



CITY OF ELKO
CITY MANAGER
1751 COLLEGE AVENUE
ELKO, NEVADA 89801
(775) 777-7110/FAX (775) 777-7119

The Elko City Council will meet in regular session on Tuesday, May 14, 2019

Elko City Hall, 1751 College Avenue, Elko, NV 89801, at 4:00 P.M., P.D.S.T.

Attached with this notice is the agenda for said meeting of the Council.

In accordance with NRS 241.020, the public notice and agenda was posted on the City of Elko

Website, <http://www.elkocity.com>, the State of Nevada's Public Notice Website,

<https://notice.nv.gov> in the following locations:

ELKO CITY HALL
1751 College Avenue, Elko, NV 89801
Date: Time Posted: May 9, 2019 at 8:30 a.m.

ELKO COUNTY COURTHOUSE
571 Idaho Street, Elko, NV 89801
Date/Time Posted: May 9, 2019 at 8:40 a.m.

ELKO POLICE DEPARTMENT
1448 Silver, Elko NV 89801
Date/Time Posted: May 9, 2019 at 8:50 a.m.

ELKO COUNTY LIBRARY
720 Court Street, Elko, NV 89801
Date/Time Posted: May 9, 2019 at 9:00 a.m.

Posted by: <u>Kim Wilkinson</u>	<u>Administrative Assistant</u>	<u><i>Kim Wilkinson</i></u>
Name	Title	Signature

The public may contact Kim Wilkinson by phone at (775)777-7110 or email at kwilkinson@elkocitynv.gov to request supporting material for the meeting described herein. The agenda and supporting material is available at Elko City Hall, 1751 College Avenue, Elko, NV or on the City website at <http://www.elkocity.com>

Dated this 9th day of May, 2019

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 Elko City Council, 1751 College Avenue, Elko, Nevada 89801, or by calling (775) 777-7110.

Curtis Calder
Curtis Calder, City Manager

CITY OF ELKO
CITY COUNCIL AGENDA
REGULAR MEETING
4:00 P.M., P.D.S.T., TUESDAY, MAY 14, 2019
ELKO CITY HALL, 1751 COLLEGE AVENUE, ELKO, NEVADA

CALL TO ORDER

The Agenda for this meeting of the City of Elko City Council 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: April 23, 2019 **Regular Session**

I. PRESENTATIONS

- A. Reading of a proclamation by the Mayor in recognition of the American Cancer Society's Relay for Life of Elko, and matters related thereto. **INFORMATION ONLY – NON ACTION ITEM**
- B. Reading of a proclamation by the Mayor declaring May 18, 2019 as Kids to Parks Day, and matters related thereto. **INFORMATION ONLY – NON ACTION ITEM**
- C. Acknowledgement of six (6) City of Elko employees who were recently awarded "Road Scholar" Certificates through the Nevada Local Technical Assistance Program (LTAP), and matters related thereto. **INFORMATION ONLY – NON ACTION ITEM**
- D. Presentation by Mr. Brock Polish, regarding plans for an attraction in Elko, targeting youth ages 2-12, and matters related thereto. **INFORMATION ONLY – NON ACTION ITEM**

II. CONSENT AGENDA

- A. Review and possible approval of an agreement between the City of Elko and Erika Johnson, D.V.M., for the provision of independent contractor services on behalf of

the City of Elko Animal Shelter, and matters related thereto. **FOR POSSIBLE ACTION**

The City of Elko and Dr. Erika Johnson desire to renew the annual Veterinarian Contract. Under this contract, LASSO reimburses the City of Elko for all fees paid.
CC

- B. Review and possible approval of an agreement between the City of Elko and William Wright, D.V.M., for the provision of independent contractor services on behalf of the City of Elko Animal Shelter, and matters related thereto. **FOR POSSIBLE ACTION**

The City of Elko and Dr. William Wright desire to renew the annual Veterinarian Contract. Under this contract, LASSO reimburses the City of Elko for all fees paid.
CC

III. PERSONNEL

- A. Employee Introductions:

- 1.) Frank Zaga, Landfill Equipment Operator, Public Works Department

IV. APPROPRIATIONS

- A. Review and possible approval of Warrants, and matters related thereto. **FOR POSSIBLE ACTION**
- B. Review and possible approval of Print n' Copy Warrants, and matters related thereto. **FOR POSSIBLE ACTION**

V. UNFINISHED BUSINESS

- A. Review, consideration, and possible action to conditionally approve Final Plat No. 11-18, filed by Parrado Partners LP., for the development of a subdivision entitled Great Basin Estates, Phase 3 involving the proposed division of approximately 9.650 acres of property into 38 lots for residential development within the R (Single Family and Multiple Family Residential) Zoning District, and matters related thereto. **FOR POSSIBLE ACTION**

Subject property is located generally northeast of Flagstone Drive between Opal Drive and Clarkson Drive (APN 001-633-030). Preliminary Plat was recommended to Council to conditionally approve by Planning Commission May 3, 2016 and conditionally approved by Council May 24, 2016. The Planning Commission considered this item on September 6, 2018, and took action to forward a recommendation to Council to conditionally approve Final Plat 11-18. MR

VI. PETITIONS, APPEALS, AND COMMUNICATIONS

- A. Review, consideration, and possible approval of a request from Double Dice RV Park (Lori Vavak) for reimbursement of water damage related expenses due to higher than normal water pressure at Double Dice RV Park, and matters related thereto. **FOR POSSIBLE ACTION**

On July 25, 2018, the pressure at Double Dice RV Park was checked in response to a customer request. It was 110 psi. Typical pressure here is in the 65-85 psi range. The root cause of the high pressure was a faulty City Pressure Reducing Valve, which was promptly repaired.

In the attached backup documents, Double Dice RV Park claims this has been an ongoing problem for over 2 years. City Staff refute this claim. City insurance (Alternative Service Concepts) has denied coverage of this claim and suggested Double Dice RV Park install "proper equipment" and "prevention measures" such as their own pressure reducing valve. Uniform Plumbing Code section 608.2 requires customers to install and maintain their own pressure reducing valve when the water pressure exceeds 80 psi. RL

VII. 5:30 P.M. PUBLIC HEARINGS

- A. Review, consideration, and possible action to conditionally approve Tentative Map No. 5-19, filed by Granite Holdings LLC., for the development of a subdivision entitled Orchard Cove Phase 2 involving the proposed division of approximately 6.947 acres of property into 19 residential lots 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 south of the intersection of Colt Drive and Winchester Drive (APN 001-928-004). The Tentative Map was recommended to Council to conditionally approve by Planning Commission at their meeting of April 2, 2019. MR

- B. Review and consideration of submitted data and/or arguments and determination as to whether the proposed ordinance No. 839 "an ordinance amending Title 2, 3, 4, 5, 6, 7, 8, and 13 of the Elko City Code entitled "Building Regulations" by adding "2018 International Code, and corresponding amendments, as well as matters related thereto." will impose a direct and significant burden upon a business or directly restrict the formation, operation, or expansion of a business.

Pursuant to NRS 237.080 the City of Elko notified owners and officers of businesses which may be affected by the ordinance. Staff has prepared a Business Impact Statement for Ordinance No. 839, and matters related thereto. **FOR POSSIBLE ACTION**

On August 28, 2018, Council approved initiation of Ordinance No. 839, and directed Staff to prepare a Business Impact Statement. Pursuant to NRS 237.090.

A Business Impact Statement has been prepared, and must be considered by the City Council prior to the public hearing, and adoption of the ordinance. KW

- C. Review and consideration of submitted data and/or arguments and determination as to whether the proposed Ordinance No. 840, an ordinance amending Title Six (6), Chapter One (1) of the Elko City Code entitled "Fire Code", and matters related thereto" will impose a direct and significant burden upon a business or directly restrict the formation, operation, or expansion of a business.

Pursuant to NRS 237.080 the City of Elko notified owners and officers of businesses which may be affected by the ordinance. Staff has prepared a Business Impact Statement for Ordinance No. 840, and matters related thereto. **FOR POSSIBLE ACTION**

Pursuant to NRS 237.090, a Business Impact Statement has been prepared and must be considered by the City Council prior to the public hearing and adoption of the ordinance. KW

VIII. REPORTS

- A. Mayor and City Council
- B. City Manager
- C. Assistant City Manager
- D. Utilities Director - New Shop Estimate
- E. Public Works – Take Pride Report
- F. Airport Manager
- G. City Attorney
- H. Fire Chief
- I. Police Chief – Police Captain Ty Trouten, Executive Certificate
- J. City Clerk – Legislative Update
- K. City Planner
- L. Development Manager
- M. Administrative Services Director
- N. Parks and Recreation Director
- O. Civil Engineer
- P. Building Official

IX. LABOR NEGOTIATIONS

- A. Closed session to discuss ongoing labor negotiations with the Elko Police Officers Protective Association, IUPA and matters related thereto. **INFORMATION ONLY–NO ACTION REQUIRED**

Note: This portion of the meeting may be closed pursuant to NRS 288; therefore the Council may move to adjourn the meeting prior to consideration of this item.

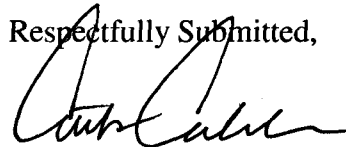
COMMENTS BY THE GENERAL PUBLIC

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NOTE: The Mayor, Mayor Pro Tempore, or other Presiding Officer of the City Council reserves the right to change the order of the agenda, and if the agenda has not been completed, to recess the meeting and continue on another specified date and time. Additionally, the City Council 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,

A handwritten signature in black ink, appearing to read "Curtis Calder", written over a horizontal line.

Curtis Calder,
City Manager

City of Elko)
County of Elko)
State of Nevada)

SS April 23, 2019

The City Council of the City of Elko, State of Nevada met for a regular meeting beginning at 4:00 p.m., Tuesday, April 23, 2019.

This meeting was called to order by Mayor Reece Keener.

CALL TO ORDER

ROLL CALL

Mayor Present: Reece Keener

Council Present: Councilwoman Mandy Simons
Councilman Robert Schmittlein
Councilman Chip Stone
Councilman Bill Hance

City Staff Present: Curtis Calder, City Manager
Scott Wilkinson, Assistant City Manager
Ryan Limberg, Utilities Director
Kelly Wooldridge, City Clerk
Michele Rambo, Development Manager
Jeff Ford, Building Official
Bob Thibault, Civil Engineer
Dale Johnson, Water/Sewer Superintendent
Candi Quilici, Accounting Manager
Dennis Strickland, Public Works Director
Ben Reed Jr., Police Chief
Pete Nielson, Police Corporal Advanced
James Wiley, Parks and Recreation Director
Jim Foster, Airport Manager
Matt Griego, Fire Chief
Jack Snyder, Deputy Fire Chief
John Holmes, Fire Marshal
Dave Stanton, City Attorney
Diann Byington, Recording Secretary

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**

Laura Oslund, PACE Coalition, 1645 Sewel Drive, spoke about the Take Pride event that is happening on Saturday. They are also doing a drug take back. Please come to the Main City Park, get your gear and show your pride in our community. Come enjoy a BBQ afterwards.

Mayor Keener said everyone that participates gets a t-shirt. There is a picnic at 11:30 in the Main City Park for the participants. If someone doesn't have a team they will be given gear and work to do. Mayor Keener also stated in February, it was National Radon Month. He ordered one of the test kits and just received the test results. He was surprised with the results. His home was above the allowable average and he needs to fix his home. RadonNV.com has more information.

Councilwoman Simons said her house is older than his house but her radon came back much lower.

APPROVAL OF MINUTES

March 26, 2019

Special Session

April 9, 2019

Regular Session

The minutes were approved by general consent.

I. PRESENTATIONS

- A. Presentation of a proclamation in recognition of National Arbor Day, and matters related thereto. **INFORMATION ITEM ONLY- NON ACTION ITEM**

Mayor Keener read the proclamation and presented a copy of it to James Wiley.

James Wiley, Parks and Recreation Director, said he is proud of this recognition from the Arbor Day Society. Elko has been a Tree City USA for going on ten years. The Arbor Day Association recognizes the City's efforts in regards to the benefits of trees in our community. The work we do to care for the trees allows us to be a member of Tree City USA.

- B. Presentation of the Year in Review, by Public Works Director, Dennis Strickland, and matters related thereto. **INFORMATION ITEM ONLY-NON ACTION ITEM**

Dennis Strickland, Public works Director, gave a presentation (included in packet).

II. APPROPRIATIONS

- A. Review and possible approval of Warrants, and matters related thereto. **FOR POSSIBLE ACTION**

Councilman Schmidtlein asked Jeff Ford, regarding a payment to West Coast Consultants for a recommended adoption of a report. Did that also include the Fire Code portion of it or was it strictly just the Building side.

Jeff Ford, Building Official, answered that was for Fire as well.

Councilman Schmidlein asked why the Fire didn't pick up their portion of the plan review?

John Holmes, Fire Marshal, said with the agreement, both Fire and Building are all-together but it falls under the Building Department.

Councilman Stone asked what repairs were done on the boots.

Catherine Wines, Arts and Culture Advisory Board, answered Simone Turner came up with an anchor that goes through the boot so it isn't as easy to tip them over. They were filled with foam insulation and they used that to replace the broken pieces.

Councilman Stone said there was a payment for Martin Creek Golf Pro for \$9,000. What was that?

Curtis Calder, City Manager, answered we have a concession agreement with the golf pro at the Golf Course to run the Golf Course.

Candi Quilici answered some of the payment was the golf pro's (Brad Martin) fees and the smaller amount was for the assistant golf pro.

Mayor Keener asked about a \$1,514 to Silver State Barricade and Sign for a five-gallon pail of traffic paint.

Jim Foster, Airport Manager, said there are multiple five-gallon buckets associated with that fee.

**** A motion was made by Councilwoman Simons, seconded by Councilman Stone, to approve the general warrants.**

The motion passed unanimously. (5-0)

- B. Review and authorization to solicit bids from qualified vendors to provide the custodial services at the airport terminal, and matters related thereto. **FOR POSSIBLE ACTION**

The current Custodial Service Contract with Royal Pane Janitorial will expire on June 13, 2019, and per the Contract the one year extension has already been exhausted. JF

Jim Foster, Airport Manager, explained he is looking for authorization to go out to bid. They cannot extend the Royal Pane Janitorial contract again. It is budgeted with the price in the packet. They currently pay around \$1,500 a month.

Mayor Keener asked if IT pays some for their building.

Mr. Foster answered the original contract did not have IT included. IT pays a small amount for their building to be cleaned each month. The new contract will include both areas.

**** A motion was made by Councilman Schmidtlein, seconded by Councilwoman Simons, to authorize staff to solicit bids from qualified vendors to provide the custodial services at the Airport Terminal.**

The motion passed unanimously. (5-0)

- C. Review, consideration, and possible approval from Art Spot Reno to participate in funding for the Elko Mural Expo 2019 up to an amount of \$10,000, and matters related thereto. **FOR POSSIBLE ACTION**

Council took action at its meeting on May 11, 2018 authorizing the Arts and Culture Advisory Board to collaborate with Art Spot Reno for a mural festival in 2019.

Art Spot Reno is organizing the Elko Mural Expo 2019 event. The event is scheduled to occur during September 26 through September 29, 2019. Art Spot Reno has submitted a sponsorship (funding) request in the amount of \$10,000. The estimated cost of the event is approximately \$82,000.

The City's Arts and Culture Advisory Board has taken action in support of the funding request from Art Spot Reno. SAW

Eric Brooks, Curator Art Spot Reno, and GERALDA Miller, Curator Art Spot Reno, spoke about their organization and the proposed mural project for Elko. They showed a video and gave a presentation (Exhibit "A").

Councilman Stone asked where the money is coming from for the project.

Mr. Brooks answered they are talking with the mines and other donors. They raise all the money for the projects. Stockmen's is giving them rooms in-kind. The DBA is helping them immensely.

Councilman Stone asked how is it decided if the content is appropriate. He was concerned about offensive murals.

Mr. Brooks said they choose the walls, and then talk to the building owner and then the business owner. Sometimes the business decides what to put there. It is often decided by the wall texture and the selected artist. They ask for a theme. Capriola's wanted a western theme. Nothing vulgar, racist or violent is allowed in the contract. The building or business owner can veto the work.

Mayor Keener thought it was very exciting. He liked the idea.

Mr. Brooks explained which buildings they are looking at painting murals on. One of the buildings is a business owned by Councilman Hance.

Councilman Hance felt that often times the focus is just the Downtown Corridor and we don't give Silver Street the consideration it needs. There is a lot of vehicle traffic on Silver Street.

Ms. Miller said their focus was creating an outside gallery space that visitors and the community can enjoy. They also wanted to make it walkable for tours. Their hope is that the excitement will grow with more interest.

Councilman Schmidtlein asked if they have approached RAC or RDA yet.

Mr. Brooks answered not yet.

Simone Turner, local artist, thought this would be good for the community. She is a native Nevadan and looks forward for this.

Dave Stanton, City Attorney, said it sounds that if mural are going to be painted on the side of businesses, it will be a significant economic advantage for those businesses. Under NRS 281A, if you are a business owner that will have a mural painted on it, and it will be partially funded with money that the City will give to this project, there is a risk that the board member voting on that might be violating the ethics in government act. There is a significant pecuniary advantage that results from this.

Councilman Hance said he will sponsor his own wall including the paint and the artist as part of the donation. He will still recuse himself from voting.

Curtis Calder, City Manager, asked about the timing of the payment. He can modify the final budget under community donations.

Scott Wilkinson, Assistant City Manager, asked Council to provide specific direction on the funding amount, the funding source and the timing of the funding.

Councilman Schmidtlein said he talked to the DBA. We are all members of the RDA but the RAC would have to bring a recommendation to them. He wanted each of these entities (DBA, Council and RAC) to make equal match donations to this project. He wants RAC and DBA to match the Council's donation.

Mr. Wilkinson said they wanted to let the fundraising to play out. The actual request will go to the RDA. The RDA governs the expenditures. Their thoughts were to present it to Council first, see how the fundraising went, ensuring the estimated costs stay about where they are projected to be and then possibly putting something on an RDA agenda to sponsor also.

Katherine Wines, Arts and Culture Advisory Board, explained they have asked the DBA for double what they are asking the City for because it is so centralized in the downtown. It will benefit mainly that area. The DBA has not responded yet because they only made the request yesterday.

Councilwoman Simons felt the amount being requested from the City Council was an appropriate amount.

**** A motion was made by Councilwoman Simons, seconded by Councilman Stone, to approve the request for \$10,000 for the Elko Mural Expo 2019, in the Fiscal Year 2019-2020, from the Community Donation Fund, which is a general fund.**

The motion passed. (4-0 Councilman Hance abstained.)

IV. NEW BUSINESS

- A Review, consideration, and possible approval of a request from Russell Mistretta, dba Ruby Mountain Hot Dogs for concession space at the Elko City Main Parks, and matters related thereto. FOR POSSIBLE ACTION**

Mistretta would like to utilize Area 4 as a space of approximately 10' x 10' for his hot dog business. He holds an Elko City Business License and has provided the required insurance. KW

Kelly Wooldridge, City Clerk, explained this will be the 5th and final concessionaire agreement for the summer. The applicant was present to answer questions.

**** A motion was made by Councilwoman Simons, seconded by Councilman Stone, to approve the request from Russell Mistretta dba Ruby Mountain Hot Dogs, for the concession space No. 4 at the Elko City Main Park, and authorize the City to enter into a lease agreement.**

The motion passed unanimously. (5-0)

VI. 5:30 P.M. PUBLIC HEARINGS

- A. Reconsideration and possible action to adopt Resolution No. 33-18, a resolution and order vacating approximately 751.83 feet of the westerly portion of P & H Drive Right-of-Way, filed and processed as Vacation No. 3-18 filed by Joy Global Surface Mining Inc., and matters related thereto. FOR POSSIBLE ACTION**

Council accepted a petition for the subject vacation by Joy Global Surface Mining Inc., the then-current abutting property owner of APN 001-679-014, at its regular meeting of November 27, 2018 and directed Staff to continue with the vacation process by referring the matter to the Planning Commission. The Planning Commission considered the vacation at its regular meeting December 4, 2018 and took action to forward a recommendation to Council to adopt a resolution which conditionally approved Vacation No. 3-18 with findings in support of its recommendation. Council adopted Resolution No. 33-18 at its regular meeting January 8, 2019, directing the vacation of the property to Komatsu Equipment Co. However, prior to Council's adoption of the resolution, the abutting properties were transferred by deed to Joy Global Surface Mining Inc. Nevertheless, the approved resolution stated that the property was vacated to Komatsu Equipment Co. which, by virtue of the prior conveyance, was no longer the abutting property owner. Joy Global Surface Mining Inc. has provided a request for reconsideration

of the resolution solely for the purpose of changing the name to reflect the current abutting property owner. CL

Scott Wilkinson, Assistant City Manager, explained this is clarifying the name should reflect Joy Global.

Mayor Keener called for public comment without a response.

**** A motion was made by Councilman Schmidlein, seconded by Councilman Hance, to adopt Resolution No. 33-18, which contains conditions as recommended by the Planning Commission, with the corrected name of Joy Global Surface Mining Inc.**

The motion passed unanimously. (5-0)

IV. NEW BUSINESS (Cont.)

- B. Review, consideration, and possible approval of a Grant of Easement with Stephen P. Dorsa and Susan E. Sandoz, and matters related thereto. **FOR POSSIBLE ACTION**

A twenty foot wide easement currently exists at 6553 E. Idaho Street. However, the existing water line is located outside of this easement. The owner is willing to provide the city with an additional ten feet of easement to encompass the water line. RL

Ryan Limberg, Utilities Director, showed the location on the overhead screen. We had an easement there but the waterline was located just outside of that easement. The property owners were gracious enough to provide an additional ten feet for us. There are no financial considerations for this.

**** A motion was made by Councilman Hance, seconded by Councilwoman Simons, to approve the Grant of Easement from Stephen P. Dorsa and Susan E. Sandoz, for the additional property at 6553 E. Idaho Street for a waterline easement.**

The motion passed unanimously. (5-0)

- E. Review, consideration, and possible authorization for the Elko Relay for Life Organizers to accommodate the use of sleeping/resting tents for team participants, and matters related thereto. **FOR POSSIBLE ACTION**

The Elko Relay for Life Event is an overnight event spanning 18 hours on May 18-19, 2019 taking place in Area #10 of the Main City Park. As various teams and individuals participate in the event, some will take time to periodically sleep and rest. Organizers are requesting permission to allow the use of tents for this purpose. JW

James Wiley, Parks and Recreation Director, explained Relay for Life had representation present. Included in the packet was a copy of a drawing of the event area. They had gotten

authorization to hold the event previously. They also got permission to have one RV on the site. They are now asking for permission for tents for sleeping and resting.

Councilman Stone stated he needed to abstain because he is involved in the event.

**** A motion was made by Councilwoman Simons, seconded by Councilman Schmidlein, to authorize the Elko Relay for Life organizers to accommodate the use of tents for the purpose of sleeping and resting throughout the event.**

The motion passed. (4-0 Councilman Stone abstained.)

V. PETITIONS, APPEALS, AND COMMUNICATIONS

B Review and consideration of a request from Mr. Scott MacRitchie to address Council regarding Business License Code, and matters related thereto. FOR POSSIBLE ACTION

On March 1, 2019, Mr. Wilkinson and I corresponded with Dave Stanton, City Attorney regarding business licenses for Development Companies and/or Subdividers. Mr. Stanton stated: The Code says: "It shall be unlawful for any person or persons, either directly or indirectly, to conduct or commence any business, trade, calling, profession or occupation or to use in connection therewith any vehicle, premises, machine or device, in whole or in part, in the City without first procuring a business license and keeping said license in effect at all times in compliance with this chapter." Each limited-liability company is a "person" and if it is conducting business in the City, it needs a business license. It doesn't matter whether the LLC's are somehow interconnected or have common ownership -- a separate license is still required.

On March 7, 2019, the City Clerk's Office sent certified letters to four Developers/Subdividers regarding the need to obtain a business license per City Code 4-1. On April 1, 2019, Mr. MacRitchie sent an email to City Manager Curtis Calder stating "I have no objection to the fee, but the code is something we cannot meet. I cannot and will not discuss those issues until before Council." The City of Elko Code on Business Licensing is attached. KW

Kelly Wooldridge, City Clerk, explained she didn't know what Mr. MacRitchie's concerns were because he had not communicated those to her. She suggested Mr. MacRitchie speak first and then she can go over some research she had done if needed.

Scott MacRitchie, 312 4-Mile Trail, explained his problem is in complying with the code. He handed out paperwork (Exhibit "B") and went over each of the highlighted sections of code that he had concerns with. He said he was perfectly happy with turning over his check for the fee that he owed but stated he could not sign the application for a business license because he would then be in violation and could face fines.

Katie McConnell, Attorney, said she had looked over the City business license application and had an issue with the Department of Taxation requirement and listing the owners of the business.

Mayor Keener said Mr. MacRitchie's concerns were duly noted. He met with Mr. MacRitchie and went over some of his concerns. He felt there are some conflicts as it relates in this case.

Dave Stanton, City Attorney, said the way this was agenzized we cannot get into the merits of what was just discussed. He didn't think the City Council needed to take any action on this.

After a lengthy discussion, staff will be looking at these issues internally. There may be some Business License Code changes proposed at a later date. Mr. MacRitchie gave a check to the City Clerk for the business license fees without a completed business license application.

NO ACTION

V. PETITIONS, APPEALS, AND COMMUNICATIONS (Cont.)

- A. Review, consideration, and possible action to rename the segment of 15th Street, south of Silver Street to the cul-de-sac, to Walters Court, and matters related thereto. **FOR POSSIBLE ACTION**

This request is from the City of Elko Police Department Honor Guard. The name "Walters" is referencing the Elko Police Department's only line of duty death to this date, Officer Clyde "Rusty" Walters. If the Council elects to move forward with the name change, the matter will be set for a public hearing on a future agenda. BT

Bob Thibault, Civil Engineer, explained Pete Nielson was present to provide background on the subject.

Pete Nielson, Police Corporal Advanced, 1448 Silver Street, told the story of how Officer Clyde "Rusty" Walters was killed in the line of duty. The Honor Guard would like to rename the south segment of 15th Street to Walters Court. It is barren land and there should be no impact to the area other than the Police Department.

**** A motion was made by Councilman Hance, seconded by Councilman Stone, to accept a petition to change the name of 15th Street to Walters Court, and direct staff to set the matter for a public hearing.**

The motion passed unanimously. (5-0)

BREAK

IV. NEW BUSINESS (Cont.)

- C. Review, consideration, and possible authorization to Amend No. One (1) to Contract Dated February 26, 2019 Between Aviation, Inc., and The City of Elko, Nevada, and matters related thereto. **FOR POSSIBLE ACTION**

This item is to amend the current contract between The City of Elko and Jviation, Inc. Jviation contract amendment #1 will cover fees associated with Airport

Improvement project AIP 50 Pavement Preservation and Rehabilitation of Runway 6/24, Taxiway A, B and GA Ramp. JF

Jim Foster, Airport Manager, explained this is the first of many amendments he will bring for AIP projects.

**** A motion was made by Councilman Hance, seconded by Councilman Stone, to accept Amendment No. 1 to the contract between the City of Elko and Aviation.**

The motion passed unanimously. (5-0)

- D. Review, consideration, and possible authorization for the Gold Diggers Motorcycle Club to host an off-road motorcycle race at the Elko Snobowl, and matters related thereto. **FOR POSSIBLE ACTION**

Gold Diggers M/C is requesting authorization to host an off-road motorcycle race at the Elko SnoBowl on June 29–30, 2019. In year's past, the club has hosted successful race events at SnoBowl when it was owned by Elko County. Most participants travel in RV's and stay at the race site throughout the event, overnight camping will need approval from the Council. The Club will conform with requirements listed within the Elko City Public Events in City Parks Application. JW

James Wiley, Parks and Recreation Director, explained now that the City operates and manages the Snobowl, Council need to approve overnight camping and that the event be hosted at the Snobowl. This event has been hosted there before. They are well-ran events.

Mayor Keener asked how many campers.

Mr. Wiley answered there will be quite a few and most of the parking lot will be filled up. They will show up Friday night and leave Sunday. Participants are also likely to get motel rooms throughout town.

Curtis Calder, City Manager, thought we should restrict fires, contained or otherwise.

**** A motion was made by Councilman Stone, seconded by Councilman Hance, to authorize the Gold Diggers MC to host an off-road motorcycle race at the Elko SnoBowl, June 29 and 30, 2019, conforming with the requirements found within the Elko City Public Events and City Parks application, allowing participants to use self-contained RVs and tents for overnight camping with the exclusion of no open-fire allowed and the overnight curfew is waived.**

The motion passed unanimously. (5-0)

- F. Review, discussion, and possible approval of the sale of drug disposal unit for \$500.00 to Utah Department of Parole and Probation with a non-warranty bill of sale, and matters related thereto. **FOR POSSIBLE ACTION**

In 2009 the Police Department purchased a Drug Terminator to dispose of seized drugs. It was used at least twice a year for drug destruction. The Drug Terminator has not been used for several years because the amount of drugs we dispose of per year has increased significantly. Utah Parole and Probation has inquired about the possibility of acquiring the Drug Terminator. The Police Department is asking to sell the Drug Terminator to Utah Department of Parole and Probation. BR

Chief Reed explained they are looking for approval to dispose of City equipment. It is a portable incinerator. It has some life left in it but they do not use it anymore. City Attorney Stanton prepared a non-warranty bill of sale.

**** A motion was made by Councilman Stone, seconded by Councilman Hance, to approve to approve the sale of the Drug Terminator.**

The motion passed unanimously. (5-0)

III. UNFINISHED BUSINESS

- A. Review, consideration, and possible action to conditionally approve Final Plat No. 11-18, filed by Parrado Partners LP., for the development of a subdivision entitled Great Basin Estates, Phase 3 involving the proposed division of approximately 9.650 acres of property into 38 lots for residential development within the R (Single Family and Multiple Family Residential) Zoning District, and matters related thereto. **FOR POSSIBLE ACTION**

Subject property is located generally northeast of Flagstone Drive between Opal Drive and Clarkson Drive (APN 001-633-030). Preliminary Plat was recommended to Council to conditionally approve by Planning Commission May 3, 2016 and conditionally approved by Council May 24, 2016. The Planning Commission considered this item on September 6, 2018, and took action to forward a recommendation to Council to conditionally approve Final Plat 11-18. MR

Michelle Rambo, Development Manager, asked that this item be tabled. She will be reaching out to Mr. Capps to find out why there hasn't been any forward movement on this.

**** A motion was made by Councilwoman Simons, seconded by Councilman Hance, to table.**

The motion passed unanimously. (5-0)

VII. REPORTS

- A. Mayor and City Council

Councilman Hance reported he evicted some squatters from houses held by mortgage companies in Spring Creek. The management company he works for has some properties in town too but they are not interested in doing anything about squatters. If management companies are not going to do anything to get people out of these properties, then we need to move forward

with a code change, and make it a separate section in the code. Mayor Keener thought Council should go and tour the sites. Scott Wilkinson explained they did some investigations and they are working with legal at this time on a couple of properties at this time.

Councilman Schmidlein asked where we were at with the Armstrong property. Matt Griego said the property has been red-tagged and no one should be going there. They are investigating the fire and evidence has been turned over to the DA's office.

Councilman Stone said he has been down to look at the river. There are some campers and people sleeping along the river. We was concerned about people starting to camp along the river again. Underdog Ministries will be feeding people at the Train Park. The ECVA meeting scheduled for this morning was canceled.

Mayor Keener is making a trip to Idaho with Troy Poncin from IT to see what they are doing to deliver broadband to their community. Regarding the business license issue, if there is any kind of action against the applicant, he wants to be the first one to know about it before anything is taken to the applicant.

B. City Manager

Curtis Calder reported AB242 is still alive but has been significantly amended. All of the funding has been redacted from the legislation. Even if it gets approved it will not have any funding. It doesn't look good but it isn't dead yet.

C. Assistant City Manager

D. Utilities Director

Ryan Limberg reported he emailed the architect (Pat Walsh) for the combined water/sewer shop and asked for a reduced estimate. He was supposed to have something from the architect today but it had not arrived yet. The Exit 298 sewer design is moving along well. Regarding Parrado Partners, he called Mr. Capps and asked for an update. Mr. Capps mentioned some displeasure with his engineering firm. He had no update for the VA cemetery.

E. Public Works

F. Airport Manager

Jim Foster reported the Airport Advisory Board meeting is on Friday at noon at the Airport. Last week he went to Phoenix to meet with the FAA about the Capital Improvement Plan for the next five years. Everything is good. He was informed that AIP 48 was being closed out on their end. We are still working on the Modification of Standard for AIP 46, which is the Master Plan. That is the last step to get done in order for the FAA to approve it.

G. City Attorney

H. Fire Chief

I. Police Chief

Chief Reed reported last week, the US Marshals were in town to round up offenders. The total count in Elko County was 27 arrests.

J. City Clerk

Kelly Wooldridge reported today was the deadline for bills to be out of first house. She added there are two hotels that are significantly behind in room taxes and she is working with the City Attorney to assist the hotels in getting approved payment plans.

- K. City Planner
- L. Development Manager
- M. Administrative Services Director
- N. Parks and Recreation Director

James Wiley reported on the Pool Project. It is on schedule as of today. He went to the Sports Complex and noticed some sub-contractors working on the concession stand. They are keeping an eye on the river at the Sports Complex.

- O. Civil Engineer
- P. Building Official

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**

Councilman Stone informed the room that he would not be able to attend the Council Meeting scheduled for May 14.

There being no further business, Mayor Reece Keener adjourned the meeting.

