



# CITY OF ELKO

## Planning Department

Website: [www.elkocitynv.gov](http://www.elkocitynv.gov)  
Email: [planning@elkocitynv.gov](mailto:planning@elkocitynv.gov)

1751 College Avenue • Elko, Nevada 89801 • (775) 777-7160 • Fax (775) 777-7219

### PUBLIC MEETING NOTICE

The City of Elko Planning Commission will meet in a regular session on Tuesday, January 5, 2021 in the Council Chambers at Elko City Hall, 1751 College Avenue, Elko, Nevada, and beginning at 5:30 P.M., P.S.T. utilizing GoToMeeting.com: <https://global.gotomeeting.com/join/258016149>.

Attached with this notice is the agenda for said meeting of the Commission. In accordance with NRS 241.020, the public notice and agenda were posted on the City of Elko Website at <http://www.elkocitynv.gov/>, the State of Nevada's Public Notice Website at <https://notice.nv.gov>, and in the following locations:

ELKO CITY HALL – 1751 College Avenue, Elko, NV 89801

Date/Time Posted: December 29, 2020 2:00 p.m.

Posted by: Shelby Archuleta, Planning Technician  
Name Title

Shelby Archuleta  
Signature

The public may contact Shelby Archuleta by phone at (775) 777-7160 or by email at [sarchuleta@elkocitynv.gov](mailto:sarchuleta@elkocitynv.gov) to request supporting material for the meeting described herein. The agenda and supporting material is also available at Elko City Hall, 1751 College Avenue, Elko, NV, or on the City website at <http://www.elkocity.com>.

The public can view or participate in the virtual meeting on a computer, laptop, tablet or smart phone at: <https://global.gotomeeting.com/join/258016149>. You can also dial in using your phone at **+1 (224) 501-3412**. The **Access Code** for this meeting is **258-016-149**. Members of the public that do not wish to use GoToMeeting may call in at **(775)777-0590**. Comments can also be emailed to [cityclerk@elkocitynv.gov](mailto:cityclerk@elkocitynv.gov).

Dated this 29<sup>th</sup> day of December, 2020.

### 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 Planning Department, 1751 College Avenue, Elko, Nevada, 89801 or by calling (775) 777-7160.

Cathy Laughlin  
Cathy Laughlin, City Planner

**CITY OF ELKO**  
**PLANNING COMMISSION**  
**REGULAR MEETING AGENDA**  
**5:30 P.M., P.S.T., TUESDAY, JANUARY 5, 2021**  
**ELKO CITY HALL, COUNCIL CHAMBERS,**  
**1751 COLLEGE AVENUE, ELKO, NEVADA**  
<https://global.gotomeeting.com/join/258016149>

**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**

**COMMENTS BY THE GENERAL PUBLIC**

Pursuant to N.R.S. 241, this time is devoted to comments by the 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 as an item for possible action. **ACTION WILL NOT BE TAKEN**

**APPROVAL OF MINUTES**

December 1, 2020 – Regular Meeting **FOR POSSIBLE ACTION**

**I. UNFINISHED BUSINESS**

**A. PUBLIC HEARING**

1. Review, consideration and possible recommendation to City Council for Rezone No. 3-20, filed by Elko Institute for Academic Achievement, for a change in zoning from CT (Commercial Transitional) to PQP (Public, Quasi-Public) Zoning District, approximately 11.38 acres of property, to allow for the development of a school, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is generally located on the northeast corner of the intersection of College Avenue and Ruby Vista Drive. (APN 001-620-058)

**II. NEW BUSINESS**

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

1. Review, consideration and possible approval of Final Map No. 11-20, filed by Copper Trails, LLC, for the development of a subdivision entitled Copper Trails Phase 2 Unit 2 involving the proposed division of approximately 16.96 acres of property into 10

lots for residential development and 1 remainder lot within the R (Single Family and Multiple Family Residential) Zoning District, and matters related thereto. **FOR POSSIBLE ACTION**

Subject property is located north of the intersection of Copper Street and Mittry Avenue. (APN 001-610-114)

2. Review, consideration, and possible action to develop the Calendar Year 2021 Planning Commission Annual Work Program, and matters related thereto. **FOR POSSIBLE ACTION**

Each year the Planning Commission reviews the Annual Work Program. The work program gives the Planning Commission direction on various issues to address throughout the year.

3. Election of officers, and matters related thereto. **FOR POSSIBLE ACTION**

Pursuant to Section 3-4-3 A. of the City Code, the Planning Commission shall elect a Chairperson, Vice-Chairperson and Secretary in January every year.

### **III. REPORTS**

- A. Summary of City Council Actions.
- B. Summary of Redevelopment Agency Actions.
- C. Professional articles, publications, etc.
  - 1. Zoning Bulletin
- D. Miscellaneous Elko County
- E. Training


### **COMMENTS BY THE GENERAL PUBLIC**

Pursuant to N.R.S. 241, this time is devoted to comments by the 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 as an item for possible action. **ACTION WILL NOT BE TAKEN**

**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.

## ADJOURNMENT

Respectfully submitted,

  
Cathy Laughlin  
City Planner

**CITY OF ELKO**  
**PLANNING COMMISSION**  
**REGULAR MEETING MINUTES**  
**5:30 P.M., P.S.T., TUESDAY, DECEMBER 1, 2020**  
**ELKO CITY HALL, COUNCIL CHAMBERS,**  
**1751 COLLEGE AVENUE, ELKO, NEVADA**  
**<https://global.gotomeeting.com/join/223205901>**

**CALL TO ORDER**

Jeff Dalling, Chairman of the City of Elko Planning Commission, called the meeting to order at 5:30 p.m.

**ROLL CALL**

**Present:**       **Jeff Dalling**  
                  **Tera Hooiman**  
                  **John Anderson**  
                  **Stefan Beck**  
                  **Giovanni Puccinelli**

**Absent:**       **Gratton Miller**  
                  **Mercedes Mendive**

**City Staff Present:**   **Scott Wilkinson, Assistant City Manager**  
                              **Cathy Laughlin, City Planner**  
                              **Michele Rambo, Development Manager**  
                              **Bob Thibault, Civil Engineer**  
                              **Jamie Winrod, Fire Marshal**  
                              **Shelby Archuleta, Planning Technician**

**PLEDGE OF ALLEGIANCE**

**COMMENTS BY THE GENERAL PUBLIC**

*There were no public comments made at this time.*

**APPROVAL OF MINUTES**

November 3, 2020 – Regular Meeting **FOR POSSIBLE ACTION**

**\*\*\*Motion: Approve November 3, 2020 Planning Commission Meeting Minutes as presented.**

**Moved by Tera Hooiman, Seconded by Giovanni Puccinelli.**

*\*Motion passed unanimously. (5-0)*

## I. NEW BUSINESS

### A. PUBLIC HEARING

1. Review, consideration, and possible adoption of Resolution No. 3-20, a resolution by the Elko City Planning Commission, containing amendments to the City of Elko Master Plan, specifically amending the Proposed Future Land Use Plan Atlas Map 8 on: 1) six parcels of land located in the area of W. Cedar Street and D Street; 2) APN 001-01R-004 located on Front Street adjacent to the 5<sup>th</sup> Street Bridge; and 3) APN 110-620-058 located at the northeast corner of Ruby Vista Drive and College Parkway, and matters related thereto. **FOR POSSIBLE ACTION**

Planning Commission reviewed and initiated the amendment to the City of Elko Master Plan at its November 3, 2020 meeting.

Michele Rambo, Development Manager, explained that item this was back. It was brought to the last meeting as an initiation. There are three areas that need cleaned up. It is a housekeeping item to make sure that the Master Plan and the Zoning Code match. Nothing has changed since the initiation.

Chairman Jeff Dalling thought everyone was aware from the last meeting.

Cathy Laughlin, City Planner, recommended approval as presented.

Bob Thibault, Civil Engineer, recommended approval as presented.

Jamie Winrod, Fire Marshal, had no comment and recommended approval.

Scott Wilkinson, Assistant City Manager, had no comments or concerns.

**\*\*\*Motion: Adopt Resolution 3-20, containing amendments to the City of Elko Master Plan; directing that an attested copy of the foregoing parts, amendments, extensions of and/or additions to the Elko City Master Plan be certified to the City Council; further directing that an attested copy of this Commission's report on the proposed changes and additions shall have be filed with the City Council; and recommending to City Council to adopt said amendments by resolution.**

**Moved by Tera Hooiman, Seconded by Giovanni Puccinelli.**

*\*Motion passed unanimously. (5-0)*

## II. REPORTS

### A. Summary of City Council Actions.

*Ms. Laughlin reported that at the City Council Meeting on November 10<sup>th</sup> they approved the Final Map for Tower Hill Phase 4 and the performance agreement. They also approved the Rezone for the 2,800 square foot parcel that is along the river & Front Street. The City*

*is in the process of selling the parcel to Safelink/Anthem Broadband of Nevada. At the November 24<sup>th</sup> City Council Meeting the Vacation for the Grace Baptist Church was on the agenda, but they took no action, so it will be put on the January meeting. At the time when the public hearing was advertised, it was thought that there would be a live meeting at the convention center, but it was changed to Gotomeeting. We have to start over with the public hearing notifications. The City Council will only have one meeting in December, as they have canceled the December 22<sup>nd</sup> meeting due to it being so close to Christmas. This is the last Planning Commission meeting for the year, Merry Christmas and Happy New Year. There are a few things on the January agenda. There are a couple Final Maps and we will have elections.*

**B. Summary of Redevelopment Agency Actions.**

*Ms. Laughlin reported that the RDA had a meeting on November 10<sup>th</sup>. They authorized staff to go out to bid for the Block End Project for construction this spring. It will be the blocks ends of the corridor on the 400 Block, 500 Block, and 6<sup>th</sup> Street. They also approved the Storefront Grant Program for another five years at \$50,000 per year, up to \$250,000. They reappointed the RAC Members as well.*

**C. Professional articles, publications, etc.**

**1. Zoning Bulletin**

**D. Miscellaneous Elko County**

**COMMENTS BY THE GENERAL PUBLIC**

*There were no public comments made at this time.*

**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.

**ADJOURNMENT**

There being no further business, the meeting was adjourned.

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Jeff Dalling, Chairman

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Tera Hooiman, Secretary

**Elko City Planning Commission  
Agenda Action Sheet**

1. **Review, consideration and possible recommendation to City Council for Rezone No. 3-20, filed by Elko Institute for Academic Achievement, for a change in zoning from CT (Commercial Transitional) to PQP (Public, Quasi-Public) Zoning District, approximately 11.38 acres of property, to allow for the development of a school, and matters related thereto. FOR POSSIBLE ACTION**
2. Meeting Date: **January 5, 2021**
3. Agenda Category: **PUBLIC HEARINGS, UNFINISHED BUSINESS**
4. Time Required: **15 Minutes**
5. Background Information: **This item was tabled at the August 4, 2020 meeting. This rezone would allow for the future development of a charter school.**
6. Business Impact Statement: **Not Required**
7. Supplemental Agenda Information: **Application, Staff Memo**
8. Recommended Motion: **Forward a recommendation to City Council to adopt a resolution which approves Rezone No. 3-20 based on facts and findings as presented in Staff Report dated December 21, 2020.**
9. Findings: **See Staff Report dated December 21, 2020**
10. Prepared By: **Cathy Laughlin, City Planner**
11. Agenda Distribution: **Elko Institute for Academic Achievement  
Attn: Lori Lynch  
1031 Railroad Street, Suite 107  
Elko, NV 89801  
[llynch@eiaany.net](mailto:llynch@eiaany.net)**



**STAFF COMMENT FLOW SHEET**  
**PLANNING COMMISSION AGENDA DATE: 1/5**  
\*\*Do not use pencil or red pen, they do not reproduce\*\*

Title: Rezone No. 3-20

Applicant(s): ELKO Institute for Academic Achievement

Site Location: NE Corner of College Pkwy + Ruby Vista - APN 001-620-058

Current Zoning: CT Date Received: 7/7/20 Date Public Notice: 8/18

COMMENT: This is to rezone APN 001-620-058 from Commercial  
Transitional to Public, Quasi-Public to allow for the development of a  
Charter School.

\*\*If additional space is needed please provide a separate memorandum\*\*

Assistant City Manager: Date: 12/22/20

Recommend approval as presented by  
Staff

SAW

Initial

City Manager: Date: 12/22/20

No comments/concerns.

