708

Property:  Own  Rent  Lease  Other: Current Zoning of Site \_\_\_\_\_

If you are not the owner of this property, please provide the name of the owner, the owner's address and telephone number.

Owner Name: \_\_\_\_\_ Telephone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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**Conditional Use Permit Information:**

Please attach any additional pages if needed. Please use the following space to describe the reasons you are requesting the Conditional Use or Variance. Please describe whether or not excess noise, or parking, etc., will affect the surrounding property owners. Please describe the use of the site or the nature of your business. Will trucks and deliveries be able to access your lot? Any information regarding your request will be helpful in the decision that is made in reference to your application. Please include any drawings or attachments that may be necessary.

MOVE BUILDING SET BACK ON WEST SIDE FROM 10 FOOT  
TO 5 FOOT (EAST SET BACK TO STAY 10 FOOT)  
(WIDTH OF LOT 50 FOOT)

The applicant may be asked to submit a site development plan or drawing of the proposed site. The drawing shall include existing buildings, parking space, truck and delivery access, fences, and other property or buildings.

Site Plan Submitted: Yes  No  N/A  Conditional Use Fee: \$150.00 Paid \_\_\_\_\_

The Conditional Use Permit Application does not waive the requirement of obtaining separate building permits. All Conditional Use/Variance applications are subject to both Planning Commission and Council approval. Conditional Use/Variance Applications are to be submitted at least 30 DAYS PRIOR to the regularly scheduled Planning Commission meeting in order to be placed on the agenda. If you have any questions, please contact City Hall.

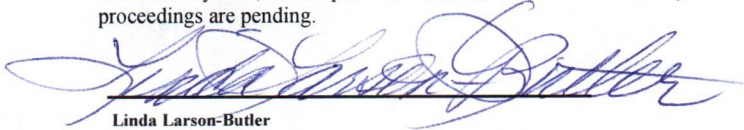
[Signature]  
Applicant's Signature

1/5/2021  
Date

**AFFIDAVIT OF POSTING**

**STATE OF NEVADA]  
COUNTY OF LINCOLN]  
CITY OF CALIENTE]**

I, Linda Larson-Butler, Deputy City Clerk for the City of Caliente, say that on **January 14, 2021** a copy of this agenda was posted at the Caliente City Hall, 100 Depot Ave Caliente, NV 89008 in said City of Caliente, in accordance with NRS 541.020, where the proceedings are pending.



**Linda Larson-Butler  
Deputy City Clerk**

**Copies also posted at:**

Caliente Postal Services  
700 Front St.  
Caliente, NV 89008

Jerry's Sinclair  
880 Front St.  
Caliente, NV 89008

Great Basin Foods  
103 Clover St.  
Caliente, NV 89008

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