Mayor Reece Keener

Kelly Wooldridge, City Clerk

**Elko City Council
Agenda Action Sheet**

1. Title: **Review and possible approval of an agreement between the City of Elko and Erika Johnson, D.V.M., for the provision of independent contractor services on behalf of the City of Elko Animal Shelter, and matters related thereto. FOR POSSIBLE ACTION**
2. Meeting Date: **May 14, 2019**
3. Agenda Category: **CONSENT**
4. Time Required: **1 Minute**
5. Background Information: **The City of Elko and Dr. Erika Johnson desire to renew the annual Veterinarian Contract. Under this contract, LASSO reimburses the City of Elko for all fees paid. CC**
6. Budget Impact Statement:

Appropriation Required: **N/A**
Budget amount available: **N/A**
Fund name: **N/A**
7. Business Impact Statement: **Not Required**
8. Supplemental Agenda Information: **Copy of Veterinarian Contract**
9. Recommended Motion: **Approve agreement between the City of Elko and Erika Johnson, D.V.M., for the provision of independent contractor services on behalf of the City of Elko Animal Shelter.**
10. Prepared By: **Curtis Calder, City Manager**
11. Committee/Other Agency Review:
12. Council Action:
13. Council Agenda Distribution: **Johnson.equinedvm@gmail.com**

VETERINARIAN CONTRACT (INDEPENDENT CONTRACTOR)

THIS AGREEMENT, made and entered into as of the ____ day of ____, 2019, by and between the **CITY OF ELKO**, a Nevada Municipal Corporation, hereinafter referred to as "ELKO," and **Erika Johnson, D.V.M.**, hereinafter referred to as "VETERINARIAN CONTRACTOR," it being specifically understood that any and all references to the words "ELKO" and "VETERINARIAN CONTRACTOR" shall include the masculine, feminine and neuter genders, and singular and plural as indicated by the context and number of the parties hereto.

RECITALS:

The parties recite and declare:

1. VETERINARIAN CONTRACTOR is duly licensed to practice veterinarian medicine.
2. VETERINARIAN CONTRACTOR is willing to enter into this contract as an independent contractor with ELKO, and ELKO is willing to engage VETERINARIAN CONTRACTOR on the terms, covenants and conditions set forth in this agreement.

For the reasons set forth above, and in consideration of the mutual promises and agreements set forth in this agreement, ELKO and VETERINARIAN CONTRACTOR agree as follows:

SECTION 1 INDEPENDENT CONTRACTOR

1.01 ELKO hereby engages (as an independent contractor) VETERINARIAN CONTRACTOR as a Veterinarian, and VETERINARIAN CONTRACTOR hereby accepts and agrees to such engagement.

SECTION 2 TERM OF AGREEMENT

2.01 The term of this agreement shall be a period of one (1) year, commencing _____, 2019, and terminating _____, 2020, subject, however, to prior termination as provided in this agreement.

SECTION 3
DUTIES OF VETERINARIAN CONTRACTOR

3.01 VETERINARIAN CONTRACTOR shall practice the specialty of veterinarian medicine solely as an independent contractor of ELKO. It is understood that VETERINARIAN CONTRACTOR may practice outside of the conditions set forth in this agreement.

3.02 VETERINARIAN CONTRACTOR agrees that she will at all times faithfully, industriously and to the best of her ability, experience and talents, perform all of the duties that may be required of and from her pursuant to the express and implicit terms of this agreement, to the reasonable satisfaction of ELKO. Such duties shall be rendered at the Elko Animal Shelter, and at such other place or places as ELKO shall in good faith require or as the interest, needs, business or opportunity of ELKO shall require.

3.03 VETERINARIAN CONTRACTOR shall be duly licensed to practice veterinarian medicine in the State of Nevada.

SECTION 4
COMPENSATION AND HOURS OF SERVICE

4.01 Compensation. For services to be rendered by VETERINARIAN CONTRACTOR, ELKO shall pay VETERINARIAN CONTRACTOR the amount of THIRTY-FIVE DOLLARS (\$35.00) per hour, for hours worked. VETERINARIAN CONTRACTOR shall submit a time sheet to the ANIMAL SHELTER MANAGER every two (2) weeks for processing. It is understood that "LASSO" will reimburse the City of Elko for the fees paid by ELKO to the VETERINARIAN CONTRACTOR.

4.02 Hours of Service. VETERINARIAN CONTRACTOR shall, subject to the provisions herein, work a maximum of forty (40) hours per month, which may average ten (10) hours per week. VETERINARIAN CONTRACTOR understands that the work schedule is flexible and based upon the demand for services.

SECTION 5
COSTS PAID BY VETERINARIAN CONTRACTOR

5.01 In addition to professional liability insurance, VETERINARIAN CONTRACTOR

must obtain and pay for her license fees and all other fees. VETERINARIAN CONTRACTOR is not required to but may obtain health insurance, association fees and other benefits at her cost.

5.02 VETERINARIAN CONTRACTOR, as an independent contractor, shall be responsible for her own Federal income tax withholding, FICA, Medicare, Nevada Worker's Compensation Insurance and all other withholdings and costs required to be paid as an independent contractor.

SECTION 6

INSURANCE

6.01 At all times during the term of this agreement, VETERINARIAN CONTRACTOR shall maintain, paid by Lasso, Worker's Compensation and professional liability ("veterinarian medical malpractice") insurance with an insurance company licensed to do business in the State of Nevada covering VETERINARIAN CONTRACTOR for malpractice claims based upon conduct alleged to have occurred during the term of this agreement, under either (i) "occurrence" type insurance or (ii) "claims made" type insurance with a "tail" of reasonable and customary duration, with limits of ONE MILLION DOLLARS (\$1,000,000.00) for each claim and not less than TWO MILLION DOLLARS (\$2,000,000.00) in the aggregate for the policy year.

SECTION 7

ITEMS PROVIDED BY THE CITY OF ELKO

7.01 The City of Elko will furnish the following veterinarian's space and other items:

7.02 Space. The City of Elko will make available to VETERINARIAN CONTRACTOR space for use by VETERINARIAN CONTRACTOR at the Elko Animal Shelter.

7.03 Utilities and Ancillary Services. City of Elko will furnish janitorial services, gas, water, heat, air conditioning, electricity and other services and utilities as are reasonably necessary for the proper operation and conduct of the service.

7.04 Supplies. The City of Elko will furnish all expendable and non-expendable supplies necessary for the proper operation of VETERINARIAN CONTRACTOR's services, such as drugs, chemicals, film and similar supplies used in the operation of the service.

7.05 Exclusive Use. VETERINARIAN CONTRACTOR understands all items provided by the City of Elko are for the exclusive use and benefit of the Elko Animal Shelter. VETERINARIAN CONTRACTOR shall not use City-owned space, services, and/or supplies for private use.

SECTION 8 **TERMINATION**

8.01 In the event of any violation by VETERINARIAN CONTRACTOR of any of the terms of this agreement, ELKO may terminate this independent contract without notice and with compensation to VETERINARIAN CONTRACTOR only to the date of such termination.

8.02 VETERINARIAN CONTRACTOR and/or ELKO may terminate this independent contract prior to _____, 2020 by providing two (2) weeks written notice in accordance with Section 9.01.

SECTION 9 **ADDITIONAL PROVISIONS**

9.01 Notices. Any and all notices, demands, requests and other communications required or permitted to be served on or given to either party by the other shall be delivered personally or by United States mail, first class postage prepaid, certified or registered mail, return receipt requested to:

ELKO:

City of Elko
1751 College Avenue
Elko, Nevada 89801

VETERINARIAN CONTRACTOR:

Erika Johnson, D.V.M.
824 Thorpe Drive
Spring Creek, NV 89815

Such address may be changed by the party entitled to receive notice any time upon notice to the other party of designation of a new address. If delivered personally, such notice shall be effective upon delivery. If mailed, such notice shall be effective upon the date of receipt indicated on the return receipt.

9.02 Attorneys' Fees. If any legal action is brought for the enforcement of this agreement, or because of any alleged dispute, breach, default or misrepresentation in connection with any of the provisions of this agreement, the successful or prevailing party shall be entitled to recovery of reasonable attorneys' fees and other costs incurred in that action or proceeding.

9.03 Waiver of Breach. No assent or waiver, express or implied, of any breach of any one or more of the covenants, conditions or provisions hereof shall be deemed or taken to be a waiver of any subsequent breach of the same covenant, condition or provision hereof.

9.04 Captions and Construction. The captions used herein as headings of the various paragraphs hereof are for convenience only, and the parties agree that such captions are not to be construed to be part of this agreement or to be used in determining or constructing the intent or content of this agreement.

9.05 Severability. If any clause, sentence, provision of other portion of this agreement is or becomes illegal, null, void, or unenforceable for any reason, or is held by any court of competent jurisdiction to be so, the remaining provisions shall remain in force and effect.

9.06 Counterparts. This agreement may be executed in a number of counterparts, each of which, when executed, shall be deemed an original, and all such counterparts shall together constitute one and the same agreement.

9.07 Entire Agreement. This agreement supersedes any and all other agreements, either oral or in writing, between the parties hereto with respect to the subject matter hereof, and contains the entire agreement between the parties relating to said subject matter. This agreement may not be modified except by an instrument in writing executed by the parties.

9.08 Applicable Law. This agreement shall be governed by the laws of the State of Nevada. Any questions arising thereunder shall be construed or determined according to such law. Venue shall be Elko County, Nevada.

VETERINARIAN CONTRACTOR'S ACCEPTANCE OF ENGAGEMENT

10.01 VETERINARIAN CONTRACTOR accepts the above-described engagement as an independent contractor of ELKO on the above-mentioned terms and conditions.

ASSIGNMENT

11.01 Neither ELKO nor VETERINARIAN CONTRACTOR shall assign any rights or delegate any duties under this agreement without the prior written consent of the other.

IN WITNESS WHEREOF, each party to this agreement has caused it to be executed at Elko, Nevada, on the date hereabove written.

CITY OF ELKO:

VETERINARIAN CONTRACTOR:

By: _____
REECE KEENER, Mayor ERIKA JOHNSON, D.V.M.

ATTEST:

KELLY WOOLDRIDGE

GOICOECHEA, DI GRAZIA, COYLE & STANTON, LTD.
ATTORNEYS AT LAW
530 IDAHO STREET - P.O. BOX 1358
ELKO, NEVADA 89801

**Elko City Council
Agenda Action Sheet**

1. Title: **Review and possible approval of an agreement between the City of Elko and William Wright, D.V.M., for the provision of independent contractor services on behalf of the City of Elko Animal Shelter, and matters related thereto. FOR POSSIBLE ACTION**
2. Meeting Date: **May 14, 2019**
3. Agenda Category: **CONSENT**
4. Time Required: **1 Minute**
5. Background Information: **The City of Elko and Dr. William Wright desire to renew the annual Veterinarian Contract. Under this contract, LASSO reimburses the City of Elko for all fees paid. CC**
6. Budget Impact Statement:

Appropriation Required: **N/A**
Budget amount available: **N/A**
Fund name: **N/A**
7. Business Impact Statement: **Not Required**
8. Supplemental Agenda Information: **Copy of Veterinarian Contract**
9. Recommended Motion: **Approve agreement between the City of Elko and William Wright, D.V.M., for the provision of independent contractor services on behalf of the City of Elko Animal Shelter**
10. Prepared By: **Curtis Calder, City Manager**
11. Committee/Other Agency Review: **N/A**
12. Council Action:
13. Council Agenda Distribution: **docbill3@frontier.com**

**VETERINARIAN CONTRACT
(INDEPENDENT CONTRACTOR)**

THIS AGREEMENT, made and entered into as of the ____ day of _____, 2019 by and between the **CITY OF ELKO**, a Nevada Municipal Corporation, hereinafter referred to as "ELKO," and **William Wright, D.V.M.**, hereinafter referred to as "VETERINARIAN CONTRACTOR," it being specifically understood that any and all references to the words "ELKO" and "VETERINARIAN CONTRACTOR" shall include the masculine, feminine and neuter genders, and singular and plural as indicated by the context and number of the parties hereto.

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DUTIES OF VETERINARIAN CONTRACTOR

3.01 VETERINARIAN CONTRACTOR shall practice the specialty of veterinarian medicine solely as an independent contractor of ELKO. It is understood that this agreement is non-exclusive; accordingly, VETERINARIAN CONTRACTOR may practice veterinary medicine for third parties outside of the scope of this agreement.

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must obtain and pay for his license fees and all other fees. VETERINARIAN CONTRACTOR is not required to but may obtain health insurance, association fees and other benefits at his cost.

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SECTION 6

INSURANCE

6.01 At all times during the term of this agreement, VETERINARIAN CONTRACTOR shall maintain, paid by Lasso, Worker's Compensation and professional liability ("veterinarian medical malpractice") insurance with an insurance company licensed to do business in the State of Nevada covering VETERINARIAN CONTRACTOR for malpractice claims based upon conduct alleged to have occurred during the term of this agreement, under either (i) "occurrence" type insurance or (ii) "claims made" type insurance with a "tail" of reasonable and customary duration, with limits of ONE MILLION DOLLARS (\$1,000,000.00) for each claim and not less than TWO MILLION DOLLARS (\$2,000,000.00) in the aggregate for the policy year.

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8.02 VETERINARIAN CONTRACTOR and/or ELKO may terminate this independent contract prior to _____, 2020 by providing two (2) weeks' written notice to ELKO in accordance with Section 9.01.

SECTION 9

ADDITIONAL PROVISIONS

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City of Elko
1751 College Avenue
Elko, Nevada 89801

VETERINARIAN CONTRACTOR:

William Wright, D.V.M.
508 Ashcroft Drive
Spring Creek, NV 89815

Such address may be changed by the party entitled to receive notice any time upon notice to the other party of designation of a new address. If delivered personally, such notice shall be effective upon delivery. If mailed, such notice shall be effective upon the date of receipt indicated on the return receipt.

9.02 Attorneys' Fees. If any legal action is brought for the enforcement of this agreement, or because of any alleged dispute, breach, default or misrepresentation in connection with any of the provisions of this agreement, the successful or prevailing party shall be entitled to recovery of reasonable attorneys' fees and other costs incurred in that action or proceeding.

9.03 Waiver of Breach. No assent or waiver, express or implied, of any breach of any one or more of the covenants, conditions or provisions hereof shall be deemed or taken to be a waiver of any subsequent breach of the same covenant, condition or provision hereof.

9.04 Captions and Construction. The captions used herein as headings of the various paragraphs hereof are for convenience only, and the parties agree that such captions are not to be construed to be part of this agreement or to be used in determining or constructing the intent or content of this agreement.

9.05 Severability. If any clause, sentence, provision of other portion of this agreement is or becomes illegal, null, void, or unenforceable for any reason, or is held by any court of competent jurisdiction to be so, the remaining provisions shall remain in force and effect.

9.06 Counterparts. This agreement may be executed in a number of counterparts, each of which, when executed, shall be deemed an original, and all such counterparts shall together constitute one and the same agreement.

9.07 Entire Agreement. This agreement supersedes any and all other agreements, either oral or in writing, between the parties hereto with respect to the subject matter hereof, and contains the entire agreement between the parties relating to said subject matter. This agreement may not be modified except by an instrument in writing executed by the parties.

9.08 Applicable Law. This agreement shall be governed by the laws of the State of Nevada. Any questions arising thereunder shall be construed or determined according to such law. Venue shall be Elko County, Nevada.

VETERINARIAN CONTRACTOR'S ACCEPTANCE OF ENGAGEMENT

10.01 VETERINARIAN CONTRACTOR accepts the above-described engagement as an independent contractor of ELKO on the above-mentioned terms and conditions.

ASSIGNMENT

11.01 Neither ELKO nor VETERINARIAN CONTRACTOR shall assign any rights or delegate any duties under this agreement without the prior written consent of the other.

IN WITNESS WHEREOF, each party to this agreement has caused it to be executed at Elko, Nevada, on the date hereabove written.

CITY OF ELKO:

VETERINARIAN CONTRACTOR:

By: _____
REECE KEENER, Mayor **William Wright, D.V.M.**

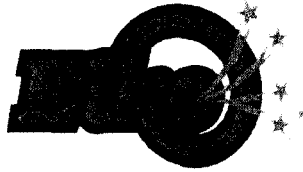
ATTEST:

KELLY WOOLDRIDGE

GOICOECHEA, DI GRAZIA, COYLE & STANTON, LTD.
ATTORNEYS AT LAW
530 IDAHO STREET - P.O. BOX 1358
ELKO, NEVADA 89801

**Elko City Council
Agenda Action Sheet**

1. Title: **Review, consideration, and possible action to conditionally approve Final Plat No. 11-18, filed by Parrado Partners LP., for the development of a subdivision entitled Great Basin Estates, Phase 3 involving the proposed division of approximately 9.650 acres of property into 38 lots for residential development within the R (Single Family and Multiple Family Residential) Zoning District, and matters related thereto. FOR POSSIBLE ACTION**
2. Meeting Date: **May 14, 2019**
3. Agenda Category: **UNFINISHED BUSINESS**
4. Time Required: **15 Minutes**
5. Background Information: **Subject property is located generally northeast of Flagstone Drive between Opal Drive and Clarkson Drive (APN 001-633-030). Preliminary Plat was recommended to Council to conditionally approve by Planning Commission May 3, 2016 and conditionally approved by Council May 24, 2016. The Planning Commission considered this item on September 6, 2018, and took action to forward a recommendation to Council to conditionally approve Final Plat 11-18. MR**
6. Budget Information:
 Appropriation Required: **N/A**
 Budget amount available: **N/A**
 Fund name: **N/A**
7. Business Impact Statement: **Not Required**
8. Supplemental Agenda Information: **Maps, P.C. action report, Staff reports and related correspondence.**
9. Recommended Motion: **Conditionally approve Final Plat No. 11-18 for the Great Basin Estates, Phase 3 subdivision subject to the conditions as recommended by the Planning Commission OR table item if Cease and Desist Order issued by NDEP is still in effect.**
10. Prepared By: **Michele Rambo, AICP, Development Manager**
11. Committee/Other Agency Review: **Planning Commission**
12. Council Action:
13. Agenda Distribution: **Parrado Partners, LP
Robert Capps-robertcapps@cappshomes.com
12257 Business Park Drive #1
Truckee, CA 96161**



CITY OF ELKO

Planning Department

Website: www.elkocity.com
Email: planning@elkocitynv.gov

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

CITY OF ELKO

PLANNING COMMISSION ACTION REPORT

Special Meeting of September 6, 2018

WHEREAS, the following item was reviewed and considered by the Elko City Planning Commission on September 6, 2018 pursuant to City Code Sections 3-3-6 (B)1 and (C) 2:

Final Plat No. 11-18, filed by Parrado Partners, LP, for the development of a subdivision entitled Great Basin Estates Phase 3 involving the proposed division of approximately 9.65 acres divided into 38 lots for residential development within the R (Single Family and Multiple Family Residential) Zoning District, and matters related thereto.

The subject property is located generally at the extension of Village Parkway and Opal Drive. (001-633-030).

NOW THEREFORE, upon review and consideration of the application, supporting data, public input and testimony, the Planning Commission forwards a recommendation to City Council to conditionally approve Final Plat No. 11-18 subject to the conditions in the City of Elko Staff Report dated August 23, 2018 listed as follows:


- 1. The Developer shall execute a Performance Agreement in accordance with Section 3-3-44 of city code. The Performance Agreement shall be secured in accordance with Section 3-3-45 of city code. In conformance with Section 3-3-44 of city code, the public improvements shall be completed within a time of no later than two (2) years of the date of Final Plat approval by the City Council unless extended as stipulated in city code.**
- 2. The Performance Agreement shall be approved by the City Council.**
- 3. The Developer shall enter into the Performance Agreement within 30 days of approval of the Final Plat by the City Council.**
- 4. The Final Plat is approved for 38 single family residential lots.**
- 5. The Utility Department will issue a Will Serve Letter for the subdivision.**
- 6. State approval of the subdivision is required.**
- 7. Conformance with Preliminary Plat conditions is required.**
- 8. Civil improvements are to comply with Chapter 3-3 of City code.**
- 9. 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 Standard Specifications for Public Works. All Right -of-Way and utility improvements are to be certified by the Engineer of Record for the project.

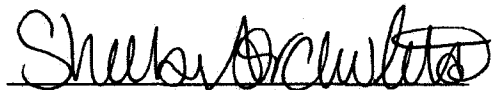
10. An engineer's estimate for the public improvements shall be provided prior to the final plat being presented to the City Council to allow for finalization of the required Performance Agreement.

11. Modify Planning Commission approval jurat to the 3rd day of May, 2016 prior to City Council approval.

The Planning Commission's findings to support its recommendation are the Final Plat for Great Basin Estates Phase 3 has been presented before expiration of the subdivision proceedings in accordance with NRS 278.360(1)(a)(2) and City Code. The Final Plat is in conformance with the Preliminary Plat. The proposed subdivision is in conformance with the Land Use Component of the Master Plat. Based on the modification of standards for lot dimensions granted under the preliminary plat application, the proposed development conforms with Sections 3-3-20 through 3-3-27 (inclusive). The Subdivider shall be responsible for all required improvements in conformance with Section 3-3-40 of City Code. The Subdivider has submitted civil improvement plans in conformance with Section 3-3-41 of City Code. The plans have been approved by City Staff. 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 3-3-42 of City Code. The Subdivider has submitted civil improvement plans which are in conformance with Section 3-3-43 of City Code. The Subdivider will be required to enter into a Performance Agreement to conform to Section 3-3-44 of City Code. The Subdivider will be required to provide a Performance Guarantee as stipulated in the Performance Agreement in conformance with Section 3-3-45 of City Code. Based on the modification of standards for lot dimensions granted under the preliminary plat application, the proposed development conforms to Sections 3-2-3, 3-2-4, 3-2-5(E), 3-2-5(G) and 3-2-17 of City Code. The proposed development is in conformance with Section 3-8 of City Code. The subdivision is in conformance with 3-8 Floodplain Management.


Cathy Laughlin, City Planner

Attest:


Shelby Archuleta, Planning Technician

CC: Applicant
Kelly Wooldridge, City Clerk



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

CITY OF ELKO STAFF REPORT

DATE:	August 23, 2018
PLANNING COMMISSION DATE:	September 6, 2018
AGENDA ITEM NUMBER:	I.B.2
APPLICATION NUMBER:	Final Plat 11-18
APPLICANT:	Parrado Partners, LP
PROJECT DESCRIPTION:	Great Basin Estates, Phase 3

A Final Map for the division of approximately 9.650 acres into 38 lots for single family residential development within an R (Single Family and Multiple Family Residential) Zoning District and one remaining lot.



STAFF RECOMMENDATION:

RECOMMEND to APPROVE this item subject to findings of fact and conditions.

PROJECT INFORMATION

PARCEL NUMBERS: 001-633-030

PARCEL SIZE: 9.650 acres Phase 3, final phase of the subdivision

EXISTING ZONING: (R) Single Family and Multiple Family Residential

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

EXISTING LAND USE: Vacant

NEIGHBORHOOD CHARACTERISTICS:

The property is surrounded by:

- Northwest: River corridor / Undeveloped
- Northeast: RMH- Residential Mobile Home / Developed
- Southwest: Single Family Residential (R) / Developed
- Southeast: Single Family Residential (R) and (RMH) / Developed

PROPERTY CHARACTERISTICS:

- The property is an undeveloped residential parcel.
- The area abuts the second phase the Great Basin Estates Subdivision.
- The parcel is generally flat.

MASTER PLAN, COORDINATING PLANS, and CITY CODE SECTIONS:

Applicable Master Plan Sections, Coordinating 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 Elko Wellhead Protection Plan
- City of Elko Zoning – Chapter 3 Subdivisions
- City of Elko Zoning – Section 3-2-3 General Provisions
- City of Elko Zoning – Section 3-2-4 Zoning Districts
- City of Elko Zoning – Section 3-2-5(E) Single-Family Residential District
- City of Elko Zoning – Section 3-2-5(G) Residential Zoning Districts Area, Setback And Height Schedule For Principal Buildings
- City of Elko Zoning – Section 3-2-17 Traffic, Access, Parking and Loading Regulations
- City of Elko Zoning – Section 3-8 Flood Plain Management

BACKGROUND INFORMATION

1. The Final Plat for Great Basin Estates Phase 1B was recorded on June 29, 2017.
2. The Final Plat for Great Basin Estates Phase 2 was approved by City Council on August 14, 2018.
3. The Final Plat for Great Basin Estates Phase 3 has been presented before expiration of the subdivision proceedings in accordance with NRS 278.360(1)(a)(2) and City code.
4. The Planning Commission reviewed and recommended a conditional approval to the City Council on the Preliminary Plat on May 3, 2016.

5. The City Council conditionally approved the Preliminary Plat at its meeting on May 24, 2016.
6. Phasing was shown on the preliminary plat.
7. Under the conditional approval for the preliminary plat, a modification of standards was granted for all lot dimensions.
8. The subdivision is located on APN 001-633-030, shown as parcel E on Final Plat for Phase 2.
9. The proposed subdivision consists of 38 lots with no additional phases.
10. The total subdivided area is approximately 9.650 acres in size.
11. The proposed density is 5.09 units per acre.
12. Approximately 2.187 acres are offered for dedication for street development.
13. The area proposed for subdivision has been removed from the FEMA Special Flood Hazard Area by a Letter of Map Revision submitted to and approved by FEMA as Case No. 16-09-0367P with an effective date of April 3, 2017.
14. The property is located off Opal Drive and Clarkson Drive.

MASTER PLAN:

Land Use

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

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

Transportation

2. Conformance with the Transportation component of the Master Plan was evaluated with review and approval of the Preliminary Plat. The Final Plat is in conformance with the Preliminary Plat.

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

ELKO REDEVELOPMENT PLAN:

1. The property is not located within the Redevelopment Area.

ELKO WELLHEAD PROTECTION PLAN:

1. The property lies within the 20 year capture zone for the City of Elko.

The proposed subdivision is in conformance with the Wellhead Protection Program. The sanitary sewer will be connected to a programed sewer system and all street drainage will report to a storm sewer system.

SECTION 3-3-6 FINAL PLAT STAGE (STAGE III)

Pre-submission Requirements (A)(1) – The Final Plat is in conformance with the zone requirements. A modification of standards for the lot dimensions was granted with the conditional approval of the Preliminary Plat.

Pre-submission Requirements (A)(2) – The proposed final plat conforms to the preliminary plat.

Pre-submission Requirements (A)(3) – The Title Sheet includes an affidavit for public utilities and no objections were received from public utilities upon notification for the Preliminary Plat.

SECTION 3-3-8 INFORMATION REQUIRED FOR FINAL PLAT SUBMITTAL

- A. Form and Content-The final plat conforms to the required size specifications and provides the appropriate affidavits and certifications.
- B. Identification Data
 - 1. The subdivision map identified the subdivision, and provides its location by section, township, range and county.
 - 2. The subdivision map was prepared by a properly licensed surveyor.
 - 3. The subdivision map provides a scale, north point, and date of preparation.
- C. Survey Data
 - 1. The boundaries of the tract are fully balanced and closed.
 - 2. All exceptions are noted on the plat.
 - 3. The location and description of cardinal points are tied to a section corner.
 - 4. The location and description of any physical encroachments upon the boundary of the tract are noted on the plat.
- D. Descriptive Data
 - 1. The name, right of way lines, courses, lengths and widths of all streets and easements are noted on the plat.
 - 2. All drainage ways are noted on the plan.
 - 3. All utility and public service easements are noted on the plat.
 - 4. The location and dimensions of all lots, parcels and exceptions are shown on the plat.
 - 5. All residential lots are numbered consecutively on the plat.
 - 6. There are no sites dedicated to the public shown on the plat.
 - 7. The location of adjoining subdivisions are noted on the plat 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 and certified by a notary public.
- F. Additional Information
 - 1. All centerline monuments for streets are noted as being set on the plat.
 - 2. The centerline and width of each right of way is noted on the plat.
 - 3. The plat 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 plat.
 - 5. The city boundary adjoining the subdivision is not identified on the plat, as the plat is not adjoining a boundary.
 - 6. The plat identifies the location of the section lines, and 1/16th section line adjoining the subdivision boundaries.
- G. City Engineer to Check
 - 1. The Engineer shall check the final map for accuracy of dimensions, placement of monuments, the establishment of survey records, and conformance with the preliminary map.
 - a) Closure calculations have been provided.

- b) Civil improvement plans have been provided, previous civil improvement plans have been approved for this subdivision.
- c) Civil improvement plans for drainage have been submitted.
- d) An engineer's estimate has **not** been provided.
- 2. It appears the lot closures are within the required tolerances.
- H. Required certifications
 - 1. The Owner's Certificate is shown on the final plat.
 - 2. The Owner's Certificate offers for dedication all right of ways shown on the plat.
 - 3. A Clerk Certificate is shown on the final plat, certifying the signature of the City Council.
 - 4. The Owner's Certificate offers for dedication all easements shown on the plat.
 - 5. A Surveyor's Certificate is shown on the plat and provides the required language.
 - 6. The City Engineer's Certificate is listed on the plat.
 - 7. A certificate from the Nevada Division of Environmental Protection is provided with the required language.
 - 8. A copy of review by the state engineer is not available at this time.
 - 9. A certificate from the Division of Water Resources is provided on the plat with the required language.
 - 10. The civil improvement plans identify the required water meters for the subdivision.

SECTIONS 3-3-20 through 3-3-27 (inclusive)

- 1. The proposed subdivision was evaluated for conformance to the referenced sections of code during the preliminary plat process. A modification of standards for lot dimensions was approved during that process.

Based on the modification of standards for lot dimensions granted under the preliminary plat application, the proposed development conforms Sections 3-3-20 through 3-3-27 (inclusive).

SECTION 3-3-40-RESPONSIBILITY FOR IMPROVEMENTS

The Subdivider shall be responsible for all required improvements in conformance with Section 3-3-40 of city code.

SECTION 3-3-41-ENGINEERING PLANS

The Subdivider has submitted civil improvement plans in conformance with section 3-3-41 of City code. The plans have been approved by city staff.

SECTION 3-3-42-CONSTRUCTION AND INSPECTION

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 3-3-42 of city code.

SECTION 3-3-43-REQUIRED IMPROVEMENTS

The Subdivider has submitted civil improvement plans which are in conformance with Section 3-3-43 of city code.

Civil improvements include curb, gutter and sidewalk, paving and utilities within the Village Parkway, Village Green Circle, Nicole Court and Opal Drive right of ways.

SECTION 3-3-44-AGREEMENT TO INSTALL IMPROVEMENTS

The Subdivider will be required to enter into a Performance Agreement to address to conform to Section 3-3-44 of city code.

SECTION 3-3-45-PERFORMANCE GUARANTEE

The Subdivider will be required to provide a Performance Guarantee as stipulated in the Performance Agreement in conformance with Section 3-3-45 of city code.

SECTIONS 3-2-3, 3-2-4, 3-2-5(E), 3-2-5(G) and 3-2-17

1. The proposed subdivision was evaluated for conformance to the referenced sections of code during the preliminary plat process. A modification of standards for lot dimensions was approved during that process.

Based on the modification of standards for lot dimensions granted under the preliminary plat application, the proposed development conforms to Sections 3-2-3, 3-2-4, 3-2-5(E), 3-2-5(G) and 3-2-17 of city code.

SECTION 3-8-FLOODPLAIN MANAGEMENT

1. The proposed subdivision has been removed from the FEMA Special Flood Hazard Area by a Letter of Map Revision submitted to and approved by FEMA as Case No. 16-09-0367P with an effective date of April 3, 2017.

The proposed development is in conformance with Section 3-8 of city code.

FINDINGS

1. The Final Plat for Great Basin Estates Phase 3 has been presented before expiration of the subdivision proceedings in accordance with NRS 278.360(1)(a)(2) and City code.
2. The Final Plat is in conformance with the Preliminary Plat.
3. The proposed subdivision is in conformance with the Land Use Component of the Master Plan.
4. The proposed subdivision is in conformance with Transportation Component of the Master Plan.
5. Based on the modification of standards for lot dimensions granted under the preliminary plat application, the proposed development conforms Sections 3-3-20 through 3-3-27 (inclusive).
6. The Subdivider shall be responsible for all required improvements in conformance with Section 3-3-40 of city code.
7. The Subdivider has submitted civil improvement plans in conformance with section 3-3-41 of City code. The plans have been approved by city staff.

8. 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 3-3-42 of city code.
9. The Subdivider has submitted civil improvement plans which are in conformance with Section 3-3-43 of city code.
10. The Subdivider will be required to enter into a Performance Agreement to conform to Section 3-3-44 of city code.
11. The Subdivider will be required to provide a Performance Guarantee as stipulated in the Performance Agreement in conformance with Section 3-3-45 of city code.
12. Based on the modification of standards for lot dimensions granted under the preliminary plat application, the proposed development conforms to Sections 3-2-3, 3-2-4, 3-2-5(E), 3-2-5(G) and 3-2-17 of city code.
13. The proposed development is in conformance with Section 3-8 of city code.
14. The subdivision is in conformance with 3-8 Floodplain Management.

RECOMMENDATION

Staff recommends **approval** of the subdivision based on the following conditions:

1. The Developer shall execute a Performance Agreement in accordance with Section 3-3-44 of city code. The Performance Agreement shall be secured in accordance with Section 3-3-45 of city code. In conformance with Section 3-3-44 of city code, the public improvements shall be completed within a time of no later than two (2) years of the date of Final Plat approval by the City Council unless extended as stipulated in city code.
2. The Performance Agreement shall be approved by the City Council.
3. The Developer shall enter into the Performance Agreement within 30 days of approval of the Final Plat by the City Council.
4. The Final Plat is approved for 38 single family residential lots.
5. The Utility Department will issue a Will Serve Letter for the subdivision.
6. State approval of the subdivision is required.
7. Conformance with Preliminary Plat conditions is required.
8. Civil improvements are to comply with Chapter 3-3 of City code.
9. 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 Standard Specifications for Public Works. All Right-of-Way and utility improvements are to be certified by the Engineer of Record for the project.

10. An engineer's estimate for the public improvements shall be provided prior to the final plat being presented to the City Council to allow for finalization of the required Performance Agreement.
11. Modify Planning Commission approval jurat to the 3rd day of May, 2016 prior to City Council approval.

STAFF COMMENT FLOW SHEET
PLANNING COMMISSION AGENDA DATE: 9/6

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

Title: Final Plat 11-18 Great Basin Estates Phase 3
Applicant(s): Parrado Partners, LP
Site Location: Extension of Village Parkway + Opal Drive
Current Zoning: R Date Received: 8/15/18 Date Public Notice: N/A
COMMENT: This is to subdivide 9.65 acres into 38 lots.