CU

Initial



City of Elko  
1751 College Avenue  
Elko, NV 89801  
(775) 777-7160  
FAX (775) 777-7119

## **CITY OF ELKO STAFF REPORT**

<b>MEMO DATE:</b>	<b>December 21, 2020</b>
<b>PLANNING COMMISSION DATE:</b>	<b>January 5, 2021</b>
<b>APPLICATION NUMBER:</b>	<b>REZONE 3-20</b>
<b>APPLICANT:</b>	<b>Elko Institute for Academic Achievement</b>
<b>PROJECT DESCRIPTION:</b>	

**A rezone from (CT) Commercial Transitional to (PQP) Public, Quasi-Public.**



### **STAFF RECOMMENDATION:**

**RECOMMEND APPROVAL** subject to findings of fact, and conditions as stated in this report.

## **PROJECT INFORMATION**

**PARCEL NUMBER:** 001-620-058

**PARCEL SIZE:** 9.78 acres

**EXISTING ZONING:** CT- Commercial Transitional

**MASTER PLAN DESIGNATION:** (RES- HD) Residential High Density

**EXISTING LAND USE:** Undeveloped

### **NEIGHBORHOOD CHARACTERISTICS:**

- ) The property is surrounded by:
  - ) North: Residential / Developed
  - ) West: PQP / Developed
  - ) South: PQP / Partially developed
  - ) East: PQP / Undeveloped

### **PROPERTY CHARACTERISTICS:**

- ) The area is currently undeveloped.
- ) The area has moderate sloping.
- ) The area is accessed from Ruby Vista Drive and College Parkway

### **MASTER PLAN AND CITY CODE SECTIONS:**

Applicable Master Plans and City Code Sections are:

- ) City of Elko Master Plan – Land Use Component
- ) City of Elko Master Plan – Transportation Component
- ) City of Elko Redevelopment Plan
- ) City of Wellhead Protection Plan
- ) City of Elko Zoning – Section 3-2-4 Establishment of Zoning Districts
- ) City of Elko Zoning – Section 3-2-8 Public, Quasi-Public Zoning Districts
- ) City of Elko Zoning – Section 3-2-21 Amendments
- ) City of Elko Zoning – Section 3-8 Flood Plain Management

### **BACKGROUND:**

1. The property was sold by the City of Elko to the United Methodist Church in 1992. There was a deed restriction on the property that stated the following:  
*Subject to a restrictive covenant running with the land, specifically restricting and preventing the use of the above real property for multiple family residential developments, including, but not limited to, duplexes, triplexes, fourplexes, townhouses, apartment buildings, motels and hotels. This conveyance is made and accepted on the express condition that the conveyed property is subject to this restrictive covenant.*
2. The applicant purchased the property on March 3, 2020.

## **MASTER PLAN:**

### **Land use:**

1. Master Plan Land Use is shown as High Density Residential. There is a proposed Master Plan Amendment that is being heard by Planning Commission which will change the land use designation to Commercial General.
2. PQP is not a supporting zoning district for high density residential, nor will high density residential be allowed with the deed restriction listed in the background. PQP is not a supporting zoning district of the proposed designation of Commercial General.
3. Objective 8: Encourage new development that does not negatively impact County-wide natural systems, or public/federal lands such as waterways, wetlands, drainages, floodplains etc., or pose a danger to human health and safety.

The proposed zone district is not in conformance with the Land Use Component of the Master Plan.

### **Transportation:**

1. The area will be accessed from Ruby Vista Dr. and College Parkway.
2. Ruby Vista Drive is classified in the Transportation Component as a minor arterial.
3. College Parkway is classified as a Commercial / Industrial Collector.
4. There currently is pedestrian access along both frontages.
5. Due to the high traffic at the intersection of the two roadways and the classification of Ruby Vista Dr. the access into the parcel will have to be designed further away from intersection.

The proposed zone district is compatible with the Transportation Component of the Master Plan and will be consistent with the future transportation infrastructure.

## **ELKO REDEVELOPMENT PLAN:**

The property is not located within the Redevelopment Area.

## **ELKO WELLHEAD PROTECTION PLAN:**

1. The property sits inside the 30 year capture zone for the City of Elko wells.

The proposed zone district and proposed use for the property is in conformance with wellhead protection plan.

## **SECTION 3-2-4 Establishment of Zoning Districts:**

1. No building, structure or land shall hereafter be used or occupied and no building or structure or part thereof shall hereafter be erected, constructed, moved, or structurally altered, unless in conformity with all regulations specified in this subsection for the district in which it is located.
2. No building or other structure shall hereafter be erected or altered:
  - a. To exceed the heights required by the current City Airport Master Plan;
  - b. To accommodate or house a greater number of families than as permitted in this

chapter;

c. To occupy a greater percentage of lot area; or

d. To have narrower or smaller rear yards, front yards, side yards or other open spaces, than required in this title; or in any other manner contrary to the provisions of this chapter.

3. No part of a required yard, or other open space, or off street parking or loading space, provided in connection with any building or use, shall be included as part of a yard, open space, or off street parking or loading space similarly required for any other building.
4. No yard or lot existing on the effective date hereof shall be reduced in dimension or area below the minimum requirements set forth in this title. The property meets the area requirements for the proposed zone district.

The proposed zone district is in conformance with Elko City Code Section 3-2-4(B).

#### **SECTION 3-2-8 – PQP Public, Quasi-Public District**

1. As the property develops, it will be required to be in conformance with Section 3-2-8.

The proposed zone district is in conformance with Elko City Code Section 3-2-8.

#### **SECTION 3-2-21:**

The application is in conformance with Elko City Code 3-2-21 with the filing of this application.

#### **SECTION 3-8:**

The proposed zone district is not located in a designated Special Flood Hazard Area (SFHA).

#### **FINDINGS:**

1. The proposed zone district is not in conformance with the Land Use Component of the Master Plan.
2. The proposed zone district is compatible with the Transportation Component of the Master Plan and is consistent with the future transportation infrastructure.
3. The property is not located within the Redevelopment Area.
4. The proposed zone district and resultant land use is in conformance with City Wellhead Protection Plan.
5. The proposed zone district is in conformance with Elko City Code Section 3-2-4(B).
6. The proposed zone district is in conformance with Elko City Code Section 3-2-8.
7. The application is in conformance with Elko City Code 3-2-21.
8. The proposed zone district is not located in a designated Special Flood Hazard Area

(SFHA).

9. Development under the proposed zone district will not adversely impact natural systems, or public/federal lands such as waterways, wetlands, drainages, floodplains etc., or pose a danger to human health and safety.

**STAFF RECOMMENDATION:**

Staff recommends this item be CONDITIONALLY APPROVED with the following conditions:

1. E.I.A.A. to be actively engaged in developing the property as a school within 4 years after date of approval. Actively engaged could include but not be limited to application submitted for a building permit.
2. Conditional Use Permit must be approved for the establishment of a new principal permitted use and shall be governed by the conditional use permit procedure as set forth in Elko City Code 3-2-18.
3. If conditions 1 & 2 are not met, the City Council shall take action to revert the approved PQP zoning back to CT.



# CITY OF ELKO

## Planning Department

Website: [www.elkocity.com](http://www.elkocity.com)  
Email: [planning@elkocitynv.gov](mailto:planning@elkocitynv.gov)

1751 College Avenue • Elko, Nevada 89801 • (775) 777-7160 • Fax (775) 777-7219

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December 28, 2020

Elko Institute for Academic Achievement  
Attn: Lori Lynch  
1031 Railroad Street, Suite 107  
Elko, NV 89801  
Via Email: [llynch@eiaanv.net](mailto:llynch@eiaanv.net)

Re: Rezone No. 3-20

Dear Applicant/Agent:

Enclosed is a copy of the agenda for an upcoming Planning Commission meeting. Highlighted on the agenda is the item or items that you have requested to be acted on at the meeting. Also enclosed is pertinent information pertaining to your request. Please review this information before the meeting.

The Planning Commission requests that you, or a duly appointed representative, be in attendance at this meeting to address the Planning Commission. If you will not be able to attend the meeting but wish to have a representative present, please submit a letter to the Planning Commission authorizing this person to represent you at the meeting.

To participate in the virtual meeting on a computer, laptop, tablet, or smart phone go to: <https://global.gotomeeting.com/join/258016149>. You can also dial in using your phone at **+1 (224) 501-3412**. The **Access Code** for this meeting is **258-016-149**.

If you have any questions regarding this meeting, the information you received, or if you will not be able to attend this meeting, please call me at your earliest convenience at (775) 777-7160.

Sincerely,

Shelby Archuleta  
Planning Technician

Enclosures

CC:

# Nezone 3-20 EIAA

YPNO	assess_nam	address1	address2	mcity	mzip
001553001	ANDERSON SCOTT K & MARIA E	1200 FAIRWAY DR		ELKO, NV	89801-2510
001552007	BRIGGS CHARLES L & PATRICIA A	1275 FAIRWAY DR		ELKO, NV	89801-2510
001552012	BYRNES KATHRYN E & JULIE G	1213 FAIRWAY DR		ELKO, NV	89801-2510
001553008	CALL ROBERT LOUIS TR	1290 FAIRWAY DR		ELKO, NV	89801-2510
001551011	DROZD ANDREW A	1226 FAIRWAY DR		ELKO, NV	89801-5020
001553003	DROZD MICHAEL A	1226 FAIRWAY DR		ELKO, NV	89801-2510
001620069	ELKO CITY OF	1755 COLLEGE AVE		ELKO, NV	89801-
001620061	ELKO CITY OF	1755 COLLEGE AVE		ELKO, NV	89801-
001620060	ELKO CITY OF	1755 COLLEGE AVE		ELKO, NV	89801-
001620059	ELKO CITY OF	1755 COLLEGE AVE		ELKO, NV	89801-
001620021	ELKO CITY OF	1755 COLLEGE AVE		ELKO, NV	89801-
001620015	ELKO CITY OF	1755 COLLEGE AVE		ELKO, NV	89801-
001620035	ELKO CITY OF	1755 COLLEGE AVE		ELKO, NV	89801-
001834004	FAGOAGA JOSE A & GINA D TR	3144 COLLEGE CT		ELKO, NV	89801-2580
001831001	GIAMMAIVA CRISTINA & GARCIA EDGAR	3108 COLLEGE CT		ELKO, NV	89801-2580
001834002	GREENWELL RANDY N & HARRIET N	3122 COLLEGE CT		ELKO, NV	89801-2580
001834003	GROSS DONOVAN H & SUSAN E TR	3136 COLLEGE CT		ELKO, NV	89801-2580
001553006	KNAST LEONARD H TR	1262 FAIRWAY DR		ELKO, NV	89801-2510
001552008	LIPPARELLI MATTHEW H & TERESA J	462 IDAHO ST		ELKO, NV	89801-3710
001552009	LUSAR JOHN DAMON & VICKI H TR	1251 FAIRWAY DR		ELKO, NV	89801-2510
001553007	MATTHEWS RICHARD J & BROOKE A	1274 FAIRWAY DR		ELKO, NV	89801-2510
001834016	MOIOLA MAITE T	3125 COLLEGE CT		ELKO, NV	89801
001553005	PEARSON BRETT L & BARBARA A	1250 FAIRWAY DR		ELKO, NV	89801-2510
001552013	POST DUSTIN W	1201 FAIRWAY DR		ELKO, NV	89801-2510
001553009	SALICCHI CEASAR E TR	191 SKYLINE DR		ELKO, NV	89801-5020
001553010	SALICCHI CEASAR E TR	191 SKYLINE DR		ELKO, NV	89801-5020
001552010	SHURTZ ROY & LISA P	1239 FAIRWAY DR		ELKO, NV	89801-2510
001832001	STEWART DANIEL D	1161 MITTRY AVE		ELKO, NV	89801-
001553004	TAYLOR KATHLEEN A TR	1238 FAIRWAY DR		ELKO, NV	89801-2510
001553002	URIARTE CONNIE RAE	1212 FAIRWAY DR		ELKO, NV	89801-2560
00609D001	US DEPT OF THE INTERIOR BUR OF	C/O BLM	3900 E IDAHO ST	ELKO, NV	89801-4690
001552011	WORLINE CORTNEY J & ANITA	501 OAK ST		ELKO, NV	89801-3550

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Post Marked 12/23/20



## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Elko City Planning Commission will conduct a public hearing on Tuesday, January 5, 2021 beginning at 5:30 P.M. P.D.S.T. utilizing GoToMeeting.com, and that the public is invited to provide input and testimony on these matters under consideration via the virtual meeting at: <https://global.gotomeeting.com/join/258016149>.

The public can view or participate in the virtual meeting on a computer, laptop, tablet or smart phone at <https://global.gotomeeting.com/join/258016149>. You can also dial in using your phone. **+1 (224) 501-3412** Access Code: **258-016-149**. Members of the public that do not wish to use GoToMeeting may call in at (775)777-0590. Comments can also be emailed to [cityclerk@elkocitynv.gov](mailto:cityclerk@elkocitynv.gov).

The specific item to be considered under public hearing format is:

- Rezone No. 3-20, filed by Elko Institute for Academic Achievement, for a change in zoning from CT (Commercial Transitional) to PQP (Public, Quasi-Public) Zoning District, approximately 11.38 acres of property, specifically APN 001-620-058, located generally on the northeast corner of the intersection of College Avenue and Ruby Vista Drive, more particularly described as:  
A parcel of land being all of Parcel 1 of the Parcel Map for The City of Elko, File No. 321969, recorded June 9, 1992, Official Records of Elko County, Nevada, and portions of Skyline Drive, Ruby Vista Drive, College Parkway, and Mittry Avenue, located within the Southwest Quarter of Section 10, Township 34 North, Range 55 East, MDM, being more particularly described as follows:  
Beginning at the Center West 1/16 corner of said Section 10 as shown on Parcel Map 419965, of said Official Records, also being a point on the Northerly right-of-way of Mittry Avenue, from which West Quarter corner of said Section 10 bears South 89°07'10" West a distance of 1302.72 feet;  
Thence along said Northerly right-of-way North 89°08'48" East a distance of 40.00 feet to the Northwest corner of said Parcel 1;  
Thence along the North boundary of said Parcel 1 North 89°08'48" East a distance of 1212.55 feet to the Northeast corner of said Parcel 1;  
Thence along the South boundary of Ruby View Heights Subdivision, File No. 17686, of said Official Records, North 89°08'48" East a distance of 25.00 feet to the centerline of Skyline Drive;  
Thence departing said South boundary and along said centerline from a tangent which bears South 00°23'12" East, along a circular curve to the left with a radius of 226.55 feet and a central angle of 11°00'32" an arc length of 43.53 feet to the centerline intersection of Ruby Vista Drive as shown on said Parcel Map 321969;  
Thence along the centerline of Ruby Vista Drive with a non-tangent line South 78°36'21" West a distance of 71.40 feet;  
Thence along a tangent circular curve to the left with a radius of 500.00 feet and a central angle of 34°45'12" an arc length of 303.28 feet;  
Thence South 43°51'09" West a distance of 239.46 feet;

Thence along a tangent circular curve to the right with a radius of 500.00 feet and a central angle of 22°05'02" and arc length of 192.72 feet;

Thence South 65°56'11" West a distance of 169.87 feet;

Thence along a tangent circular curve to the right with a radius of 500.00 feet and a central angle of 24°03'49" an arc length of 209.99 feet;

Thence South 90°00'00" West a distance of 267.11 feet to the centerline intersection of College Parkway;

Thence departing the centerline of Ruby Vista Drive and along the centerline of College Parkway North 00°08'30" West a distance of 497.05 feet;

Thence departing said centerline North 00°08'30" West a distance of 80.52 feet to the Point of Beginning.

Said Parcel contains an area of approximately 11.38 acres.

Basis of Bearings: Identical to Parcel Map for The City of Elko, File NO. 321969, recorded June 9, 1992, Official Records of Elko County, Nevada, stated as being "The Southerly line of College Park Subdivision Unit No. 1 taken as S89°07'10"W as shown on the Official Plat of College Park Subdivision Unit No. 1, filed in the Office of the Elko County Recorder as File No. 134926.

The intent of the zone change is to allow for the development of a school.

Additional information concerning this item may be obtained by contacting the Elko City Planning Department at (775) 777-7160.

#### **ELKO CITY PLANNING COMMISSION**



## CITY OF ELKO PLANNING DEPARTMENT

1751 College Avenue \* Elko \* Nevada \* 89801

(775) 777-7160 phone \* (775) 777-7219 fax

### APPLICATION FOR ZONE CHANGE

775 750-7841

APPLICANT(s):	Elko Institute for Academic Achievement		
MAILING ADDRESS:	1031 Railroad, Suite 107		
PHONE NO (Home)	775-738-3422	(Business)	
NAME OF PROPERTY OWNER (If different):	same		
(Property owner's consent in writing must be provided.)			
MAILING ADDRESS:			
LEGAL DESCRIPTION AND LOCATION OF PROPERTY INVOLVED (Attach if necessary):			
ASSESSOR'S PARCEL NO.:	001-620-058	Address	College Parkway
Lot(s), Block(s), & Subdivision			
Or Parcel(s) & File No.	PARCEL 1 FILE 321969, LOCATED IN, MDB&M		

#### FILING REQUIREMENTS:

**Complete Application Form:** In order to begin processing the application, an application form must be complete and signed. *Complete* applications are due at least 21 days prior to the next scheduled meeting of the Elko City Planning Commission (meetings are the 1<sup>st</sup> Tuesday of every month).

**Fee:** A \$500.00 non-refundable filing fee.

**Area Map:** A map of the area proposed for this zone change must be provided.

**Plot Plan:** A plot plan provided by a properly licensed surveyor depicting the existing condition drawn to scale showing property lines, existing and proposed buildings, building setbacks, distances between buildings, parking and loading areas, driveways and other pertinent information must be provided.

**Legal Description:** A complete legal description of the boundary of the proposed zone change must be provided as well as a map depicting the area to be changed stating the wording: area to be changed from "x" to "x"; (LI to R, for example).

**Note:** One .pdf of the entire application must be submitted as well as one set of legible, reproducible plans 8 1/2" x 11" in size. If the applicant feels the Commission needs to see 24" x 36" plans, 10 sets of pre-folded plans must be submitted.

**Other Information:** The applicant is encouraged to submit other information and documentation to support this Rezone Application.

RECEIVED

JUL 07 2020

- [illegible]

**(Use additional pages if necessary to address questions 3 through 5)**

**By My Signature below:**

- ☐ I consent to having the City of Elko Staff enter on my property for the sole purpose of inspection of said property as part of this application process.
- ☐ I object to having the City of Elko Staff enter onto my property as a part of their review of this application. (Your objection will not affect the recommendation made by the staff or the final determination made by the City Planning Commission or the City Council.)
- ☐ I acknowledge that submission of this application does not imply approval of this request by the City Planning Department, the City Planning Commission and the City Council, nor does it in and of itself guarantee issuance of any other required permits and/or licenses.
- ☐ I acknowledge that this application may be tabled until a later meeting if either I or my designated representative or agent is not present at the meeting for which this application is scheduled.
- ☐ I have carefully read and completed all questions contained within this application to the best of my ability.

**Applicant / Agent**

**Lori Lynch**

(Please print or type)

**Mailing Address**

**1031 Railroad St. Ste 107**

Street Address or P.O. Box

**Elko, NV 89801**

City, State, Zip Code

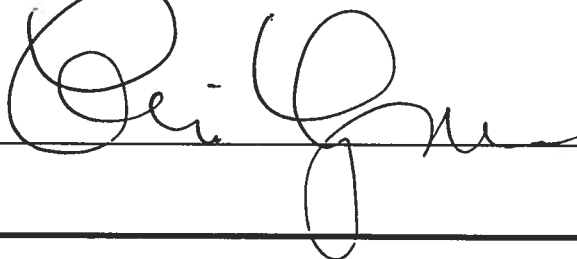
Phone Number:

**775-738-3422**

Email address:

**llynch@eiaanv.net**

**SIGNATURE:**



**FOR OFFICE USE ONLY**

**File No.:** 3-20 **Date Filed:** 7/7/20 **Fee Paid:** \$500 ex # 6705

APN 001-620-058 AND PORTIONS OF  
SKYLINE DRIVE, RUBY VISTA DRIVE, COLLEGE PARKWAY, & MITTRY AVENUE  
LEGAL DESCRIPTION

A parcel of land being all of Parcel 1 of the Parcel Map for The City of Elko, File No. 321969, recorded June 9, 1992, Official Records of Elko County, Nevada, and portions of Skyline Drive, Ruby Vista Drive, College Parkway, and Mittry Avenue, located within the Southwest Quarter of Section 10, Township 34 North, Range 55 East, MDM, being more particularly described as follows:

Beginning at the Center West 1/16 corner of said Section 10 as shown on Parcel Map 419965, of said Official Records, also being a point on the Northerly right-of-way of Mittry Avenue, from which West Quarter corner of said Section 10 bears South 89°07'10" West a distance of 1302.72 feet;  
thence along said Northerly right of way North 89°08'48" East a distance of 40.00 feet to the Northwest corner of said Parcel 1;  
thence along the North boundary of said Parcel 1 North 89°08'48" East a distance of 1212.55 feet to the Northeast corner of said Parcel 1;  
thence along the South boundary of Ruby View Heights Subdivision, File No. 17686, of said Official Records, North 89°08'48" East a distance of 25.00 feet to the centerline of Skyline Drive;  
thence departing said South boundary and along said centerline from a tangent which bears South 00°23'12" East, along a circular curve to the left with a radius of 226.55 feet and a central angle of 11°00'32" an arc length of 43.53 feet to the centerline intersection of Ruby Vista Drive as shown on said Parcel Map 321969;  
thence along the centerline of Ruby Vista Drive with a non-tangent line South 78°36'21" West a distance of 71.40 feet;  
thence along a tangent circular curve to the left with a radius of 500.00 feet and a central angle of 34°45'12" an arc length of 303.28 feet;  
thence South 43°51'09" West a distance of 239.46 feet;  
thence along a tangent circular curve to the right with a radius of 500.00 feet and a central angle of 22°05'02" an arc length of 192.72 feet;  
thence South 65°56'11" West a distance of 169.87 feet;  
thence along a tangent circular curve to the right with a radius of 500.00 feet and a central angle of 24°03'49" an arc length of 209.99 feet;  
thence South 90°00'00" West a distance of 267.11 feet to the centerline intersection of College Parkway;  
thence departing the centerline of Ruby Vista Drive and along the centerline of College Parkway North 00°08'30" West a distance of 497.05 feet;  
thence departing said centerline North 00°08'30" West a distance of 80.52 feet to the Point of Beginning.

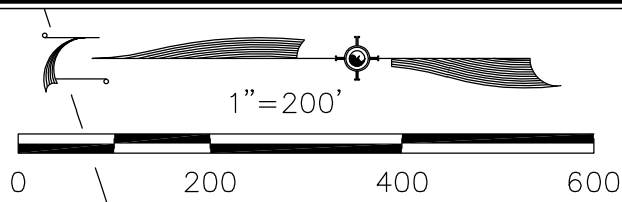
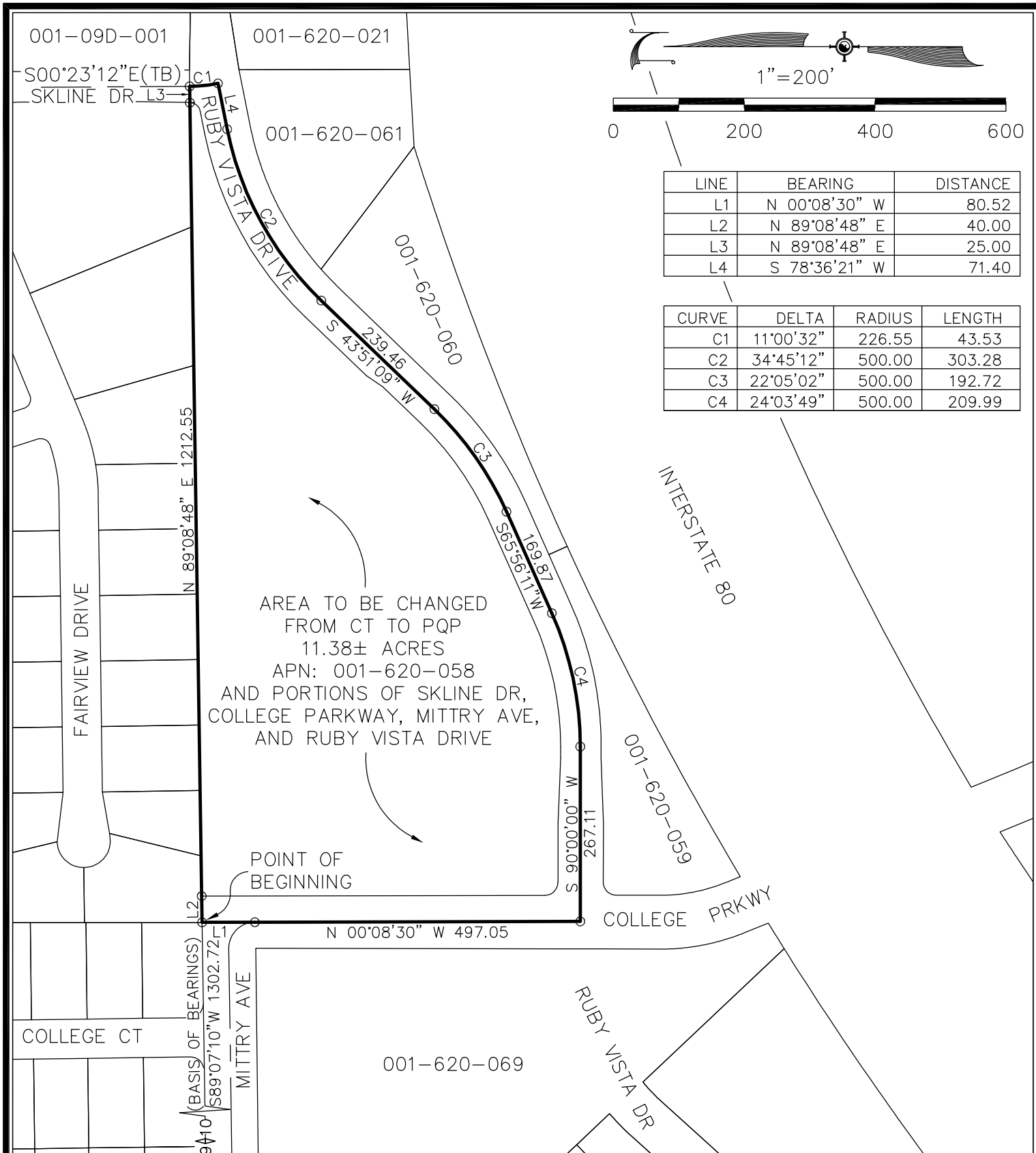
Said parcel contains an area of approximately 11.38 acres.