If additional space is needed please provide a separate memorandum

Assistant City Manager: Date: 8/24/18
- Recommend approval as presented by Staff

SAW

Initial

City Manager: Date: 8/24/18
Recommend approval based upon conditions listed in Staff Report.

cc

Initial



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):	Parrado Partners, LP		
MAILING ADDRESS:	12257 Business Park Drive #8, Truckee, CA 96161		
PHONE NO (Home):		(Business)	(530) 587-0740
NAME OF PROPERTY OWNER (If different):			
(Property owner consent in writing must be provided)			
MAILING ADDRESS:			
LEGAL DESCRIPTION AND LOCATION OF PROPERTY INVOLVED (Attach if necessary):			
ASSESSOR'S PARCEL NO.:	001-633-030	Address	Flagstone Dr/Granite Dr
Lot(s), Block(s), & Subdivision	Lot E, Great Basin Estates Subdivision, Phase 2		
Or Parcel(s) & File No.			
PROJECT DESCRIPTION OR PURPOSE:			
APPLICANT'S REPRESENTATIVE OR ENGINEER:	High Desert Engineering, LLC		

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 1st 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.

RECEIVED

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

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

Robert E. Morley, P.L.S.

(Please print or type)

Mailing Address

640 Idaho Street

Street Address or P.O. Box

Elko, Nevada 89801

City, State, Zip Code

Phone Number:

775-738-4053

Email address:

remorley@frontiernet.net

SIGNATURE:

Robert E. Morley

FOR OFFICE USE ONLY

38 Lots x 25 \$950 = \$36,250
\$1,700

File No.:

11-18

Date Filed:

8/15/18

Fee Paid:

\$1,700 CR# 1504

RECEIVED

AUG 15 2018

Phase 3.txt

Parcel name: Lot 44

North: 28473550.8913 East : 612360.1426
Line Course: S 48-15-09 E Length: 59.00
North: 28473511.6062 East : 612404.1617
Line Course: S 41-44-51 W Length: 100.00
North: 28473436.9976 East : 612337.5768
Line Course: N 48-15-09 W Length: 74.00
North: 28473486.2704 East : 612282.3664
Line Course: N 41-44-51 E Length: 9.55
North: 28473493.3955 East : 612288.7253
Line Course: N 41-44-51 E Length: 75.45
North: 28473549.6878 East : 612338.9636
Curve Length: 23.56 Radius: 15.00
Delta: 90-00-00 Tangent: 15.00
Chord: 21.21 Course: N 86-44-51 E
Course In: S 48-15-09 E Course Out: N 41-44-51 E
RP North: 28473539.7000 East : 612350.1549
End North: 28473550.8913 East : 612360.1426

Perimeter: 341.56 Area: 7,352 S.F. 0.169 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: 341,560,000.00

Parcel name: Lot 45

North: 28473511.6062 East : 612404.1617
Line Course: S 48-15-09 E Length: 60.00
North: 28473471.6552 East : 612448.9269
Line Course: S 41-44-51 W Length: 100.00
North: 28473397.0466 East : 612382.3420
Line Course: N 48-15-09 W Length: 60.00
North: 28473436.9975 East : 612337.5768
Line Course: N 41-44-51 E Length: 100.00
North: 28473511.6062 East : 612404.1617
Line Course: S 21-04-39 W Length: 0.00
North: 28473511.6062 East : 612404.1617

Perimeter: 320.00 Area: 6,000 S.F. 0.138 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: 320,000,000.00

Parcel name: Lot 46

North:	28473471.6552	East :	612448.9268
Line Course:	S 48-15-09 E	Length:	60.00
	North: 28473431.7042	East :	612493.6920
Line Course:	S 41-44-51 W	Length:	100.00
	North: 28473357.0956	East :	612427.1071
Line Course:	N 48-15-09 W	Length:	60.00
	North: 28473397.0465	East :	612382.3419
Line Course:	N 41-44-51 E	Length:	100.00
	North: 28473471.6552	East :	612448.9268
Line Course:	S 31-08-20 W	Length:	0.00
	North: 28473471.6552	East :	612448.9268

Perimeter: 320.00 Area: 6,000 S.F. 0.138 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: 320,000,000.00

Parcel name: Lot 47

North:	28473431.7042	East :	612493.6920
Line Course:	S 48-15-09 E	Length:	60.00
	North: 28473391.7532	East :	612538.4571
Line Course:	S 41-44-51 W	Length:	100.00
	North: 28473317.1446	East :	612471.8722
Line Course:	N 48-15-09 W	Length:	60.00
	North: 28473357.0955	East :	612427.1070
Line Course:	N 41-44-51 E	Length:	100.00
	North: 28473431.7042	East :	612493.6920
Line Course:	S 44-32-56 W	Length:	0.00
	North: 28473431.7042	East :	612493.6920

Perimeter: 320.00 Area: 6,000 S.F. 0.138 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: 320,000,000.00

Phase 3.txt

Parcel name: Lot 48

North: 28473391.7532 East : 612538.4571
Line Course: S 48-15-09 E Length: 60.00
North: 28473351.8022 East : 612583.2223
Line Course: S 41-44-51 W Length: 100.00
North: 28473277.1936 East : 612516.6374
Line Course: N 48-15-09 W Length: 60.00
North: 28473317.1445 East : 612471.8722
Line Course: N 41-44-51 E Length: 100.00
North: 28473391.7532 East : 612538.4571
Line Course: S 46-10-09 W Length: 0.00
North: 28473391.7532 East : 612538.4571

Perimeter: 320.00 Area: 6,000 S.F. 0.138 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: 320,000,000.00

Parcel name: Lot 49

North: 28473311.8512 East : 612627.9874
Line Course: N 48-15-09 W Length: 60.00
North: 28473351.8021 East : 612583.2222
Line Course: S 41-44-51 W Length: 100.00
North: 28473277.1935 East : 612516.6373
Line Course: S 48-15-09 E Length: 60.00
North: 28473237.2425 East : 612561.4025
Line Course: N 41-44-51 E Length: 100.00
North: 28473311.8512 East : 612627.9874
Line Course: S 36-17-33 W Length: 0.00
North: 28473311.8512 East : 612627.9874

Perimeter: 320.00 Area: 6,000 S.F. 0.138 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: 320,000,000.00

Parcel name: Lot 50

North: 28473307.5780 East : 612632.7754
Line Course: N 48-15-09 W Length: 6.42
North: 28473311.8528 East : 612627.9855

Phase 3.txt

Line Course: S 41-44-51 W Length: 100.00
 North: 28473237.2442 East : 612561.4006
 Line Course: S 48-15-09 E Length: 25.06
 North: 28473220.5580 East : 612580.0975
 Line Course: S 37-41-16 E Length: 43.58
 North: 28473186.0708 East : 612606.7405
 Line Course: N 41-45-12 E Length: 105.55
 North: 28473264.8130 East : 612677.0289
 Curve Length: 61.56 Radius: 775.00
 Delta: 4-33-04 Tangent: 30.80
 Chord: 61.54 Course: N 45-58-37 W
 Course In: S 46-17-55 W Course Out: N 41-44-51 E
 RP North: 28472729.3656 East : 612116.7424
 End North: 28473307.5826 East : 612632.7754
 Line Course: S 01-47-24 E Length: 0.00
 North: 28473307.5826 East : 612632.7754

Perimeter: 342.16 Area: 6,912 S.F. 0.159 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
 Error Closure: 0.0045 Course: N 00-20-13 E
 Error North: 0.00452 East : 0.00003
 Precision 1: 76,037.78

Parcel name: Lot 51

Curve North: 28473264.8082 East : 612677.0290
 Length: 74.85 Radius: 775.00
 Delta: 5-32-02 Tangent: 37.45
 Chord: 74.82 Course: S 40-56-04 E
 Course In: S 46-17-55 W Course Out: N 51-49-57 E
 RP North: 28472729.3608 East : 612116.7425
 End North: 28473208.2818 East : 612726.0533
 Line Course: S 48-00-44 W Length: 108.30
 North: 28473135.8321 East : 612645.5553
 Line Course: N 37-41-16 W Length: 63.48
 North: 28473186.0672 East : 612606.7463
 Line Course: N 41-45-12 E Length: 105.55
 North: 28473264.8095 East : 612677.0347

Perimeter: 352.18 Area: 7,389 S.F. 0.170 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
 Error Closure: 0.0058 Course: N 77-25-02 E
 Error North: 0.00125 East : 0.00562
 Precision 1: 60,720.69

Phase 3.txt

Parcel name: Lot 52

North: 28473208.2841 East : 612726.0514
Curve Length: 74.85 Radius: 775.00
Delta: 5-32-01 Tangent: 37.45
Chord: 74.82 Course: S 35-24-03 E
Course In: S 51-49-57 W Course Out: N 57-21-58 E
RP North: 28472729.3631 East : 612116.7405
End North: 28473147.2966 East : 612769.3940
Line Course: S 50-43-33 W Length: 111.20
North: 28473076.9034 East : 612683.3113
Line Course: N 32-39-03 W Length: 69.99
North: 28473135.8332 East : 612645.5504
Line Course: N 48-00-44 E Length: 108.30
North: 28473208.2829 East : 612726.0484

Perimeter: 364.34 Area: 7,935 S.F. 0.182 ACRES

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

Error Closure: 0.0032 Course: S 67-29-22 W

Error North: -0.00121 East : -0.00293

Precision 1: 113,856.25

Parcel name: Lot 53

North: 28473147.2961 East : 612769.3946
Curve Length: 74.85 Radius: 775.00
Delta: 5-32-01 Tangent: 37.45
Chord: 74.82 Course: S 29-52-02 E
Course In: S 57-21-58 W Course Out: N 62-53-59 E
RP North: 28472729.3626 East : 612116.7410
End North: 28473082.4133 East : 612806.6542
Line Course: S 53-39-25 W Length: 107.04
North: 28473018.9794 East : 612720.4353
Line Course: N 32-39-03 W Length: 68.80
North: 28473076.9072 East : 612683.3165
Line Course: N 50-43-33 E Length: 111.20
North: 28473147.3003 East : 612769.3993
Line Course: S 90-00-00 E Length: 0.00
North: 28473147.3003 East : 612769.3993

Perimeter: 361.89 Area: 7,824 S.F. 0.180 ACRES

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

Error Closure: 0.0063 Course: N 47-53-33 E

Error North: 0.00425 East : 0.00471

Precision 1: 57,442.86

Phase 3.txt

Parcel name: Lot 54

North:	28473069.3312	East :	612868.4368
Curve Length:	63.52	Radius:	825.00
Delta:	4-24-42	Tangent:	31.78
Chord:	63.51	Course:	N 26-32-30 W
Course In:	S 65-39-51 W	Course Out:	N 61-15-09 E
RP North:	28472729.3617	East :	612116.7416
End North:	28473126.1459	East :	612840.0585
Line Course:	N 63-48-49 E	Length:	103.71
North:	28473171.9123	East :	612933.1240
Line Course:	S 33-34-46 E	Length:	76.31
North:	28473108.3370	East :	612975.3305
Line Course:	S 68-46-47 W	Length:	108.63
North:	28473069.0179	East :	612874.0661
Line Course:	S 65-39-51 W	Length:	5.00
North:	28473066.9574	East :	612869.5104
Line Course:	N 24-20-09 W	Length:	2.61
North:	28473069.3355	East :	612868.4349

Perimeter: 359.77 Area: 7,621 S.F. 0.175 ACRES

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

Error Closure: 0.0047 Course: N 24-54-01 W

Error North: 0.00429 East : -0.00199

Precision 1: 76,548.94

Parcel name: Lot 55

North:	28473126.1460	East :	612840.0584
Curve Length:	58.26	Radius:	825.00
Delta:	4-02-46	Tangent:	29.14
Chord:	58.25	Course:	N 30-46-14 W
Course In:	S 61-15-09 W	Course Out:	N 57-12-23 E
RP North:	28472729.3618	East :	612116.7416
End North:	28473176.1938	East :	612810.2588
Line Course:	N 57-29-16 E	Length:	100.01
North:	28473229.9471	East :	612894.5949
Line Course:	S 33-34-46 E	Length:	69.66
North:	28473171.9120	East :	612933.1234
Line Course:	S 63-48-49 W	Length:	103.71
North:	28473126.1455	East :	612840.0578

Perimeter: 331.63 Area: 6,473 S.F. 0.149 ACRES

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

Error Closure: 0.0008 Course: S 50-47-13 W

Error North: -0.00049 East : -0.00060

Precision 1: 414,550.00

Phase 3.txt

Parcel name: Lot 56

North:	28473176.1939	East :	612810.2587
Curve Length:	70.23	Radius:	825.00
Delta:	4-52-39	Tangent:	35.14
Chord:	70.21	Course:	N 35-13-56 W
Course In:	S 57-12-23 W	Course Out:	N 52-19-44 E
RP North:	28472729.3620	East :	612116.7414
End North:	28473233.5426	East :	612769.7552
Curve Length:	22.40	Radius:	15.00
Delta:	85-33-39	Tangent:	13.88
Chord:	20.38	Course:	N 05-06-33 E
Course In:	N 52-19-44 E	Course Out:	N 42-06-37 W
RP North:	28473242.7095	East :	612781.6281
End North:	28473253.8373	East :	612771.5697
Line Course:	N 47-53-23 E	Length:	75.24
North:	28473304.2903	East :	612827.3869
Line Course:	S 42-06-44 E	Length:	100.22
North:	28473229.9438	East :	612894.5930
Line Course:	S 57-29-16 W	Length:	100.01
North:	28473176.1904	East :	612810.2569
Line Course:	N 90-00-00 W	Length:	0.00
North:	28473176.1904	East :	612810.2569

Perimeter: 368.09 Area: 8,568 S.F. 0.197 ACRES

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

Error Closure: 0.0039 Course: S 28-20-56 W

Error North: -0.00347 East : -0.00187

Precision 1: 94,384.62

Parcel name: Lot 57

North:	28473304.2895	East :	612827.3875
Line Course:	N 47-53-23 E	Length:	60.35
North:	28473344.7578	East :	612872.1584
Curve Length:	21.47	Radius:	15.00
Delta:	82-00-04	Tangent:	13.04
Chord:	19.68	Course:	N 88-53-25 E
Course In:	S 42-06-37 E	Course Out:	N 39-53-27 E
RP North:	28473333.6300	East :	612882.2168
End North:	28473345.1390	East :	612891.8367
Line Course:	S 50-06-33 E	Length:	84.57
North:	28473290.9020	East :	612956.7246
Curve Length:	17.45	Radius:	20.00
Delta:	49-59-41	Tangent:	9.33

Phase 3.txt

Chord: 16.90
 Course In: S 39-53-27 W Course Out: N 89-53-08 E
 RP North: 28473275.5566 East : 612943.8980
 End North: 28473275.5965 East : 612963.8980
 Line Course: S 56-37-37 W Length: 82.99
 North: 28473229.9447 East : 612894.5925
 Line Course: N 42-06-44 W Length: 100.22
 North: 28473304.2912 East : 612827.3865
 Line Course: N 90-00-00 W Length: 0.00
 North: 28473304.2912 East : 612827.3865

Perimeter: 367.04 Area: 8,586 S.F. 0.197 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
 Error Closure: 0.0020 Course: N 29-41-16 W
 Error North: 0.00171 East : -0.00098
 Precision 1: 183,525.00

Parcel name: Lot 58

North: 28473275.5971 East : 612963.8968
 Curve Length: 81.11 Radius: 50.00
 Delta: 92-56-48 Tangent: 52.64
 Chord: 72.51 Course: S 46-35-16 E
 Course In: N 89-53-08 E Course Out: S 03-03-40 E
 RP North: 28473275.6970 East : 613013.8967
 End North: 28473225.7683 East : 613016.5668
 Line Course: S 03-03-40 E Length: 99.50
 North: 28473126.4103 East : 613021.8802
 Line Course: S 68-46-47 W Length: 49.94
 North: 28473108.3343 East : 612975.3263
 Line Course: N 33-34-46 W Length: 76.31
 North: 28473171.9097 East : 612933.1198
 Line Course: N 33-34-46 W Length: 69.66
 North: 28473229.9448 East : 612894.5914
 Line Course: N 56-37-37 E Length: 82.99
 North: 28473275.5966 East : 612963.8969
 Line Course: S 90-00-00 E Length: 0.00
 North: 28473275.5966 East : 612963.8969

Perimeter: 459.51 Area: 11,758 S.F. 0.270 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
 Error Closure: 0.0005 Course: S 06-41-40 E
 Error North: -0.00053 East : 0.00006
 Precision 1: 919,020.00

Phase 3.txt

Parcel name: Lot 59

North: 28473225.7683 East : 613016.5668
 Curve Length: 62.48 Radius: 50.00
 Delta: 71-36-03 Tangent: 36.06
 Chord: 58.50 Course: N 51-08-19 E
 Course In: N 03-03-40 W Course Out: S 74-39-43 E
 RP North: 28473275.6970 East : 613013.8968
 End North: 28473262.4713 East : 613062.1159
 Line Course: S 74-39-43 E Length: 262.30
 North: 28473193.0894 East : 613315.0733
 Line Course: S 80-27-31 W Length: 217.18
 North: 28473157.0896 East : 613100.8977
 Line Course: S 68-46-47 W Length: 84.76
 North: 28473126.4104 East : 613021.8848
 Line Course: N 03-03-40 W Length: 99.50
 North: 28473225.7684 East : 613016.5714

Perimeter: 726.22 Area: 18,725 S.F. 0.430 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
 Error Closure: 0.0046 Course: N 89-24-51 E
 Error North: 0.00005 East : 0.00455
 Precision 1: 157,873.91

Parcel name: Lot 60

North: 28473316.4906 East : 613042.8083
 Curve Length: 61.10 Radius: 50.00
 Delta: 70-00-42 Tangent: 35.02
 Chord: 57.37 Course: S 19-40-04 E
 Course In: S 35-19-35 W Course Out: S 74-39-43 E
 RP North: 28473275.6970 East : 613013.8967
 End North: 28473262.4714 East: 613062.1157
 Line Course: S 74-39-43 E Length: 262.30
 North: 28473193.0894 East : 613315.0731
 Line Course: N 46-55-41 W Length: 204.73
 North: 28473332.9029 East : 613165.5185
 Line Course: N 54-33-09 W Length: 90.62
 North: 28473385.4585 East : 613091.6952
 Line Course: S 35-19-35 W Length: 84.54
 North: 28473316.4848 East : 613042.8113

Perimeter: 703.28 Area: 19,445 S.F. 0.446 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
 Error Closure: 0.0066 Course: S 27-18-00 E
 Error North: -0.00584 East : 0.00301
 Precision 1: 106,559.09

Phase 3.txt

Parcel name: Lot 61

North: 28473329.2660 East : 612988.7897
Line Course: N 50-06-33 W Length: 34.90
North: 28473351.6483 East : 612962.0121
Line Course: N 37-00-20 E Length: 102.79
North: 28473433.7340 East : 613023.8806
Line Course: S 54-33-09 E Length: 83.24
North: 28473385.4584 East : 613091.6918
Line Course: S 35-19-35 W Length: 84.54
North: 28473316.4847 East : 613042.8080
Curve Length: 39.65 Radius: 50.00
Delta: 45-25-49 Tangent: 20.93
Chord: 38.61 Course: N 77-23-20 W
Course In: S 35-19-35 W Course Out: N 10-06-14 W
RP North: 28473275.6911 East : 613013.8963
End North: 28473324.9157 East : 613005.1246
Curve Length: 17.45 Radius: 20.00
Delta: 49-59-41 Tangent: 9.33
Chord: 16.90 Course: N 75-06-24 W
Course In: N 10-06-14 W Course Out: S 39-53-27 W
RP North: 28473344.6055 East : 613001.6159
End North: 28473329.2601 East : 612988.7894

Perimeter: 362.57 Area: 8,289 S.F. 0.190 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0059 Course: S 02-53-31 W
Error North: -0.00584 East : -0.00030
Precision 1: 61,452.54

Parcel name: Lot 62

North: 28473407.8278 East : 612910.4311
Line Course: N 37-00-20 E Length: 86.93
North: 28473477.2481 East : 612962.7536
Line Course: S 54-33-09 E Length: 75.03
North: 28473433.7339 East : 613023.8766
Line Course: S 37-00-20 W Length: 102.79
North: 28473351.6482 East : 612962.0081
Line Course: N 50-06-33 W Length: 35.20
North: 28473374.2229 East : 612935.0002
Curve Length: 10.93 Radius: 20.00
Delta: 31-18-01 Tangent: 5.60
Chord: 10.79 Course: N 34-27-33 W
Course In: N 39-53-27 E Course Out: S 71-11-28 W
RP North: 28473389.5683 East : 612947.8268

Phase 3.txt

End North: 28473383.1200 East : 612928.8948
Curve Length: 31.36 Radius: 50.00
Delta: 35-56-09 Tangent: 16.22
Chord: 30.85 Course: N 36-46-36 W
Course In: S 71-11-28 W Course Out: N 35-15-19 E
RP North: 28473366.9994 East : 612881.5648
End North: 28473407.8288 East : 612910.4259
Line Course: N 08-52-50 E Length: 0.00
North: 28473407.8288 East : 612910.4259

Perimeter: 342.23 Area: 7,239 S.F. 0.166 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0053 Course: N 79-03-06 W
Error North: 0.00101 East : -0.00524
Precision 1: 64,573.58

Parcel name: Lot 63

North: 28473414.6415 East : 612866.4001
Line Course: N 07-35-56 W Length: 146.26
North: 28473559.6171 East : 612847.0591
Line Course: S 54-33-09 E Length: 142.02
North: 28473477.2516 East : 612962.7553
Line Course: S 37-00-20 W Length: 86.93
North: 28473407.8313 East : 612910.4328
Curve Length: 46.18 Radius: 50.00
Delta: 52-55-02 Tangent: 24.88
Chord: 44.56 Course: N 81-12-12 W
Course In: S 35-15-19 W Course Out: N 17-39-43 W
RP North: 28473367.0019 East : 612881.5718
End North: 28473414.6450 East : 612866.4018

Perimeter: 421.39 Area: 9,139 S.F. 0.210 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0039 Course: N 25-04-50 E
Error North: 0.00353 East : 0.00165
Precision 1: 108,048.72

Parcel name: Lot 64

North: 28473458.0698 East : 612756.4434
Line Course: N 41-44-40 E Length: 136.10
North: 28473559.6170 East : 612847.0601
Line Course: S 07-35-56 E Length: 146.26
North: 28473414.6414 East : 612866.4011

Phase 3.txt
Curve Length: 48.65 Radius: 50.00
Delta: 55-44-56 Tangent: 26.45
Chord: 46.75 Course: S 44-27-49 W
Course In: S 17-39-43 E Course Out: N 73-24-39 W
RP North: 28473366.9983 East : 612881.5711
End North: 28473381.2736 East : 612833.6522
Line Course: N 45-09-12 W Length: 108.90
North: 28473458.0712 East : 612756.4425
Line Course: S 08-52-50 E Length: 0.00
North: 28473458.0712 East : 612756.4425

Perimeter: 439.91 Area: 9,913 S.F. 0.228 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0017 Course: N 32-10-58 W
Error North: 0.00141 East : -0.00089
Precision 1: 258,770.59

Parcel name: Lot 65

North: 28473398.3800 East : 612703.1787
Line Course: N 41-44-40 E Length: 80.00
North: 28473458.0697 East : 612756.4435
Line Course: S 45-09-12 E Length: 108.90
North: 28473381.2722 East : 612833.6532
Curve Length: 10.93 Radius: 20.00
Delta: 31-18-02 Tangent: 5.60
Chord: 10.79 Course: S 32-14-22 W
Course In: N 73-24-39 W Course Out: S 42-06-37 E
RP North: 28473386.9823 East : 612814.4856
End North: 28473372.1452 East : 612827.8968
Line Course: S 47-53-23 W Length: 63.83
North: 28473329.3434 East : 612780.5442
Line Course: N 48-15-17 W Length: 103.69
North: 28473398.3823 East : 612703.1798
Line Course: N 90-00-00 W Length: 0.00
North: 28473398.3823 East : 612703.1798

Perimeter: 367.34 Area: 8,290 S.F. 0.190 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0025 Course: N 26-06-30 E
Error North: 0.00228 East : 0.00112
Precision 1: 146,940.00

Parcel name: Lot 66

Phase 3.txt

North: 28473398.3800 East : 612703.1787
 Line Course: S 48-15-17 E Length: 103.69
 North: 28473329.3411 East : 612780.5431
 Line Course: S 47-53-23 W Length: 54.90
 North: 28473292.5274 East : 612739.8152
 Curve Length: 23.29 Radius: 15.00
 Delta: 88-58-41 Tangent: 14.73
 Chord: 21.02 Course: N 87-37-17 W
 Course In: N 42-06-37 W Course Out: S 46-52-04 W
 RP North: 28473303.6552 East : 612729.7568
 End North: 28473293.3999 East : 612718.8102
 Curve Length: 73.73 Radius: 825.00
 Delta: 5-07-13 Tangent: 36.89
 Chord: 73.70 Course: N 45-41-33 W
 Course In: S 46-52-04 W Course Out: N 41-44-51 E
 RP North: 28472729.3604 East : 612116.7434
 End North: 28473344.8817 East : 612666.0689
 Line Course: N 48-15-09 W Length: 7.93
 North: 28473350.1619 East : 612660.1524
 Line Course: N 41-44-40 E Length: 64.62
 North: 28473398.3763 East : 612703.1770
 Line Course: S 90-00-00 E Length: 0.00
 North: 28473398.3763 East : 612703.1770

Perimeter: 328.16 Area: 6,570 S.F. 0.151 ACRES

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

Error Closure: 0.0041 Course: S 24-14-30 W

Error North: -0.00371 East : -0.00167

Precision 1: 80,039.02

Parcel name: Lot 67

North: 28473350.1625 East : 612660.1514
 Line Course: N 48-15-09 W Length: 88.68
 North: 28473409.2100 East : 612593.9885
 Curve Length: 23.56 Radius: 15.00
 Delta: 90-00-00 Tangent: 15.00
 Chord: 21.21 Course: N 03-15-09 W
 Course In: N 41-44-51 E Course Out: N 48-15-09 W
 RP North: 28473420.4013 East : 612603.9762
 End North: 28473430.3890 East : 612592.7849
 Line Course: N 41-44-51 E Length: 49.62
 North: 28473467.4099 East : 612625.8244
 Line Course: S 48-15-17 E Length: 103.67
 North: 28473398.3843 East : 612703.1738
 Line Course: S 41-44-40 W Length: 64.62
 North: 28473350.1699 East : 612660.1492
 Line Course: N 30-41-59 E Length: 0.00
 North: 28473350.1699 East : 612660.1492

Phase 3.txt

Perimeter: 330.16 Area: 6,651 S.F. 0.153 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0077 Course: N 16-43-22 W
Error North: 0.00736 East : -0.00221
Precision 1: 42,876.62

Parcel name: Lot 68

North: 28473467.4083 East : 612625.8264
Line Course: S 48-15-17 E Length: 103.67
North: 28473398.3827 East : 612703.1758
Line Course: N 41-44-40 E Length: 80.00
North: 28473458.0724 East : 612756.4406
Line Course: N 48-15-19 W Length: 80.37
North: 28473511.5838 East : 612696.4750
Curve Length: 56.70 Radius: 50.00
Delta: 64-58-12 Tangent: 31.84
Chord: 53.71 Course: S 59-15-27 W
Course In: N 63-13-39 W Course Out: S 01-44-33 W
RP North: 28473534.1063 East : 612651.8349
End North: 28473484.1294 East: 612650.3145
Curve Length: 17.45 Radius: 20.00
Delta: 49-59-42 Tangent: 9.33
Chord: 16.90 Course: S 66-44-42 W
Course In: S 01-44-33 W Course Out: N 48-15-09 W
RP North: 28473464.1386 East : 612649.7064
End North: 28473477.4556 East : 612634.7846
Line Course: S 41-44-51 W Length: 13.46
North: 28473467.4133 East : 612625.8223
Line Course: S 90-00-00 E Length: 0.00
North: 28473467.4133 East : 612625.8223

Perimeter: 351.65 Area: 7,196 S.F. 0.165 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0065 Course: N 38-48-39 W
Error North: 0.00505 East : -0.00406
Precision 1: 54,100.00

Parcel name: Lot 69

Curve North: 28473511.5796 East : 612696.4796
Length: 64.43 Radius: 50.00
Delta: 73-50-06 Tangent: 37.56
Chord: 60.07 Course: N 10-08-42 W

Phase 3.txt

Course In: N 63-13-39 W Course Out: N 42-56-15 E
 RP North: 28473534.1020 East : 612651.8395
 End North: 28473570.7069 East : 612685.8995
 Line Course: N 42-56-15 E Length: 85.16
 North: 28473633.0523 East : 612743.9105
 Line Course: S 54-33-09 E Length: 126.62
 North: 28473559.6182 East : 612847.0611
 Line Course: S 41-44-40 W Length: 136.10
 North: 28473458.0710 East : 612756.4445
 Line Course: N 48-15-19 W Length: 80.37
 North: 28473511.5824 East : 612696.4789
 Line Course: N 03-34-35 W Length: 0.00
 North: 28473511.5824 East : 612696.4789

Perimeter: 492.68 Area: 15,110 S.F. 0.347 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
 Error Closure: 0.0029 Course: N 13-24-13 W
 Error North: 0.00278 East : -0.00066
 Precision 1: 169,889.66

Parcel name: Lot 70

North: 28473581.5078 East : 612635.9433
 Line Course: N 48-15-19 W Length: 88.98
 North: 28473640.7518 East : 612569.5537
 Line Course: N 46-08-47 E Length: 96.52
 North: 28473707.6226 East : 612639.1554
 Line Course: S 54-33-09 E Length: 128.59
 North: 28473633.0460 East : 612743.9109
 Line Course: S 42-56-15 W Length: 85.16
 North: 28473570.7006 East : 612685.8999
 Curve Length: 53.65 Radius: 50.00
 Delta: 61-28-29 Tangent: 29.73
 Chord: 51.11 Course: N 77-48-00 W
 Course In: S 42-56-15 W Course Out: N 18-32-14 W
 RP North: 28473534.0957 East : 612651.8399
 End North: 28473581.5016 East : 612635.9439
 Line Course: S 43-37-31 E Length: 0.00
 North: 28473581.5016 East : 612635.9439

Perimeter: 452.90 Area: 12,635 S.F. 0.290 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
 Error Closure: 0.0062 Course: S 05-10-00 E
 Error North: -0.00618 East : 0.00056
 Precision 1: 73,048.39

Phase 3.txt

Parcel name: Lot 71

North: 28473581.8964 East : 612517.0211
Line Course: S 48-30-52 E Length: 107.41
North: 28473510.7447 East : 612597.4844
Curve Length: 17.45 Radius: 20.00
Delta: 49-59-41 Tangent: 9.33
Chord: 16.90 Course: N 16-45-01 E
Course In: N 48-15-09 W Course Out: N 81-45-10 E
RP North: 28473524.0617 East : 612582.5626
End North: 28473526.9306 East : 612602.3558
Curve Length: 69.56 Radius: 50.00
Delta: 79-42-36 Tangent: 41.74
Chord: 64.08 Course: N 31-36-28 E
Course In: N 81-45-10 E Course Out: N 18-32-14 W
RP North: 28473534.1028 East : 612651.8387
End North: 28473581.5087 East : 612635.9427
Line Course: N 48-15-19 W Length: 88.98
North: 28473640.7527 East : 612569.5531
Line Course: S 41-44-51 W Length: 78.89
North: 28473581.8940 East : 612517.0242

Perimeter: 362.30 Area: 7,099 S.F. 0.163 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0040 Course: S 51-25-09 E
Error North: -0.00249 East : 0.00312
Precision 1: 90,572.50

Parcel name: Lot 72

North: 28473581.8964 East : 612517.0211
Line Course: S 48-30-52 E Length: 107.41
North: 28473510.7447 East : 612597.4844
Line Course: S 41-44-51 W Length: 63.08
North: 28473463.6816 East : 612555.4826
Curve Length: 23.56 Radius: 15.00
Delta: 90-00-00 Tangent: 15.00
Chord: 21.21 Course: S 86-44-51 W
Course In: N 48-15-09 W Course Out: S 41-44-51 W
RP North: 28473473.6693 East : 612544.2913
End North: 28473462.4780 East : 612534.3036
Line Course: N 48-15-09 W Length: 92.41
North: 28473524.0091 East : 612465.3577
Line Course: N 41-44-51 E Length: 77.59
North: 28473581.8980 East : 612517.0210

Perimeter: 364.05 Area: 8,312 S.F. 0.191 ACRES

Phase 3.txt

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

Error Closure: 0.0015

Course: N 05-02-22 W

Error North: 0.00153

East : -0.00014

Precision 1: 242,700.00

Parcel name: Lot 73

North: 28473588.1956 East : 612393.4351
Line Course: S 48-15-09 E Length: 96.40
North: 28473524.0077 East : 612465.3579
Line Course: N 41-44-51 E Length: 77.59
North: 28473581.8966 East : 612517.0211
Line Course: N 48-15-09 W Length: 111.40
North: 28473656.0722 East : 612433.9071
Line Course: S 41-44-51 W Length: 62.59
North: 28473609.3746 East : 612392.2316
Curve Length: 23.56 Radius: 15.00
Delta: 90-00-00 Tangent: 15.00
Chord: 21.21 Course: S 03-15-09 E
Course In: S 48-15-09 E Course Out: S 41-44-51 W
RP North: 28473599.3869 East : 612403.4229
End North: 28473588.1956 East : 612393.4351

Perimeter: 371.54 Area: 8,595 S.F. 0.197 ACRES

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

Error Closure: 0.0000

Course: N 00-00-00 E

Error North: 0.00000

East : 0.00000

Precision 1: 371,540,000.00

Parcel name: Lot 74

North: 28473656.0721 East : 612433.9072
Line Course: N 41-44-51 E Length: 78.89
North: 28473714.9309 East : 612486.4360
Line Course: S 48-15-09 E Length: 111.40
North: 28473640.7553 East : 612569.5500
Line Course: S 41-44-51 W Length: 78.89
North: 28473581.8965 East : 612517.0212
Line Course: N 48-15-09 W Length: 111.40
North: 28473656.0721 East : 612433.9072
Line Course: N 42-11-04 W Length: 0.00
North: 28473656.0721 East : 612433.9072