Basis of Bearings: Identical to Parcel Map for The City of Elko, File No. 321969, recorded June 9, 1992, Official Records of Elko County, Nevada, stated as being "The Southerly line of College

Park Subdivision Unit No. 1 taken as S89°07'10"W as shown on the Official Plat of College Park Subdivision Unit No. 1, filed in the Office of the Elko County Recorder as File No. 134926.

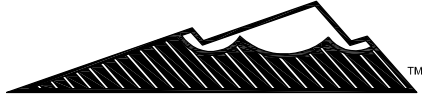
Description Prepared By:  
Ryan G. Cook, PLS 15224  
Summit Engineering Corporation  
5405 Mae Anne Ave.  
Reno, NV 89523  
775-747-8550





LINE	BEARING	DISTANCE
L1	N 00°08'30" W	80.52
L2	N 89°08'48" E	40.00
L3	N 89°08'48" E	25.00
L4	S 78°36'21" W	71.40

CURVE	DELTA	RADIUS	LENGTH
C1	11°00'32"	226.55	43.53
C2	34°45'12"	500.00	303.28
C3	22°05'02"	500.00	192.72
C4	24°03'49"	500.00	209.99

<b>DISPLAY MAP FOR ZONE CHANGE APN 001-620-058</b>	SCALE 1"=200'	 <b>SUMMIT</b> ENGINEERING CORPORATION 1150 LAMOILLE HIGHWAY, ELKO, NV 89801 2020 PHONE:(775) 738-8058 FAX:(775) 738-8267	SHEET <b>1</b>
			OF <b>1</b>



**Elko City Planning Commission  
Agenda Action Sheet**

- 1. Review, consideration and possible approval of Final Map No. 11-20, filed by Copper Trails, LLC, for the development of a subdivision entitled Copper Trails Phase 2 Unit 2 involving the proposed division of approximately 16.96 acres of property into 10 lots for residential development and 1 remainder lot within the R (Single Family and Multiple Family Residential) Zoning District, and matters related thereto. FOR POSSIBLE ACTION**
- 2. Meeting Date: January 5, 2021**
- 3. Agenda Category: **NEW BUSINESS****
- 4. Time Required: 15 Minutes**
- 5. Background Information: Subject property is located north of the intersection of Copper Street and Mittry Avenue. (APN 001-610-114)**
- 6. Business Impact Statement: Not Required**
- 7. Supplemental Agenda Information: Application and Staff Report**
- 8. Recommended Motion: Recommend that the City Council accept, on behalf of the public, the parcels of land offered for dedication for public use in conformity with the terms of the offer of dedication; that the final map substantially complies with the tentative map; that the City Council approve the agreement to install improvements in accordance with the approved construction plans that satisfies the requirements of Title 2 Chapter 3, and conditionally approve Final Map 11-20 with findings and conditions listed in the Staff Report dated December 9, 2020.**
- 9. Findings: See Staff Report dated December 9, 2020**
- 10. Prepared By: Michele Rambo, AICP, Development Manager**
- 1. Agenda Distribution: Copper Trails, LLC  
Attn: Luke Fitzgerald  
P.O. Box 8070  
Reno, NV 89507  
  
Carter Engineering  
Attn: Lana Carter  
P.O. Box 794  
Elko, NV 89803**

**STAFF COMMENT FLOW SHEET**  
**PLANNING COMMISSION AGENDA DATE: 1/5**  
\*\*Do not use pencil or red pen, they do not reproduce\*\*

Title: Final Map No. 11-20 Copper Trails Phase 2 Unit 2

Applicant(s): Copper Trails, LLC

Site Location: N of the intersection of Copper St + Mitty Ave.

Current Zoning: R Date Received: 11/24/20 Date Public Notice: N/A

COMMENT: This is for the division of approximately 16.96 acres into  
10 lots for residential development and 1 remainder lot within an R  
zoning district

\*\*If additional space is needed please provide a separate memorandum\*\*

Assistant City Manager: Date: 12/22/20

Recommend conditional approval w/ all  
corrections & revisions to the map completed  
prior to City Council consideration

SAW

Initial

City Manager: Date: 12/22/20

No comments/concerns, other than map corrections.

CC

Initial



City of Elko  
1751 College Avenue  
Elko, NV 89801  
(775) 777-7160  
FAX (775) 777-7119

## **CITY OF ELKO STAFF REPORT**

<b>REPORT DATE:</b>	<b>December 9, 2020</b>
<b>PLANNING COMMISSION DATE:</b>	<b>January 5, 2021</b>
<b>AGENDA ITEM NUMBER:</b>	<b>II.A.1.</b>
<b>APPLICATION NUMBER:</b>	<b>Final Map 11-20</b>
<b>APPLICANT:</b>	<b>Copper Trails, LLC</b>
<b>PROJECT DESCRIPTION:</b>	<b>Copper Trails Phase 2 Unit 2</b>

**A Final Map for the division of approximately 16.96 acres into 10 lots for residential development and 1 remainder lot within an R (Single Family and Multiple Family Residential) zoning district.**



### **STAFF RECOMMENDATION:**

**RECOMMEND CONDITIONAL APPROVAL**, subject to findings of fact, and conditions as stated in this report.

## **PROJECT INFORMATION**

**PARCEL NUMBER:** 001-610-114

**PARCEL SIZE:** 16.96 Acres

**EXISTING ZONING:** (R) Single-Family and Multiple-Family Residential.

**MASTER PLAN DESIGNATION:** (RES-MD) Residential Medium Density

**EXISTING LAND USE:** Vacant

### **BACKGROUND:**

1. The Final Map for Copper Trails Phase 2 Unit 2 has been presented before expiration of the subdivision proceedings in accordance with NRS 278.360(1)(a)(2) and City code.
2. The Planning Commission reviewed and recommended a conditional approval to the City Council on the Copper Trails Tentative Map.
3. The City Council conditionally approved the Ruby Mountain Peaks Tentative Map.
4. Phasing was shown on the overall Tentative Map, with Phase 2 originally planned to be built out as a whole. However, the applicant is now submitting and recording Phase 2 in smaller portions due to market concerns.
5. The subdivision is located on APN 001-610-114.
6. The proposed subdivision consists of 10 residential lots and a remainder lot for future development.
7. The total subdivided area is approximately 16.69 acres.
8. The proposed density is 6.39 units per acre.
9. Approximately 0.3 acres are offered for dedication for street development.
10. Drainage and utility easements are provided along all lot lines.
11. The property is located north of the intersection of Copper Street and Mittry Avenue.

### **NEIGHBORHOOD CHARACTERISTICS:**

The property is surrounded by:

- ⌋ North: General Agriculture (A) / Vacant
- ⌋ South: Single-Family and Multiple Family Residential (R) / Vacant
- ⌋ East: General Agriculture (A) / Vacant
- ⌋ West: Single-Family and Multiple Family Residential (R) / Developed

### **PROPERTY CHARACTERISTICS:**

- ⌋ The property is an undeveloped residential parcel.
- ⌋ The site abuts vacant agricultural land to the north and east, vacant residential land to the south, and developed residential land to the west.
- ⌋ The parcel consists of some significant slopes. The slope has been incorporated into the subdivision design.
- ⌋ The property will be accessed by Copper Street and Mittry Avenue.

**APPLICABLE MASTER PLAN AND CITY CODE SECTIONS:**

- ) City of Elko Master Plan – Land Use Component
- ) City of Elko Master Plan – Transportation Component
- ) City of Elko Redevelopment Plan
- ) City of Elko Wellhead Protection Plan
- ) City of Elko Zoning – Section 3-3-7 Final Map Stage (Stage III)
- ) City of Elko Zoning – Section 3-3-8 Content and Format of Final Map Submittal
- ) City of Elko Zoning – Section 3-3-9 to 3-3-16 (Inclusive) Subdivision Design Standards
- ) City of Elko Zoning – Section 3-3-17 to 3-3-22 (Inclusive) Public Improvements/  
Guarantees
- ) City of Elko Zoning – Section 3-2-3, 3-2-4, 3-2-5(E), 3-2-5(G), and 3-2-17 Zoning Code  
Standards
- ) City of Elko Zoning – Section 3-8 Flood Plain Management

**MASTER PLAN - Land use:**

Conformance with the Land Use component of the Master Plan was evaluated with review and approval of the Tentative Map. The Final Map is in conformance with the Tentative Map.

Therefore, the proposed subdivision is in conformance with the Land Use Component of the Master Plan.

**MASTER PLAN - Transportation:**

Conformance with the Transportation component of the Master Plan was evaluated with review and approval of the Tentative Map. The Final Map is in conformance with the Tentative Map.

Therefore, the proposed subdivision is in conformance with the Transportation Component of the Master Plan.

**ELKO REDEVELOPMENT PLAN:**

The property is not located within the redevelopment area.

**ELKO WELLHEAD PROTECTION PLAN:**

A small portion of the property is located within the 30-year capture zone for Well #15. Development of the site is required to be connected to a programmed sewer system and all street drainage will be directed to a storm sewer system.

As the project is designed, it does not present a hazard to City wells.

**SECTION 3-3-7 FINAL MAP STAGE (STAGE III):**

**Pre-submission Requirements (C)(1)** – The Final Map is in conformance with the zone requirements.

**Pre-submission Requirements (C)(2)** – The proposed Final Map conforms to the Tentative Map.

**SECTION 3-3-8 CONTENT AND FORMAT OF FINAL MAP SUBMITTAL:**

- A. Form and Content – The Final Map conforms to the required size specifications and provides the appropriate affidavits and certifications.
- B. Identification Data
  - 1. The Final Map identifies the subdivision and provides its location by section, township, range, and county.
  - 2. The Final Map was prepared by a properly licensed surveyor.
  - 3. The Final Map provides a scale, north arrow, and date of preparation.
- C. Survey Data
  - 1. The boundaries of the subdivision are fully balanced and closed.
  - 2. Any exceptions are noted on the Final Map.
  - 3. The Final Map is tied to a section corner.
  - 4. The location and description of any physical encroachments upon the boundary of the subdivision are noted on the Final Map.
- D. Descriptive Data
  - 1. The name, right-of-way lines, courses, lengths, and widths of all streets and easements are noted on the Final Map.
  - 2. All drainage ways are noted on the Final Map.
  - 3. All utility and public service easements are noted on the Final Map.
  - 4. The location and dimensions of all lots, parcels, and exceptions are shown on the Final Map.
  - 5. All residential lots are numbered consecutively on the Final Map.
  - 6. Other than street dedication, there are no sites dedicated to the public shown on the Final Map.
  - 7. The locations of adjoining subdivisions are noted on the Final Map with required information.
  - 8. There are no deed restrictions proposed.
- E. Dedication and Acknowledgment
  - 1. The owner's certificate has the required dedication information for all easements and right-of-ways.
  - 2. The execution of dedication is acknowledged with space to be certified by a notary public.
- F. Additional Information
  - 1. All centerline monuments for streets are noted as being set on the Final Map.
  - 2. The centerline and width of each right-of-way is noted on the Final Map.
  - 3. The Final Map indicates the location of monuments that will be set to determine the boundaries of the subdivision.
  - 4. The length and bearing of each lot line is identified on the Final Map.
  - 5. The Final Map is not located adjacent to a city boundary.
  - 6. The Final Map identifies the location of the section lines nearest the property.
- G. City to Check
  - 1. Closure calculations have been provided. Civil improvement plans have been approved. Drainage plans have been approved. An engineer's estimate has been provided.

2. The lot closures are within the required tolerances.

#### H. Required Certifications

1. The Owner's Certificate is shown on the Final Map.
2. The Owner's Certificate offers for dedication all right-of-ways shown on the Final Map.
3. A Clerk Certificate is shown on the Final Map, certifying the signature of the City Council.
4. The Owner's Certificate offers for dedication all easements shown on the Final Map.
5. A Surveyor's Certificate is shown on the Final Map and provides the required language.
6. The City Engineer's Certificate is shown on the Final Map.
7. A certificate from the Nevada Division of Environmental Protection is provided with the required language.
8. The engineer of record has submitted the Tentative Map and construction plans to the state, but no written approval has been received.
9. A certificate from the Division of Water Resources is provided on the Final Map with the required language.
10. The construction plans identify the required water meters for the subdivision.

### **SECTION 3-3-9 THROUGH 3-3-16 (INCLUSIVE)**

The proposed subdivision was evaluated for conformance to the referenced sections of code during the Tentative Map process.

The proposed development conforms with these sections of City code.

### **SECTION 3-3-17 RESPONSIBILITY FOR PUBLIC IMPROVEMENTS**

The subdivider shall be responsible for all required improvements in conformance with this section of City code.

### **SECTION 3-3-18 CONSTRUCTION PLANS**

The subdivider has submitted plans to the city and state agencies for review to receive all required permits in accordance with this section of City code. The plans have been approved by City staff.

### **SECTION 3-3-19 CONSTRUCTION AND INSPECTION**

The subdivider has submitted plans to the city and state agencies for review to receive all permits in accordance with this section of City code.

### **SECTION 3-3-20 REQUIRED IMPROVEMENTS**

The subdivider has submitted civil improvement plans which are in conformance with this section of City code.

Civil improvements include curb, gutter, and sidewalk as well as lighting, USPS gang boxes, paving, and utilities within the right-of-way.

### **SECTION 3-3-21 AGREEMENT TO INSTALL IMPROVEMENTS**

The subdivider will be required to enter into a Performance Agreement to conform to this section of City code.

### **SECTION 3-3-22 PERFORMANCE AND MAINTENANCE GUARANTEES**

The subdivider will be required to provide a Performance and Maintenance Guarantee as stipulated in the Performance Agreement in conformance with this section of City code.

### **SECTIONS 3-2-3, 3-2-4, 3-2-5(E), 3-2-5(G), AND 3-2-17**

The proposed subdivision was evaluated for conformance to the referenced sections of code during the Tentative Map process.

The proposed development conforms with these sections of City code.

### **SECTION 3-8 FLOODPLAIN MANAGEMENT:**

This parcel is not designated in a Special Flood Hazard Area (SFHA).

### **FINDINGS**

1. The Final Map for Copper Trails Phase 2 Unit 2 has been presented before expiration of the subdivision proceedings in accordance with NRS 278.360(1)(a)(2) and City code.
2. The Final Map is in conformance with the Tentative Map.
3. The proposed subdivision is in conformance with the Land Use and Transportation Components of the Master Plan.
4. The proposed development conforms with Sections 3-3-9 through 3-3-16 (inclusive).
5. The Subdivider shall be responsible for all required improvements in conformance with Section 3-3-17 of City code.
6. The Subdivider has submitted construction plans in conformance with Section 3-3-18 of City code.



7. The Subdivider has submitted plans to the city and state agencies for review to receive all required permits in accordance with the requirements of Section 3-3-19 of City code.
8. The Subdivider has submitted construction plans which, having been found to be in conformance with Section 3-3-20 of City code, have been approved by City staff.
9. The Subdivider will be required to enter into a Performance Agreement to conform to Section 3-3-21 of City code.
10. The Subdivider will be required to provide a Performance and Maintenance Guarantee as stipulated in the Performance Agreement in conformance with Section 3-3-22 of City code.
11. The proposed development conforms to Sections 3-2-3, 3-2-4, 3-2-5(E), 3-2-5(G), 3-2-17, and 3-8 of City code.

**STAFF RECOMMENDATION/CONDITIONS OF APPROVAL:**

Staff recommends this item be **conditionally approved** with the following conditions:

**Community Development:**

1. The Developer shall execute a Performance and Maintenance Agreement in accordance with Section 3-3-21 of City code. The Performance Agreement shall be secured in accordance with Section 3-3-22 of City code. In conformance with Section 3-3-21 of City code, the public improvements shall be completed within a time of no later than two (2) years of the date of Final Map approval by the City Council unless extended as stipulated in City code.
2. The Performance and Maintenance Agreement shall be approved by the City Council.
3. The Developer shall enter into the Performance and Maintenance Agreement within 30 days of approval of the Final Map by the City Council.
4. The Final Map for Copper Trails Phase 2 Unit 2 is approved for 10 residential lots and 1 remainder lot.
5. The Utility Department will issue a Will Serve Letter for the subdivision upon approval of the Final Map by the City Council.
6. Site disturbance shall not commence prior to approval of the project's construction plans by the Nevada Department of Environmental Protection.
7. Site disturbance, including clearing and grubbing, shall not commence prior to the issuance of a grading permit by the City of Elko.
8. Construction shall not commence prior to Final Map approval by the City Council and issuance of a will-serve letter by the City of Elko.
9. Conformance with the conditions of approval of the Tentative Map is required.

10. The Owner/Developer is to provide the appropriate contact information for the qualified engineer and engineering firm contracted to oversee the project along with the required inspection and testing necessary to produce an As-Built for submittal to the City of Elko. The Engineer of Record is to ensure all materials meet the latest edition of the Standard Specifications for Public Works. The Engineer of Record is to certify that the project was completed in conformance with the approved plans and specifications.

Engineering:

1. After recordation of the Unit 1 Final Map, verify the parcel number in the Assessor's and Treasurer's certificates.
2. Correct the year in the Planning Commission certificate to 2018.
3. Update the year for most other certificates to 2021.
4. Create an easement for gang boxes.

Public Works:

1. All public improvements at time of development per Elko city code.

Utilities:

1. Public utility improvements at time of development per approved plans and City code.

Fire:

1. Turnaround area at the north end of Mittry Avenue shall be a minimum of 96 feet in diameter per IFC D103.4



# CITY OF ELKO

## Planning Department

Website: [www.elkocity.com](http://www.elkocity.com)  
Email: [planning@elkocitynv.gov](mailto:planning@elkocitynv.gov)

1751 College Avenue • Elko, Nevada 89801 • (775) 777-7160 • Fax (775) 777-7219

---

December 28, 2020

Copper Trails, LLC  
Attn: Luke Fitzgerald  
P.O. Box 8070  
Reno, NV 89507  
Via Email: [elkoluke@gmail.com](mailto:elkoluke@gmail.com)

Re: Final Map No. 11-20

Dear Applicant/Agent:

Enclosed is a copy of the agenda for an upcoming Planning Commission meeting. Highlighted on the agenda is the item or items that you have requested to be acted on at the meeting. Also enclosed is pertinent information pertaining to your request. Please review this information before the meeting.

The Planning Commission requests that you, or a duly appointed representative, be in attendance at this meeting to address the Planning Commission. If you will not be able to attend the meeting but wish to have a representative present, please submit a letter to the Planning Commission authorizing this person to represent you at the meeting.

To participate in the virtual meeting on a computer, laptop, tablet, or smart phone go to: <https://global.gotomeeting.com/join/258016149>. You can also dial in using your phone at **+1 (224) 501-3412**. The **Access Code** for this meeting is **258-016-149**.

If you have any questions regarding this meeting, the information you received, or if you will not be able to attend this meeting, please call me at your earliest convenience at (775) 777-7160.

Sincerely,

Shelby Archuleta  
Planning Technician

Enclosures

CC: Carter Engineering, Attn: Lana Carter, P.O. Box 794, Elko, NV 89803  
Via Email: [lanalcarter@LIVE.COM](mailto:lanalcarter@LIVE.COM)



**City of Elko – Development Department**  
**1755 College Avenue**  
**Elko, NV 89801**  
**Telephone: 775.777.7210**  
**Facsimile: 775.777.7219**

November 30, 2020

Carter Engineering  
Attn: Lana Carter  
PO Box 794  
Elko, NV 89803

Re: Copper Trails Phase 2 Unit 2 Final Map – Incomplete Submittal

Dear Ms. Carter:

The City of Elko has reviewed your Final Map application materials for Copper Trails Phase 2 Unit 2 (submitted November 24, 2020) and has found them to be incomplete. Please address the following issues:

1. Add the applicant name and contact information somewhere on the map (for example, in a note or as part of the title block).
2. A North arrow is needed on Page 1.

Please submit revised plans with these corrections to continue the review process.

Contact me at (775) 777-7217 if you have any questions.

Sincerely,

Michele Rambo, AICP  
Development Manager  
mrambo@elkocitynv.gov

CC: Copper Trails, LLC  
2446 Crestview Drive  
Elko, NV 89801

City of Elko – File

**Carter Engineering, LLC**  
**Civil Engineering**

P. O. Box 794  
Elko, Nevada 89803  
775-397-2531



**Transmittal Letter**

RECEIVED

Date: November 24, 2020

NOV 24 2020

To: Cathy Laughlin, City Planner  
City of Elko  
1751 College Avenue  
Elko, Nevada 89801

From: Lana L. Carter, P.E.  
Carter Engineering, LLC

Regarding: Copper Trails Subdivision Phase 2 - Unit 2 Final Map Submittal

Description of Attachments:

1. Application for Final Plat Approval
2. City of Elko Fee \$1025 Check 1757 (10 lots plus on remainder lot)
3. 2 Sets of Signed Construction Plans (24"x36")
4. 1 Set of Construction Plans (8.5"x11")
5. 2 Sets of Signed Final Map (24"x36")
6. 1 Set of Final Map (8.5"x11")
7. 1 copy of lot closure report for all lots
8. 1 copy of the estimate of quantities required to complete the improvements
9. 1 copy of the hydrology report
10. 1 copy of the soils report
11. PDF copy of the entire submittal on a jump drive.

Remarks:

Hello Cathy, Please accept the attached submittal for Copper Trails Phase 2 - Unit 2. Please note that the soils study and hydrology study were previously submitted and approved. Both of these studies included all of Phase 2 (units 1-3) and are attached here for reference. We appreciate everyone's help throughout this process.

Thanks - Lana L Carter

Cc: Luke Fitzgerald, Copper Trails, LLC



## CITY OF ELKO PLANNING DEPARTMENT

1751 College Avenue \* Elko \* Nevada \* 89801

(775) 777-7160 \* (775) 777-7219 fax

### APPLICATION FOR FINAL PLAT APPROVAL

APPLICANT(s): Copper Trails, LLC

MAILING ADDRESS: P.O. Box 8070, Reno Nevada 89507

PHONE NO (Home): (Business): 775-303-8492

NAME OF PROPERTY OWNER (If different):

*(Property owner consent in writing must be provided)*

MAILING ADDRESS: same as above

LEGAL DESCRIPTION AND LOCATION OF PROPERTY INVOLVED (Attach if necessary):

ASSESSOR'S PARCEL NO.: 001-610-114 Address: Not Addressed

Lot(s), Block(s), & Subdivision:

Or Parcel(s) & File No.: Parcel G File No. 748288 in the office of Elko County Records Office

PROJECT DESCRIPTION OR PURPOSE: Copper Trails Subdivision Phase 2 Unit 2

APPLICANT'S REPRESENTATIVE OR ENGINEER: Luke Fitzgerald Owner & Lana L Carter, Engineer

#### **FILING REQUIREMENTS:**

**Complete Application Form:** In order to begin processing the application, an application form must be complete and signed. *Complete* applications are due at least 21 days prior to the next scheduled meeting of the Elko City Planning Commission (meetings are the 1<sup>st</sup> Tuesday of every month), and must include the following:

1. One .pdf of the entire application, and ten (10) 24" x 36" copies of the final plat folded to a size not to exceed 9"x12" provided by a properly licensed surveyor, as well as one (1) set of reproducible plans 8 1/2" x 11" in size and any required supporting data, prepared in accordance with Section 3-3-8 of Elko City Code (see attached checklist).
2. Pre-Submission Requirements:
  - a. The final plat shall meet all requirements of the zoning district in which located, and any necessary zoning amendment shall have been adopted by the Elko City Council prior to filing of the final plat.
  - b. The final plat shall conform closely to the approved preliminary plat and be prepared in accordance with the provisions of the City Subdivision Ordinance.
  - c. The final plat submittal shall include a letter signifying approval of utility easements by all public utilities involved, and shall be so indicated by an affidavit on the map.
  - d. A complete set of construction plans for all public improvements associated with the final plat shall have been approved or substantially approved by the City Engineer.