Perimeter: 380.58 Area: 8,788 S.F. 0.202 ACRES

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

Phase 3.txt

Error Closure: 0.0000 Course: S 90-00-00 E
Error North: 0.00000 East : 0.00000
Precision 1: 380,580,000.00

Parcel name: Lot 75

North: 28473714.9308 East : 612486.4361
Line Course: S 48-15-09 E Length: 111.40
North: 28473640.7552 East : 612569.5501
Line Course: N 46-08-47 E Length: 96.52
North: 28473707.6260 East : 612639.1519
Line Course: N 54-33-09 W Length: 105.44
North: 28473768.7767 East : 612553.2554
Line Course: N 48-15-09 W Length: 14.00
North: 28473778.0986 East : 612542.8102
Line Course: S 41-44-51 W Length: 84.67
North: 28473714.9274 East : 612486.4328
Line Course: S 43-28-06 E Length: 0.00
North: 28473714.9274 East : 612486.4328

Perimeter: 412.03 Area: 10,309 S.F. 0.237 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0047 Course: S 44-02-34 W
Error North: -0.00339 East : -0.00328
Precision 1: 87,665.96

Parcel name: Lot 76

North: 28473875.3134 East : 612433.8827
Line Course: N 48-15-09 W Length: 25.00
North: 28473891.9596 East : 612415.2306
Line Course: S 41-44-51 W Length: 63.60
North: 28473844.5085 East : 612372.8826
Line Course: S 48-15-09 E Length: 111.00
North: 28473770.5992 East : 612455.6982
Line Course: N 41-44-51 E Length: 63.60
North: 28473818.0503 East : 612498.0462
Line Course: N 48-15-09 W Length: 86.00
North: 28473875.3134 East : 612433.8827

Perimeter: 349.20 Area: 7,060 S.F. 0.162 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: 349,200,000.00

Phase 3.txt

Parcel name: Lot 77

North: 28473844.5086 East : 612372.8825
Line Course: S 48-15-09 E Length: 111.00
North: 28473770.5993 East : 612455.6981
Line Course: S 41-44-51 W Length: 63.60
North: 28473723.1482 East : 612413.3501
Line Course: N 48-15-09 W Length: 111.00
North: 28473797.0575 East : 612330.5345
Line Course: N 41-44-51 E Length: 63.60
North: 28473844.5086 East : 612372.8825
Line Course: N 32-00-19 W Length: 0.00
North: 28473844.5086 East : 612372.8825

Perimeter: 349.20 Area: 7,060 S.F. 0.162 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: 349,200,000.00

Parcel name: Lot 78

North: 28473797.0575 East : 612330.5345
Line Course: S 48-15-09 E Length: 111.00
North: 28473723.1483 East : 612413.3501
Line Course: S 41-44-51 W Length: 63.60
North: 28473675.6972 East : 612371.0021
Line Course: N 48-15-09 W Length: 111.00
North: 28473749.6064 East : 612288.1865
Line Course: N 41-44-51 E Length: 63.60
North: 28473797.0575 East : 612330.5345
Line Course: N 01-47-24 W Length: 0.00
North: 28473797.0575 East : 612330.5345

Perimeter: 349.20 Area: 7,060 S.F. 0.162 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: 349,200,000.00

Parcel name: Lot 79

Phase 3.txt

North: 28473749.6065 East : 612288.1864
Line Course: S 48-15-09 E Length: 111.00
North: 28473675.6972 East : 612371.0020
Line Course: S 41-44-51 W Length: 63.60
North: 28473628.2461 East : 612328.6540
Line Course: N 48-15-09 W Length: 111.00
North: 28473702.1554 East : 612245.8384
Line Course: N 41-44-51 E Length: 63.60
North: 28473749.6065 East : 612288.1864
Line Course: N 90-00-00 W Length: 0.00
North: 28473749.6065 East : 612288.1864

Perimeter: 349.20 Area: 7,060 S.F. 0.162 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: 349,200,000.00

Parcel name: Lot 80

North: 28473702.1554 East : 612245.8384
Line Course: S 48-15-09 E Length: 111.00
North: 28473628.2462 East : 612328.6539
Line Course: S 41-44-51 W Length: 63.60
North: 28473580.7951 East : 612286.3059
Line Course: N 48-15-09 W Length: 111.00
North: 28473654.7043 East : 612203.4903
Line Course: N 41-44-51 E Length: 63.60
North: 28473702.1554 East : 612245.8384
Line Course: N 29-21-28 E Length: 0.00
North: 28473702.1554 East : 612245.8384

Perimeter: 349.20 Area: 7,060 S.F. 0.162 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: 349,200,000.00

Parcel name: Lot 81

North: 28473654.7044 East : 612203.4903
Line Course: S 41-44-51 W Length: 63.60
North: 28473607.2533 East : 612161.1423
Line Course: S 48-15-09 E Length: 111.00

Phase 3.txt

North: 28473533.3440 East : 612243.9579
 Line Course: N 41-44-51 E Length: 63.60
 North: 28473580.7951 East : 612286.3059
 Line Course: N 48-15-09 W Length: 111.00
 North: 28473654.7044 East : 612203.4903
 Line Course: N 48-21-59 W Length: 0.00
 North: 28473654.7044 East : 612203.4903

Perimeter: 349.20 Area: 7,060 S.F. 0.162 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: 349,200,000.00

 Parcel name: Street Dedication

North: 28472369.4166 East : 613949.2330
 Line Course: S 48-15-09 E Length: 60.00
 North: 28472329.4656 East : 613993.9982
 Line Course: S 41-44-51 W Length: 226.15
 North: 28472160.7382 East : 613843.4164
 Curve Length: 23.56 Radius: 15.00
 Delta: 90-00-00 Tangent: 15.00
 Chord: 21.21 Course: S 03-15-09 E
 Course In: S 48-15-09 E Course Out: S 41-44-51 W
 RP North: 28472150.7504 East : 613854.6077
 End North: 28472139.5592 East : 613844.6200
 Line Course: S 48-15-09 E Length: 188.81
 North: 28472013.8402 East : 613985.4886
 Curve Length: 23.56 Radius: 15.00
 Delta: 90-00-00 Tangent: 15.00
 Chord: 21.21 Course: N 86-44-51 E
 Course In: N 41-44-51 E Course Out: S 48-15-09 E
 RP North: 28472025.0315 East : 613995.4763
 End North: 28472015.0437 East : 614006.6676
 Line Course: N 41-44-51 E Length: 63.08
 North: 28472062.1069 East : 614048.6694
 Curve Length: 17.45 Radius: 20.00
 Delta: 49-59-41 Tangent: 9.33
 Chord: 16.90 Course: N 16-45-01 E
 Course In: N 48-15-09 W Course Out: N 81-45-10 E
 RP North: 28472075.4239 East : 614033.7476
 End North: 28472078.2927 East : 614053.5408
 Curve Length: 244.34 Radius: 50.00
 Delta: 279-59-23 Tangent: 41.96
 Chord: 64.29 Course: S 48-15-09 E
 Course In: N 81-45-10 E Course Out: S 01-44-33 W
 RP North: 28472085.4650 East : 614103.0237
 End North: 28472035.4881 East : 614101.5033

Phase 3.txt

Curve Length: 17.45 Radius: 20.00
Delta: 49-59-42 Tangent: 9.33
Chord: 16.90 Course: S 66-44-42 W
Course In: S 01-44-33 W Course Out: N 48-15-09 W
RP North: 28472015.4973 East : 614100.8952
End North: 28472028.8143 East : 614085.9734
Line Course: S 41-44-51 W Length: 63.08
North: 28471981.7512 East : 614043.9717
Curve Length: 23.56 Radius: 15.00
Delta: 90-00-00 Tangent: 15.00
Chord: 21.21 Course: S 03-15-09 E
Course In: S 48-15-09 E Course Out: S 41-44-51 W
RP North: 28471971.7635 East : 614055.1630
End North: 28471960.5722 East : 614045.1752
Line Course: S 48-15-09 E Length: 96.61
North: 28471896.2445 East : 614117.2547
Curve Length: 73.73 Radius: 825.00
Delta: 5-07-13 Tangent: 36.89
Chord: 73.70 Course: S 45-41-33 E
Course In: S 41-44-51 W Course Out: N 46-52-04 E
RP North: 28471280.7232 East : 613567.9291
End North: 28471844.7627 East : 614169.9959
Curve Length: 23.29 Radius: 15.00
Delta: 88-58-41 Tangent: 14.73
Chord: 21.02 Course: S 87-37-17 E
Course In: N 46-52-04 E Course Out: S 42-06-37 E
RP North: 28471855.0180 East : 614180.9426
End North: 28471843.8902 East : 614191.0010
Line Course: N 47-53-23 E Length: 118.73
North: 28471923.5057 East : 614279.0815
Curve Length: 10.93 Radius: 20.00
Delta: 31-18-02 Tangent: 5.60
Chord: 10.79 Course: N 32-14-22 E
Course In: N 42-06-37 W Course Out: S 73-24-39 E
RP North: 28471938.3428 East : 614265.6703
End North: 28471932.6327 East : 614284.8378
Curve Length: 126.19 Radius: 50.00
Delta: 144-36-07 Tangent: 156.68
Chord: 95.27 Course: N 88-53-25 E
Course In: S 73-24-39 E Course Out: N 71-11-28 E
RP North: 28471918.3573 East : 614332.7566
End North: 28471934.4779 East : 614380.0866
Curve Length: 10.93 Radius: 20.00
Delta: 31-18-01 Tangent: 5.60
Chord: 10.79 Course: S 34-27-33 E
Course In: N 71-11-28 E Course Out: S 39-53-27 W
RP North: 28471940.9262 East : 614399.0186
End North: 28471925.5808 East : 614386.1921
Line Course: S 50-06-33 E Length: 70.10
North: 28471880.6238 East : 614439.9775
Curve Length: 17.45 Radius: 20.00
Delta: 49-59-41 Tangent: 9.33
Chord: 16.90 Course: S 75-06-24 E

Phase 3.txt

Course In: N 39-53-27 E	Course Out: S 10-06-14 E
RP North: 28471895.9692	East : 614452.8041
End North: 28471876.2794	East : 614456.3127
Curve Length: 244.34	Radius: 50.00
Delta: 279-59-22	Tangent: 41.96
Chord: 64.29	Course: S 39-53-27 W
Course In: S 10-06-14 E	Course Out: S 89-53-08 W
RP North: 28471827.0548	East : 614465.0844
End North: 28471826.9549	East : 614415.0845
Curve Length: 17.45	Radius: 20.00
Delta: 49-59-41	Tangent: 9.33
Chord: 16.90	Course: N 25-06-43 W
Course In: S 89-53-08 W	Course Out: N 39-53-27 E
RP North: 28471826.9150	East : 614395.0845
End North: 28471842.2603	East : 614407.9111
Line Course: N 50-06-33 W Length: 84.57	
North: 28471896.4973	East : 614343.0233
Curve Length: 21.47	Radius: 15.00
Delta: 82-00-04	Tangent: 13.04
Chord: 19.68	Course: S 88-53-25 W
Course In: S 39-53-27 W	Course Out: N 42-06-37 W
RP North: 28471884.9883	East : 614333.4033
End North: 28471896.1162	East : 614323.3450
Line Course: S 47-53-23 W Length: 135.59	
North: 28471805.1950	East : 614222.7568
Curve Length: 22.40	Radius: 15.00
Delta: 85-33-39	Tangent: 13.88
Chord: 20.38	Course: S 05-06-33 W
Course In: S 42-06-37 E	Course Out: S 52-19-44 W
RP North: 28471794.0671	East : 614232.8152
End North: 28471784.9002	East : 614220.9422
Curve Length: 192.01	Radius: 825.00
Delta: 13-20-07	Tangent: 96.44
Chord: 191.58	Course: S 31-00-12 E
Course In: S 52-19-44 W	Course Out: N 65-39-51 E
RP North: 28471280.7196	East : 613567.9285
End North: 28471620.6891	East : 614319.6237
Line Course: S 24-20-09 E Length: 2.61	
North: 28471618.3110	East : 614320.6992
Line Course: S 65-39-51 W Length: 50.00	
North: 28471597.7068	East : 614275.1420
Line Course: N 24-20-09 W Length: 2.61	
North: 28471600.0849	East : 614274.0664
Curve Length: 323.50	Radius: 775.00
Delta: 23-55-00	Tangent: 164.14
Chord: 321.16	Course: N 36-17-39 W
Course In: S 65-39-51 W	Course Out: N 41-44-51 E
RP North: 28471280.7196	East : 613567.9285
End North: 28471858.9366	East : 614083.9615
Line Course: N 48-15-09 W Length: 365.42	
North: 28472102.2512	East : 613811.3266
Curve Length: 23.56	Radius: 15.00
Delta: 90-00-00	Tangent: 15.00

Phase 3.txt

Chord: 21.21 Course: S 86-44-51 W
 Course In: S 41-44-51 W Course Out: N 48-15-09 W
 RP North: 28472091.0599 East : 613801.3389
 End North: 28472101.0476 East : 613790.1476
 Line Course: S 41-44-51 W Length: 75.45
 North: 28472044.7554 East : 613739.9093
 Line Course: N 48-15-09 W Length: 60.00
 North: 28472084.7063 East : 613695.1441
 Line Course: N 41-44-51 E Length: 381.60
 North: 28472369.4129 East : 613949.2321
 Line Course: S 32-00-19 E Length: 0.00
 North: 28472369.4129 East : 613949.2321

Perimeter: 3501.57 Area: 95,280 S.F. 2.187 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
 Error Closure: 0.0038 Course: S 13-46-59 W
 Error North: -0.00367 East : -0.00090
 Precision 1: 921,468.42

Parcel name: Total Area

North: 28472443.3259 East : 613866.4175
 Line Course: S 48-15-09 E Length: 185.00
 North: 28472320.1438 East : 614004.4435
 Line Course: S 54-33-09 E Length: 751.56
 North: 28471884.2716 East : 614616.6998
 Line Course: S 46-55-41 E Length: 204.73
 North: 28471744.4581 East : 614766.2544
 Line Course: S 80-27-31 W Length: 217.18
 North: 28471708.4584 East : 614552.0789
 Line Course: S 68-46-47 W Length: 243.33
 North: 28471620.3840 East : 614325.2477
 Line Course: S 65-39-51 W Length: 55.00
 North: 28471597.7193 East : 614275.1346
 Line Course: N 24-20-09 W Length: 2.61
 North: 28471600.0974 East : 614274.0591
 Curve Length: 37.39 Radius: 775.00
 Delta: 2-45-52 Tangent: 18.70
 Chord: 37.39 Course: N 25-43-05 W
 Course In: S 65-39-51 W Course Out: N 62-53-59 E
 RP North: 28471280.7321 East : 613567.9212
 End North: 28471633.7828 East: 614257.8344
 Line Course: S 53-39-25 W Length: 107.04
 North: 28471570.3489 East : 614171.6155
 Line Course: N 32-39-03 W Length: 138.79
 North: 28471687.2064 East : 614096.7357
 Line Course: N 37-41-16 W Length: 107.06
 North: 28471771.9288 East : 614031.2837
 Line Course: N 48-15-09 W Length: 399.06

Phase 3.txt

	North: 28472037.6426	East : 613733.5505
Line	Course: N 41-44-51 E	Length: 9.55
	North: 28472044.7677	East : 613739.9093
Line	Course: N 48-15-09 W	Length: 171.00
	North: 28472158.6279	East : 613612.3286
Line	Course: N 41-44-51 E	Length: 381.60
	North: 28472443.3345	East : 613866.4166

Perimeter: 3010.90 Area: 420,362 S.F. 9.650 ACRES

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

Error Closure: 0.0086	Course: N 06-12-57 W
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Error North: 0.00852	East : -0.00093
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Precision 1: 350,104.65

GREAT BASIN ESTATES SUBDIVISION - PHASE 3 CITY OF ELKO, NEVADA

APPROVAL - NEVADA DIVISION OF WATER RESOURCES

THIS FINAL PLAN 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

APPROVAL - NEVADA DIVISION OF ENVIRONMENTAL PROTECTION

THIS FINAL PLAN 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 PRECEDENT UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

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

FEMA NOTE

THE LOTS WITHIN GREAT BASIN ESTATES SUBDIVISION PHASE 3 AS SHOWN HEREON HAVE BEEN REMOVED FROM THE FLOOD SPECIAL FLOOD HAZARD AREA BY A LETTER OF MAP REVISION SUBMITTED TO AND APPROVED BY FEMA AS CASE NO. 10-00-0077 WITH AN EFFECTIVE DATE OF APRIL 3, 2017.

APPROVAL - PUBLIC UTILITIES

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

FRONTIER COMMUNICATIONS DATE

SIERRA PACIFIC POWER COMPANY 0.6/0.4 MV ENERGY DATE

SATVIEW BROADCAST DATE

SOUTHWEST GAS CORPORATION DATE

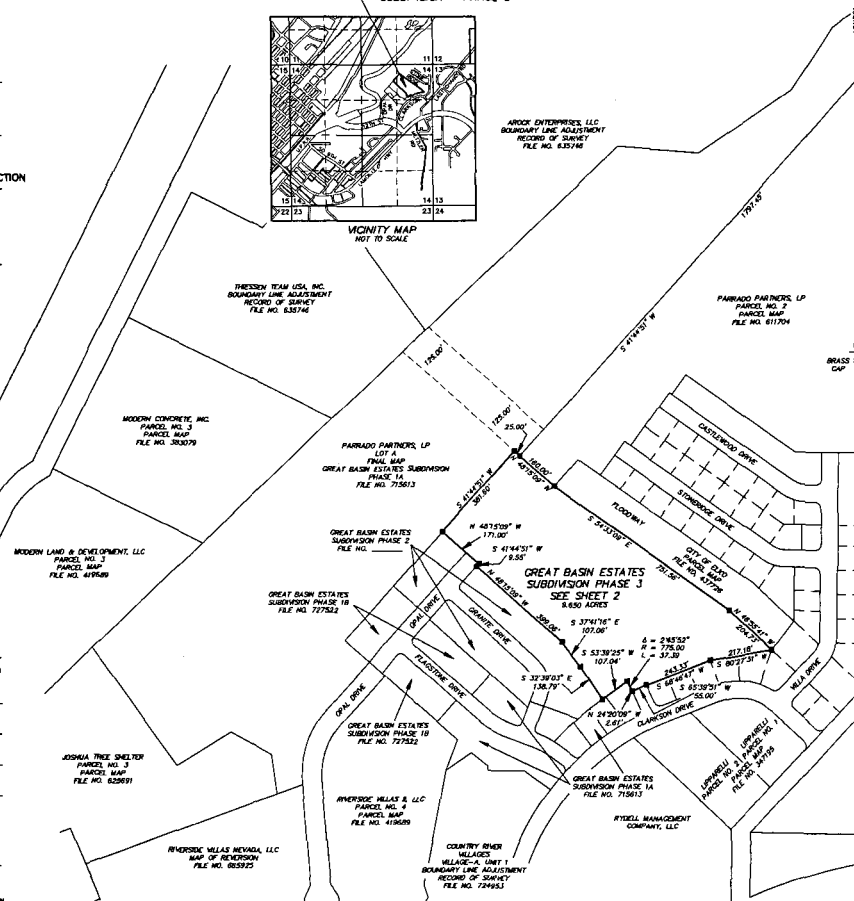
NOTES:

- 1) THE TOTAL SUBDIVIDED AREA OF THIS MAP EQUALS 9.650 ACRES.
- 2) BASIS OF BEARINGS: THE LINES BETWEEN THE FOLDED CENTERLINE STREET SUBDIVISIONS AS SHOWN ON THE FINAL MAP OF GREAT BASIN ESTATES SUBDIVISION, PHASE 1A, FILE NO. 771963, THE FINAL MAP OF GREAT BASIN ESTATES SUBDIVISION, PHASE 1B, FILE NO. 773522 AND THE FINAL MAP OF GREAT BASIN SUBDIVISION, PHASE 2, FILE NO. 773522.
- 3) A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED SPECIFICALLY TO MY ENERGY WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO DIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS, AT LOCATIONS MUTUALLY AGREED UPON 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 COMPANY WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING, MAINTAINING, INSPECTING AND REPAIRING UTILITY FACILITIES WHICH PROVIDE SERVICE TO THAT PARCEL, WITH THE RIGHT TO EXISTING ADJACENT PARCELS, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
- 5) IN ADDITION TO ANY EASEMENTS SHOWN, THE LOTS SHOWN ARE SUBJECT TO 20 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 LOT C AS SHOWN ON THE FINAL MAP OF GREAT BASIN ESTATES SUBDIVISION, PHASE 2, ON FILE IN THE OFFICE OF THE ELKO COUNTY RECORDER, ELKO, NEVADA, FILE NO.

LEGEND

- ◆ = SECTION CORNER AS NOTED.
- = FOUND 5/8" REBAR WITH CAP MARKED PLS 6203.
- = CALCULATED POINT ONLY, NOTHING FOUND OR SET

GREAT BASIN ESTATES SUBDIVISION - PHASE 3



COUNTY ASSESSOR'S CERTIFICATE

KATHI INGA S. RUSSELL, CERTIFY THAT THE ASSESSOR'S PARCEL MAPS SHOWN ON THIS PLAN ARE CORRECT AND THAT THE PROPOSED PARCELS ARE A DIVISION OF SAID ASSESSOR'S PARCEL NO.

ELKO COUNTY TREASURER DATE

COUNTY TREASURER'S CERTIFICATE

I, REBECCA ERIKSON, CERTIFY THAT ALL PROPERTY TAXES ON PARCEL NO. HAVE BEEN PAID FOR THIS FISCAL YEAR.

ELKO COUNTY TREASURER DATE

FLING DATA

FILE NO. _____
FILED AT THE REQUEST OF HIGH DESERT ENGINEERING.
DATE 2018
TIME _____
S. MIKE SMILES
ELKO COUNTY RECORDER

OWNERS CERTIFICATE

KNOWN OF ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, ROBERT CARP, PRESIDENT OF PARRADO PARTNERS, LP, A CALIFORNIA LIMITED PARTNERSHIP, BEING THE OWNER OF THESE 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 DRAINAGE PURPOSES AS DESIGNATED HEREON. IN WITNESS WHEREOF, ROBERT CARP, SET MY HAND ON THE DATE SHOWN.

BY: ROBERT CARP, GP PRESIDENT DATE

STATE OF NEVADA COUNTY OF ELKO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____ 2018, BY ROBERT CARP, PRESIDENT OF PARRADO PARTNERS, LP.

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

1. I, ROBERT E. MORLEY, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:
2. THIS PLAN REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF ROBERT CARP, PRESIDENT OF PARRADO PARTNERS, LP.
3. THE LANDS SURVEYED LIE WITHIN SECTION 14, T.34 N., R.55 E., M50N.
4. THE SURVEY WAS COMPLETED ON _____
5. THIS PLAN COMPLETES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THIS GOVERNING BODY GAVE ITS FINAL APPROVAL.
6. THE MONUMENTS DEPICTED ON THE PLAN ARE OF 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, WITH ALL APPROVED ALTERATIONS, THAT ALL PROVISIONS OF THE MAP, INCLUDING ALL EASEMENTS, ARE IN ACCORDANCE WITH THE CITY ENGINEER'S REPRESENTATIVE CERTIFICATE AND ALL LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND 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 05TH DAY OF MAY, 2018, A TENTATIVE MAP OF THIS SUBDIVISION WAS FILED AND REGULARLY APPROVED PURSUANT TO N.E.S. 278.330. THIS FINAL MAP SUBSTANTIALLY COMPLETES WITH SAID TENTATIVE MAP AND ALL 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 _____, 2018, THIS MAP WAS APPROVED FOR SUBDIVISION PURPOSES PURSUANT TO N.E.S. 278.481 THROUGH 278.485, 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

200 0 200 400 600 800

SCALE: 1"=200'

SHEET 1 OF 2

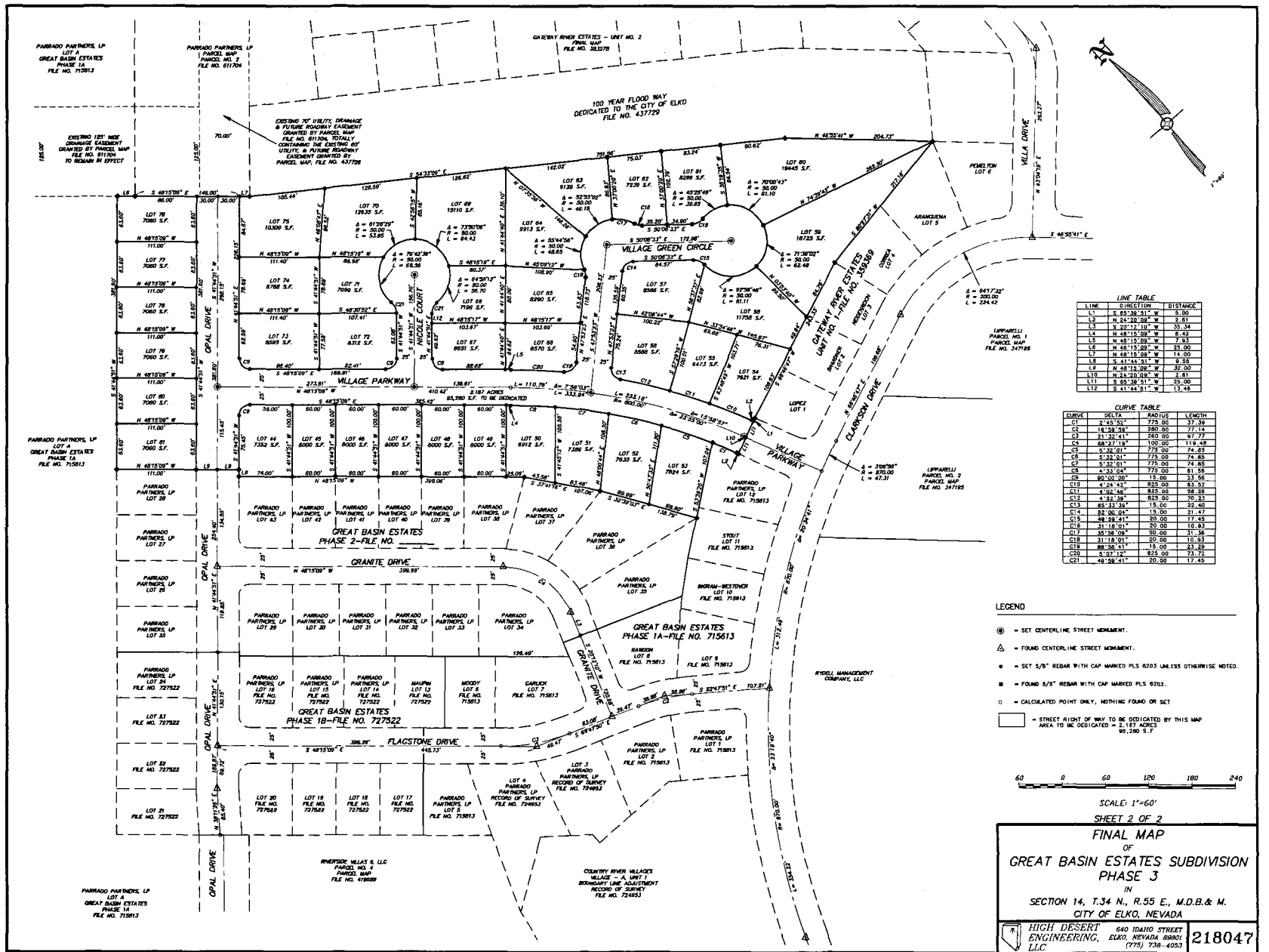
FINAL MAP OF GREAT BASIN ESTATES SUBDIVISION PHASE 3

IN
SECTION 14, T.34 N., R.55 E., M.D.B. & M.
CITY OF ELKO, NEVADA

HIGH DESERT
ENGINEERING,
LLC

640 IDAHO STREET
ELKO, NEVADA 89601
(775) 738-4052

218047



Elko City Council
Agenda Action Sheet

1. Title: **Review, consideration, and possible approval of a request from Double Dice RV Park (Lori Vavak) for reimbursement of water damage related expenses due to higher than normal water pressure at Double Dice RV Park, and matters related thereto. FOR POSSIBLE ACTION**
2. Meeting Date: **May 14, 2019**
3. Agenda Category: **PETITIONS, APPEALS, AND COMMUNICATIONS**
4. Time Required: **10 Minutes**
5. Background Information: **On July 25, 2018, the pressure at Double Dice RV Park was checked in response to a customer request. It was 110 psi. Typical pressure here is in the 65-85 psi range. The root cause of the high pressure was a faulty City Pressure Reducing Valve, which was promptly repaired.**

In the attached backup documents, Double Dice RV Park claims this has been an ongoing problem for over 2 years. City Staff refute this claim. City insurance (Alternative Service Concepts) has denied coverage of this claim and suggested Double Dice RV Park install “proper equipment” and “prevention measures” such as their own pressure reducing valve. Uniform Plumbing Code section 608.2 requires customers to install and maintain their own pressure reducing valve when the water pressure exceeds 80 psi. RL
6. Budget Impact Statement:

Appropriation Required: **N/A**
Budget amount available: **N/A**
Fund name: **Water**
7. Business Impact Statement: **Not Required**
8. Supplemental Agenda Information: **Double Dice RV Park supporting documents, Alternative Service Concepts correspondence, City Maintenance records and invoices.**
9. Recommended Motion: **Pleasure of the Council**
10. Prepared By: **Ryan Limberg, Utilities Director**
11. Committee/Other Agency Review:
12. Council Action:
13. Council Agenda Distribution: **Ms. Lori Vavak**
Double Dice RV Park
rvtours@aol.com

Vibratory
Center

water main

waterline to Freepress
+ Vibratory Center

Free press to the

Vault

Double Dice
Broke Due to 135psi
wont shut off

our
water
meter

Free press

They SAID they were going to
fix it, Never Heard from them

we cant shut main off if there a emergency!

To: City of Elko
1751 College Ave.
Elko, NV 89801

From: Double Dice RV Park
Lori Vavak
3730 E. Idaho St.
Elko, NV 89801
Cell: 775-397-0401

Subject: Water Break Costs High Pressure Fluctuations 2018

Below please find itemized costs for the damages to our property during the fluctuations of water pressure during the winter and summer of 2018 for submission to your insurance company. Although we had been complaining of this problem for over 2 years, and we had even had the City come out and help us make repairs to the property prior, no remedy to the problem was attempted until 7/25/18. We had to vacate the mobile home on the back of the property due to the damage caused by the fluctuation in the water pressure. This took 3 months to accomplish. This has been an ongoing problem we have been complaining about for years, but our concerns were ignored or dismissed until 7/25/18. Thank you for your submission of our costs and prompt reimbursement.

Charles Chester Plumbing & Heating – Back House Repair	\$ 116.81
Western Nevada Supply – Toilet Repair	\$ 445.96
Plumblne - Check under house – repair swamp cooler	\$ 432.66
Vega Construction Gravel	\$ 161.01
Evans Commercial Laundry 2 x washers	\$2,112.14
Bathroom Vanity (replace water break underneath)	963.90
Parts Repair space 80 & 32 (had on hand)	
2x 2 " long 3/4" brass nipple (\$7.99 ea)	
2x 3/4" brass 90 fitting (\$4.79 ea)	
2x 3/4" brass stop and waste fittings (\$69.99 ea)	
2x 5' 3/4" galvanized water pipe (\$21.99 ea)	
2x 3/4" brass faucets (\$ 7.49 ea)	
2x 5'1" foam tubing (\$4.99 ea)	

4 rolls electrical tape (\$3.99 ea)	Total	\$ 242.46
Increase in City water bill lost water running		\$ 500.00

7/22/18 - Excavator & Tractor w/Driver 8 hours Space 80	\$1,600.00
---	------------

7/23/18 - Excavator & Tractor w/Driver 8 hours Space 32	\$1,600.00
---	------------

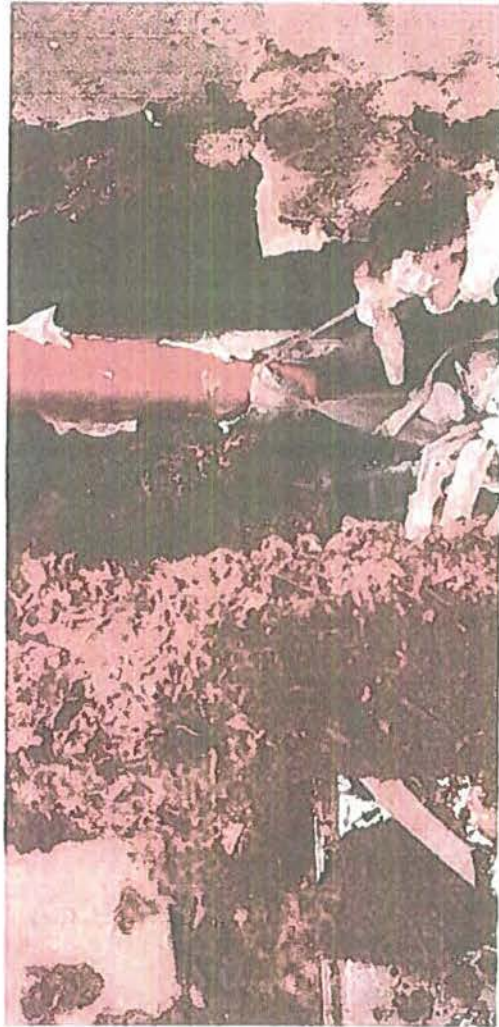
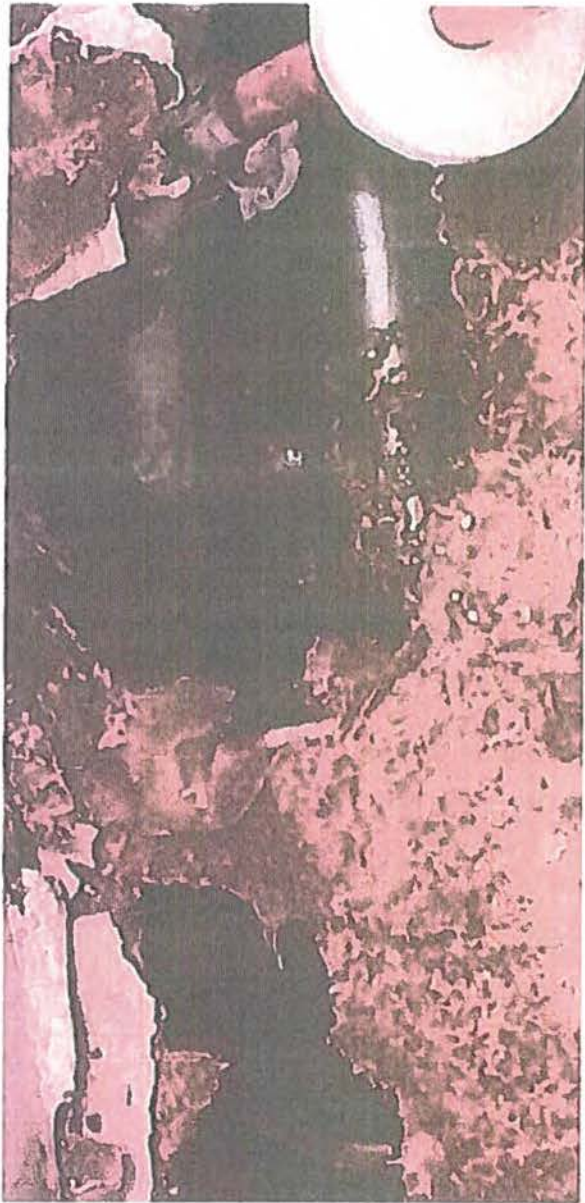
7/22/18 - Laborers x2 dig up spaces 8 hours	\$ 320.00
---	-----------

7/23/18 - Laborers x2 dig up space 8 hours	\$ 320.00
--	-----------

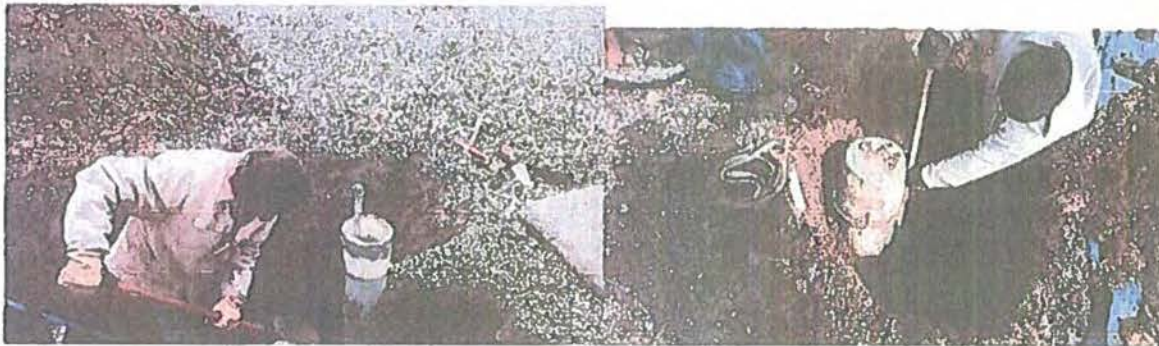
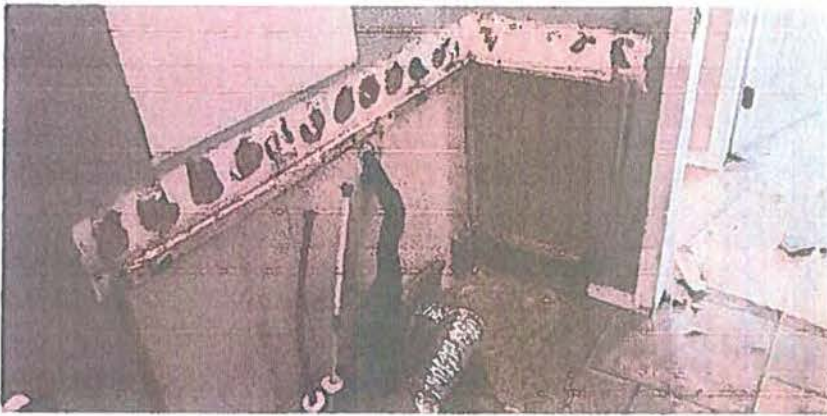
Loss of Business RV Park - 8 sites refunded x \$45	\$ 360.00
--	-----------

Loss of Business Bar - Week prior vs week down	\$ 654.65
--	-----------

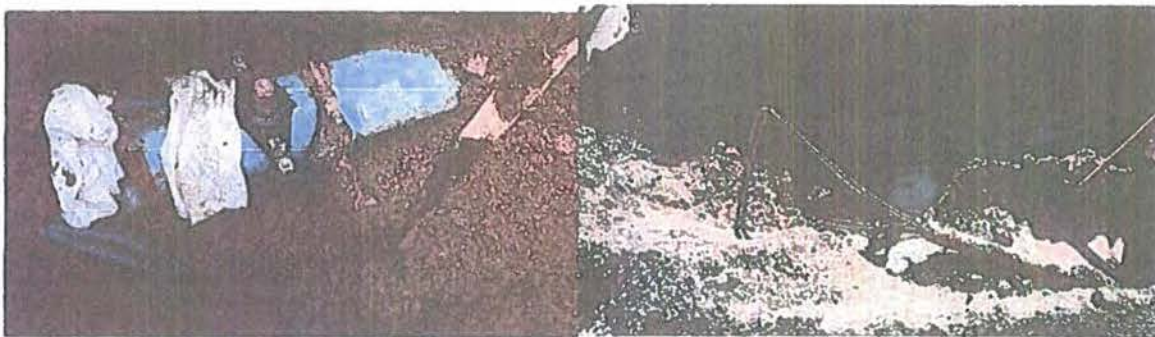
Total Loss Claim	\$9,829.59
------------------	------------



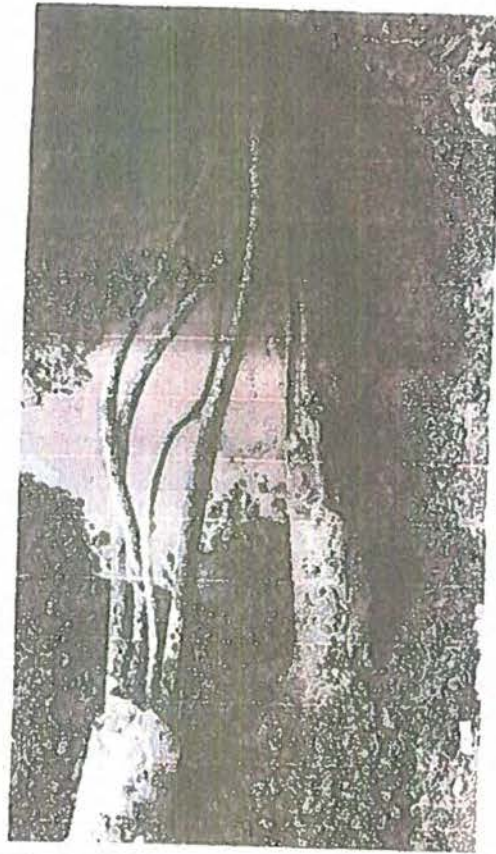
Water line break under mobile home bathroom vanity (see billing). Saturated flooring, underneath insulation, had to replace all flooring, vanity, insulation in bathroom.



Final hand digging up of spaces in RV park that broke due to excessive water pressure and blew lines. This is after 4 feet of digging with excavator.



Saturated water around spaces and saddle replacement of blown water lines in spaces. Had to move tenants. Severing of other utility lines during excavation requiring patching of cable and phone lines.



Replacement of several water lines that did not require full replacement of saddle but just replacement of line at junction. Second dig up of utility lines during replacement of water line.

Exhibits:

1. Invoice from Charles Chester Plumbing and Heating or repair of damage to back mobile home water line underneath cabinet in bathroom. See explanation that damage was due to high pressure from main line. This is the first home that the City's water line attaches to when it reaches our property. The fluctuations were up to 135 psi over a long period of time, for months during the time this issue was going on. We had continually checked the pressure and complained to the City and were told the issue was being addressed, however over months and months we continued to have fluctuations and damage to our property.
2. Invoice from Western Nevada Supply for toilet repair. The high pressure blew out the pressure tank causing us to have to replace the unit.
3. Invoice from Plumblin Mechanical for damage to the waterlines for our swamp coolers and blown out float and pads and check for condensation and leaking under the house, which was apparent but could not be readily located without removing the skirting, underbelly insulation, and then cabinet and flooring.
4. Check for gravel to Vega Construction to replace gravel that we dug up when digging up spaces to replace water lines.
5. Invoice from Evans Commercial Laundry for two top load washers. These washer water valves were blown causing a flood in our laundromat. The machines could not be repaired and had to be replaced (see explanation on invoice)
6. Invoice from Knight's Cabinets for bathroom vanity which had to be removed and replaced due to water damage and to get to the water line and saturated flooring underneath the mobile home that was caused by the water leak due to the high pressure.

7. No invoices as these are parts we had on hand for repairs to water lines we keep on the property for emergencies. These are for repairs to spaces 80 and 32 that we had to dig up and replace that were completely blown apart at the connection below the ground.
8. This is a claim for the increase in the water billing compared to the previous month as an estimate. We had water continually running due to leaks, water breaks, sprinkler head blow outs, water hose blow outs on RV tenants, etc., all resulting in water running for massive amounts of time in massive amounts.
9. Time for excavator and driver for 8 hours for 2 days to dig up 2 spaces, space 80 and space 32.
10. Two laborers for two days to help dig up sites, fix sprinklers and water lines around the park.
11. Loss of business for RV Park 8 sites refunded \$45 and Loss of bar business and kitchen being down – one week vs. another for \$654.65, no water so could not do business.
12. Letter from City of Elko - Ryan Limberg of 7/25 18 saying the psi is at 110 and the standard is 65. RV park is shut off.

Exhibit 1

CHARLES CHESTER PLUMBING & HEATING, INC.
NV Contractors Lic 7377CDE Unlimited
2950 Mountain City Highway
PO Box 278
Elko NV 89803
775-738-6125

Page: 1

INVOICE # W029312
Date 10/29/2018

Work Order 029312
Work Start Date 10/29/2018
3730 E IDAHO STREET
ELKO NV 89801

Double Dice RV Park
3730 East Idaho
ELKO NV 89801

P.O.#

Description of Work	Quantity	Unit Price	Extended
REPAIRED TWO 1/2" LINES IN BATHROOM. TURNED ON WATER, NO LEAKS FOUND & ALL TESTED OK. NET 10 DAYS			
10/29/18-RICHARD BAYLES	1	Hour 110.000	110.00
XF3020-1/2PEX X 1/2PEX 90	2	EA 2.380	4.76
XF3000-1/2 COPPER CRIMP RING	4	EA 0.400	1.60
Totals:			

Labor	110.00
Material	6.36

Sales Tax	0.45
-----------	------

Total Invoice \$	116.81
------------------	--------

4
0
0
7
0

Mailing address P.O. Box 278 Elko, NV 89803 - Phone: **775-738-6125** - Fax: **775-738-6954**

**Serving Northeast Nevada
Neighborhoods For Over 50 Years**

CONTRACT NO. 18879

DATE _____

TECHNICIAN

S.O.

AUTH. #

JOB START

DATE _____

PURCHASE

ORDER #

PAID BY ☐ CHK. ☐ CC. ☐ CASH

C.C. #

EXP.

AUTH #

☐ 30 DAY☐ 10 DAY

AUTHOR BY

Ident #

ACCOUNT#

TOTAL

\$



CHESTER
COMPLETE CHESTER PLUMBING & HEATING, INC.
738-6125

738-6125

Remove Old Parts

YES ☐ _____ NO ☐ _____

ACCEPTANCE OF WORK PERFORMED - I acknowledge satisfactory completion of the above described work, and that the premises have been left in a satisfactory condition. I understand that if my check does not clear, I could be held liable for civil or criminal prosecution and damages as provided by Nevada law. I agree that the amount set forth in the space marked "TOTAL", is the total flat price I have agreed to pay.

SIGNATURE *X* MAKE CHECKS PAYABLE TO: CHARLES CHESTER FLANNING & HEATING

IBF F INY HAND 1/10

WESTERN NEVADA SUPPLY
1225 WATER STREET
ELKO, NV 89801

Elko
775.738.9811
S. Lake Tahoe
530.541.1884

Carson City
775.882.0900
Bishop
760.873.7119

Truckee
530.582.5009
Susanville
530.251.5800

Winnemucca
775.625.5600

11/08/2018

08:39:53

CREDIT CARD

VISA SALE

CARD # XXXXXXXXXXXX9018
Chip Card: VISA DEBIT
Chip Card AID: A0000000031010
ATC: 0234
TC: 0F825F358E3980FA
INVOICE 0001
SEQ #: 0001
Batch #: 000570
Approval Code: 070663
Entry Method: Chip Read
Mode: Issuer
Tax Amount: \$0.00
SALE AMOUNT \$445.96

CUSTOMER COPY

PACK SLIP WILL CALL

Corporate
950 S. Rock Blvd. • Sparks, NV 89431
tel 775.359.5800 • fax 775.359.4649

PAGE#: 1 OF: 1

NO BACK ORDER



SPECIAL INSTRUCTIONS:

\$20

*** WILL CALL ***
vavak ORDERED MAT'L

18

LE DICE RV PARK

RK

ET

611

611

VV

ASSINELLI

TOPETE EXT:

18

VAN:

JOB NAME:

JOB CONTACT:

JOB PHONE: 775-738-5642

SHIP VIA: WILL CALL

SOLD FROM: ELKO, NV

FT TERMS: FULL FREIGHT ALLOWED

REQ. DATE: 11/07/18

FORKLIFT REQUIRED: NO

3 LINE(S) OF 3

LN#	PRODUCT#	DESCRIPTION	UNIT	QTY-ORD	QTY-SHIP	QTY-CHNG
1	PGZ1180101	AMST 3481 001 WHT CADET UNIV EL PA BOWL . TRANSFER# 1107193940 FROM BRANCH# 1	EA	1	1	
2	PGZ1250810	AMST 4142 016 WHT 1.6 CADET PA TANK . TRANSFER# 1107193940 FROM BRANCH# 1	EA	1	1	
3	PCZ1090212	JUMBO BOWL WAX W/ BOLTS 90-203 . TRANSFER# 1107193940 FROM BRANCH# 1	EA	1	1	

PAID
BY: 11/08/18

CHECKED BY: FRCH LOCATION: 99-99-99-99

CONTACT: MARVIN CHURCHFIELD

PHONE: 775-738-5642

ORDER# 27664820

BOXES:	BUNDLES:	PALLETS:	LOOSE PIECES:	BAGS:	ROLLS:	OTHER:
0	0	0	0	0	0	0

** ALL HVAC EQUIPMENT AND AIR CONDITIONING MUST BE INSTALLED BY A LICENSED HVAC AND EPA PROFESSIONAL **



PO Box 2666
Elko, NV 89803

Phone: 775.753.7586 Fax: 775.753.7587

BILL TO:

Double Dice RV
3730 E Idaho St
Elko NV 89801

Exhibit 3

INVOICE

DATE	INVOICE #	CUST #
7/30/2018	0000060031	0000548

SHIP TO:

Double Dice RV

P.O. NUMBER		TERMS	SALES PERSON	
		DUE ON RECEIPT		
QUAN	DESCRIPTION	PRICE EACH	AMOUNT	
	Date of Service: 7/26/18			
	Checked for water leak under house, there was condensate dripping. Repaired leak in line supply for swamp cooler and installed new float and pads.			
2.50	Journeyman Labor	95.00	237.50	
1.00	Trip Charge	55.00	55.00	
1.00	Material	130.87	130.87	
SUBTOTAL			\$423.37	
TAX			\$9.29	
TOTAL			\$432.66	
Thank you for your business! Plumb Line is here for all of your Plumbing & HVAC needs - 24 hrs / 7 days a week!				
Nevada Contractors License: 60245, 57651, 75361				

We accept Visa, Mastercard, American Express and Discover

PLUMBING WORK ORDER/INVOICE



(775) 753-PLUMB (7586) • Fax: (775) 753-7587
449 West Commercial Street
Elko, NV 89801
www.plumblineinc.com

JOB	60071-7.10
-----	------------

DATE	7/21/18
DATE ORDERED	
DATE SCHEDULED	
PHONE	
<input type="checkbox"/> WARRANTY <input type="checkbox"/> CONTRACT <input type="checkbox"/> SERVICE CONTRACT <input type="checkbox"/> NORMAL <input type="checkbox"/> RES. <input type="checkbox"/> COMM.	

QTY	ITEM OR PART DESCRIPTION	UNIT	AMOUNT
TOTAL MATERIALS			

NAME Douglas Dick		
STREET 3730 E 100th St		
CITY Ft. R		STATE NV
ZIP 89801		
MAKE	MODEL	SERIAL NUMBER

[illegible]

LABOR	HRS.	RATE	AMOUNT
TOTAL LABOR			

TERMS <i>Net 10 days</i>	
WORK ORDERED BY <i>Jim J</i>	TOTAL MATERIALS

RECOMMENDATIONS

I hereby acknowledge the satisfactory completion of the above described work.

X Deem J. Varak _____
SIGNATURE DATE

Thank You

	TOTAL		
	MATERIALS		
	TOTAL		
	LABOR		
	TAX		
	OTHER		
	CHARGES		
	TOTAL		

12/11/2018

Payments

Exhibit 4



Wells Fargo Business Online®

View Check Copy

Check Number
38007022Date Posted
09/19/2018Check Amount Payee Account Number
\$166.01 4-13 DOUBLE DICE RV

- Zoom +

Default

Account: 4-13 DOUBLE DICE RV		\$166.01
DOUBLE DICE RV PARK 9730 E IDAHO ST ELKO, NV 89801-4511		56-382/412
Please Direct Any Questions To 800 898-4422 WELLS FARGO BANK, N.A. DEPT 804033, PO BOX 39000 San Francisco, CA 94139 8914001009 0038007022		0038007022
September 20, 2018		
Pay ONE HUNDRED SIXTY SIX AND 01/100		DOLLARS
		\$ *****166.01
TO THE ORDER OF	VEGA CONSTRUCTION PO BOX 1630 ELKO, NV 89803-1630	VOID 90 DAYS AFTER ISSUE
		<i>[Signature]</i>
		AUTHORIZED SIGNATURE
		27343581
3285351582		
<p>Security features on this document include a Micro-Print Abstract of the for Artists Watermark, signature, and and are not to be used for any other purpose.</p> <p>* FEDERAL RESERVE BOARD OF GOVERNORS REG. CC</p>		<p>PAY TO THE ORDER OF</p> <p>Wells Fargo Bank, Nevada, N.A. 321270742</p> <p>FOR DEPOSIT ONLY</p> <p>Vega Construction & Trucking</p> <p>DO NOT WRITE STRIKE OR SIGN BELOW THIS LINE RESERVED FOR FINANCIAL INSTITUTION USE</p>

Check Images and Proof of Payment may contain confidential information. Please consider the location and privacy of your online device and printer. Wells Fargo is not responsible for this information being viewed by persons other than yourself.

A printer-friendly version of this image will automatically print when you print this image from your browser. You can also save the image to your computer by right-clicking on the image(or control-click on a Mac) and selecting "Save Picture As ..." (Select "Download Image to disk" on a Mac). You will need to create a name for the file.

Proof of Payment

(Exhibit 5)

Evans LAUNDRY EQUIPMENT CO.

SPEED QUEEN DISTRIBUTOR

OFFICE (801) 972-6580 TOLL FREE 1-800-433-6859 FAX (801) 972-6328

3463 WEST 1987 SOUTH • SALT LAKE CITY, UT 84104

WWW.EVANSLAUNDRY.COM

INVOICE

INVOICE NUMBER	121218
INVOICE DATE	02/07/18
SALESPERSON	Aaron Burningham

TO

Double Dice Rv
3730 East Idaho Street
Elko, Nevada 89801
Dean-775-738-6842 / 775-934-6248

SHIP TO

Double Dice Rv
3730 East Idaho Street
Elko, Nevada 89801
Dean-775-738-6842 / 775-934-6248

YOUR ORDER NO.	DATE SHIPPED	SHIPPED VIA	F.O.B. POINT	TERMS	
QTY ORDERED	S/O	QTY SHIPPED	DESCRIPTION	UNIT PRICE	TOTAL
2		2	Hose Inlet Mixing Valves- Part Number-202395P	\$33.91	\$67.82
2		2	Lid Switch Assemblies- Part Number-37631	\$13.34	\$26.68
2		2	Transformer Kit- Part Number-203423	\$95.10	\$190.20
2		2	Cycle Selector Switch- Part Number-201686	\$14.37	\$28.74
2		2	Motor Assembly-Part Number-38034P	\$268.26	\$536.52
2		2	Belt and Pump Kit- Part Number-RB150003	\$39.34	\$78.68
2		2	Capacitor- Part Number-37377	\$13.52	\$27.04
2		2	Control Assembly/ Timer- Part Number-202782	\$203.64	\$407.28
3		3	Labor to Repair Machines 2 hours per machine @ \$80.00 per hour	\$240.00	\$600.00

Customer brought in 2 Top Load Washers that the water valves had blown out due to high volume water pressure. We tried to repair the machines but everytime the unit was plugged in it kept blowing the breaker, eventually what was found was the transformer had shorted out. Upon checking the machine out and the cost of the repair to fix both machines it was best determined and we advised that replacing the machine was to be a better option.

Tax Rate	7.60%
Deposit Percent	60.00%
Deposit	\$1,058.07

Travel Mileage	
Factory Freight	
Subtotal	\$1,962.98
Sales Tax	\$149.18
Subtotal	\$2,112.14
Install / Delivery	
Outgoing Freight	
TOTAL	\$2,112.14

Accounts due and payable 30 days following date of purchase. Notice: A Finance charge of 1.5% per month, which is an annual percentage rate of 18%, will be charged on past due accounts. If collection becomes necessary by suit or otherwise purchaser agrees to pay all costs of collection including a reasonable attorney's fee. Evans retains title until full payment is made.

KNIGHT'S CABINETS

710 RIVER STREET
ELKO, NV 89801

(Exhibit 6)

Estimate

Date	Estimate #
12/21/2018	570

Name / Address
Double Dice RV

Project			
Description	Qty	Rate	Total
48" bathroom Vanity		900.00	900.00
		Subtotal	\$900.00
		Sales Tax (7.1%)	\$63.90
		Total	\$963.90

Exhibit 81

CITY OF ELKO UTILITY BILL
P.O. Box 511534 • L.A. CA 90051-8089

EAST ELKO DOUBLE DICE RV

3730 IDAHO ST

DUE DATE	ACCOUNT NO
07/16/2018	3999060-001

PAY THIS AMOUNT

\$2312.24

AMOUNT PAID

CITY OF ELKO UTILITY BILL
P.O. Box 511534
LOS ANGELES, CA 90051-8089
(775) 777-7100 • (775) 777-7135
www.elkocity.com

RETURN
SERVICE
REQUESTED

Presorted
First Class Mail
US Postage Paid
Permit 1010
Orem Utah

BILL DATE	DUE DATE	SERVICE ADDRESS
06/29/2018	07/16/2018	3730 IDAHO ST

SERVICE	METER READINGS		USAGE (thousands)	AMOUNT
	PREVIOUS	PRESENT		
Water	1309	1966	657	781.58
Sewer				1504.20
Stormwater				14.52
Street Light				31.94
Previous Balance				0.00

PLEASE RETURN THIS
STUB WITH PAYMENT



ACCOUNT NUMBER 3999060-001 PAY THIS AMOUNT **\$2312.24**

Water restrictions in effect until 9/15.
Even addresses water
Sun, Wed, Fri.
Odd addresses water
Tues, Thurs, Sat.
No watering from 10 a.m. to 6 p.m.

3404 *****SCH 5-DIGIT 89801 T2
EAST ELKO DOUBLE DICE RV
3730 E IDAHO ST
ELKO NV 89801-4611



CITY OF ELKO UTILITY BILL
P.O. Box 511534 • L.A. CA 90051-8089

EAST ELKO DOUBLE DICE RV

3730 IDAHO ST

DUE DATE	ACCOUNT NO
08/16/2018	3999060-001

PAY THIS AMOUNT

\$2927.81

AMOUNT PAID

CITY OF ELKO UTILITY BILL
P.O. Box 511534
LOS ANGELES, CA 90051-8089
(775) 777-7100 • (775) 777-7135
www.elkocity.com

RETURN
SERVICE
REQUESTED

Presorted
First Class Mail
US Postage Paid
Permit 1010
Orem Utah

BILL DATE	DUE DATE	SERVICE ADDRESS
07/31/2018	08/16/2018	3730 IDAHO ST

SERVICE	METER READINGS		USAGE (thousands)	AMOUNT
	PREVIOUS	PRESENT		
Water	1968	2809	843	951.30
Sewer				1930.05
Stormwater				14.52
Street Light				31.94
Previous Balance				0.00

PLEASE RETURN THIS
STUB WITH PAYMENT



ACCOUNT NUMBER 3999060-001 PAY THIS AMOUNT **\$2927.81**

Water restrictions in effect until 9/15.
Even addresses water
Sun, Wed, Fri.
Odd addresses water
Tues, Thurs, Sat.
No watering from 10 a.m. to 6 p.m.

3382 *****SCH 5-DIGIT 89801 T2
EAST ELKO DOUBLE DICE RV
3730 E IDAHO ST
ELKO NV 89801-4611



12/11/2018

11:37 am

Double Dice Bar & Grill Sales by Range Report

From 07/16/18 06:00am to 07/21/18 05:59:59am, All Terminals

Description	Units	Gross	Disc/Cpn	VAT Tax	Net	% Total
BEER	603	\$1,858.50	\$48.50	\$114.98	\$1,697.04	39.50
BEER	603	\$1,858.50	\$48.50	\$114.98	\$1,697.04	39.50
BEVERAGE	38	\$71.60	\$2.00	\$4.52	\$65.08	1.51
BEVERAGE	38	\$71.60	\$2.00	\$4.52	\$65.08	1.51
FOOD	125	\$1,508.80	\$0.00	\$98.56	\$1,410.24	32.82
FOOD	125	\$1,508.80	\$0.00	\$98.56	\$1,410.24	32.82
BERG	0	\$0.00	\$0.00	\$0.00	\$0.00	0.00
CORDIALS	2	\$9.00	\$0.00	\$0.58	\$8.42	0.20
GIN	19	\$95.00	\$0.00	\$6.08	\$88.92	2.07
MIXED DRINKS	17	\$108.00	\$0.00	\$0.00	\$108.00	2.51
RUM	1	\$5.00	\$0.00	\$0.32	\$4.68	0.11
SCOTCH	3	\$18.00	\$0.00	\$1.15	\$16.85	0.39
TEQUILA	53	\$144.50	\$0.00	\$9.30	\$135.20	3.15
VODKA	57	\$102.50	\$0.00	\$6.53	\$95.97	2.23
WHISKEY	175	\$580.00	\$5.00	\$38.85	\$538.15	12.53
LIQUOR	327	\$1,082.00	\$5.00	\$60.81	\$996.19	23.19
CIGARETTES	12	\$108.00	\$0.00	\$6.93	\$101.07	2.35
FOOD MODS	173	\$28.00	\$0.00	\$1.72	\$26.28	0.61
MODIFIERS	185	\$136.00	\$0.00	\$8.65	\$127.35	2.96
RETAIL	205	-\$62.50	\$0.00	-\$4.00	-\$58.50	-1.38
RETAIL	205	-\$62.50	\$0.00	-\$4.00	-\$58.50	-1.36
WINE	25	\$67.50	\$4.50	\$4.05	\$58.95	1.37
WINE	25	\$67.50	\$4.50	\$4.05	\$58.95	1.37
Total Sales	1508	\$4,639.90	\$58.00	\$285.55	\$4,296.35	100.00
Tax Total					\$285.55	
Customer Payments	0				\$0.00	
Due Rounding					\$0.00	
Gift Cert Total	0				\$0.00	
Gratuity					\$0.00	
House Tips					\$0.00	
ROA Total					\$0.00	
To Go Surcharges					\$0.00	
Zone Charges					\$0.00	
-Paid Outs					-\$1,949.99	
-Emp Tipouts					\$0.00	
-Bank GC Cashouts	0				\$0.00	
Total Accountable					\$2,631.91	

Media	Count	Sale Amt	Hs Tips	Emp Tips	Emp Grats	Total Sales
Cash	191	\$493.91	\$0.00	\$0.00	\$0.00	\$493.91
EMV	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Visa	86	\$1,941.75	\$0.00	\$560.50	\$0.00	\$2,502.25
Mastercard	6	\$105.25	\$0.00	\$18.50	\$0.00	\$121.75
Gift Card	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Discover	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
House Charge	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
American Express	3	\$53.50	\$0.00	\$12.50	\$0.00	\$66.00
Gift Certificate	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Diners Club	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Gift Certificate	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Visa	1	\$37.50	\$0.00	\$0.00	\$0.00	\$37.50
American Express	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Mastercard	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Exhibit 11
Prior week
Bar & Grill

Double Dice Bar & Grill

Sales by Range Report

From 07/23/18 06:00:00am to 07/28/18 05:59:59am, All Terminals

	Units	Gross	Disc/Cpn	VAT Tax	Net	% Total
	513	\$1,525.75	\$24.25	\$95.72	\$1,405.78	38.09
	513	\$1,525.75	\$24.25	\$95.72	\$1,405.78	38.09
BE	44	\$88.00	\$0.00	\$5.69	\$82.31	2.23
AGE	44	\$88.00	\$0.00	\$5.69	\$82.31	2.23
	93	\$1,070.50	\$0.00	\$68.57	\$1,001.93	27.15
JD	93	\$1,070.50	\$0.00	\$68.57	\$1,001.93	27.15
RG	0	\$0.00	\$0.00	\$0.00	\$0.00	0.00
ORDIALS	7	\$13.00	\$0.00	\$0.85	\$12.15	0.33
GIN	1	\$5.00	\$0.00	\$0.32	\$4.68	0.13
MIXED DRINKS	20	\$118.00	\$0.00	\$0.00	\$118.00	3.20
RUM	18	\$57.00	\$5.00	\$3.32	\$48.68	1.32
SCOTCH	2	\$6.00	\$0.00	\$0.38	\$5.62	0.15
TEQUILA	15	\$97.50	\$0.00	\$6.26	\$91.24	2.47
VODKA	151	\$240.00	\$6.00	\$14.98	\$219.02	5.93
WHISKEY	200	\$636.50	\$15.00	\$39.80	\$581.70	15.76
LIQUOR	414	\$1,173.00	\$26.00	\$65.91	\$1,081.09	29.29
CIGARETTES	17	\$153.00	\$0.00	\$9.86	\$143.14	3.88
FOOD MODS	116	\$20.00	\$0.00	\$1.25	\$18.75	0.51
MODIFIERS	133	\$173.00	\$0.00	\$11.11	\$161.89	4.39
RETAIL	225	-\$54.00	\$0.00	-\$3.37	-\$50.63	-1.37
RETAIL	225	-\$54.00	\$0.00	-\$3.37	-\$50.63	-1.37
WINE	2	\$9.00	\$0.00	\$0.58	\$8.42	0.23
WINE	2	\$9.00	\$0.00	\$0.58	\$8.42	0.23
Total Sales	1424	\$3,985.25	\$50.25	\$244.21	\$3,690.79	100.00
Tax Total					\$244.21	
Customer Payments	0				\$0.00	
Due Rounding					\$0.00	
Gift Cert Total	0				\$0.00	
Gratuity					\$0.00	
House Tips					\$0.00	
ROA Total					\$0.00	
To Go Surcharges					\$0.00	
Zone Charges					\$0.00	
-Paid Outs					-\$9,171.99	
-Emp Tipouts					\$0.00	
-Bank GC Cashouts	0				\$0.00	
Total Accountable					-\$5,236.99	

Loss week
BAC &
Grill

654.65
loss of
business

Media	Count	Sale Amt	HS Tips	Emp Tips	Emp Grats	Total Sales
Cash	181	-\$7,358.99	\$0.00	\$0.00	\$0.00	-\$7,358.99
EMV	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Visa	80	\$1,931.75	\$0.00	\$445.50	\$0.00	\$2,377.25
Mastercard	6	\$126.25	\$0.00	\$49.00	\$0.00	\$175.25
Gift Card	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Discover	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
House Charge	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
American Express	1	\$64.00	\$0.00	\$15.00	\$0.00	\$79.00
Gift Certificate	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Diners Club	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Gift Certificate	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Visa	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
American Express	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Mastercard	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00



ej

sjco.com
800 626 4653

7/25/18-9am

We checked PSI at Double Rice RV Park. Found it to be 110, well above standard psi here of around 65.

Shut off 1 PRV as a result & reducing pressure at other PRV. Maintenance on both PRV's today by Cla Valve.

Will also investigate proper valve operation by meter pit.

Ryan Limberg

Dean S. Urvak



CITY OF ELKO

Office of the City Clerk

Website: www.elkocity.com
Email: cityclerk@elkocitynv.com

1751 College Avenue • Elko, Nevada 89801 • (775) 777-7126 • Fax (775) 777-7129

January 3, 2018

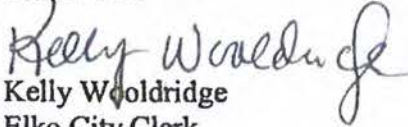
Double Dice RV Park
Ms. Lori Vavak
3730 E. Idaho St.
Elko, NV 89801

Dear Ms. Vavak,

I am writing to let you know I have received your claim of damages due to a water pressure problem. I have submitted the claim to the City insurance company. I will keep you apprised of the progress as they review the claim.

If you have any further questions please feel free to contact me at cityclerk@elkocitynv.gov or call at 775-777-7126.

Thank You


Kelly Wooldridge
Elko City Clerk

Received this e1
email from City —
Referred to Dave
Laurie who told us it
was declined but
no official word from
the City as of now.

1/7/2019

Re: P2431805908 01 Double Dice RV Park

From: rvtours <rvtours@aol.com>

To: Cynthia McGraw <Cynthia.McGraw@ascrisk.com>

Subject: Re: P2431805908 01 Double Dice RV Park

Date: Mon, Jan 7, 2019 10:27 am

Our response ↓

If you look at the documentation you can see that the City of Elko has admitted liability, and the repairs have been documented as being due to the high pressure on the bills we submitted if you look at the explanations on the bills. There are no sprinkler repairs on the bills. The repairs for fittings on the bills are for the water lines blown (see the photos). City of Elko workers were out here when we were digging up these sites and making these repairs. We also submitted photos. The City of Elko is not disputing any of these damages to our knowledge. In fact, they have spent thousands of dollars installing a new water regulation system leading to our property in order to rectify this situation that has affected our business and all businesses in the area. The water was shut off to many properties by the City of Elko during this period for installation of this new system. The problems have been many and have been ongoing throughout the last two years and many of our lines have broken. This has been an ongoing issue we have been working with the City of Elko to solve. Most of the problems addressed in this claim occurred in the weeks or days just prior to the repairs the City began to the water meter on 7/25/18. It is very hard to pinpoint exactly when many of these issues, like those on the mobile home occurred, because it took some time for them to become apparent. These issues happened prior to the 7/25/18 date when the City of Elko wrote the letter we enclosed, admitting liability and stating that they shut off the water for repairs. For instance, our toilet and washing machines were down because we have other facilities and had to order special parts for repairs. The washing machines had to be taken to Salt Lake City, 4 hours away, transported by us at our expense, to be diagnosed for repair/replacement. We have 10 washers so having 2 out for that period of time was inconvenient but did not put us out of business. However, we have not claimed loss of business for those machines while down.

There is no "theory". Everything is evidenced by the fact that the City of Elko had to replace the entire water regulation valve, and that all the repairs that were made were documented as caused by the fluctuations in their water pressure. City of Elko employees were present when these breaks took place and the repairs were done. The entire City Council, City of Elko Water Department, and we are assuming everyone at the City of Elko was aware of the problem, because it was a major repair, and they had to hire a company from Salt Lake City to install an entirely new water pressure reduction valve system. Like I explained to you on the phone, we are still experiencing water pressure fluctuations and the City has been out here as recently as this last week. Therefore, we would urge you to contact the City of Elko, specifically Utilities Director Ryan Limberg, 775-777-7212 rlimberg@elkocitynv.gov, or Dean Cernick, 775-777-7375, dcernick@elkocitynv.gov. We are sure they would be more than happy to explain our ongoing difficulties and the massive problems associated with the City of Elko's failure to make the required repairs to alleviate these damages not only to our business, but to other businesses as well. When all of this happened the City of Elko assured us our damages would be taken care of and that we just needed to submit them. They were not contesting liability. Lori Vavak, Double Dice RV Park.

—Original Message—

From: Cynthia McGraw <Cynthia.McGraw@ascrisk.com>

To: rvtours@aol.com <rvtours@aol.com>

Sent: Fri, Jan 4, 2019 2:06 pm

Subject: P2431805908 01 Double Dice RV Park

Adjuster ↓

Dean and Lori,

Lori it was a pleasure speaking with you on the telephone earlier today. I will be the adjuster investigating this claim. I will need documentation to support your claim.

Please provide our office with dates and times of the leaks and failures that occurred due to water pressure fluctuation. I understand there were leaks in sprinkler systems, the laundry room, swamp cooler lines, etc.

Please provide our office with your theory and evidence that all of these various issues were due to pressure fluctuations. Once we have received the requested documentation we will review the documents/reports and contact you.

Thank you for your assistance in this matter. Should you have questions please feel free to contact me.

Sincerely,

Kelly C. Wooldridge

From: Cynthia McGraw <Cynthia.McGraw@ascrisk.com>
Sent: Monday, March 04, 2019 1:27 PM
To: Kelly C. Wooldridge
Cc: Dain Uriarte
Subject: P2431805908 01 Double Dice RV
Attachments: P2431805908 01 Double Dice RV Denial water fluctuation.pdf

Kelly and Dain,

I mailed the denial letter to Mr. and Mrs. Vavak. Should they attempt to contact you please refer them to me. Please see attached a copy of the denial letter.

Thank you,



Alternative Service Concepts

Loyalty • Integrity • Flexibility • Expertise

Cynthia McGraw – Senior Claims Adjuster

639 Isbell Road, #390, Reno, NV 89509

Office Phone: (702) 478-6952 Office fax: (725) 201-6625

cynthia.mcgraw@ascrisk.com www.ascrisk.com/

BUSINESS INSURANCE

**BEST PLACES
TO WORK 2018**



2014 | 2015 | 2016 | 2017

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Kelly C. Wooldridge

From: Dain Uriarte <dain.uriarte@lpins.net>
Sent: Thursday, March 07, 2019 1:33 PM
To: Cynthia McGraw
Cc: Kelly C. Wooldridge
Subject: FW: P2431805908 01 Double Dice RV
Attachments: P2431805908 01 Double Dice RV Denial water fluctuation.pdf

Good afternoon, Cynthia –

I wanted to let you know that Mr. Vavak called me this morning at 11:20 am, asking for an update. I told him that ASC had mailed a determination letter, and that if he has not received yet, it should be arriving any day.

I am not sure what the procedures are, however, if you need his e-mail to send anything, it is rvtours@aol.com

Thank you!

Dain

From: Cynthia McGraw <Cynthia.McGraw@ascrisk.com>
Sent: Monday, March 4, 2019 1:27 PM
To: Kelly C. Wooldridge <kwooldridge@elkocitynv.gov>
Cc: Dain Uriarte <dain.uriarte@lpins.net>
Subject: P2431805908 01 Double Dice RV

Kelly and Dain,

I mailed the denial letter to Mr. and Mrs. Vavak. Should they attempt to contact you please refer them to me. Please see attached a copy of the denial letter.

Thank you,



Alternative Service Concepts
Loyalty • Integrity • Flexibility • Expertise

Cynthia McGraw – Senior Claims Adjuster
639 Isbell Road, #390, Reno, NV 89509
Office Phone: (702) 478-6952 Office fax: (725) 201-6625
cynthia.mcgraw@ascrisk.com www.ascrisk.com/

BUSINESS INSURANCE

**BEST PLACES
TO WORK 2018**



2014 | 2015 | 2016 | 2017

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Alternative Service Concepts

Flexibility • Expertise • Integrity

March 4, 2019

Double Dice RV Park
Dean and Lori Vavak
585 E 4th Street
Sun Valley, NV 89433

RE: Claim #: P243-18-05908-01
Our Insured: City of Elko
Loss Date: July 25, 2018

Dear Mr. & Mrs. Vavak:

As you are aware Alternative Service Concepts is the third-party administrator of claims for the Nevada Public Agency Insurance Pool (NPAIP) of which City of Elko is a member.

Based on our investigation of the facts we have determined that the City of Elko is not negligent and is therefore not liable for any damages resulting from the fluctuation of water pressure. This letter is meant as formal notification of denial of your claim against the City of Elko. We find that the proximate cause of the loss was not foreseeable in that the City did not have prior notice of problems with water fluctuation with other adjoining properties.

Since this incident happened and will continue to occur until you install the proper equipment on your property, we suggest you consider some prevention measures. The neighboring properties have not been affected by the fluctuation of pressure, because they have installed the proper equipment on their properties. We are also aware The City of Elko has made efforts to maintain their equipment.

Please note that pursuant to the Nevada Revised Statutes, you have 3 years from the date of loss to protect the Statute of Limitations on property damage claims. If you have any further questions or concerns, please contact our office. We sincerely apologize for any inconvenience to you as a result of this incident.

Sincerely,



Cynthia McGraw
Senior Claims Administrator
Alternative Service Concepts, LLC

Cc: Shanell Owen, City of Elko

639 Isbell Road, #390, Reno, NV 89509
Phone: (702) 478-6952 Facsimile: (725) 201-6625
E-mail: cynthia.mcgraw@ascrisk.com

City of Elko Water Department

Claim Form

VENDOR NAME:

Griswold Industries CLA-VAL

VENDOR #:

Department	Account Number	Invoice #	Project #	Amount Due
Water Department:	501-70-30.			

ACCOUNT DESCRIPTION

Technical Street Testing	434-09			
Technical GIS Expense	434-12			
Technical Lab Services	434-15			
Technical Dispatch Services	434-18			
Technical Lobbying Services	434-22			
Technical Other Consulting Services	434-23			
Cellular Phone Service	440-05			
Other Purchased Services Landfill Charges	440-08			
Utilities USA Dig Charges	441-05			
Utilities Water R-O-W Toll Charges	441-08			
Maintenance & Repair Outside Repairs	443-03	752922		\$ 7,048.28
Maintenance & Repair Facility Repair	443-17			
Maintenance & Repair Vehicle Equipment Repair	443-22			
Rentals Equipment Rental	444-03			
Construction Services Street Cut Repairs	450-07			
Construction Services Water Meter Retrofit Program	450-09			
Construction Services Oversize Water Tap	501-00-00.369-08	450-11		
Miscellaneous Services CDL Expenses	500-02			
Contract Services Temporary Employee Services	510-11			
Advertising Services Recruitment Expense	540-02			
Travel & Training Travel	580-01			
Travel & Training Training	580-04			
Travel & Training Educational Assistance	580-08			
Supplies Uniforms/Tools/Equipment	600-10			
Supplies Engineering Supplies	600-37			
General Supplies Office Supplies	610-01			
General Supplies Computer Supplies	610-03			
General Supplies Repair Supplies/Materials	610-05			
General Supplies Non-Capital Equip Replacement	610-18			
General Supplies Tools	610-20			
General Supplies New Meters & Supplies	610-22			
General Supplies Gravel	610-28			
General Supplies Safety Equipment	610-35			
Energy Gasoline	620-09			
Books & Subscriptions Certifications Fees	640-04			
Exit 298 501-165-01				
WATR1702/1702-C New Vehicles and Accessories and Equipment	1702-C			
WATR 1704- SCADA IMPROVEMENTS	1704-C			
Watr 1805	1802-C			

TOTAL: \$ 7,048.28

Approved: _____

Date: 8/30/2018

Date Filed: _____

Date Paid: _____

Check #: _____



Griswold Industries
1701 Placentia Avenue
Costa Mesa, CA 92627-4416
Phone: 949-722-4800
Email: ardept@cla-val.com

INVOICE

Invoice Number: 752922
Page: 3 of 3
Date: 8/24/2018
Salesperson: S92N
Regular Invoice

B 5753
I ACCOUNTS PAYABLE
L CITY OF ELKO
L 1751 COLLEGE AVENUE
T ELKO NV 89801
O US

Currency: USD US Dollar

S I
H CITY OF ELKO
I WATER AND SEWER DEPARTMENT
P 1751 COLLEGE AVENUE
T ELKO NV 89801
O US

Phone: 775-777-7100

Order	Purchase Order	Freight Terms	Carrier	Class of Service	Terms		
223503		Prepaid	SERVICE TRUCK	STD	NET 30		
Line/Rel	Qty Ordered	Qty Shipped	Back Order	Ship Date	PRO Number	Unit Price	Extended Price

SERVICE PERFORMED BY: ALEX MARTELL ON 07/25/2018

MANZANITA DRIVE

10"

ROLL SEAL INSTALLED INCORRECTLY. HAD TO REPLUMB VALVE. NEW CRD PILOT, RESTRICTION FITTING, AND RETUBED IN STAINLESS STEEL TUBING AND FITTINGS

MANZANITA DRIVE

2" 90-01

REBUILT VALVE AND CLEANED BODY. HAD LOTS OF CAVITATION ON MOST INTERNALS. REPLACED RUBBER GOODS, SEAT, DIAPHRAGM WASHER, STEM, CRD PILOT, RESTRICTION FITTING, DISC RETAINER, AND RETUBED IN STAINLESS STEEL TUBING AND FITTINGS. PUT BACK IN OPERATION.

MANZANITA DRIVE

8" 90-01

TOOK APART AND CLEANED VALVE. INSTALLED ALL NEW INTERNALS. REPLACED ALL RUBBER GOODS, STEM, DISC GUIDE, DISC RETAINER, DIAPHRAGM WASHER, CRD PILOT, RESTRICTION FITTINGS, BALL VALVE, AND RETUBED IN STAINLESS STEEL TUBING AND FITTINGS. PUT BACK IN OPERATION

SERVICE AUTHORIZED BY: DALE

2% PER MONTH SERVICE CHARGE IF NOT PAID IN ACCORDANCE WITH TERMS

Please refer to Invoice number or return Invoice copy when remitting.
See our website at <https://www.cla-val.com/cia-val-commercial-documents-l-80.html> for disclaimer of warranties, limitation of liability, terms and conditions and Form W-9.

In accepting customer's order, seller disclaims any liability for penalty clauses or other punitive claims that may appear on or as a part of the customer order. This condition is in addition to seller's published terms. Seller represents that with respect to the production of articles and/or the performance of the services covered by this invoice, it was fully complied with section 12(A) of the fair labor standards act of 1938, as amended. Goods held at factory for customer's benefit will be invoiced on completion and terms of payment will apply from Invoice date. 2% per month service charge if not paid in accordance with terms.

Sales Amount	7,046.28
Freight	0.00
Sales Tax	0.00
Prepaid Amount	0.00
Total	7,046.28



Invoice Number: 752922
Page: 1 of 3
Date: 8/24/2018
Salesperson: S92N
Regular Invoice

B 5753
I ACCOUNTS PAYABLE
L CITY OF ELKO
L 1751 COLLEGE AVENUE
T ELKO NV 89801
O US

S I
H CITY OF ELKO
I WATER AND SEWER DEPARTMENT
P 1731 COLLEGE AVENUE
T ELKO NV 89801
O US

Order	Purchase Order	Freight Terms	Carrier	Class of Service	Terms		
223503		Prepaid	SERVICE TRUCK	STD	NET 30		
Line/Rel	Qty Ordered	Qty Shipped	Back Order	Ship Date	PRO Number	Unit Price	Extended Price
1	3.000	3.000	0.000	8/24/2018		345.00000	1,035.00
Item: 7194504C : CRD 1/4S 30-300 TESS 300S							
2	2.000	2.000	0.000	8/24/2018		71.20000	142.40
Item: 9787002G : X58C .125 3/8X3/8 TP							
3	3.000	3.000	0.000	8/24/2018		280.00000	840.00
Item: 2716114H : STAINLESS STEEL TUBING & FITTINGS							
4	1.000	1.000	0.000	8/24/2018		152.00000	152.00
Item: 21176608K : KIT,REPAIR 100 2 NBR 300							
5	1.000	1.000	0.000	8/24/2018		184.00000	184.00
Item: C4135E : SEAT 100 2 316							
6	1.000	1.000	0.000	8/24/2018		121.60000	121.60
Item: V5499J : STEM 100 2303							
7	1.000	1.000	0.000	8/24/2018		68.00000	68.00
Item: 9787001J : X58C .062 3/8X3/8 TP							
8	1.000	1.000	0.000	8/24/2018		582.00000	582.00
Item: 21176607A : KIT,REPAIR 100 8 NBR 300							
9	1.000	1.000	0.000	8/24/2018		328.00000	328.00
Item: V1353B : STEM 100 8 303							



Griswold Industries
 1701 Placentia Avenue
 Costa Mesa, CA 92627-4416
 Phone: 949-722-4800
 Email: ardept@cla-val.com

INVOICE

Invoice Number: 752922
 Page: 2 of 3
 Date: 8/24/2018
 Salesperson: S92N
 Regular Invoice

B 5753
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 L CITY OF ELKO
 L 1751 COLLEGE AVENUE
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Currency: USD US Dollar

S I
 II CITY OF ELKO
 I WATER AND SEWER DEPARTMENT
 P 1751 COLLEGE AVENUE
 T ELKO NV 89801
 O US

Phone: 775-777-7100

Phone: 773-777-7100

Order	Purchase Order	Freight Terms	Carrier	Class of Service	Terms		
223503		Prepaid	SERVICE TRUCK	STD	NET 30		
Line/Rel	Qty Ordered	Qty Shipped	Back Order	Ship Date	PRO Number	Unit Price	Extended Price
10	1.000	1.000	0 000	8/24/2018		812.80000	812.80
Item:	C1472E GUIDE,DISC 100		8 316				
11	3.000	3.000	0.000	8/24/2018		40.00000	120.00
Item:	8778327E : CK2		3/8 316 S				
12	9.500	9.500	0 000	8/24/2018		132.00000	1,254.00
Item:	9605115A : Labor-West, Alex Martell						
13	11.000	11.000	0 000	8/24/2018		68.00000	748.00
Item:	9605115Tm Travel-West, Alex Martell						
14	509.000	509.000	0.000	8/24/2018		0.60000	305.40
Item:	2722322B : SERVICE DEPT FUEL SURCHARGE CI: MILEAGE						
15	2.000	2.000	0.000	8/24/2018		176.54000	353.08
Item:	96051-TRAVEL Travel Expenses- Lodging & Meals						



Mountain West Valve, Inc

830 West 8615 South
Salt Lake City, UT 84115

801.259.8878
801.302.8907 Fax
www.mtwestvalve.com

Invoice

Date	Invoice #
8/21/2015	4696

Bill To
Elko City Water Department

W.O. No.	Quantity	Date	Invoice #
E373-2		8/21/2015	E373-2

Item #	Quantity	Description	Rate	Amount
	8	Onsite June 18, 2015 ✓ Labor Hours - 4 hour min X 2 Techs	95.00	760.00

Water
501-70-30
610-03
Dell

IRON
HORSE
PRU

Subtotal	\$760.00
Sales Tax (6.85%)	\$0.00
Total	\$760.00



801 253 8878
801 302.3907 Fax
www.mtwvalve.com

Onsite Service Report

E-373-2

Date:	6-18-15	Customer:	City of Elko water department	Location:	Elko
WO #:		PO #:		Foreman:	James Brunckhorst

Description of Work Including Parts or Materials Used

0830 Arrived at location to Remove Roll seal valve for City
0830 - 1130 Removed Roll seal valve, had some issues with the
valve bolts, had to cut them off, also had to Remove
The Remove coupling.
1130 - Departure from site w/ valve

Mileage and Total Hours per Tech

Tech:	James Brunckhorst	Mileage:	3	REG:	4	OT:		DT:	15 min
Tech:	Jude Harris	Mileage:	0	REG:	4	OT:		DT:	15 min
Tech:		Mileage:		REG:		OT:		DT:	
Tech:		Mileage:		REG:		OT:		DT:	

Lodging

Per Diem

Customer Signature: Devin Cerny

Date

07/07/2015

Foreman Initials



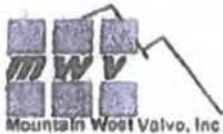
Mountain West Valve, Inc
550 West 3615 South
Salt Lake City, UT 84115
801.253.8878
801.302.8907 Fx
www.mwvalve.com

Invoice

Date	Inv. #
8/20/2015	4595

Elko City Water Department

Item #	Quantity	Description	Unit Price	Total Price
E373-1			8/20/2015	E373-1
	8	Onsite June 25, 2015 Labor Hours - 4 hours X 2 Techs	95.00	760.00
<i>Water 501-70-30 610-03 D.H.</i>				
<i>IRON HORSE PRU</i>				
Subtotal				\$760.00
Sales Tax (6.85%)				\$0.00
Total				\$760.00



801.253.8878
801.302.3807 Fax
www.mtwvalve.com

Onsite Service Report

E373-1

Date: 6-25-15	Customer: City of Elko Water Department	Location: Elko
WO #:	PO #:	Foreman: James Bencherst

Description of Work Including Parts or Materials Used

0830 Arrive on site for valve install & cal.
0830-1230 Installed Resolute Ball seal valve with other components.
1230 City had emergency and had to leave so we did not have a chance to put online. Chris said they would contact us at a later date for this.

Mileage and Total Hours per Tech

Tech: James Bencherst	Mileage: 3	REG: 4	OT:	DT: 15 min
Tech: James Lewis	Mileage: 3	REG: 4	OT:	DT: 15 min
Tech:	Mileage:	REG:	OT:	DT:
Tech:	Mileage:	REG:	OT:	DT:

Lodging

Per Diem

Customer Signature

Dean Cornett

Date

07/07/2015

Foreman Initials



Mountain West Valve, Inc

550 West 8615 South
Salt Lake City, UT 84115

801.253.8878
801.802.8907 Fx
www.mtwvalve.com

Invoice

8/20/2015	4693
-----------	------

Elko City Water Department

Qty		Description		Price	
E938		8/20/2015		E938-	
Qty		Description		Price	
1		Liner for 10" CLA-VAL Valve, 300 Class, Model# 10-790-01B		1,442.86	1,442.86
<i>Water</i> <i>501-70-30</i> <i>443-03</i> <i>1/3</i>					
<i>DOUBLE DICE PLUS</i>					
Subtotal				\$1,442.86	
Sales Tax (6.85%)				\$0.00	
Total				\$1,442.86	



550 West 3615 South
Salt Lake City, UT 84115
801.253.8878
801.302.3907 Fax
www.mtwvalve.com

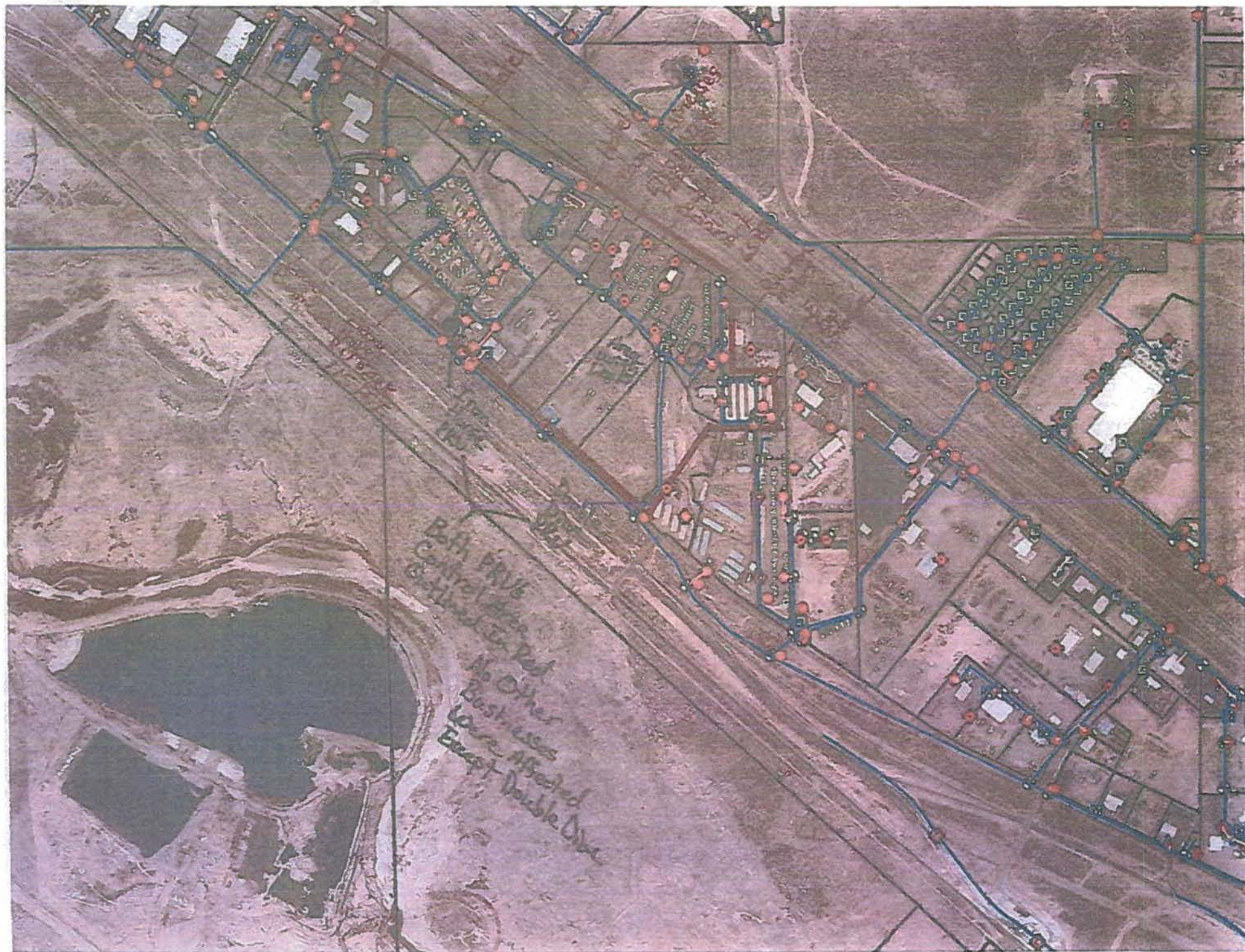
TO: City of Elko Water Dept.	PO#:		DATE:	7/14/2015
	WO#:			
	REF #1:		E338, E373	
	REF #2:			

Item	Description
1	4 each 3/8" Ball Valve 2000# 316SS
2	Piping and Fittings
3	10" CLA Val REPAIR

Delivered By: AMRS CRBNS

Received By: Dean Cernick

Date: 7/14/15



**Elko City Council
Agenda Action Sheet**

1. Title: **Review, consideration, and possible action to conditionally approve Tentative Map No. 5-19, filed by Granite Holdings LLC., for the development of a subdivision entitled Orchard Cove Phase 2 involving the proposed division of approximately 6.947 acres of property into 19 residential lots 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: **May 14, 2019**
3. Agenda Category: **PUBLIC HEARING**
4. Time Required: **15 Minutes**
5. Background Information: **Subject property is located south of the intersection of Colt Drive and Winchester Drive (APN 001-928-004). The Tentative Map was recommended to Council to conditionally approve by Planning Commission at their meeting of April 2, 2019. MR**
6. Budget Information:

Appropriation Required: **N/A**
Budget amount available: **N/A**
Fund name: **N/A**
7. Business Impact Statement: **Not Required**
8. Supplemental Agenda Information: **Maps, P.C. action report, Staff reports, and related correspondence.**
9. Recommended Motion: **Conditionally approve Tentative Map No. 5-19 for the Orchard Cove Phase 2 subdivision subject to the findings and conditions as recommended by the Planning Commission, including the modification of standards for Lot 8. The City Council determines that the property can be divided based on the findings required in Section 3-3-5(E)(2) of the Municipal Code.**
10. Prepared By: **Michele Rambo, AICP, Development Manager**
11. Committee/Other Agency Review: **Planning Commission**
12. Council Action:
13. Agenda Distribution: **Granite Holdings LLC
1957 Ruby Vista Drive
Elko, NV 89801
cowboys197594@yahoo.com

Shanks Engineering
982 Wolf Creek Drive
Spring Creek, NV 89815
shankseng@gmail.com**

1.000





CITY OF ELKO

Planning Department

Website: www.elkocity.com
Email: planning@elkocitynv.gov

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

CITY OF ELKO PLANNING COMMISSION ACTION REPORT Regular Meeting of April 2, 2019

WHEREAS, the following item was reviewed and considered by the Elko City Planning Commission on April 2, 2019 per City Code Section 3-3-5(D)4.:

Tentative Map No. 5-19, filed by Granite Holdings, LLC, for the development of a subdivision entitled Orchard Cove Unit 2 involving the proposed division of approximately 6.947 acres of property into 19 lots and a remainder parcel for residential development within the R (Single-Family and Multiple-Family Residential) Zoning District, and matters related thereto.

The subject property is located generally south of the intersection of Colt Drive and Winchester Drive. (APN 001-958-004)

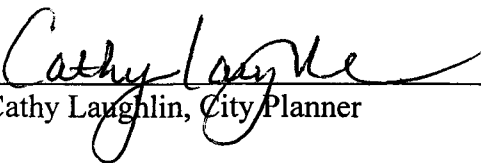
WHEREAS, the Planning Commission, upon review and consideration of the application, supporting data, public input and testimony, forward a recommendation to City Council to conditionally approve Tentative Map No. 5-19 subject to the conditions found in the City of Elko Staff Report dated March 21, 2019, listed as follows:

1. The subdivider is to comply with all provisions of the NAC and NRS pertaining to the proposed subdivision.
2. Tentative map approval constitutes authorization for the sub-divider to proceed with preparation of the final map and associated construction plans.
3. Tentative map approval does not constitute authorization to proceed with site improvements, with the exception of authorized grading, prior to approval of the construction plans by the City and the State.
4. The applicant submits an application for final map within a period of four (4) years in accordance with NRS 278.360(1)(a). Approval of the tentative map will automatically lapse at that time.
5. A soils report is required with final map submittal.
6. A hydrology report is required with final map submittal.
7. Final map construction plans improvements are to comply with Chapter 3-3 of City code.
8. The subdivision design and construction shall comply with Title 9 Chapter 8 of City code.

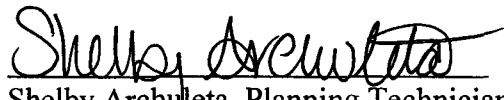
9. The Utility Department will issue an Intent to serve letter upon approval of the tentative map by the City Council.
10. A modification from standards be approved by City Council for Lot 8 to have a reduced minimum lot area for a corner lot.
11. Revise the tentative map to include the legal description: Parcel 5 of File No. 504955. The revision is required prior to City Council consideration of the tentative map.
12. Revise the tentative map to include a note specifying the side, front and rear lot line easements. The revision is required prior to City Council consideration of the tentative map.
13. Revise the tentative map to include the engineer's email address. The revision is required prior to City Council consideration of the tentative map.

The Planning Commission's findings to support its recommendation are the proposed subdivision and development is in conformance with the Land Use Component of the Master Plan. The proposed subdivision and development is in conformance with the Transportation Component of the Master Plan. The proposed subdivision and development does not conflict with the Airport Master Plan. The proposed subdivision does not conflict with the City of Elko Development Feasibility, Land Use, Water Infrastructure, Sanitary Sewer Infrastructure, Transportation Infrastructure and Annexation Potential Report – November 2012. The property is not located within the Redevelopment Area. The proposed subdivision and development are in conformance with the Wellhead Protection Program. The sanitary sewer will be connected to a programed sewer system and all street drainage will report to a storm sewer system. A zoning amendment is not required. In accordance with Section 3-3-5(E)(2) the proposed subdivision and development will not result in undue water or air pollution based on the following: a. There are no obvious considerations or concerns which indicate the proposed subdivision would not be in conformance with all applicable environmental and health laws and regulations. b. There is adequate capacity within the City's water supply to accommodate the proposed subdivision. c. The proposed subdivision and development will not create an unreasonable burden on the existing water supply. d. There is adequate capacity at the Water Reclamation Facility to support the proposed subdivision and development. e. The proposed subdivision and development will be connected to the City's programmed sanitary sewer system, therefore the ability of soils to support waste disposal does not require evaluation prior to Tentative Map approval. f. Utilities are available in the immediate area and can be extended for the proposed development. g. Schools, Fire and Police and Recreation Services are available throughout the community. h. The proposed subdivision and development is in conformance with applicable zoning ordinances and is in conformance with the Master Plan. i. The proposed subdivision and development will not cause unreasonable traffic congestion or unsafe conditions with respect to existing or proposed streets. j. The area is not located within a designated flood zone. Concentrated storm water runoff has been addressed as shown on the grading plan. k. The proposed subdivision and development is not expected to result in unreasonable erosion or reduction in the water holding capacity of the land thereby creating a dangerous or unhealthy condition. The proposed subdivision submittal is in conformance with Section 3-3-6 of City Code, with the following exception: Legal Description is not shown on the Tentative Map. This is not a significant deficiency. The proposed subdivision is in conformance with Section 3-3-9 of City Code. The proposed subdivision is in conformance with Section 3-3-10 of City Code. The proposed subdivision is in

conformance with Section 3-3-11 of City Code. The proposed subdivision is in conformance with Section 3-3-12 of City Code. The proposed subdivision is in conformance with Section 3-3-13 of City Code with the approval of Lot 8 not meeting the minimum area for a corner lot. The proposed subdivision is in conformance with Section 3-3-14 of City Code with the following exception: A not should be added to the Tentative Map stating the front, side and rear lot line easements. This is not a significant deficiency. The proposed subdivision is in conformance with Section 3-3-15 of City Code. The proposed subdivision and development is in conformance with Section 3-2-3 of City Code. The proposed subdivision and development is in conformance with Section 3-2-4 of City Code. The proposed subdivision and development is in conformance with Section 3-2-5(E)(2). Conformance with Section 3-2-5(E) is required as the subdivision develops. The proposed subdivision and development is in conformance with Section 3-2-5(G) of City Code with the approval of the modification of standard for Lot 8 minimum lot area. The proposed subdivision and development is in conformance with Section 3-2-17. Conformance with Section 3-2-17 is required as the subdivision develops. The proposed subdivision and development is not located in a designated special flood hazard area and is in conformance with Section 3-8 of City Code. The proposed subdivision design shall conform to Title 9 Chapter 8 of City Code.


Cathy Laughlin, City Planner

Attest:


Shelby Archuleta, Planning Technician

CC: Applicant
Michele Rambo, Development Manager (email)
Kelly Wooldridge, City Clerk

STAFF COMMENT FLOW SHEET
PLANNING COMMISSION AGENDA DATE: 4/2

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

Title: Tentative Map 5-19 Orchard Cove - Unit 2
Applicant(s): Granite Holdings, LLC
Site Location: S. Extension of Colt Drive. - APN 001-928-004
Current Zoning: R Date Received: _____ Date Public Notice: 3/19
COMMENT: This is for 19 lots and a remainder parcel from
≈ 6.94 acres

If additional space is needed please provide a separate memorandum

Assistant City Manager: Date: 3/22/19
Recommend approval as presented by
Staff

SAW

Initial

City Manager: Date: 3/23/19
No comments/concerns.

CC

Initial



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

CITY OF ELKO STAFF REPORT

REPORT DATE:	March 21, 2019
PLANNING COMMISSION DATE:	April 2, 2019
AGENDA ITEM NUMBER:	I.A.1
APPLICATION NUMBER:	Tentative Map 5-19
APPLICANT:	Granite Holdings, LLC

A Tentative Map for the proposed division of approximately 6.947 acres of property into 19 lots and one remainder parcel for residential development within an R (Single Family and Multiple Family Residential) Zoning District



STAFF RECOMMENDATION:

RECOMMEND to CONDITIONALLY APPROVE subject to findings of fact and conditions stated in this report.

PROJECT INFORMATION

PARCEL NUMBERS: 001-928-004

PARCEL SIZE: 6.94 Acres

EXISTING ZONING: (R) Single Family and Multiple Family Residential

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

EXISTING LAND USE: Vacant

NEIGHBORHOOD CHARACTERISTICS:

The property is bordered by:

- North: Residential (R) / Developed
- East: Residential (R) and Commercial (C) / Developed
- South: Agriculture (AG) / Undeveloped
- West: Residential (R) / Developed

PROPERTY CHARACTERISTICS:

- The property is currently undeveloped and is characterized with moderate sloping topography throughout the parcel.
- The property will be accessed off of Colt Drive and Orchard Cove Drive.

MASTER PLAN AND CITY CODES:

Applicable Master Plan Sections, Coordinating Plans, and City Code Sections are:

- City of Elko Master Plan – Land Use Component
- City of Elko Master Plan – Transportation Component
- City of Elko Airport Master Plan
- City of Elko Development Feasibility, Land use, Water Infrastructure, Sanitary Sewer Infrastructure, Transportation Infrastructure and Annexation Potential Report - November 2012
- City of Elko Redevelopment Plan
- City of Elko Wellhead Protection Plan
- City of Elko Zoning – Chapter 3-3 Subdivisions
- City of Elko Zoning – Section 3-2-3 General Provisions
- City of Elko Zoning – Section 3-2-4 Zoning Districts
- City of Elko Zoning – Section 3-2-5, Residential Zoning Districts
- City of Elko Zoning – Section 3-2-17 Traffic, Access, Parking and Loading Regulations
- City of Elko Zoning – Section 3-8 Flood Plain Management
- City of Elko Public Ways and Property – Title 9 Chapter 8 Post Construction Runoff Control and Water Quality Management

BACKGROUND INFORMATION

1. The property owner and applicant is Granite Holdings LLC.
2. The area proposed for subdivision is identified as APN 001-928-004.
3. The area is undeveloped.
4. The area is located south of Colt Drive and east of the terminus of Orchard Cove Drive.
5. The area proposed for subdivision is a continuation of the Orchard Cove Phase 1 subdivision.
6. A Stage 1 meeting for the proposed subdivision was held on January 16, 2019. A second Stage 1 meeting was held on January 30, 2019 where a revised subdivision was proposed.
7. The area proposed for subdivision is located within the R-Single Family Multiple Family Residential zone district and a zone amendment is not proposed.
8. The total area proposed for subdivision is approximately 6.947 acres in size.
9. The Tentative Map shows a division of approximately 2.929 divided into 19 lots with one remainder parcel approximately 3.085 acres in size.
10. The proposed density is approximately 6.487 units per acre.
11. Phasing of the subdivision is not proposed.
12. Approximately .753 acres are being offered for dedication. The dedication includes Colt Drive and Orchard Cove Drive.
13. Approximately .179 acres are being offered for dedication for a 30' wide public utility drainage and access right-of-way.

MASTER PLAN

Land use:

1. The land use is shown as Medium Density Residential. Medium Density is identified as having a density of 5 - 8 units per acre.
2. R-Single Family and Multiple Family Residential is listed as a corresponding district for the Medium Density Designation in the Master Plan.
3. The listed Goal of the Land Use component states "Promote orderly, sustainable growth and efficient land use to improve quality of life and ensure new development meets the needs of all residents and visitors".
4. Objective 1 under the Land Use component of the Master Plan states "Promote a diverse mix of housing options to meet the needs of a variety of lifestyles, incomes, and age groups."
 - o Best Practice 1.1 – Single Family – The proposed subdivision meets several of the methods described to achieve a diverse mix of single family homes in the community.
 - o Best Practice 1.3 – The location of the proposed subdivision appears to support the City striving for a blended community by providing a mix of housing types in the neighborhood and is supported by existing infrastructure.
5. Objective 8 of the Land use component of the Master Plan states "Ensure that new development 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." Staff believes there will be no negative impacts to natural systems and no issue with regard to human health and safety.

The proposed subdivision and development is in conformance with the Land Use component of the Master Plan.

Transportation:

1. The area will be accessed from Colt Drive and Orchard Cove Drive.
2. Colt Drive and Orchard Cove Drive are classified as Residential Local roadways.
3. The Master Plan recommends a right of way width of 50 feet for a Residential Local.
4. The proposed streets, Colt Drive and Orchard Cove Drive, will function as local residential streets.
5. Upon full build out of Phase 2, the proposed subdivision is expected to generate approximately 181.83 additional Average Daily Trips based on 9.57 trips/townhome (Source ITE trip Generation, 8th Edition).

The proposed subdivision and development is in conformance with the Transportation Component of the Master Plan.

ELKO AIRPORT MASTER PLAN

The proposed subdivision and development does not conflict with the Airport Master Plan.

CITY OF ELKO DEVELOPMENT FEASIBILITY, LANDUSE, WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE, TRANSPORTATION INFRASTRUCTURE AND ANNEXATION POTENTIAL REPORT - NOVEMBER 2102

The proposed subdivision does not conflict with the City of Elko Development Feasibility, Land use, Water Infrastructure, Sanitary Sewer Infrastructure, Transportation Infrastructure and Annexation Potential Report - November 2012.

ELKO REDEVELOPMENT PLAN:

The property is not located within the Redevelopment Area.

ELKO WELLHEAD PROTECTION PLAN:

1. The property is located outside of any capture zone for City of Elko wells.
2. The sanitary sewer will be connected to a programmed sewer system and all street drainage will report to a storm sewer system.

The proposed subdivision and development are in conformance with the Wellhead Protection Program.

SECTION 3-3-5 TENTATIVE MAP STAGE (STAGE II)

Tentative Map 3-3-5(A) –A zoning amendment is not required.

Tentative Map Approval 3-3-5(E)(2)(a)-(k) – Requires the following findings:

- a. Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.
 - The proposed subdivision will be connected to the city's water supply system, programmed sewer system and is required to be in compliance with all applicable federal, state and local requirements.
- b. The availability of water which meets applicable health standards and is sufficient in quantity for the reasonably foreseeable needs of the subdivision.
 - The City of Engineering Department is required to model the anticipated water consumption of the subdivision. The City of Elko Utility Department will be required to submit a "Tentative Will Serve Letter" to the State of Nevada. The water modeling requires an update to reflect the increased number of lots. The required commitment for water service for the proposed subdivision is approximately 21.28 acre feet of water per year. The required peak hour commitment for water service for the proposed subdivision is approximately 24.7 gpm. Current City wide annual water usage is approximately 50% of the total allocated water rights.
 - City of Elko currently has excess pumping capacity of 3,081 gpm. Sufficient infrastructure and pumping capacity exists to provide the required water volume to serve the proposed subdivision and development.
 - The Developer will extend properly sized infrastructure as required for development of the property.
 - The proposed subdivision and development will not create an unreasonable burden on the exiting water supply.
- c. The availability and accessibility of utilities.
 - Utilities are available in the immediate area and can be extended for the proposed development.
- d. The availability and accessibility of public services such as schools, police protection, transportation, recreation and parks.
 - Schools, Fire and Police and Recreational Services are available throughout the community.
- e. Conformity with the zoning ordinances and the City's master plan, except that if any existing zoning ordinance is inconsistent with the City's master plan, the zoning ordinance takes precedence.
 - The Master Plan Land Use Map shows the area as Medium Density Residential. The proposed subdivision and development have been designed in accordance with the existing zoning R- Single Family and Multiple Family Residential.
 - The result is a density of 6.487 units per acre which meets the minimum density 4 units per acre specified in the Master Plan.

- The proposed subdivision is in conformance with the City's Master Plan as well as Zoning Ordinance.
- f. General conformity with the City's master plan of streets and highways.
- The proposed subdivision is in conformance with the Transportation Component of the Master Plan.
- g. The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision.
- The proposed subdivision and development will add approximately 182 Average Daily Trips to Colt Drive. Based on the threshold of 1000 ADT referenced in the Master Plan, a traffic study is not required with this subdivision.
 - The proposed subdivision and development will not cause unreasonable traffic congestion or unsafe conditions with respect to existing or proposed streets.
- h. Physical characteristics of the land, such as floodplain, slope and soil
- The proposed subdivision and subsequent development of the property is expected to reduce the potential for erosion in the immediate area. Development of the property will not cause unreasonable soil erosion.
 - A hydrology report is required with the Final Map and Construction Plan submittal.
 - The proposed subdivision and development is not expected to result in unreasonable erosion or reduction in the water holding capacity of the land thereby creating a dangerous or unhealthy condition.
- i. The recommendations and comments of those entities and persons reviewing the tentative map pursuant to this Chapter and NRS 278.330 to 278.3485, inclusive.
- j. The availability and accessibility of fire protection, including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires, including fires in wild lands.
- k. The submission by the subdivider of an affidavit stating that the subdivider will make provision for payment of the tax imposed by Chapter 375 of NRS and for compliance with the disclosure and recording requirements of Subsection 5 of NRS 598.0923, if applicable, by the subdivider or any successor in interest.

There are no obvious considerations or concerns which indicate the proposed subdivision would not be in conformance with all applicable provisions.

SECTION 3-3-6 CONTENT AND FORMAT OF TENTATIVE MAP SUBMITTAL

Identification Data (B)(1) – The subdivision name, location and section, township and range, with reference by dimension and bearing to a section corner or quarter-section corner, is shown on Sheet T2.

Identification Data (B)(2) – The name, address, email and telephone number of the subdivider is shown on Sheet T1.

Identification Data (B)(3) – The engineer's name, address and telephone number is shown on Sheet T1. The email address is not shown.

Identification Data (B)(4) – The scale is shown on Sheet T2.

Identification Data (B)(5) – The north point is shown on Sheet T2.

Identification Data (B)(6) – The date of initial preparation and dates of any subsequent revisions are shown on Sheet T1 and T2.

Identification Data (B)(7) – A location map is shown on Sheet T1.

Identification Data (B)(8) – A legal description is not provided on the Tentative Map as required.

Physical Conditions Data (C)(1) – A topographic map is shown on Sheet T4. The proposed grading plan shows 8 to 20' slopes along the rear lot line of Lots 8-11.

Physical Conditions Data (C)(2) – The developer has provided a 10' dedicated drainage easement along the south property line of lots 9-11 to protect the properties from up gradient storm water as well as providing for storm water infrastructure and easement north of lot 19 and extending to the future Pinion Road in order to capture any off site storm water.

Physical Conditions Data (C)(3) – There are no Special Flood Hazards within the proposed subdivision.

Physical Conditions Data (C)(4) – Sheet T2 of the Map identifies all the roadways, easements and corporate limits within and adjacent to the tract.

Physical Conditions Data (C)(5) – Dimensions of all subdivision boundaries are shown on the map.

Physical Conditions Data (C)(6) – Gross and net acreage of subdivision is shown on Sheet T1.

Proposed Improvements and Other Features Data (F)(1) – The proposed street layout is shown. All the streets are named and proposed for dedication. The grades of the proposed streets are shown on the grading plan. The continuation of roadways is not required of the proposed subdivision.

Proposed Improvements and Other Features Data (F)(2) – The lot layout with consecutively numbered lots is shown. The area and dimensions for each lot are shown and the total number of lots.

Proposed Improvements and Other Features Data (F)(3) – Typical easements will be required along all lot lines. Revision to the tentative plat addressing the lot easements is required.

Proposed Improvements and Other Features Data (F)(4) – The required information for street dedication is on Sheet 1.

Proposed Improvements and Other Features Data (F)(5) – A zone change is not proposed.

Proposed Deed Restrictions (G) – There are no CC & R's proposed for the subdivision.

Preliminary Grading Plan (H) – A grading plan with estimated quantities is shown on Sheet T4.

NPDES Permit Compliance (I) – The subdivider will be required to comply with the City of Elko's storm water regulations.

Proposed Utility Methods and Requirements (J)(1) – Sheet T3 shows the proposed sewage disposal infrastructure connecting to the City's infrastructure.

Proposed Utility Methods and Requirements (J)(2) – Sheet T3 shows the proposed water supply infrastructure connected to the City's infrastructure.

Proposed Utility Methods and Requirements (J)(3) – The Tentative Map shows storm water infrastructure. A hydrology report will be required with Final Map and Construction Plan submittal.

Proposed Utility Methods and Requirements (J)(4) – Utilities in addition to City utilities must be provided with civil improvements plans required for final Map submittal.

Proposed Utility Methods and Requirements (J)(5) – The City will not require a traffic impact study for the proposed subdivision.

SECTION 3-3-9 GENERAL REQUIREMENTS FOR SUBDIVISION DESIGN:

- A. Conformance with Master Plan: The proposed subdivision is in conformance with the Master Plan objectives for density and applicable zoning.
- B. Public Facility Sites: No public facility sites are proposed for dedication.
- C. Land suitability: The area proposed for subdivision is suitable for the proposed development based on the findings in this report.

The proposed subdivision is in conformance with Section 3-3-9 of City code.

SECTION 3-3-10 STREET LOCATION AND ARRANGEMENT:

- A. Conformance with Plan: The proposed subdivision extends Colt Drive and Orchard Cove Drive.
- B. Layout: Street continuation through the proposed subdivision is not required.
- C. Extensions: No extensions are required as part of the proposed subdivision.
- D. Arrangement of Residential Streets: The arrangement of streets prevents outside traffic from utilizing the neighborhood for cut through traffic.
- E. Protection of Residential Properties: There are no lots that have frontage or access from arterial streets.

- F. Parallel Streets: Consideration of street location is not required.
- G. Topography: The residential streets have been designed to address the topography of the area.
- H. Alleys: No alleys are proposed.
- I. Half Streets: There are no half streets proposed.
- J. Dead End Streets: There are no dead end streets proposed.
- K. Intersection Design: The proposed intersection with Orchard Cove Drive and Colt Drive is code compliant.

The proposed subdivision is in conformance with Section 3-3-10 of City code.

SECTION 3-3-11 STREET DESIGN:

- A. Required Right of Way Widths:
 - a. Colt Drive; Residential Street – 50 feet. The proposed right-of-way width for Colt Drive is 50 feet.
 - b. Orchard Cove Drive; Residential Street: 50 feet. The proposed right-of-way width for Orchard Cove Drive is 50 feet.
- B. Street Grades: The proposed street grades are code compliant.
- C. Vertical Curves: The vertical curves are code compliant.
- D. Horizontal Alignment: The horizontal alignment of the streets and intersection

The proposed subdivision is in conformance with Section 3-3-11 of City code.

SECTION 3-3-12 BLOCK DESIGN:

- A. Maximum Length of Blocks: The block design does not exceed the maximum length of a block and maximizes block length.
- B. Sidewalks or Pedestrian ways: Pedestrian ways are not proposed.

The proposed subdivision is in conformance with Section 3-3-12 of City code.

SECTION 3-3-13 LOT PLANNING:

- A. Lot Width, Depth and Area: The lots are in conformance with the specifications stipulated for the zoning in Elko City Code 3-2-5 with the exception of Lot 8 which doesn't meet the minimum of 6,500 sq. ft. for a corner lot. A modification of standards will be required to be approved for the reduction in the lot area for Lot 8. All lots will have improved frontage.
- B. Lot Depth: The lots are in conformance with the stipulated lot depth in ECC 3-2-5. All lots have fronts at least 60 feet in width.

- C. Building Setback: The proposed subdivision, when developed, can meet setback requirements as stipulated in ECC 3-2-5(G).
- D. Side Lot Lines: The side lot lines are substantially at right angles to the street lines. Deviations occur on inside curves and are appropriate.
- E. Accessibility: Every lot abuts a proposed public street.
- F. Prohibitions: There are no proposed prohibitions as there are no double frontage lots.

The proposed subdivision is in conformance with Section 3-3-13 of City code with the approval of a modification of standard for the reduction of corner lot area for Lot 8.

SECTION 3-3-14 EASEMENT PLANNING:

- A. Utility Easements: A note should be added to the Tentative Map specifying the side and rear lot line easements. Overhead utilities are not allowed within the subdivision.
- B. Underground Utilities: Overhead utilities are not allowed within the subdivision. The utility companies, at their discretion, may request a wider easement on the rear lot line. A note should be added to the Tentative Map stating the front, side and rear lot line easements.
- C. Lots Facing Curvilinear Streets. Overhead utilities are not allowed within the subdivision.
- D. Public Drainage Easement. There are two public drainage easements offered for dedication.
- E. Easement Land Not Considered and Considered in Minimum Lot Area Calculation.
- F. Lots Backing On to Arterial Streets: There are no lots proposed which back onto an arterial street.
- G. Water and Sewer Lines: The utilities are shown in the streets.

The proposed subdivision is in conformance with Section 3-3-14 of City code.

SECTION 3-3-15 STREET NAMING:

The subdivider has proposed street names. The street names are the continuations of streets.

The proposed subdivision is in conformance with Section 3-3-15 of City code.

SECTION 3-3-16 STREET LIGHT DESIGN STANDARDS:

Conformance is required with presentation of civil improvements plans.

SECTIONS 3-3-17 through 3-3-22 (inclusive)

All the referenced sections are applicable to final Map submission, approval and construction of civil improvement plans.

SECTION 3-3-23 PARK LAND DEDICATIONS

There is no offer of dedication for park lands.

SECTION 3-3-25 MODIFICATION OF STANDARDS:

1. Lots 1-8 widths are determined based on the continuation of Orchard Cove Drive. Lots 1-7 are at the minimum lot width of 60' and the remainder is lot 8 which meets the minimum lot width but not the minimum lot area for a corner lot.
Section 3-3-13(A) - Lot 8 is approved as less than the minimum corner lot area of 6,500 sq. ft.

SECTION 3-2-3 GENERAL PROVISIONS:

Section 3-2-3(C)(1) of City code specifies use restrictions. The following use restrictions shall apply:

Principal Uses: Only those uses and groups of uses specifically designated as "principal uses permitted" in zoning district regulations shall be permitted as principal uses; all other uses shall be prohibited as principal uses.

Accessory Uses: Uses normally accessory and incidental to permitted principal or conditional uses may be permitted as hereinafter specified.

Other uses may apply under certain conditions with application to the City.

Section 3-2-3(D) states that "No land may be used or structure erected where the land is held by the planning commission to be unsuitable for such use or structure by reason of flooding, concentrated runoff, inadequate drainage, adverse soil or rock formation, extreme topography, low bearing strength, erosion susceptibility, or any other features likely to be harmful to the health, safety and general welfare of the community. The planning commission, in applying the provisions of this section, shall state in writing the particular facts upon which its conclusions are based. The applicant shall have the right to present evidence contesting such determination to the city council if he or she so desires, whereupon the city council may affirm, modify or withdraw the determination of unsuitability."

The proposed subdivision and development is in conformance with Section 3-2-3 of City code.

SECTION 3-2-4 ESTABLISHMENT OF ZONING DISTRICTS:

3. Section 3-2-4(B) Required Conformity to District Regulations: The regulations set forth in this chapter for each zoning district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, except as provided in this subsection:
4. Section 3-2-4(B)(4) stipulates that 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 proposed subdivision with the approved development agreement is in conformance with Section 3-2-4 of City code.

SECTION 3-2-5(E) R Single Family and Multiple Family Residential:

1. Section 3-2-5(E)(2). Principal Uses Permitted:

- a. Adult care facility which serves ten (10) or fewer.
- b. Electric power substations, sewer lift stations, and water pump stations wherein service to district residents requires location within the district.
- c. Multiple-family residential units, including a duplex, triplex, or a fourplex located on a single lot or parcel, provided area and setback requirements are met.
- d. One single-family dwelling of a permanent character in a permanent location with each dwelling unit on its own parcel of land and provided all area and setback requirements are met.
- e. Publicly owned and operated parks and recreation areas and centers.
- f. Residential facility for groups of ten (10) or fewer.

The proposed subdivision and development is in conformance with Section 3-2-5(E)(2). Conformance with Section 3-2-5(E) is required as the subdivision develops.

SECTION 3-2-5(G)

1. Lot areas are shown. Lot 8 doesn't meet the required minimum lot area for a corner lot and therefore will be required a modification of standards.
2. Lot dimensions are shown and are in conformance with Elko City Code 3-2-5(G).

The proposed subdivision and development is in conformance with Section 3-2-5(G) of City code with the approved modification of standard for Lot 8.

SECTION 3-2-17

1. The proposed roadways are classified as a residential street in accordance with the Master Plan.
2. The proposed lots are large enough to develop the required off-street parking to be located outside the front and interior side yards.

The proposed subdivision and development is in conformance with Section 3-2-17. Conformance with Section 3-2-17 is required as the subdivision develops.

SECTION 3-8 FLOOD PLAIN MANAGEMENT

The proposed subdivision and development is not located in a designated special flood hazard area and is in conformance with section 3-8 of City code.

TITLE 9 CHAPTER 8 POST CONSTRUCTION RUNOFF CONTROL AND WATER QUALITY MANAGEMENT

Final design of the subdivision is required to conform to the requirements of this title. The tentative plat storm drain infrastructure extended into and through the area.

OTHER

The following permits will be required for the project:

1. Storm water general permit, required submittals to the City of Elko are a plan view showing the storm water controls, a copy of the Storm Water Pollution Prevention Plan (SWPPP) and a copy of the certified confirmation letter.
2. A Surface Area Disturbance (SAD) is required in the disturbed area is equal to or greater than five acres. A copy of the SAD permit is required to be submitted to the City of Elko.
3. A street cut permit from the City of Elko.
4. A grading permit from the City of Elko.
5. All other applicable permits and fees required by the City of Elko.
6. The City of Elko also requires submittal of the plans from the individual utility companies before permits will be issued for the project.

FINDINGS

1. The proposed subdivision and development is in conformance with the Land Use component of the Master Plan.
2. The proposed subdivision and development is in conformance with the Transportation Component of the Master Plan.
3. The proposed subdivision and development does not conflict with the Airport Master Plan.
4. The proposed subdivision does not conflict with the City of Elko Development Feasibility, Land use, Water Infrastructure, Sanitary Sewer Infrastructure, Transportation Infrastructure and Annexation Potential Report - November 2012.
5. The property is not located within the Redevelopment Area.
6. The proposed subdivision and development are in conformance with the Wellhead Protection Program. The sanitary sewer will be connected to a programmed sewer system and all street drainage will report to a storm sewer system.
7. A zoning amendment is not required.
8. In accordance with section 3-3-5(E)(2) the proposed subdivision and development will not result in undue water or air pollution based on the following:
 - a. There are no obvious considerations or concerns which indicate the proposed subdivision would not be in conformance with all applicable environmental and health laws and regulations
 - b. There is adequate capacity within the City's water supply to accommodate the proposed subdivision.

- c. The proposed subdivision and development will not create an unreasonable burden on the exiting water supply.
 - d. There is adequate capacity at the Water Reclamation Facility to support the proposed subdivision and development.
 - e. The proposed subdivision and development will be connected to the City's programmed sanitary sewer system therefore the ability of soils to support waste disposal does not require evaluation prior to Tentative Map approval.
 - f. Utilities are available in the immediate area and can be extended for the proposed development.
 - g. Schools, Fire and Police and Recreational Services are available throughout the community.
 - h. The proposed subdivision and development is in conformance applicable zoning ordinances and is conformance with the Master Plan.
 - i. The proposed subdivision and development will not cause unreasonable traffic congestion or unsafe conditions with respect to existing or proposed streets.
 - j. The area is not located within a designated flood zone. Concentrated storm water runoff has been addressed as shown on the grading plan.
 - k. The proposed subdivision and development is not expected to result in unreasonable erosion or reduction in in the water holding capacity of the land thereby creating a dangerous or unhealthy condition.
9. The proposed subdivision submittal in in conformance with Section 3-3-6 of City code with the following exception:
- Legal Description is not shown on the Tentative Map. This is not a significant deficiency.
10. The proposed subdivision is in conformance with Section 3-3-9 of City code.
11. The proposed subdivision is in conformance with Section 3-3-10 of City code.
12. The proposed subdivision is in conformance with Section 3-3-11 of City code.
13. The proposed subdivision is in conformance with Section 3-3-12 of City code.
14. The proposed subdivision is in conformance with Section 3-3-13 of City code with the approval of Lot 8 not meeting the minimum area for a corner lot.
15. The proposed subdivision is in conformance with Section 3-3-14 of City code with the following exception:
- A note should be added to the Tentative Map stating the front, side and rear lot line easements. This is not a significant deficiency.

16. The proposed subdivision is in conformance with Section 3-3-15 of City code.
17. The proposed subdivision and development is in conformance with Section 3-2-3 of City code.
18. The proposed subdivision and development is in conformance with Section 3-2-4 of City code.
19. The proposed subdivision and development is in conformance with Section 3-2-5(E)(2). Conformance with Section 3-2-5(E) is required as the subdivision develops.
20. The proposed subdivision and development is in conformance with Section 3-2-5(G) of City code with the approval of the modification of standard for Lot 8 minimum lot area.
21. The proposed subdivision and development is in conformance with Section 3-2-17. Conformance with Section 3-2-17 is required as the subdivision develops.
22. The proposed subdivision and development is not located in a designated special flood hazard area and is in conformance with section 3-8 of City code.
23. The proposed subdivision design shall conform to Title 9 Chapter 8 of city code.

STAFF RECOMMENDATION:

Staff recommends this item be **APPROVED** subject to the following conditions:

CONDITIONS:

1. The subdivider is to comply with all provisions of the NAC and NRS pertaining to the proposed subdivision.
2. Tentative map approval constitutes authorization for the sub-divider to proceed with preparation of the final map and associated construction plans.
3. Tentative map approval does not constitute authorization to proceed with site improvements, with the exception of authorized grading, prior to approval of the construction plans by the City and the State.
4. The applicant submits an application for final map within a period of four (4) years in accordance with NRS 278.360(1)(a). Approval of the tentative map will automatically lapse at that time.
5. A soils report is required with final map submittal.
6. A hydrology report is required with final map submittal.
7. Final map construction plans improvements are to comply with Chapter 3-3 of City code.
8. The subdivision design and construction shall comply with Title 9 Chapter 8 of City code.

9. The Utility Department will issue an Intent to serve letter upon approval of the tentative map by the City Council.
10. A modification from standards be approved by City Council for Lot 8 to have a reduced minimum lot area for a corner lot.
11. Revise the tentative map to include the legal description: Parcel 5 of File No. 504955. The revision is required prior to City Council consideration of the tentative map.
12. Revise the tentative map to include a note specifying the side, front and rear lot line easements. The revision is required prior to City Council consideration of the tentative map.
13. Revise the tentative map to include the engineer's email address. The revision is required prior to City Council consideration of the tentative map.

Tm 5-19 Orchard Cove - Unit 2 CC

YPNO	PANAME	PMADD1	PMADD2	PMCTST	PZIP
001920054	1683 WINCHESTER LLC		7785 DEAN MARTIN DR	LAS VEGAS NV	89139-6612
001928015	ANDERSON, DAVID D & ROSA		1645 WINCHESTER DR	ELKO NV	89801-8317
001928014	CESPEDES, MIGUEL ET AL		1655 WINCHESTER DR	ELKO NV	89801-8317
001923016	CORTES, LIBRADO ET AL		669 SAGE ST	ELKO NV	89801-3263
001924016	DAVIS, SUSAN L		PO BOX 204	ELKO NV	89803-0204
001928008	FRANK, DAVID C & TAMARA		1605 WINCHESTER DR	ELKO NV	89801-8317
001924002	GONZALEZ, OSCAR & SALIHAN R	ATT: TAX DEPT	PO BOX 66805	SAINT LOUIS MO	63166-6805
001924015	JIMENEZ, ALEJANDRO F ET AL		1709 WINCHESTER DR	ELKO NV	89801-4386
001920060	MOUNTAIN SHADOWS HOUSING LLC	C/O WESTATES PROPERTY MGEMNET	PO BOX 2688	ELKO NV	89803-2688
001923001	ROBISON, JUDY		1691 WINCHESTER DR	ELKO NV	89801-4388
001928010	ROBLES, OMAR & ANGEL		1635 WINCHESTER DR	ELKO NV	89801-8317
001928019	SEVEN PILLARS IMPORTS LLC		PO BOX 292	NEWCASTLE WY	82701-0292
001920056	STITZEL, RITA		PO BOX 236	CARLIN NV	89822-0236
001928009	THOMPSON, DANIEL D		1957 RUBY VIEW DR	ELKO NV	89801-2689
001928013	VELASQUEZ, ERIC RENA		1665 WINCHESTER DR	ELKO NV	89801-8317
001920022	VITALITY CENTER		PO BOX 2580	ELKO NV	89803-2580
001924001	WAVRA, MARGUERITE R TR		30 CASTLE WAY	CARSON CITY NV	89706-1931

17

Mailed 5/2/19



SUNRISE DR

METZLER RD

WINCHESTER DR

ORCHARD COVE DR

COLT CIR

COLT DR

BROWNING WAY

PINION RD

LAMAILLE HWY

* - Properties to
review in public hearing
notice.

NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the Elko City Council will conduct a series of public hearings on Tuesday, May 14, 2019 beginning at 5:30 P.M. P.D.S.T. at Elko City Hall, 1751 College Avenue, Elko, Nevada, and that the public is invited to provide input and testimony on these matters under consideration in person, by writing, or by representative.

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

- **Tentative Map No. 5-19, filed by Granite Holdings, LLC, for the development of a subdivision entitled Orchard Cove Phase 2 involving the proposed division of approximately 6.95 acres of property into 19 lots and a remainder parcel for residential development within the R (Single-Family and Multiple-Family Residential) Zoning District, and matters related thereto.**

The subject property is located generally south of the intersection of Colt Drive and Winchester Drive. (APN 001-928-004)

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

ELKO CITY COUNCIL

Shelby Archuleta

From: Robert Howard <rhoward@rhconstructionservices.com>
Sent: Tuesday, April 9, 2019 5:18 PM
To: Cathy Laughlin
Cc: Mike Shanks (shankseng@gmail.com); Shelby Archuleta; Michele L. Rambo
Subject: Re: Revisions to map

Cathy,

Can we delay Going to the city Council for one month until the owner figures out what he's doing. We will get the changes to you in the next two weeks.

Robert Howard

Sent from my iPhone

On Apr 9, 2019, at 9:01 AM, Cathy Laughlin <claughlin@elkocitynv.gov> wrote:

Mike and Robert,

Just checking in with you prior to the advertising for the public hearing notifications to confirm that you will have the few minor revisions to the Map done prior to the City Council meeting on April 23rd. If not, then we need to hold off until those revisions are completed.

Thanks,

Cathy Laughlin
City Planner

(775)777-7160 ph
(775)777-7219 fax
claughlin@elkocitynv.gov

City of Elko
1751 College Avenue
Elko, NV 89801



City of Elko – Assistant City Manager
1751 College Avenue
Telephone: 775.777.7211
Facsimile: 775.777.7219

March 19, 2019

Mr. Michael Shanks, P.E.
Shanks Engineering
982 Wolf Creek Drive
Spring Creek, NV 89815

Re: Orchard Cove Phase 2 Preliminary Plat Review, Submittals 2-19-2109, 2-27-2019, and 3-12-2019

Dear Mr. Shanks,

The City of Elko has reviewed the above referenced project and has the following comments:

- 1. Sheet T1 - Provide the section, township and range information.**
- 2. Sheet T1 - Delete the proposed roads shown in the vicinity map.**
- 3. Sheet T1 – Show email address for subdivider.**
- 4. Sheet T2 – Revise lots 8 and 9 to reflect the tapers on Orchard Cove and the required lot boundaries to accommodate the tapers shown within Orchard Cover Drive on Sheet T4 dated March 12 2019.**
- 5. Sheet T2 – Clarify the purpose of the proposed 10-foot-wide drainage easement proposed on the rear lot lines of lots 9, 10 and 11. The drainage easement is not accessible for maintenance by the City and should be eliminated. The grading is to extend to the crest of the slope. The grading plan submitted with the final map is to show the existing topography extended past the southern boundary of the proposed subdivision to an extent necessary to ensure there are no potential issues with up gradient drainage onto lots 9, 10 and 11.**
- 6. Sheet T3 – Show sewer lateral for lot 13.**
- 7. Sheet T4 – Revise the grading plan to reflect grading to the crest of the rear yard slopes for lots 9, 10 and 11.**
- 8. For the record, retaining walls may be required to develop lots 9, 10 and to a lesser degree, lot 11.**
- 9. The peak increase in storm water runoff requires management. Consider oversizing of the storm drain in Colt Drive to achieve the requirement.**

Please contact me at 775.777.7211 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott A. Wilkinson", with a stylized flourish at the end.

Scott A. Wilkinson
Assistant City Manager

CC: City of Elko - File

RECEIVED

FEB 27 2019

ORCHARD COVE SUBDIVISION

TENTATIVE MAP

Water and Sewer Analysis

2/26/2019

Sewer Analysis

Node	Description	Flow From Tributary Area Only			Combined Flows			Combined Peak Flow		
		Flow (gpd) Existing	Flow (gpd) Proposed	Flow (gpd) Combined	Flow (gpd) Existing	Flow (gpd) Proposed	Flow (gpd) Combined	Flow (gpm) Existing	Flow (gpm) Proposed	Flow (gpm) Combined
P1	SSMH Pinion & Winchester	30300	0	30300	30300	0	30300	84	0	84
O1	SSMH Orchard Cove & Colt Dr.	1200	900	2100	1200	900	2100	3	3	6
C3	SSMH Colt Dr. & Winchester	6600	4800	11400	38100	5700	43800	106	16	122
C2	SSMH COLT CR. & COLT DR.	4200	0	4200	42300	5700	48000	118	16	133
C1	SSMH Colt Dr. & Browning Way	16000	0	16000	58300	5700	64000	162	16	178
LC-1	Colt Dr. Lamoille HWY	13650	0	13650	71950	5700	77650	200	16	216
C4-C3	Proposed Sewer Main in Colt Dr.	600	4800	5400	(peak Factor for low Flow)			6.3	3	21
O1-C3	Existing Sewer Main in Winchester Dr.	6600	900	7500				29	4	33

Flow Analysis (Existing Conditions)		Manning's N value		0.014					
Nodes	Description	pipe size (in)	Min. slope	Depth (in)	Velocity (fps)	Max slope	Depth (in)	Velocity (fps)	
O1	Orchard Cove - Colt Dr. to Win.	8"	1.91%	0.4	1.1	1.91%	0.4	1.1	
C4-C3	New sewer main in Colt Drive	8"	2.80%	0.4	1.3	2.80%	0.4	1.3	
O1-C3	Winchester from Orchard Cove To Colt Dr.	8"	1.50%	1.2	2	4.80%	0.9	3	
C1-LP1	Colt Dr. from C1 to Lamoille Highway	8"	1.00%	3.7	3.1	3.00%	2.6	4.5	

Flow Analysis (Proposed Combined Conditions)									
Nodes	Description	pipe size (in)	Min. slope	Depth (in)	Velocity (fps)	Max slope	Depth (in)	Velocity (fps)	
O1	Orchard Cove - Colt Dr. to Win.	8"	1.91%	0.5	1.4	1.91%	0.5	1.4	
C4-C3	New sewer main in Colt Drive	8"	2.80%	0.9	2.4	4.80%	0.8	2.8	
O1-C3	Winchester from Orchard Cove To Colt Dr.	8"	1.50%	1.3	2.1	4.80%	0.9	3.1	
C1-LP1	Colt Dr. from C1 to Lamoille Highway	8"	1.00%	3.7	3.1	3.00%	2.7	4.6	

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Estimated Flows

Tributary Areas		Residential single family (lots)	gpd/lot 300 (gpd)	multi family (units)	Daily flow Per Unit 250	Commercial estimated flow (gpd)	Sub Total
P1	Existing	0	0	70 Mtn Shadows 48 Vitality center.	17500 12000	Address 1950 Pinion 1830 Pinion 1955 Pinion 1814 Pinion 1810 Pinion	200 200 200 0 200 800
Total Daily Flow Existing (gpd)			0		29500		30300
P1	Proposed		0		0		0
O1	Existing	4	1200	0	0	0	1200
O1	Proposed	3	900	0	0	0	900
C3	Existing (excludes area tributary to P1&O1)	22	6600	0	0	0	6600
C3	Proposed	16	4800	0	0	0	4800
C2	Existing (excludes area tributary to C3)	14	4200	0	0	0	4200
C2	Proposed	0	0	0	0	0	0
C1	Existing (excludes area tributary to C2)	5	1500	46	11500	Address 1825 Pinion 1784 Browning 1775 Browning 1780 Browning Elko Plaza Browning	500 500 1000 500 500
Total Daily Flow Existing (gpd)			1500		11500		16000
C1	Proposed	0	0	0	0	0	0
LC-1	Existing (excludes area tributary to C1)	0	0	46	11500	Address Cuthbertson Lamoille Rogers Lamoille Hwy	1500 650
Total Daily Flow Existing (gpd)			0		11500		13650
LC-1	Proposed	0	0	0	0	0	0
C4-C3	Existing Lots	2	600	0	0	0	600
C4-C3	Proposed lots	16	4800	0	0	0	4800
O1-C3	Sewer main in Winchester Dr. (Existing)	22	6600	0	0	0	6600
O1-C3	Proposed	3	900	0	0	0	900

Water Demand:

Total No. of Units	Avg Day
Avg Day Demand/unit (gpm)	19
Total Day Demand (gpm)	0.47
Total Day Demand (gpd)	8.93
Annual Demand (acre/ft)	12,859
	14.4

Peak hour Demand (gpm)	1.3
Total Peak Hour Demand (gpm)	24.7
Velocity at Peak Hour (fps)	2.2

Michael E. Shanks, P.E.

Shelby Archuleta

From: Scott A. Wilkinson
Sent: Tuesday, February 26, 2019 11:47 AM
To: Cathy Laughlin; Shelby Archuleta
Subject: Orchard Cove Preliminary Plat Application

Please forward this to the contact for the above application.

The application is deficient as follows:

1. The checklist was not completed.
2. A statement for the type of water system is required.
3. Sheet T1 indicates there will be deed restrictions filed with the final plat. I don't believe deed restrictions were discussed at the stage 1. A copy of the proposed restrictions is required. If the note is in error, T1 must be revised to eliminate the reference.
4. Sheet T1 contains dated flood hazard references.
5. Information for water and sewer demand is required.

This is not a detailed review of the submittal other than the completeness of the application.

Thank you,

Scott A. Wilkinson
Assistant City Manager
775.777.7211
sawilkinson@elkocitynv.gov



CITY OF ELKO

Planning Department

Website: www.elkocitynv.gov
Email: planning@elkocitynv.gov

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

February 21, 2019

NV Energy
Mr. Robert Lino
4216 Ruby Vista Dr.
Elko, NV 89801-1632

SUBJECT: Tentative Map No. 5-19/Orchard Cove – Unit 2

Dear Mr. Lino:

Enclosed for your review and information is a copy of the submitted tentative map for the proposed Orchard Cove – Unit 2 subdivision, which is tentatively scheduled for consideration by the Elko City Planning Commission at their April 2, 2019 meeting.

Please submit written comments to the Elko City Planning Department. If we do not receive written comments prior to the scheduled meeting, we will assume you have no concerns regarding this application.

Thank you for your attention to this matter.

Sincerely,

Shelby Archuleta
Planning Technician

Enclosures

Shelby Archuleta

From: Amanda Marcucci <Amanda.Marcucci@swgas.com>
Sent: Thursday, February 28, 2019 8:34 AM
To: Shelby Archuleta
Subject: Tentative Map no. 5-19
Attachments: Scanned from a Xerox multifunction device.pdf

Hi Shelby,

Southwest Gas does not have any objections to Tentative Map 5-19/Orchard Cove – Unit 2.

Amanda



Amanda Marcucci, PE | Supervisor/Engineering

PO Box 1190 | 24A-580 | Carson City, NV 89702-1190
direct 775.887.2871 | mobile 775.430.0723 | fax 775.882.6072
amanda.marcucci@swgas.com | www.swgas.com

The information in this electronic mail communication (e-mail) contains confidential information which is the property of the sender and may be protected by the attorney-client privilege and/or attorney work product doctrine. It is intended solely for the addressee. Access to this e-mail by anyone else is unauthorized by the sender. If you are not the intended recipient, you are hereby notified that any disclosure, copying, or distribution of the contents of this e-mail transmission or the taking or omission of any action in reliance thereon or pursuant thereto, is prohibited, and may be unlawful. If you received this e-mail in error, please notify us immediately of your receipt of this message by e-mail and destroy this communication, any attachments, and all copies thereof.

Southwest Gas Corporation does not guarantee the privacy or security of information transmitted by facsimile (fax) or other unsecure electronic means (including email). By choosing to send or receive information, including confidential or personal identifying information, via fax or unencrypted e-mail, you consent to accept any associated risk.

Thank you for your cooperation.



CITY OF ELKO

Planning Department

Website: www.elkocitynv.gov
Email: planning@elkocitynv.gov

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

February 21, 2019

Southwest Gas Corporation
Engineering Department
PO Box 1190
Carson City, NV 89702

SUBJECT: Tentative Map No. 5-19/Orchard Cove – Unit 2

To Whom It May Concern:

Enclosed for your review and information is a copy of the submitted tentative map for the proposed Orchard Cove – Unit 2 subdivision, which is tentatively scheduled for consideration by the Elko City Planning Commission at their April 2, 2019 meeting.

Please submit written comments to the Elko City Planning Department. If we do not receive written comments prior to the scheduled meeting, we will assume you have no concerns regarding this application.

Thank you for your attention to this matter.

Sincerely,

Shelby Archuleta
Planning Technician

Enclosures



CITY OF ELKO

Planning Department

Website: www.elkocitynv.gov
Email: planning@elkocitynv.gov

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

February 21, 2019

Satview Broadband
Mr. Steve Halliwell
3550 Barron Way, Suite 13A
Reno, NV 89511

SUBJECT: Tentative Map No. 5-19/Orchard Cove – Unit 2

Dear Mr. Halliwell:

Enclosed for your review and information is a copy of the submitted tentative map for the proposed Orchard Cove – Unit 2 subdivision, which is tentatively scheduled for consideration by the Elko City Planning Commission at their April 2, 2019 meeting.

Please submit written comments to the Elko City Planning Department. If we do not receive written comments prior to the scheduled meeting, we will assume you have no concerns regarding this application.

Thank you for your attention to this matter.

Sincerely,

Shelby Archuleta
Planning Technician

Enclosures



CITY OF ELKO

Planning Department

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Email: planning@elkocitynv.gov

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

February 21, 2019

Frontier Communications
John Poole
1520 Church Street
Gardnerville, NV 89410

SUBJECT: Tentative Map No. 5-19/ Orchard Cove – Unit 2

Dear Mr. Whitaker:

Enclosed for your review and information is a copy of the submitted tentative map for the proposed Orchard Cove – Unit 2 subdivision, which is tentatively scheduled for consideration by the Elko City Planning Commission at their April 2, 2019 meeting.

Please submit written comments to the Elko City Planning Department. If we do not receive written comments prior to the scheduled meeting, we will assume you have no concerns regarding this application.

Thank you for your attention to this matter.

Sincerely,

Shelby Archuleta
Planning Technician

Enclosures



CITY OF ELKO

Planning Department

Website: www.elkocitynv.gov
Email: planning@elkocitynv.gov

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

November 14, 2018

Elko County School District
Mr. Todd Pehrson
PO Box 1012
Elko, NV 89803

SUBJECT: Tentative Map No. 5-19/Orchard Cove – Unit 2

Dear Mr. Pehrson:

Enclosed for your review and information is a copy of the submitted tentative map for the proposed Orchard Cove – Unit 2 subdivision, which is tentatively scheduled for consideration by the Elko City Planning Commission at their April 2, 2019 meeting.

Please submit written comments to the Elko City Planning Department. If we do not receive written comments prior to the scheduled meeting, we will assume you have no concerns regarding this application.

Thank you for your attention to this matter.

Sincerely,

Shelby Archuleta
Planning Technician

Enclosures



CITY OF ELKO PLANNING DEPARTMENT

1751 College Avenue * Elko * Nevada * 89801

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

APPLICATION FOR PRELIMINARY PLAT (STAGE II) APPROVAL

****PRIOR TO SUBMITTING THIS APPLICATION, PRE-APPLICATION (STAGE I) MUST BE COMPLETE****

APPLICANT(s): Granite Holdings LLC & R/W Construction Services LLC
MAILING ADDRESS: 3427 JENNINGS WAY ELKO, NV 89801
PHONE NO (Home): 775 753-4332 (Business): 775 727-5357
NAME OF PROPERTY OWNER (If different): Granite Holdings LLC.
(Property owner consent in writing must be provided)
MAILING ADDRESS: 1957 Ruby View Dr. Elko NV 89801
LEGAL DESCRIPTION AND LOCATION OF PROPERTY INVOLVED (Attach if necessary):
ASSESSOR'S PARCEL NO.: 001-988-004 Address: _____
Lot(s), Block(s), & Subdivision: _____
Or Parcel(s) & File No. Parcel No. 5 File No. 504955
APPLICANT'S REPRESENTATIVE OR ENGINEER: Robert Howard or Mike Shanks, P.E.

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 1st 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 preliminary 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 3-3-7 of the Elko City Code (see attached checklist).
2. A Development Master Plan when, in the opinion of the Planning Commission, the proposed subdivision is sufficiently large enough to comprise a major part of a future neighborhood or the tract initially proposed for platting is only a part of a larger land area.
3. A preliminary grading plan for subdivisions involving property characterized by an average slope greater than ten percent (10%).

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.

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FEB 19 2019

PROJECT DESCRIPTION OR PURPOSE: This project consists of 19 lots

that will be developed into single family residential homes.

Each lot is approximately 6,200 sf in size.

Colt Drive will be extended until it connects with

~~the~~ Winchester Drive. It is expected that all streets

and public utilities will be dedicated to the City of Elk

upon completion.

(Use additional pages if necessary)

Preliminary Plat Checklist 3-3-7

Date	Name
Identification Data	
\	Subdivision Name <i>(Sunshine Subdivision)</i>
\	Location and Section, Township and Range
\	Reference to a Section Corner or Quarter-Section Corner
\	Name, address and phone number of subdivider
\	Name, address and phone number of engineer/surveyor
\	Scale, North Point and Date of Preparation
\	Dates of Revisions
\	Location maps
\	Legal description of boundaries
Existing Conditions Data	
	2' contours on city coordinate system
	Location of Water Wells
	Location of Streams, private ditches, washes and other features
	Location of Designated flood zones
	The Location, widths and Names of all platted Streets, ROW
	Municipal Corporation Lines
	Name, book and page numbers of all recorded plats
	Existing Zoning Classifications
	Zoning of Adjacent Properties
	Dimensions of all tract boundaries, gross and net acreage
Proposed Conditions Data	
	Street Layout, location, widths, easements
	Traffic Impact Analysis
	Lot Layout, including dimensions of typical lots
	Corner Lot Layout
	Lot layout on Street Curves
	Each lot numbered consecutively
	Total number of lots
	Location, Width and proposed use of easements
	Location, extent and proposed use of all land to be dedicated
	Location and boundary of all proposed zoning districts
	Draft of proposed deed restrictions
	Preliminary Grading Plan
	Conceptual cut and fill
	Estimated quality of material to be graded
	SWPPP
Proposed Utilities	
	Sewage Disposal, design for sewage disposal
	Water Supply, Evidence of adequate volume and quality
	Storm Drain, Preliminary Calculations and Layout
	Telephone, Power, Gas, Television
	Will Serve Letter by Engineering Department

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 Robert Howard
(Please print or type)

Mailing Address 3427 JENNINGS Way
Street Address or P.O. Box
Elko, NV. 89801
City, State, Zip Code

Phone Number: 775 777-5357

Email address: RHoward@rhconstructionservices.com

SIGNATURE: Robert Howard Van Thompson

FOR OFFICE USE ONLY

File No.: 5-19 Date Filed: 2/19/19 Fee Paid: \$1,250

20 Lots x \$25 = \$500
+ 750
\$1,250
CK#3011 for \$1,225
CK#3163 for \$25.00

February 22, 2012

Granit Holding LLC
Orchard Cove Subdivision Unit No. 2

DESCRIPTION

All of a parcel of land identified as Parcel No. 5 as shown on the Parcel Map for Prime West Properties, LC filed in the Elko County Recorder's Office as File No. 504955, the basis of bearing, Parcel No. 5 is located in Section 13, Township 34 North, Range 55 East, M.D.B. & M., and is more particularly described as follows:

Commencing at the street monument on Winchester Drive located 205 ft west of the intersection of Colt Drive and Winchester Drive thence along the center line of Winchester Drive on a bearing of north 89°40'59" east for a distance of 205.00 feet to a street monument at the intersection of Winchester Drive and Colt Drive, the basis of bearing;

thence on a bearing south 00°19'01" east, for a distance of 100.53 feet along the centerline of Colt Drive to a point on the boundary line of Parcel No. 5;

thence on a bearing north 89°40'59" east, for a distance of 30.00 feet along said boundary line of Parcel No. 5 to corner No. 1, the true point of beginning;

thence on a bearing south 00°19'01" east, for a distance of 49.04 feet to corner No. 2;

thence on a bearing north 89°40'59" east, for a distance of 269.71 feet to corner No. 3;

thence on a bearing north 46°06'28" east, for a distance of 58.79 feet to corner No. 4;

thence on a bearing south 43°53'35" east, for a distance of 60.00 feet to corner No. 5;

thence on a bearing south 46°06'28" west, for a distance of 58.79 feet to corner No. 6;

thence on a circular curve to the left, with a radius of 164.38 feet, through an internal angle of 46°15'30" for an arc length of 133.19 feet to corner No. 7;

thence on a bearing south 00°19'01" east, for a distance of 111.06 feet to corner No. 8;

thence on a bearing north 89°40'59" east, for a distance of 100.00 feet to corner No. 9;

thence on a bearing south 00°19'01" east, for a distance of 336.06 feet to corner No. 10;

thence on a bearing south 89°40'59" west, for a distance of 517.50 feet to corner No. 11;

thence on a bearing north 00°19'01" west, for a distance of 658.72 feet to corner No. 12;

thence on a bearing north 89°40'59" east, for a distance of 157.50 feet to corner No. 1, the point of beginning;

Said Parcel No. 5 contains 6.947 acres, more or less.

RECEIVED

FEB 19 2019

**Elko City Council
Agenda Action Sheet**

1. Title: **Review and consideration of submitted data and/or arguments and determination as to whether the proposed ordinance No. 839 “an ordinance amending Title 2, 3, 4, 5, 6, 7, 8, and 13 of the Elko City Code entitled “Building Regulations” by adding “2018 International Code, and corresponding amendments, as well as matters related thereto.” will impose a direct and significant burden upon a business or directly restrict the formation, operation, or expansion of a business.**

Pursuant to NRS 237.080 the City of Elko notified owners and officers of businesses which may be affected by the ordinance. Staff has prepared a Business Impact Statement for Ordinance No. 839, and matters related thereto. FOR POSSIBLE ACTION

2. Meeting Date: **May 14, 2019**
3. Agenda Category: **PUBLIC HEARING**
4. Time Required: **15 Minutes**
5. Background Information: **On August 28, 2018, Council approved initiation of Ordinance No. 839, and directed Staff to prepare a Business Impact Statement. Pursuant to NRS 237.090. A Business Impact Statement has been prepared, and must be considered by the City Council prior to the public hearing, and adoption of the ordinance. KW**
6. Budget Impact Statement:

Appropriation Required: **N/A**
Budget amount available: **N/A**
Fund name: **N/A**
7. Business Impact Statement: **Required**
8. Supplemental Agenda Information: **Copy of the Business Impact Statement**
9. Recommended Motion: **Approve the Business Impact Statement pursuant to NRS 237, Ordinance 839 does not impose a direct and significant economic burden on a business or directly restrict the formation, operation or expansion of a business.**
10. Prepared By: **Kelly Wooldridge, City Clerk**
11. Committee/Other Agency Review:
12. Council Action:
13. Council Agenda Distribution:

**City of Elko
Business Impact Statement**

The following business impact statement was prepared pursuant to NRS 237.090 to address the proposed impact of the City of Elko Ordinance 839:

**CITY OF ELKO
ORDINANCE NO. 839**

AN ORDINANCE AMENDING TITLE 2 CHAPTERS 2, 3, 4, 5, 6, 7, 8, & 13 OF THE ELKO CITY CODE ENTITLED "BUILDING REGULATIONS" BY ADDING 2018 INTERNATIONAL CODE, AND CORRESPONDING AMENDMENTS, AS WELL AS MATTERS RELATED THERETO

1. The following constitutes a description of the number and the manner in which comment was solicited from affected businesses, a summary of their response and an explanation of the manner in which other interested persons may obtain a copy of the summary. NRS 237.090(1)(a)

The City desires to update Title 2 Building Regulations of City Code. The City of Elko recently hired West Coast Code Consultants, Inc. (WC³) to assist in evaluating the building codes currently adopted by the City and to provide recommendations as to whether to adopt more current versions of the codes. The City has determined that adopting new codes is the most efficient and effective method of creating safe environments, provide opportunities for cost savings, protect consumers, and minimize liability for owners, contractors, and design professionals. Current codes contain provisions that accommodate the latest technologies that advance safety, water and energy efficiency and comfort. The proposed rule makes the following changes to City Code:

- Chapter 2 Building Code- adopts the *INTERNATIONAL BUILDING CODE OF THE CITY OF ELKO*, hereinafter "code", including the adoption of the 2018 International Building Code- with Appendices C,E,H,I, J and O. With various amendments.
- Chapter 3 Residential Code – adopts the 2018 International Residential Code with the exception of chapters 11 through 42 but with appendices H and K and Q necessary administrative provisions. With various amendments.
- Chapter 4 Mechanical Code- adopts the 2018 International Mechanical Code as published by the International Association of Plumbing and Mechanical Officials (IAPMO) with various amendments.
- Chapter 5 Plumbing Code- adopts 2018 Uniform Plumbing Code (UPC) as published by the International Association of Plumbing and Mechanical Officials (IAPMO) with various amendments.
- Chapter 6 Electric Code- adopts the 2017 National Electrical Code and necessary provisions with various amendments.
- Chapter 7 Energy Conservation Code – Adopts the 2018 International Energy Conservation Code with various amendments.
- Chapter 8 Reserved – This chapter will now be known as the *INTERNATIONAL EXISTING BUILDING CODE OF THE CITY OF ELKO*, hereinafter "code", including the adoption of the 2018 international Existing Building Code with various amendments.
- Chapter 13: Sidewalks, Curbs, & Gutters – deleted from the Building Code regulations.

Notice of Proposed Rule

- A notice was published in the Elko Daily Free Press one time per week for three weeks regarding the proposed rule, how to submit comments, and when to submit comments. A story regarding the code change was published in the Elko Daily Free Press on April 7, 2019.
- Letters were sent to over 3200 active businesses in the City of Elko. Names and addresses were obtained directly from the original license application.
- Over 25 businesses asked for copies of the draft ordinances. Written comments were received by one business and is summarized below.

Summary of Comments:

One written comment was received and it stated: "The 'problem' is technically not part of the new Codes, but part of the language of the grandfather clause in the existing Code. Referring to the 'changing of the occupancy of' language of the grandfather clause in the City Code. It makes sense that if the owner alters an existing building that the Code in effect at the time of alteration ought to apply. But a change of tenant is not in the same category. A change in occupancy has no connection to which Code is in effect."

Explanation of Comment:

Change of Occupancy: A change in the use of a building or a portion of a building that results in any of the following:

1. A change of occupancy classification
2. A change from one group to another group for which there is a change in the application of the requirements of this code.
3. Any change in use within a group for which there is a change in the application of requirements of this code

The IBC requires existing buildings to comply with the *International Existing Building Code* (IEBC). An existing building is a structure that has been previously occupied. When a building is constructed as a shell building and not initially occupied, it is still considered a new building and must comply with the requirements of the IBC. Once it is occupied, any work involving an alteration, addition, repair or change of occupancy must comply with the IEBC (Figure 1-8). In previous editions of the codes, existing buildings were regulated in both the IBC and the IEBC. It was decided to remove the existing building provisions in the 2015 IBC. This eliminated any potential conflicts or confusion between the two regulations.

The code is applicable any time an owner does a repair, alteration, addition or changes the occupancy of a building.

2. The estimated economic benefit of the proposed rule on businesses, including, without limitation, both adverse and beneficial effects, and both direct and indirect effects. NRS 237.090(1)(b)

Adverse effects: Various changes in the ordinance and resolution may be considered adverse effects.

No adverse effects were noted.

Beneficial effects: Various changes in the ordinance and resolution may be considered beneficial.

- Adopting the most current codes and standards encourages continuous education and thereby facilitates the advancement and maintenance of the building code profession.
- The current codes adopted by the City of Elko are quite old and significant updates have occurred. By adopting the current codes, the City is placing an emphasis on life safety. Most Nevada jurisdictions are in the process of adopting these same codes.
- According to the Insurance Services Office (ISO) National Building Code Assessment Report, communities with well-enforced, up-to-date codes generally fare better in the face of hazards.
- Adoption of current codes supports business and industry. Current codes contain provisions that accommodate the latest technologies that advance safety, water and energy efficiency and comfort. When current codes are not adopted, such technologies remain languishing "on the shelf", and businesses are not rewarded for their ingenuity but instead are penalized for developing products and systems that cannot be installed due to conflicts with older, outdated codes.

Direct effects: Various changes in the ordinance do not appear to directly effect businesses.

Indirect effects: Various changes in the ordinance do not appear to indirectly effect businesses.

- No indirect effects are known at this time.

3. The following constitutes a description of the methods the local government considered to reduce the impact of the proposed ordinance on businesses and a statement regarding whether any, and if so which, of these methods were used: (include whether the following was considered: simplifying the proposed rule; establishing different standards of compliance for a business; and if applicable, modifying a fee or fine set forth in the rule so that business would pay a lower fee or fine).

The City will continue to work with WCA to assist businesses, developers, engineers and construction companies in understanding the Code changes.

4. The governing body estimates the annual cost to the local government for enforcement of the proposed rule is: NRS 237.090(1)(d)

There is no cost to the City. It is expected there will be a cost savings to businesses.

5. The proposed rules provides for a new fee or increase in an existing fee and the total amount the local government expects to collect is: NRS 237.090(1)(e)

The City does not expect to have any or increased fee.

6. The money generated by the new fee or increase in existing fee will be used by the local government to: NRS 237.090(1)(e)

There is no fee.

7. The proposed rule includes provisions that duplicate or are more stringent than federal, state or local standards regulating the same activity. The following explains when such duplicative or more stringent provisions are necessary: NRS 237.090(1)(f)

The proposed changes are not duplicative or more stringent than existing federal, state or local standards.

Objection to adopted rule: petition; procedure

A business that is aggrieved by a resolution or ordinance adopted by the City Council may object to all or part of the resolution or ordinance by filing a petition with the Elko City Clerk within 30 days after the date on which the rule was adopted. Any petition filed must be based on the following grounds:

1. The City of Elko failed to prepare a business impact statement.
2. The business impact statement prepared did not consider or significantly underestimated the economic effect of the rule on business.

After receiving a petition filed by an aggrieved business, the Elko City Council shall determine whether the petition has merit.

If the governing body determines that the petition has merit, the Council may take action to amend the rule to which the business objected.

If the City Council finds that the petition does not have merit, the Council will take no action to amend the ordinance, resolution or regulation and such ordinance, resolution or regulation will remain in effect.

Conclusion: (complete after City Council Approval of BIS).

Certification:

CITY MANAGER CERTIFICATION REQUIRED PER NRS 237.090(2):

I, Curtis Calder, as City Manager for the City of Elko, Nevada, hereby certify that, to the best of my knowledge and belief, the information contained in this business impact statement was prepared properly and accurately.

Curtis Calder

Prepared By:

Kelly Wooldridge
City Clerk

**Elko City Council
Agenda Action Sheet**

1. Title: **Review and consideration of submitted data and/or arguments and determination as to whether the proposed ordinance No. 840, an ordinance amending Title Six (6), Chapter One (1) of the Elko City Code entitled “Fire Code”, and matters related thereto” will impose a direct and significant burden upon a business or directly restrict the formation, operation, or expansion of a business.**

Pursuant to NRS 237.080 the City of Elko notified owners and officers of businesses which may be affected by the ordinance. Staff has prepared a Business Impact Statement for Ordinance No. 840, and matters related thereto. FOR POSSIBLE ACTION

2. Meeting Date: **May 14, 2019**
3. Agenda Category: **PUBLIC HEARING**
4. Time Required: **15 Minutes**
5. Background Information: **Pursuant to NRS 237.090, a Business Impact Statement has been prepared, and must be considered by the City Council prior to the public hearing and adoption of the ordinance. KW**
6. Budget Impact Statement:

Appropriation Required: **N/A**
Budget amount available: **N/A**
Fund name: **N/A**
7. Business Impact Statement: **Required**
8. Supplemental Agenda Information: **Copy of the Business Impact Statement**
9. Recommended Motion: **Approve the Business Impact Statement Pursuant to NRS 237.090, Ordinance No. 840 does not impose a direct and significant economic burden on a business or directly restrict the formation, operation, or expansion of a business.**
10. Prepared By: **Kelly Wooldridge, City Clerk**
11. Committee/Other Agency Review:
12. Council Action:
13. Council Agenda Distribution:

**City of Elko
Business Impact Statement**

The following business impact statement was prepared pursuant to NRS 237.090 to address the proposed impact of the City of Elko Ordinance 840:

**CITY OF ELKO
ORDINANCE NO. 840**

**CITY OF ELKO
ORDINANCE 840 AN ORDINANCE AMENDING TITLE 6 CHAPTER ONE OF THE ELKO CITY CODE ENTITLED "FIRE CODE"
AND MATTERS RELATED THERETO.**

1. The following constitutes a description of the number and the manner in which comment was solicited from affected businesses, a summary of their response and an explanation of the manner in which other interested persons may obtain a copy of the summary. NRS 237.090(1)(a)

The City desires to update Title 6 Chapter 1 Fire Codes by adopting the 2018 International Fire Codes with the 2018 Northern Nevada Fire Code Amendments. The City has determined that adopting new codes is the most efficient and effective method of creating safe environments, provide opportunities for cost savings, and protect consumers. Adopting 2018 Fire Code will provide the City opportunity for increased resiliency and response to emergencies and disasters, resulting in economic benefits to the community by decreasing damage to homes and businesses from natural disasters. The City participated in a workgroup with 11 other Fire Departments in Northern Nevada to develop the Northern Nevada amendments to the 2018 International Fire Codes. This code is consistent with the scope of a fire code that adequately protects public health, safety and welfare that do not unnecessarily increase construction costs or restrict the use of new materials, products or methods of construction. The ordinance makes the following changes to the City Code:

- Adoption of the 2018 International Fire Code with appendices A, B, C, D, E, F, G, H, I, J, K, L and M.
- Addition of section 6-1-11 International Fire Code Amendments – amends various sections of the 2018 International Fire Code as adopted by 12 Fire Departments throughout Northern Nevada.

Notice of Proposed Rule

- A notice was published in the Elko Daily Free Press one time per week for three weeks regarding the proposed rule, how to submit comments, and when to submit comments. A story regarding the code change was published in the Elko Daily Free Press on April 7, 2019.
- Letters were sent to over 3200 active businesses in the City of Elko. Names and addresses were obtained directly from the original license application.
- Over 25 businesses asked for copies of the draft ordinances. Written comments were received by one business and is summarized below.

Summary of Comments:

One written comment was received and it stated: "The 'problem' is technically not part of the new Codes, but part of the language of the grandfather clause in the existing Code. Referring to the 'changing of the occupancy of' language of the grandfather clause in the City Code. It makes sense that if the owner alters an existing building that the Code in effect at the time of alteration ought to apply. But a change of tenant is not in the same category. A change in occupancy has no connection to which Code is in effect."

Explanation of Comment:

Change of Occupancy: A change in the use of a building or a portion of a building that results in any of the following:

1. A change of occupancy classification
2. A change from one group to another group for which there is a change in the application of the requirements of this code.
3. Any change in use within a group for which there is a change in the application of requirements of this code

The IBC requires existing buildings to comply with the *International Existing Building Code* (IEBC). An existing building is a structure that has been previously occupied. When a building is constructed as a shell building and not initially occupied, it is still considered a new building and must comply with the requirements of the IBC. Once it is occupied, any work involving an alteration, addition, repair or change of occupancy must comply with the IEBC (Figure 1-8). In previous editions of the codes, existing buildings were regulated in both the IBC and the IEBC. It was decided to remove the existing building provisions in the 2015 IBC. This eliminated any potential conflicts or confusion between the two regulations.

The code is applicable any time an owner does a repair, alteration, addition or changes the occupancy of a building.

The 2018 IFC code addresses extraordinary fire risks in existing buildings with retrospective requirements, but only in this limited area is there a need for alterations, as long as the building and its occupancies comply with reasonable fire prevention provisions.

2. The estimated economic benefit of the proposed rule on businesses, including, without limitation, both adverse and beneficial effects, and both direct and indirect effects. NRS 237.090(1)(b)

Adverse effects: Various changes in the ordinance and resolution may be considered adverse effects.

No adverse effects were noted.

Beneficial effects: Various changes in the ordinance and resolution may be considered beneficial.

- Adopting the most current codes and standards encourages continuous education and thereby facilitates the advancement and maintenance of the fire code profession.
- By adopting the current codes, the City is placing an emphasis on life safety. Most Nevada jurisdictions are in the process of adopting these same codes. Maintaining the life safety of building occupants, protecting emergency responders, and limiting the damage to a building and its contents are all throughout the 2018 IFC.
- This model code is flexible in that it allows for the use of alternative and innovative materials and performance-based methods in achieving code compliance.
- This code does not give undue preferential treatment to particular types or classes of materials, products or construction methods.
- According to the Insurance Services Office (ISO) National Building Code Assessment Report, communities with well-enforced, up-to-date codes generally fare better in the face of hazards.

Direct effects: Various changes in the ordinance do not appear to directly effect businesses.

Indirect effects: Various changes in the ordinance do not appear to indirectly effect businesses.

- No indirect effects are known at this time.

3. The following constitutes a description of the methods the local government considered to reduce the impact of the proposed ordinance on businesses and a statement regarding whether any, and if so which, of these methods were used: (include whether the following was considered: simplifying the proposed rule; establishing different standards of compliance for a business; and if applicable, modifying a fee or fine set forth in the rule so that business would pay a lower fee or fine).

The City will continue to work with WC₃ to assist businesses, developers, engineers and construction companies in understanding the Code changes.

4. The governing body estimates the annual cost to the local government for enforcement of the proposed rule is: NRS 237.090(1)(d)

There is no cost to the City. It is expected there will be a cost savings to businesses.

5. The proposed rules provides for a new fee or increase in an existing fee and the total amount the local government expects to collect is: NRS 237.090(1)(e)

The City does not expect to have any or increased fee.

6. The money generated by the new fee or increase in existing fee will be used by the local government to: NRS 237.090(1)(e)

There is no fee.

7. The proposed rule includes provisions that duplicate or are more stringent than federal, state or local standards regulating the same activity. The following explains when such duplicative or more stringent provisions are necessary: NRS 237.090(1)(f)

The proposed changes are not duplicative or more stringent than existing federal, state or local standards.

Objection to adopted rule: petition; procedure

A business that is aggrieved by a resolution or ordinance adopted by the City Council may object to all or part of the resolution or ordinance by filing a petition with the Elko City Clerk within 30 days after the date on which the rule was adopted. Any petition filed must be based on the following grounds:

1. The City of Elko failed to prepare a business impact statement.
2. The business impact statement prepared did not consider or significantly underestimated the economic effect of the rule on business.

After receiving a petition filed by an aggrieved business, the Elko City Council shall determine whether the petition has merit.

If the governing body determines that the petition has merit, the Council may take action to amend the rule to which the business objected.

If the City Council finds that the petition does not have merit, the Council will take no action to amend the ordinance, resolution or regulation and such ordinance, resolution or regulation will remain in effect.

Conclusion: (complete after City Council Approval of BIS).

Certification:

CITY MANAGER CERTIFICATION REQUIRED PER NRS 237.090(2):

I, Curtis Calder, as City Manager for the City of Elko, Nevada, hereby certify that, to the best of my knowledge and belief, the information contained in this business impact statement was prepared properly and accurately.

Curtis Calder

Prepared By:

Kelly Wooldridge
City Clerk