**Fee:** \$750.00 + \$25.00 per lot including remainder parcels; non-refundable.

**Other Information:** The applicant is encouraged to submit other information and documentation to support the request.

## Final Plat Checklist as per Elko City Code 3-3-8

<b>Identification Data</b>	
X	Subdivision Name
X	Location and Section, Township and Range
X	Name, address and phone number of subdivider
X	Name, address and phone number of engineer/surveyor
X	Scale, North Point and Date of Preparation
X	Location maps
<b>Survey Data (Required)</b>	
X	Boundaries of the Tract fully balanced and closed
X	Any exception within the plat boundaries
X	The subdivision is to be tied to a section corner
X	Location and description of all physical encroachments
<b>Descriptive Data</b>	
X	Street Layout, location, widths, easements
X	All drainageways, designated as such
X	All utility and public service easements
X	Location and dimensions of all lots, parcels
X	Residential Lots shall be numbered consecutively
X	All sites to be dedicated to the public and proposed use
X	Location of all adjoining subdivisions with name date, book and page
X	Any private deed restrictions to be imposed upon the plat
<b>Dedication and Acknowledgment</b>	
X	Statement of dedication for items to be dedicated
X	Execution of dedication acknowledged by a notary public
<b>Additional Information</b>	
X	Street CL, and Monuments identified
X	Street CL and width shown on map
X	Location of mounuments used to determine boudaries
X	Each city boundary line crossing or adjoining the subdivision
X	Section lines crossing the subdivision boundaries
<b>City Engineer to Check</b>	
X	Closure report for each of the lots
X	Civil Improvement plans
X	Estimate of quantities required to complete the improvements
<b>Required Certifications</b>	
X	All parties having record title in the land to be subdivided
X	Offering for dedication
X	Clerk of each approving governing body
X	Easements
X	Surveyor's Certificate
X	City Engineer
X	State Health division
X	State Engineer <b>N/A</b>
X	Division of Water Resources
X	City Council

**By My Signature below:**

☒ I consent to having the City of Elko Staff enter on my property for the sole purpose of inspection of said property as part of this application process.

☐ I object to having the City of Elko Staff enter onto my property as a part of their review of this application. (Your objection will not affect the recommendation made by the staff or the final determination made by the City Planning Commission or the City Council.)

☒ I acknowledge that submission of this application does not imply approval of this request by the City Planning Department, the City Planning Commission and the City Council, nor does it in and of itself guarantee issuance of any other required permits and/or licenses.

☒ I acknowledge that this application may be tabled until a later meeting if either I or my designated representative or agent is not present at the meeting for which this application is scheduled.

☒ I acknowledge that, if approved, I must provide an AutoCAD file containing the final subdivision layout on NAD 83 NV East Zone Coordinate System to the City Engineering Department when requesting final map signatures for recording.

☒ I have carefully read and completed all questions contained within this application to the best of my ability.

**Applicant / Agent**

Luke Fitzgerald

(Please print or type)

**Mailing Address**

2446 Crestview Drive

Street Address or P.O. Box

Elko, Nevada 89801

City, State, Zip Code

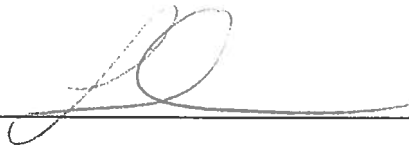
Phone Number:

775-308-8492

Email address:

elkoluke@gmail.com

**SIGNATURE:**



**FOR OFFICE USE ONLY**

File No.: 11-20 Date Filed: 11/24/20 Fee Paid: \$1,025.00 CE# 1757

10 lots + 1 remainder = 11 x \$25 = \$275  
+ 750  
\$1,025



-----  
Parcel name: Lot 10

North:	10399.7103	East :	9949.8835
Line Course:	S 41-57-58 W	Length:	129.50
	North: 10303.4218	East :	9863.2881
Line Course:	N 46-54-23 W	Length:	57.01
	North: 10342.3706	East :	9821.6572
Line Course:	N 41-57-58 E	Length:	145.74
	North: 10450.7342	East :	9919.1122
Line Course:	S 29-36-57 E	Length:	33.32
	North: 10421.7672	East :	9935.5783
Curve Length:	26.31	Radius:	225.00
	Delta: 6-41-58	Tangent:	13.17
	Chord: 26.29	Course:	S 32-57-56 E
Course In:	N 60-23-03 E	Course Out:	S 53-41-05 W
RP North:	10532.9582	East :	10131.1840
End North:	10399.7069	East :	9949.8856

Perimeter: 391.88    Area: 7,812 S.F. 0.179 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure:	0.0040	Course:	S 31-10-47 E
Error North:	-0.00346	East :	0.00210
Precision 1:	97,970.00		

-----  
Parcel name: Lot 11

North:	10450.7350	East :	9919.1115
Line Course:	S 41-57-58 W	Length:	145.74
	North: 10342.3714	East :	9821.6565
Line Course:	N 46-54-23 W	Length:	5.70
	North: 10346.2656	East :	9817.4941
Line Course:	N 16-43-43 W	Length:	51.85
	North: 10395.9213	East :	9802.5697
Line Course:	N 41-57-58 E	Length:	135.34
	North: 10496.5521	East :	9893.0703
Line Course:	S 29-36-57 E	Length:	52.70
	North: 10450.7369	East :	9919.1137
Line Course:	S 41-57-04 W	Length:	0.00
	North: 10450.7369	East :	9919.1137

Perimeter: 391.33    Area: 7,101 S.F. 0.163 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0029                      Course: N 50-16-58 E

Error North: 0.00184                      East : 0.00221

Precision 1: 134,941.38

-----

Parcel name: Lot 12

North: 10496.5497                      East : 9893.0684

Line Course: S 41-57-58 W Length: 135.34

North: 10395.9189                      East : 9802.5677

Line Course: N 16-43-43 W Length: 58.52

North: 10451.9623                      East : 9785.7234

Line Course: N 41-57-58 E Length: 115.79

North: 10538.0569                      East : 9863.1511

Curve Length: 43.97                      Radius: 175.00

Delta: 14-23-47                      Tangent: 22.10

Chord: 43.86                      Course: S 36-48-51 E

Course In: S 45-59-16 W              Course Out: N 60-23-03 E

RP North: 10416.4648                      East : 9737.2926

End North: 10502.9467                      East : 9889.4303

Line Course: S 29-36-57 E Length: 7.36

North: 10496.5482                      East : 9893.0675

Line Course: S 41-56-31 W Length: 0.00

North: 10496.5482                      East : 9893.0675

Perimeter: 360.98    Area: 6,339 S.F. 0.146 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0017                      Course: S 29-36-25 W

Error North: -0.00152                      East : -0.00086

Precision 1: 212,341.18

-----

Parcel name: Lot 13

North: 10451.9634                      East : 9785.7245

Line Course: N 41-57-58 E Length: 115.79

North: 10538.0579                      East : 9863.1523

Curve Length: 12.28                      Radius: 175.00

Delta: 4-01-18                      Tangent: 6.14

Chord: 12.28                      Course: N 46-01-23 W

Course In: S 45-59-16 W              Course Out: N 41-57-58 E

RP North: 10416.4658                      East : 9737.2937

End North: 10546.5854                      East : 9854.3146

Line Course: N 48-02-02 W Length: 44.73

North: 10576.4960 East : 9821.0561  
Line Course: S 41-57-58 W Length: 95.00  
North: 10505.8596 East : 9757.5304  
Line Course: S 48-02-02 E Length: 22.11  
North: 10491.0749 East : 9773.9701  
Line Course: S 16-43-43 E Length: 40.84  
North: 10451.9633 East : 9785.7254  
Line Course: N 41-59-00 E Length: 0.00  
North: 10451.9633 East : 9785.7254

Perimeter: 330.75 Area: 5,783 S.F. 0.133 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)  
Error Closure: 0.0009 Course: S 84-10-57 E  
Error North: -0.00009 East : 0.00092  
Precision 1: 367,500.00

-----  
Parcel name: Lot 14

North: 10505.8573 East : 9757.5329  
Line Course: N 41-57-58 E Length: 95.00  
North: 10576.4936 East : 9821.0586  
Line Course: N 48-02-02 W Length: 50.00  
North: 10609.9282 East : 9783.8815  
Line Course: S 41-57-58 W Length: 95.00  
North: 10539.2918 East : 9720.3559  
Line Course: S 48-02-02 E Length: 50.00  
North: 10505.8573 East : 9757.5329  
Line Course: N 41-58-21 E Length: 0.00  
North: 10505.8573 East : 9757.5329

Perimeter: 290.00 Area: 4,750 S.F. 0.109 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)  
Error Closure: 0.0000 Course: S 90-00-00 E  
Error North: 0.00000 East : 0.00000  
Precision 1: 290,000,000.00

-----  
Parcel name: Lot 15

North: 10652.8881 East : 9810.8859  
Line Course: N 41-57-58 E Length: 81.81  
North: 10713.7172 East : 9865.5915  
Line Course: S 48-02-02 E Length: 57.00

North: 10675.6018 East : 9907.9733  
Line Course: S 41-57-58 W Length: 81.81  
North: 10614.7727 East : 9853.2677  
Line Course: N 48-02-02 W Length: 57.00  
North: 10652.8881 East : 9810.8859

Perimeter: 277.61 Area: 4,663 S.F. 0.107 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)  
Error Closure: 0.0000 Course: S 90-00-00 E  
Error North: 0.00000 East : 0.00000  
Precision 1: 277,620,000.00

-----  
Parcel name: Lot 16

North: 10675.5989 East : 9907.9707  
Line Course: S 48-02-02 E Length: 50.00  
North: 10642.1644 East : 9945.1478  
Line Course: S 41-57-58 W Length: 81.84  
North: 10581.3130 East : 9890.4221  
Curve Length: 3.62 Radius: 225.00  
Delta: 0-55-23 Tangent: 1.81  
Chord: 3.62 Course: N 47-34-20 W  
Course In: S 42-53-21 W Course Out: N 41-57-58 E  
RP North: 10416.4619 East : 9737.2911  
End North: 10583.7585 East : 9887.7465  
Line Course: N 48-02-02 W Length: 46.37  
North: 10614.7657 East : 9853.2686  
Line Course: N 41-57-58 E Length: 81.81  
North: 10675.5948 East : 9907.9742  
Line Course: N 41-59-01 E Length: 0.00  
North: 10675.5948 East : 9907.9742

Perimeter: 263.64 Area: 4,090 S.F. 0.094 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)  
Error Closure: 0.0054 Course: S 39-28-16 E  
Error North: -0.00416 East : 0.00342  
Precision 1: 48,822.22

-----  
Parcel name: Lot 17

North: 10642.1644 East : 9945.1478  
Line Course: S 48-02-02 E Length: 51.00

North: 10608.0612 East : 9983.0683  
Line Course: S 41-57-58 W Length: 88.54  
North: 10542.2281 East : 9923.8624  
Curve Length: 51.55 Radius: 225.00  
Delta: 13-07-39 Tangent: 25.89  
Chord: 51.44 Course: N 40-32-49 W  
Course In: S 56-01-00 W Course Out: N 42-53-21 E  
RP North: 10416.4640 East : 9737.2924  
End North: 10581.3151 East : 9890.4234  
Line Course: N 41-57-58 E Length: 81.84  
North: 10642.1664 East : 9945.1491  
Line Course: S 42-00-09 W Length: 0.00  
North: 10642.1664 East : 9945.1491

Perimeter: 272.92 Area: 4,294 S.F. 0.099 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0024 Course: N 33-13-46 E

Error North: 0.00201 East : 0.00132

Precision 1: 113,720.83

-----  
Parcel name: Lot 18

North: 10608.0612 East : 9983.0683  
Line Course: S 39-28-59 E Length: 56.63  
North: 10564.3534 East : 10019.0765  
Line Course: S 41-57-58 W Length: 98.08  
North: 10491.4270 East : 9953.4913  
Line Course: N 29-36-57 W Length: 41.67  
North: 10527.6531 East : 9932.8987  
Curve Length: 17.15 Radius: 225.00  
Delta: 4-22-03 Tangent: 8.58  
Chord: 17.15 Course: N 31-47-59 W  
Course In: S 60-23-03 W Course Out: N 56-01-00 E  
RP North: 10416.4621 East : 9737.2931  
End North: 10542.2263 East : 9923.8631  
Line Course: N 41-57-58 E Length: 88.54  
North: 10608.0594 East : 9983.0690

Perimeter: 302.07 Area: 5,210 S.F. 0.120 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0019 Course: S 21-28-50 E

Error North: -0.00180 East : 0.00071

Precision 1: 158,984.21

-----  
Parcel name: Lot 19

North: 10564.3538 East : 10019.0761  
Line Course: S 39-28-59 E Length: 50.56  
North: 10525.3309 East : 10051.2247  
Line Course: S 41-57-58 W Length: 107.21  
North: 10445.6160 East : 9979.5344  
Curve Length: 0.99 Radius: 175.00  
Delta: 0-19-32 Tangent: 0.50  
Chord: 0.99 Course: N 29-46-43 W  
Course In: N 60-03-31 E Course Out: S 60-23-03 W  
RP North: 10532.9609 East : 10131.1782  
End North: 10446.4790 East : 9979.0405  
Line Course: N 29-36-57 W Length: 51.70  
North: 10491.4248 East : 9953.4913  
Line Course: N 41-57-58 E Length: 98.08  
North: 10564.3513 East : 10019.0765

Perimeter: 308.54 Area: 5,132 S.F. 0.118 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0025 Course: S 08-21-49 E  
Error North: -0.00250 East : 0.00037  
Precision 1: 123,416.00

-----  
Parcel name: Parcel H

North: 10493.1657 East : 10444.0611  
Line Course: S 42-00-02 W Length: 136.92  
North: 10391.4152 East : 10352.4427  
Line Course: N 68-42-31 W Length: 154.85  
North: 10447.6430 East : 10208.1619  
Curve Length: 27.11 Radius: 75.00  
Delta: 20-42-33 Tangent: 13.70  
Chord: 26.96 Course: S 31-38-46 W  
Course In: N 68-42-31 W Course Out: S 47-59-58 E  
RP North: 10474.8763 East : 10138.2810  
End North: 10424.6910 East : 10194.0163  
Line Course: S 42-00-02 W Length: 28.17  
North: 10403.7568 East : 10175.1667  
Line Course: N 48-02-31 W Length: 66.45  
North: 10448.1844 East : 10125.7522  
Line Course: N 44-00-35 W Length: 107.26  
North: 10525.3281 East : 10051.2301  
Line Course: N 39-28-59 W Length: 107.19

	North: 10608.0587	East : 9983.0733
Line	Course: N 48-02-02 W	Length: 158.00
	North: 10713.7119	East : 9865.5939
Line	Course: S 41-57-58 W	Length: 131.81
	North: 10615.7058	East : 9777.4537
Line	Course: S 48-02-02 E	Length: 8.65
	North: 10609.9216	East : 9783.8854
Line	Course: S 41-57-58 W	Length: 95.00
	North: 10539.2853	East : 9720.3597
Line	Course: N 48-02-02 W	Length: 413.70
	North: 10815.9227	East : 9412.7570
Line	Course: S 41-57-57 W	Length: 84.00
	North: 10753.4650	East : 9356.5873
Line	Course: N 48-02-03 W	Length: 28.71
	North: 10772.6631	East : 9335.2402
Line	Course: S 41-32-17 W	Length: 130.00
	North: 10675.3560	East : 9249.0349
Line	Course: N 48-02-03 W	Length: 196.91
	North: 10807.0273	East : 9102.6237
Line	Course: N 84-54-21 W	Length: 150.85
	North: 10820.4217	East : 8952.3696
Line	Course: N 31-27-48 E	Length: 877.64
	North: 11569.0261	East : 9410.4562
Line	Course: S 53-50-57 E	Length: 274.79
	North: 11406.9239	East : 9632.3400
Line	Course: S 34-26-44 E	Length: 476.75
	North: 11013.7653	East : 9902.0007
Line	Course: S 46-09-24 E	Length: 751.58
	North: 10493.1542	East : 10444.0677

Perimeter: 4406.34    Area: 670,518 S.F. 15.393 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0132                      Course: S 29-59-12 E

Error North: -0.01147                      East : 0.00662

Precision 1: 333,813.64

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Parcel name: Unit 2 Street

	North: 10652.8881	East : 9810.8859
Line	Course: S 41-57-58 W	Length: 50.00
	North: 10615.7111	East : 9777.4513
Line	Course: S 48-02-02 E	Length: 8.65
	North: 10609.9269	East : 9783.8829
Line	Course: S 48-02-02 E	Length: 50.00
	North: 10576.4924	East : 9821.0600
Line	Course: S 48-02-02 E	Length: 44.73

	North: 10546.5818	East : 9854.3185
Curve	Length: 12.28	Radius: 175.00
	Delta: 4-01-18	Tangent: 6.14
	Chord: 12.28	Course: S 46-01-23 E
	Course In: S 41-57-58 W	Course Out: N 45-59-16 E
	RP North: 10416.4622	East : 9737.2976
	End North: 10538.0543	East : 9863.1561
Curve	Length: 43.97	Radius: 175.00
	Delta: 14-23-47	Tangent: 22.10
	Chord: 43.86	Course: S 36-48-51 E
	Course In: S 45-59-16 W	Course Out: N 60-23-03 E
	RP North: 10416.4622	East : 9737.2976
	End North: 10502.9441	East : 9889.4353
Line	Course: S 29-36-57 E	Length: 7.36
	North: 10496.5456	East : 9893.0725
Line	Course: S 29-36-57 E	Length: 52.70
	North: 10450.7304	East : 9919.1159
Line	Course: S 29-36-57 E	Length: 33.32
	North: 10421.7634	East : 9935.5821
Line	Course: N 60-23-03 E	Length: 25.00
	North: 10434.1180	East : 9957.3160
Line	Course: N 60-23-03 E	Length: 25.00
	North: 10446.4725	East : 9979.0500
Line	Course: N 29-36-57 W	Length: 51.70
	North: 10491.4184	East : 9953.5008
Line	Course: N 29-36-57 W	Length: 41.67
	North: 10527.6445	East : 9932.9082
Curve	Length: 17.15	Radius: 225.00
	Delta: 4-22-03	Tangent: 8.58
	Chord: 17.15	Course: N 31-47-59 W
	Course In: S 60-23-03 W	Course Out: N 56-01-00 E
	RP North: 10416.4535	East : 9737.3026
	End North: 10542.2177	East : 9923.8726
Curve	Length: 51.55	Radius: 225.00
	Delta: 13-07-39	Tangent: 25.89
	Chord: 51.44	Course: N 40-32-49 W
	Course In: S 56-01-00 W	Course Out: N 42-53-21 E
	RP North: 10416.4535	East : 9737.3026
	End North: 10581.3047	East : 9890.4336
Curve	Length: 3.62	Radius: 225.00
	Delta: 0-55-23	Tangent: 1.81
	Chord: 3.62	Course: N 47-34-20 W
	Course In: S 42-53-21 W	Course Out: N 41-57-58 E
	RP North: 10416.4535	East : 9737.3026
	End North: 10583.7501	East : 9887.7580
Line	Course: N 48-02-02 W	Length: 46.37
	North: 10614.7573	East : 9853.2801
Line	Course: N 48-02-02 W	Length: 57.00
	North: 10652.8727	East : 9810.8982



Perimeter: 622.08    Area: 13,052 S.F. 0.300 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0197                      Course: S 38-49-29 E

Error North: -0.01538                      East : 0.01238

Precision 1: 31,577.16

-----  
Parcel name: Unit 2 Total

North: 10525.3293                      East : 10051.2260

Line Course: S 41-57-58 W Length: 107.21

North: 10445.6144                      East : 9979.5356

Curve Length: 0.99                      Radius: 175.00

Delta: 0-19-32                      Tangent: 0.50

Chord: 0.99                      Course: N 29-46-43 W

Course In: N 60-03-31 E                      Course Out: S 60-23-03 W

RP North: 10532.9593                      East : 10131.1795

End North: 10446.4774                      East : 9979.0418

Line Course: S 60-23-03 W Length: 50.00

North: 10421.7683                      East : 9935.5739

Curve Length: 26.31                      Radius: 225.00

Delta: 6-41-58                      Tangent: 13.17

Chord: 26.29                      Course: S 32-57-56 E

Course In: N 60-23-03 E                      Course Out: S 53-41-05 W

RP North: 10532.9593                      East : 10131.1795

End North: 10399.7080                      East : 9949.8812

Line Course: S 41-57-58 W Length: 129.50

North: 10303.4195                      East : 9863.2857

Line Course: N 46-54-23 W Length: 62.71

North: 10346.2625                      East : 9817.4924

Line Course: N 16-43-43 W Length: 151.21

North: 10491.0731                      East : 9773.9683

Line Course: N 48-02-02 W Length: 72.11

North: 10539.2924                      East : 9720.3516

Line Course: N 41-57-58 E Length: 95.00

North: 10609.9287                      East : 9783.8773

Line Course: N 48-02-02 W Length: 8.65

North: 10615.7129                      East : 9777.4456

Line Course: N 41-57-58 E Length: 131.81

North: 10713.7190                      East : 9865.5858

Line Course: S 48-02-02 E Length: 158.00

North: 10608.0658                      East : 9983.0652

Line Course: S 39-28-59 E Length: 107.19

North: 10525.3352                      East : 10051.2219

Line Course: N 52-03-09 W Length: 0.00

North: 10525.3352                      East : 10051.2219

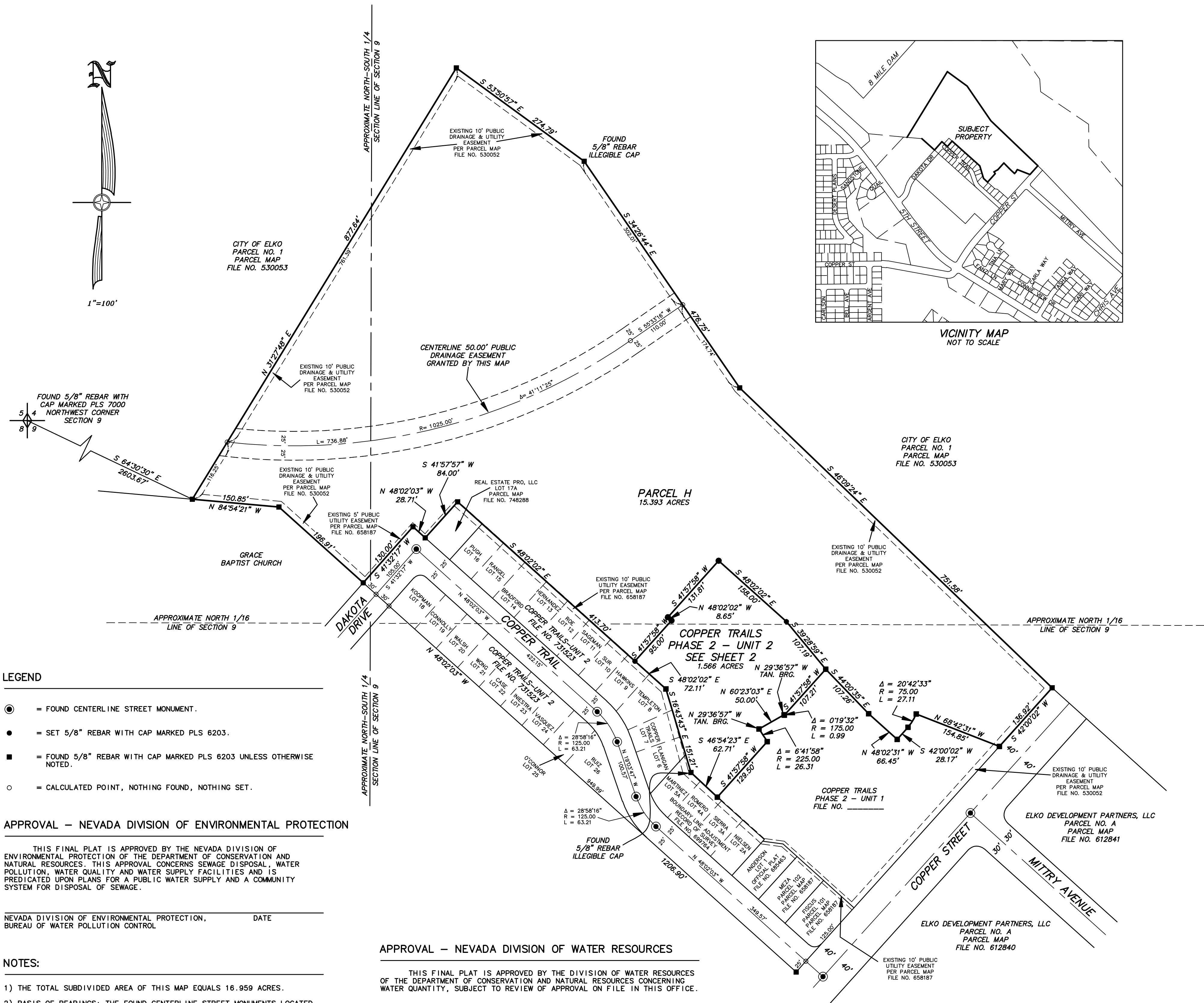
Perimeter: 1100.68    Area: 68,227 S.F. 1.566 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0071                      Course: N 34-25-18 W

Error North: 0.00589                      East : -0.00403

Precision 1: 155,026.76



- LEGEND**
- = FOUND CENTERLINE STREET MONUMENT.
  - = SET 5/8" REBAR WITH CAP MARKED PLS 6203.
  - = FOUND 5/8" REBAR WITH CAP MARKED PLS 6203 UNLESS OTHERWISE NOTED.
  - = CALCULATED POINT, NOTHING FOUND, NOTHING SET.

**APPROVAL – NEVADA DIVISION OF ENVIRONMENTAL PROTECTION**

THIS FINAL PLAT IS APPROVED BY THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

NEVADA DIVISION OF ENVIRONMENTAL PROTECTION, DATE  
BUREAU OF WATER POLLUTION CONTROL

**NOTES:**

- 1) THE TOTAL SUBDIVIDED AREA OF THIS MAP EQUALS 16.959 ACRES.
- 2) BASIS OF BEARINGS: THE FOUND CENTERLINE STREET MONUMENTS LOCATED IN COPPER TRAIL, AS SHOWN ON THE OFFICIAL PLAT FOR COPPER TRAILS UNIT 1, ON FILE IN THE OFFICE OF THE ELKO COUNTY RECORDER, AS FILE NO. 658463.
- 3) A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED SPECIFICALLY TO NV ENERGY WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS. RIGHTS ARE ALSO GRANTED BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
- 4) A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED SPECIFICALLY TO SOUTHWEST GAS CORP. WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INGRESS/EGRESS, INSTALLING, MAINTAINING, INSPECTING AND REPAIRING UTILITY FACILITIES WHICH PROVIDE SERVICE TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH ADDITIONAL UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS. RIGHTS ARE ALSO GRANTED TO USE EXISTING PUBLIC RIGHTS-OF-WAY FOR THE PURPOSE OF MAINTAINING, INSTALLING, INSPECTING AND REPAIRING SAID UTILITY FACILITIES.
- 5) IN ADDITION TO ANY EASEMENTS SHOWN, THE LOTS SHOWN ARE SUBJECT TO 7.50 FT. PUBLIC UTILITY AND DRAINAGE EASEMENTS ALONG ALL STREET FRONTAGE LINES AND 5.00 FT. PUBLIC UTILITY AND DRAINAGE EASEMENTS ALONG ALL SIDE AND REAR BOUNDARY LINES.
- 6) THIS MAP SUBDIVIDES A PORTION OF PARCEL H AS SHOWN ON THE FINAL MAP FOR COPPER TRAILS PHASE 2 – UNIT 1, ON FILE IN THE OFFICE OF THE ELKO COUNTY RECORDER, ELKO, NEVADA, AS FILE NO. \_\_\_\_\_.

**APPROVAL – NEVADA DIVISION OF WATER RESOURCES**

THIS FINAL PLAT IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY, SUBJECT TO REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

NEVADA DIVISION OF WATER RESOURCES DATE

**COUNTY ASSESSOR'S CERTIFICATE**

I, KATRINKA S. RUSSELL, CERTIFY THAT THE ASSESSOR'S PARCEL NUMBERS SHOWN ON THIS PLAT ARE CORRECT AND THAT THE PROPOSED PARCELS ARE A DIVISION OF SAID ASSESSOR'S PARCEL NO. 001-610-114.

ELKO COUNTY TREASURER DATE

**COUNTY TREASURER'S CERTIFICATE**

I, CHERYL PAUL, CERTIFY THAT ALL PROPERTY TAXES ON PARCEL NO. 001-610-114 HAVE BEEN PAID FOR THIS FISCAL YEAR.

ELKO COUNTY TREASURER DATE

**APPROVAL – PUBLIC UTILITIES**

THE PUBLIC UTILITY EASEMENTS, AS DESIGNATED HEREON, ARE APPROVED BY THE RESPECTIVE UTILITIES EXECUTING BELOW.

FRONTIER COMMUNICATIONS DATE

SIERRA PACIFIC POWER COMPANY. D/B/A NV ENERGY DATE

ZITO MEDIA DATE

SOUTHWEST GAS CORPORATION DATE

**FILING DATA**

FILE NO. \_\_\_\_\_

FILED AT THE REQUEST OF HIGH DESERT ENGINEERING.

DATE \_\_\_\_\_, 2020

TIME \_\_\_\_\_ M.

D. MIKE SMALES  
ELKO COUNTY RECORDER

**OWNERS CERTIFICATE**

KNOWN OF ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, COPPER TRAILS, LLC, A NEVADA LIMITED LIABILITY COMPANY, ROBERT FITZGERALD, MANAGING MEMBER, BEING THE OWNER OF THOSE PARCELS AS SHOWN ON THIS MAP, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND OFFER FOR DEDICATION ALL OF THE RIGHTS OF WAY AND EASEMENTS FOR PUBLIC ACCESS, PUBLIC UTILITY AND PUBLIC DRAINAGE PURPOSES AS DESIGNATED HEREON. IN WITNESS I, ROBERT FITZGERALD, SET MY HAND ON THE DATE SHOWN.

COPPER TRAILS, LLC

BY: ROBERT FITZGERALD, MANAGING MEMBER DATE

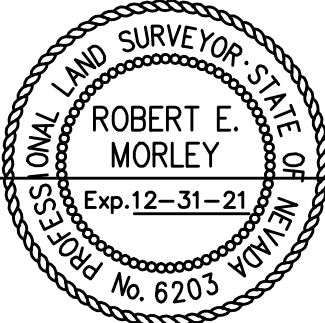
**STATE OF NEVADA  
COUNTY OF ELKO**

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, BY ROBERT FITZGERALD, MANAGING MEMBER OF COPPER TRAILS, LLC.

NOTARY PUBLIC

**SURVEYOR'S CERTIFICATE**

1. ROBERT E. MORLEY, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:
  1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF ROBERT FITZGERALD, MANAGING MEMBER OF COPPER TRAILS, LLC.
  2. THE LANDS SURVEYED LIE WITHIN SECTION 9, T.34 N., R.55 E., MDB& M., AND THE SURVEY WAS COMPLETED ON \_\_\_\_\_.
  3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
  4. THE MONUMENTS DEPICTED ON THE PLAT ARE THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



ROBERT E. MORLEY, P.L.S. 6203

**CITY ENGINEER'S REPRESENTATIVE CERTIFICATE**

I, \_\_\_\_\_, REPRESENTATIVE FOR THE CITY ENGINEER OF THE CITY OF ELKO, NEVADA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND FIND IT SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, WITH ALL APPROVED ALTERATIONS; THAT ALL PROVISIONS OF N.R.S. 278.010 THROUGH 278.630, INCLUSIVE, AND ALL LOCAL ORDINANCES IN EFFECT AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT; AND THAT THE MONUMENTS AS SHOWN ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED.

CITY ENGINEER OR ENGINEERING REPRESENTATIVE DATE

**APPROVAL – CITY OF ELKO PLANNING COMMISSION**

AT A REGULAR MEETING OF THE CITY OF ELKO, NEVADA, PLANNING COMMISSION HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, A TENTATIVE MAP OF THIS SUBDIVISION WAS DULY AND REGULARLY APPROVED PURSUANT TO N.R.S. 278.330. THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH SAID TENTATIVE MAP AND ALL CONDITIONS PURSUANT THERETO HAVE BEEN MET.

CHAIRMAN, CITY OF ELKO PLANNING COMMISSION DATE

**APPROVAL – CITY OF ELKO  
CITY COUNCIL**

AT A REGULAR MEETING OF THE CITY OF ELKO, NEVADA, CITY COUNCIL HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, THIS MAP WAS APPROVED FOR SUBDIVISION PURPOSES PURSUANT TO N.R.S. 278.481 THROUGH 278.489, INCLUSIVE, AND ALL APPLICABLE LOCAL ORDINANCES. ALL OFFERS OF DEDICATION, AS SHOWN HEREON, WERE ACCEPTED FOR PUBLIC USE.

MAYOR, CITY OF ELKO, NEVADA DATE

ATTEST: CITY CLERK, CITY OF ELKO, NEVADA DATE



SCALE: 1"=100'

SHEET 1 OF 2  
PREPARED: NOVEMBER 11, 2020

**FINAL MAP**  
OF  
**COPPER TRAILS PHASE 2 – UNIT 2**  
IN  
NE1/4 NW1/4, W1/2 NE1/4, OF SECTION 9,  
TOWNSHIP 34 NORTH, RANGE 55 EAST, M.D.B.& M.  
CITY OF ELKO, NEVADA

HIGH DESERT  
ENGINEERING,  
LLC  
640 IDAHO STREET  
ELKO, NEVADA 89801  
(775) 738-4053

220074



**Elko City Planning Commission  
Agenda Action Sheet**

1. **Review, consideration, and possible action to develop the Calendar Year 2021 Planning Commission Annual Work Program, and matters related thereto. FOR POSSIBLE ACTION**
2. Meeting Date: **January 5, 2021**
3. Agenda Category: **MISCELLANEOUS ITEMS, PETITIONS, AND COMMUNICATIONS**
4. Time Required: **10 Minutes**
5. Background Information: **Each year the Planning Commission reviews the Annual Work Program. The work program gives the Planning Commission direction on various issues to address throughout the year.**
6. Business Impact Statement: **Not Required**
7. Supplemental Agenda Information: **2021 Work Program**
8. Recommended Motion: **Pleasure of the Planning Commission**
9. Findings:
10. Prepared By: **Cathy Laughlin, City Planner**
11. Agenda Distribution:

**STAFF COMMENT FLOW SHEET**  
**PLANNING COMMISSION AGENDA DATE: 1/5**

\*\*Do not use pencil or red pen, they do not reproduce\*\*

Title: 2021 Planning Commission Annual Work Program

Applicant(s): City of Elko

Site Location: N/A

Current Zoning: N/A Date Received: N/A Date Public Notice: N/A

COMMENT: This is to develop the 2021 Annual Work Program for the Planning Commission

\*\*If additional space is needed please provide a separate memorandum\*\*

Assistant City Manager: Date: 12/22/20  
Recommend approval as presented

SAce

Initial

City Manager: Date: 12/22/20  
No comments/concerns.

CC

Initial

## Elko Planning Commission 2021 Work Program

		<b><u>ITEM</u></b>	<b><u>START DATE</u></b>		<b><u>PROJECTED COMPLETION</u></b>	<b><u>ACTUAL COMPLETION</u></b>
	*	Repeal and Replace Sign Ordinance	Feb-19		Oct-21	
	*	Review Zoning for RMH districts, revise map	April 2019		Sep-21	
	*	Revise P & Z applications / Zoning Code Amendment to reflect changes	October 2017		Aug-21	
	*	Master Plan Amendment for misc. revisions	Nov-20		on going	
	*	Revisions to 3-2-21 Amendments	Dec-20		Apr-21	
	*	Revisions to 3-3, Divisions of Land; clarifications needed				
		<b>ONGOING PROJECTS</b>				
		Planning Commission training (General conduct, Ethics, NRS, Open meeting law)				

**Elko City Planning Commission  
Agenda Action Sheet**

1. Title: **Election of officers, and matters related thereto. FOR POSSIBLE ACTION**
2. Meeting Date: **January 5, 2021**
3. Agenda Category: **MISCELLANEOUS ITEMS, PETITIONS, AND COMMUNICATIONS**
4. Time Required: **10 Minutes**
5. Background Information: **Pursuant to Section 3-4-3 A. of the City Code, the Planning Commission shall elect a Chairperson, Vice-Chairperson and Secretary in January every year.**
6. Business Impact Statement: **Not Required**
7. Supplemental Agenda Information:
8. Recommended Motion:
9. Findings:
10. Prepared By: **Cathy Laughlin, City Planner**
11. Agenda Distribution: