

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

PUBLIC MEETING NOTICE

The City of Elko Planning Commission will meet in a regular session on Tuesday, July 2, 2019 in the Council Chambers at Elko City Hall, 1751 College Avenue, Elko, Nevada, and beginning at 5:30 P.M., P.D.S.T.

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

| ELKO COUNTY CO | URTHOUSE – 571 | Idaho Street, Street, Elko, NV | 7 89801 |
|------------------------------|--------------------------|--------------------------------|---------|
| Date/Time Pos | sted: June 26, 20 | 19 2:10 p.m. | |
| | | | |
| ELKO COUNTY LIB | RARY – 720 Court | t Street, Elko, NV 89801 | |
| Date/Time Pos | sted:June 26, 20 | 19 2:05 p.m. | |
| | | | |
| ELKO POLICE DEPA | ARTMENT – 1448 | Silver Street, Elko NV 89801 | |
| Date/Time Pos | sted: <u>June 26, 20</u> | 19 2:15 p.m. | |
| | | | |
| ELKO CITY HALL - | 1751 College Aver | nue, Elko, NV 89801 | |
| Date/Time Pos | sted:June 26, 20 | 19 2:00 p.m. | |
| Posted by: Shelby Archuleta, | Planning Technicia | n Shully Dro | white |
| Name | Title | Signature | 3 |
| | | | |

The public may contact Shelby Archuleta by phone at (775) 777-7160 or by email at sarchuleta@elkocitynv.gov to request supporting material for the meeting described herein. The agenda and supporting material is also available at Elko City Hall, 1751 College Avenue, Elko, NV.

Dated this 26th day of June, 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 City of Elko Planning Department, 1751 College Avenue, Elko, Nevada, 89801 or by calling (775) 777-7160.

Cathy Laughlin, City Planner

CITY OF ELKO PLANNING COMMISSION REGULAR MEETING AGENDA 5:30 P.M., P.D.S.T., TUESDAY, JULY 2, 2019 ELKO CITY HALL, COUNCIL CHAMBERS, 1751 COLLEGE AVENUE, ELKO, NEVADA

CALL TO ORDER

The Agenda for this meeting of the Elko City Planning Commission has been properly posted for this date and time in accordance with NRS requirements.

ROLL CALL

PLEDGE OF ALLEGIANCE

COMMENTS BY THE GENERAL PUBLIC

Pursuant to N.R.S. 241, this time is devoted to comments by the public, if any, and discussion of those comments. No action may be taken upon a matter raised under this item on the agenda until the matter itself has been specifically included on a successive agenda and identified as an item for possible action. **ACTION WILL NOT BE TAKEN**

APPROVAL OF MINUTES

June 4, 2019 – Regular Meeting FOR POSSIBLE ACTION

I. NEW BUSINESS

A. PUBLIC HEARING

- Review, consideration and possible recommendation to City Council for Rezone No. 2-19, filed by Bailey & Associates LLC, for a change in zoning from PQP (Public, Quasi-Public) to R1 (Single Family Residential) zoning district, approximately 8.02 acres of property, and matters related thereto. FOR POSSIBLE ACTION
 - The subject property is generally located on the northeast corner of the intersection of Celtic Way and El Armuth Drive. (APN 001-660-041)
- 2. Review and consideration of Tentative Map No. 7-19, filed by Bailey & Associates, LLC, for the development of a subdivision entitled Cambridge Estates involving the proposed division of approximately 8.02 acres of property into 35 lots for residential development within the R1 (Single-Family Residential) Zoning District, in conjunction with a zone change application, and matters related thereto. FOR POSSIBLE ACTION

The subject property is located generally on the northeast corner of the intersection of Celtic Way and El Armuth Drive. (APN 001-660-041)

3. Review, consideration, and possible action on Conditional Use Permit No. 5-19, filed by Bailey & Associates, LLC, to designate APN 001-926-111 as a RMH-1 district for occupancy of mobile homes on rented or leased sites in mobile home parks, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located generally at the northerly terminus of Primrose Lane and Daisy Dr. (APN 001-926-111).

 Review, consideration, and possible action on Zoning Ordinance Amendment 1-19, Ordinance No. 842, an amendment to the City Zoning Ordinance, specifically Section 3-2-3 General Provisions, and matters related thereto. FOR POSSIBLE ACTION

At the May 7, 2019 meeting, Planning Commission took action to initiate an amendment to the City Zoning Ordinance Title 3, Chapter 2, Section 3; General Provisions.

B. MISCELLANEOUS ITEMS, PETITIONS, AND COMMUNICATIONS

 Review, consideration, and possible approval of Final Map No. 8-19, filed by Copper Trails, LLC, for the development of a subdivision entitled Copper Trails Phase 2 – Unit 1 involving the proposed division of approximately 19.194 acres of property into 9 lots and 1 remainder parcel for residential development within the R (Single Family and Multiple Family Residential) Zoning District, and matters related thereto. FOR POSSIBLE ACTION

The subject property is located at the intersection of Copper Street and Mittry Avenue. (APN 001-610-114)

 Review, consideration, and possible recommendation to City Council for Vacation No. 3-19, filed by David and Juliane Ernst, for the vacation of the northeasterly portion of 3rd Street, consisting of an area approximately 900 sq. ft., and matters related thereto. FOR POSSIBLE ACTION

The subject property is located generally on the northeast side of 3rd Street, approximately 36' southeast of Pine Street. (604 3rd Street- APN 001-224-009)

II. REPORTS

- A. Summary of City Council Actions.
- B. Summary of Redevelopment Agency Actions.
- C. Professional articles, publications, etc.

- 1. Zoning Bulletin
- D. Miscellaneous Elko County
- E. Training

COMMENTS BY THE GENERAL PUBLIC

Pursuant to N.R.S. 241, this time is devoted to comments by the public, if any, and discussion of those comments. No action may be taken upon a matter raised under this item on the agenda until the matter itself has been specifically included on a successive agenda and identified as an item for possible action. ACTION WILL NOT BE TAKEN

NOTE: The Chairman or Vice Chairman reserves the right to change the order of the agenda and if the agenda is not completed, to recess the meeting and continue on another specified date and time. Additionally, the Planning Commission reserves the right to combine two or more agenda items, and/or remove an item from the agenda, or delay discussion relating to an item on the agenda at any time.

ADJOURNMENT

Respectfully submitted,

Cathy Cary KL

City Planner

CITY OF ELKO PLANNING COMMISSION PECHAR MEETING MINUTE

<u>REGULAR MEETING MINUTES</u> 5:30 P.M., P.D.S.T., TUESDAY, JUNE 4, 2019

ELKO CITY HALL, COUNCIL CHAMBERS,

1751 COLLEGE AVENUE, ELKO, NEVADA

CALL TO ORDER

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

ROLL CALL

Present: Ian Montgomery

Jeff Dalling
John Anderson
Stefan Beck
Tera Hooiman
Gratton Miller

Excused: Evi Buell

City Staff Present: Scott Wilkinson, Assistant City Manager

Cathy Laughlin, City Planner

Michele Rambo, Development Manager

Bob Thibault, Civil Engineer John Holmes, Fire Marshal

Shelby Archuleta, Planning Technician

PLEDGE OF ALLEGIANCE

COMMENTS BY THE GENERAL PUBLIC

There were no public comments made at this time.

APPROVAL OF MINUTES

May 7, 2019 – Regular Meeting **FOR POSSIBLE ACTION**

*** Motion: Approve the May 7, 2019 minutes as presented.

Moved by Tera Hooiman, Seconded by Stefan Beck.

*Motion passed unanimously. (6-0)

I. NEW BUSINESS

A. PUBLIC HEARING

1. Review, consideration, and possible action of Conditional Use Permit No. 4-19, filed by Elko County School District, which would allow for the expansion of the current Elko High School campus with the addition of a new building, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located generally north of the intersection of 11th Street and College Avenue. (1297 College Avenue - APN 001-191-001 & 001-191-004).

Cathy Laughlin, City Planner, went over the City of Elko Staff Report dated May 20, 2019. Staff recommended approval with the findings and conditions listed in the Staff Report. The Parcel Map requirement is requested because the applicant has stated that they intend on combining the two parcels into one parcel.

Michele Rambo, Development Manager, had no comments.

Bob Thibault, Civil Engineer, recommended approval as presented by the Planning Department.

John Holmes, Fire Marshal, had no comments.

Scott Wilkinson, Assistant City Manager, recommended approval, assuming that the off-street parking doesn't increase with the addition of the building. The City receives a lot of complaints from the neighboring properties. He suggested that the applicant discuss that issue

Ms. Laughlin explained that the way that the campus has been fenced off; there is no access into the campus from College Avenue. She stated that the last few times she drove by there was no on-street parking being utilized.

Casey Kelly, Elko County School District, said they fenced the area off last summer and it hasn't been an issue this year. He also mentioned that they hadn't received any complaints on the onstreet parking.

Commissioner Stefan Beck was curious if there was going to be a physics lab in the new building.

Mr. Kelly said yes. There would be physics and science. They are trying to get as close to STEM as they can.

***Motion: Conditionally approve Conditional Use Permit No. 4-19 subject to the conditions in the City of Elko Staff Report dated May 20, 2019, listed as follows:

- 1. The permit is granted to the applicant Elko County School District.
- 2. The permit shall be personal to the permittee and applicable only to the specific use and to the specific property for which it is issued. However, the Planning Commission may approve the transfer of the conditional use permit to another owner. Upon issuance of an occupancy permit for the conditional use, signifying

that all zoning and site development requirements imposed in connection with the permit have been satisfied, the conditional use permit shall thereafter be transferable and shall run with the land, whereupon the maintenance or special conditions imposed by the permit, as well as compliance with other provisions of the zoning district, shall be the responsibility of the property owner.

- 3. A variance for the College Ave. street line setback for the principal building is required to be approved prior to issuing of a building permit. All conditions of VAR 1-19 to be met prior to occupancy of the building.
- 4. Slope stabilization will be required on all slope areas.
- 5. A Parcel Map for the consolidation of the two parcels be approved and recorded prior to issuing a building permit for the new building.
- 6. CUP 4-19 to be recorded with the Elko County Recorder within 90 days after the commencement of the construction of the new building.

Commissioner Montgomery's findings to support the motion was the proposed development is in conformance with the Land Use Component of the Master Plan. The proposed conditional use permit meets Objectives 3 & 8 of the Land Use Component of the Master Plan. The proposed development is in conformance with the existing transportation infrastructure and the Transportation Component of the Master Plan. The proposed development conforms with the goals and objectives of the Redevelopment Plan. The site is suitable for the proposed use. The proposed development is in conformance with the City Wellhead Protection Program. The proposed use is consistent with surrounding land uses. The proposed use is in conformance with City Code 3-2-8 PQP, Public-Quasi, Public with the approval of the Conditional Use Permit and Variance 1-19 for street line setback reduction. Development under the proposed conditional use will not adversely impact natural systems, or public/federal lands such as waterways, wetlands, drainages, floodplains etc. or pose a dance to human health and safety. The parcel is not located within a designated Special Flood Hazard Area. The proposed development is in conformance with 3-2-3, 3-2-4, 3-2-17, 3-2-18, and 3-8 of the Elko City Code with the approval of the variance for street line setback that is associated with the CUP.

Moved by Ian Montgomery, Seconded by Tera Hooiman.

*Motion passed unanimously. (6-0)

2. Review, consideration, and possible action on Variance No. 1-19, filed by Elko County School District for a reduction of the required setback from any Street Line from 59.25' to 20' on the College Avenue Street Line, within a PQP (Public, Quasi-Public) Zoning District, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located generally north of the intersection of 11th Street and College Avenue. (1297 College Avenue - APN 001-191-001 & 001-191-001).

Ms. Laughlin went over the City of Elko Staff Report dated May 18, 2019. Staff recommended conditional approval with the findings and conditions listed in the Staff Report.

Ms. Rambo had no comments

Mr. Thibault recommended approval as presented.

Mr. Holmes had no comments or concerns.

Mr. Wilkinson had no comments or concerns. He thought a general finding for granting variances for the school district was the limitations in land, a growing population of students, and they need new facilities to accommodate that. He thought if the Commission wanted to consider a finding like that it could be beneficial. There are some very specific circumstances that are listed, but the bottom line is that that's where the high school is and they only have so much land available to work with.

Chairman Dalling thought that was a good idea. He thought it was important to add that the overall extenuating circumstance is that it's the high school, they have to build, and they are land locked. He thought that would help their case more.

Ms. Laughlin asked the Commission to make one change to the staff recommended Condition No. 2 to scratch out the Parcel Map Application number, as the Planning Department has not received that Parcel Map Application yet. .

***Motion: Conditionally approve Variance No. 1-19 subject to the condition in the City of Elko Staff Report dated May 18, 2019, with a modification to Condition 2 listed as follows:

- 1. Approval of CUP 4-19.
- 2. A Parcel Map to combine APNs 001-191-001 & 001-191-004 is to be approved, recorded and all conditions satisfied.

Commissioner Beck's findings to support the motion were that the proposed variance is in conformance with the Land Use Component of the Master Plan. The property is located within the Redevelopment Area and meets the goals and objectives of the plan. The property will have street frontage on all four sides, with the consolidation of the two parcels into one. Approval of VAR 1-19 is required to be in conformance with Elko City Code 3-2-8. The property as developed with the addition of the proposed building does not exceed the thirty-five percent of the net site area lot coverage. Approval of Variance 1-19 in conjunction with approval of the parcel map to consolidate the two parcels into one will bring the proposed new development into conformance with Section 3-2-8 of City Code. The special circumstance is directly related to the property as it is developed as the only high school in the City of Elko. It is somewhat land locked and with a growing population, it requires expansion of its classroom facilities. The special circumstance of a fully developed property with several legal non-conforming issues. This circumstance does not generally apply to other properties in the district. The granting of the variance will not result in material damage or prejudice to other properties in the vicinity, nor be detrimental to the public interest, health, safety, and general welfare. The granting of the variance is directly related to the zoning of the property and will not impair the intent or purpose of the zoning and will not change the use of the land or zoning classification. The granting of the variance will not impair natural resources. The Planning Commission realizes that there is limited space at the present time for high school expansion, so they

want to do everything they can to allow for the expansion of the high school and to support growth and education in Elko County.

Moved by Stefan Beck, Seconded by Gratton Miller.

*Motion passed unanimously. (6-0)

3. Review, consideration, and possible action on Variance No. 2-19, filed by David & Juliane Ernst for a reduction of the required exterior side yard setback from 15' to 4.5' and the required interior side yard setback from 5.5' to 1.1' for a residence in an R (Single-Family and Multi-Family Residential) Zoning District, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located generally on the northeast side of 3rd Street, approximately 36' southeast of Pine Street. (604 3rd Street- APN 001-224-009)

Ms. Laughlin went over the City of Elko Staff Report dated May 21, 2019. Staff recommended conditional approval with the findings and conditions listed in the Staff Report.

Ms. Rambo had no comments.

Mr. Thibault stated that the Engineering Department recommended approval. He had one concern that just came to mind. The applicant submitted an application, yesterday, for a vacation of 9 feet along the 3rd Street property line. His questions was if they allow for 4.5' exterior side yard setback, does that mean they can build to within 4.5' of the new property line in the future. Or, are they then required 15 feet, back to the original setback requirement, which would put them out of conformance again? Mr. Thibault asked if Mr. Wilkinson had any thought on that.

Mr. Wilkinson said if the property line changes they can build out to that setback at some future date if they desire. We are granting a variance today based on existing conditions. There is no guarantee that the vacation will happen. If property line changes and they want to expand, they would be able to do that, as long as they are meeting the setback on the exterior yard.

Mr. Thibault asked if it was the setback of 4.5 feet.

Mr. Wilkinson said no, they would have to meet the Code.

Mr. Thibault asked if it was the setback of 15 feet.

Mr. Wilkinson said that was correct.

Mr. Thibault pointed out that the existing building wouldn't meet 15 feet.

Mr. Wilkinson said they wouldn't be able to expand that direction on the home.

Mr. Thibault asked if the existing building would still be conforming.

Ms. Laughlin said yes, because the variance would be approved prior to the vacation.

Mr. Holmes had no comments or concerns.

Mr. Wilkinson wanted to back up to Mr. Thibault's comment. He asked if a variance would be recorded. (No) He thought the Commission should condition this application that it is 4.5' if the property line is not adjusted, and it would be 'X' amount if the property line is adjusted. That way, if the property line is adjusted you will still have a conforming property.

Mr. Thibault said they could say 4.5 from the current location of the property line. They could adjust it.

Mr. Wilkinson said if they did 4.5, and the property line adjusts they could move out. He thought by granting this variance they should condition it 4.5' based on the property line of record today, or the variance is granted for 4.5' plus 9', which would be 13.5' if a future vacation of the roadway is approved. He thought that should be the variance that is granted.

Chairman Jeff Dalling asked if there was any discussion. He thought Mr. Wilkinson had a pretty good point.

Commissioner Tera Hooiman asked if they were conditionally approving the 4.5' right now, not 13.5'.

Mr. Wilkinson said it would be an "or". Mr. Wilkinson suggested that the Commission modify their motion to say 4.5' based on property lines of record today, which is June 4, 2019; or grant a variance up to 13.5' if a portion of 3rd Street is vacated. That way when the street is vacated, the property owner will still have a variance and they will still have legal conforming property based on the variance.

*** Motion: Conditionally approve Variance No. 2-19 subject to the condition in the City of Elko Staff Report dated May 21, 2019, with the addition of a condition, listed as follows:

Planning Department:

- 1. Compliance with all staff recommendations.
- 2. Commencement within one year and completion within eighteen (18) months.
- 3. Conformance to plans approved as a part of the variance.
- 4. Subject to review in two (2) years if determined necessary by the planning commission.

Building Department:

- 1. If approved the following shall apply:
 - All walls within 5 feet of property line are required to have a fire-resistance rating. This shall be a 1 hour rating tested in accordance with ASTM E 119 or UL 263 with exposure from both sides. The projection or roof overhang shall have a fire-resistance rating of 1 hour on the underside if located greater than 2 feet or less than 5 feet from the property line. Roof projections or overhangs are not allowed within 2 feet of a property line. Openings less than 3 feet to property line are not allowed. Openings up to 25% maximum of wall area from 3 feet to 5 feet of property line are allowed. These requirements are as per Table R302.1(1) 2009

International Residential Code. And table R302.1 of Elko city amended building codes.

Public Works Department:

1. Applicant must provide required public improvements along 3rd Street. This can be done in conjunction with the building permit.

Planning Commission:

1. Exterior side yard setback reduction is approved for 4.5' based on the lot of record on June 4, 2019, or 13.5' if 9.00' of 3rd Street is vacated.

Commissioner Hooiman's findings to support the motion were that the proposed variance is in conformance with the Land Use Component of the Master Plan and is consistent with existing land uses in the immediate vicinity. The proposed variance is consistent with the Transportation Component of the Master Plan. The property is not located within the Redevelopment Area and consideration of the plan is not required. The proposed variance is consistent with City of Elko Wellhead Protection Plan. The property does not conform to Section 3-2-4 of City Code. Approval of the variance application is required to bring the property into conformance with Code. A single lot or parcel of land of record in the office of the County Recorder as of the effective date of the City Subdivision Ordinance (December 9, 1975), and which does not meet minimum requirements for lot area, lot width or lot depth shall be considered a buildable lot for one single-family dwelling. Therefore, the minimum lot width of 60' is not required based on this exception. The developed property does not meet side setback requirements stipulated in Section 3-2-5(G) R – Single Family and Multiple Family Residential. The structure encroaches into both the interior side yard and exterior side yard setback areas. Approval of the variance application is required to bring the property into conformance with Code. The property does not conform to Section 3-2-17 of City Code. Development of the required parking areas will be required as part of the building permit approval. In accordance with Section 3-2-22, the applicant has demonstrated that the existing structure has been in place for over 24 years and it appears the structure predates the current setbacks stipulated in code and encroaches into the current stipulated setbacks. In accordance with Section 3-2-22, the applicant has demonstrated that his circumstance prevents the applicant from obtaining building permits to modernize the structure depriving the applicant full use of the structure. In accordance with Section 3-2-22, the applicant has demonstrated that the property has unique circumstances based on the fact that the main structure already encroaches into both side vard setback areas and there is some significant topographic issues, namely slope, effecting the property. Granting of the variance will not result in material damage or prejudice to other properties in the vicinity. This finding is based on the fact that the existing structure has been in this same location for over 100 years and the small additions will not extend beyond the existing exterior walls. Granting of the variance will not substantially impair the intent or purpose of the zoning ordinance. Single family is listed as a principal use in the underlying zone. Granting of the variance will not impair natural resources. The parcel is not located within a designated Special Flood Hazard Area.

*Motion passed unanimously. (6-0)

II. REPORTS

A. Summary of City Council Actions.

Ms. Laughlin reported that the Planning Department had been very quiet on the City Council Meetings.

Ms. Rambo reported that the City Council continued table the Great Basin Estates Phase 3 Final Plat. She was trying to find a way to get it approved. There was a public utility easement for NV Energy that was approved, as well as the Orchard Cove Preliminary Plat.

B. Summary of Redevelopment Agency Actions.

Ms. Laughlin reported that the Redevelopment Agency had a meeting recently. They approved the Storefront Grant Program Applicants, there were two applications. The approved the continuation of the Grant program to expend remainder of this year's funds. They have extended that. They also approved the next project for the Downtown Corridor, which will be the block ends for 4th, 5th, and 6th Streets.

- C. Professional articles, publications, etc.
 - 1. Zoning Bulletin
- D. Miscellaneous Elko County
- E. Training

Ms. Laughlin said there was a one page flyer included in the packet for this month's training

Ms. Laughlin also reminded the Commissioner's that the meeting next month will be on July 2^{nd} , and to remind the Planning staff if there would be any absences.

Commissioner Hooiman informed the Commission that she would be absent for the July Meeting.

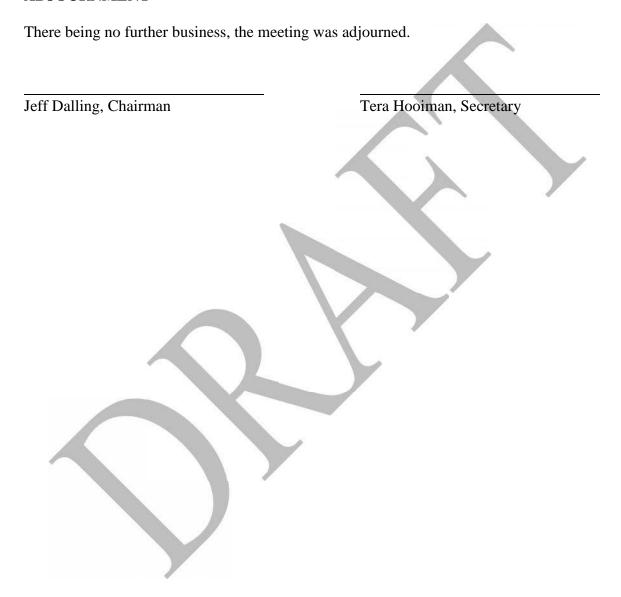
Commissioner Beck also informed the Commission that he would be absent for the July Meeting.

COMMENTS BY THE GENERAL PUBLIC

There were no public comments made at this time.

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ADJOURNMENT



Elko City Planning Commission Agenda Action Sheet

- 1. Review, consideration and possible recommendation to City Council for Rezone No. 2-19, filed by Bailey & Associates LLC, for a change in zoning from PQP (Public, Quasi-Public) to R1 (Single Family Residential) zoning district, approximately 8.02 acres of property, and matters related thereto. FOR POSSIBLE ACTION
- 2. Meeting Date: **July 2, 2019**
- 3. Agenda Category: **PUBLIC HEARINGS**,
- 4. Time Required: 15 Minutes
- 5. Background Information: The applicant recently purchased the property from the Elko County School District and is requesting the zone change in conjunction with a Tentative Map submittal for Cambridge Estates Subdivision.
- 6. Business Impact Statement: Not Required
- 7. Supplemental Agenda Information: **Application**, **Staff Memo**
- 8. Recommended Motion: Forward a recommendation to City Council to adopt a resolution which approves Rezone No. 2-19 based on facts and findings as presented in Staff Report dated June 11, 2019.
- 9. Findings: See Staff Report dated June 11, 2019
- 10. Prepared By: Cathy Laughlin, City Planner
- 11. Agenda Distribution: Bailey & Associates. LLC 780 West Silver Street #104

Elko, NV 89801

jbaileype@gmail.com

STAFF COMMENT FLOW SHEET **Do not use pencil or red pen, they do not reproduce**

| Title: Rezone No. 2-19 |
|---|
| Applicant(s): Bailey + Associates, LC |
| Site Location: NE corner of Cellic Way + El Amoth Dr. Apr 001-660-04 |
| Current Zoning: PQD Date Received: 5/17 Date Public Notice: 10/18 |
| COMMENT: This is to rezone Apr 001-1000-041 from POP to |
| BI to allow for the development of a Single family |
| residential Subdivision |
| **If additional space is needed please provide a separate memorandum** |
| Assistant City Manager: Date: 6/21/19 Recommend approval as presented by staff |
| |
| Initial |
| City Manager: Date: 6/21/19 No comments / concerns. |
| No comments/concerns. |
| |
| |
| |
| <u> </u> |
| Initial |



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

CITY OF ELKO STAFF REPORT

MEMO DATE:

PLANNING COMMISSION DATE:

APPLICATION NUMBER:

June 11, 2019

July 2, 2019

Rezone 2-19

APPLICANT: Bailey & Associates LLC

PROJECT DESCRIPTION: Zone amendment from PQP to R1 associated

with the subdivision of property, Cambridge

Estates Subdivision

ADDITIONAL APPLICATIONS: Tentative Map 7-19



STAFF RECOMMENDATION:

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

PROJECT INFORMATION

PARCEL NUMBER: 001-660-041

PARCEL SIZE: 8.02 acres

EXISTING ZONING: PQP- Public, Quasi-public

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

EXISTING LAND USE: Undeveloped

NEIGHBORHOOD CHARACTERISTICS:

The property is surrounded by:

North: Residential in Elko County / Developed
West: Residential in Elko County / Developed
South: Single Family Residential (R) / Developed

East: Single Family Residential (R) / Developed

PROPERTY CHARACTERISTICS:

The area is currently undeveloped.

The area has moderately sloping.

The area is accessed from Celtic Way.

MASTER PLAN AND CITY CODE SECTIONS:

Applicable Master Plans and City Code Sections are:

City of Elko Master Plan – Land Use Component

City of Elko Master Plan – Transportation Component

City of Elko Redevelopment Plan

City of Wellhead Protection Plan

City of Elko Zoning – Section 3-2-4 Establishment of Zoning Districts

City of Elko Zoning – Section 3-2-5 Residential Zoning Districts

City of Elko Zoning – Section 3-2-21 Amendments

City of Elko Zoning – Chapter 3 Subdivisions

City of Elko Zoning – Section 3-8 Flood Plain Management

BACKGROUND:

- 1. The property is owned by Bailey & Associates LLC.
- 2. The rezone includes all of APN 001-660-041
- 3. The area fronts Celtic Way.
- 4. City utilities are located in the immediate vicinity.
- 5. Other non-city utilities are located in the immediate area.

- 6. The application for rezone is based on an application for subdivision of property. As such, the rezone application must comply with section 3-3-5(A) Zoning Amendments.
- 7. Planning Commission and City Council took action to eliminate the continuation of El Armuth Drive from Celtic Way north to Sagecrest Drive. El Armuth is not a dedicated right-of-way and therefore will not be developed with this project.

MASTER PLAN:

Land use:

- 1. Land Use is shown as Medium Density Residential.
- 2. Supporting zone districts for Medium Density Residential are Single Family/Multi Family (R), Single Family (R1), Two Family (R2), Planned Unit Development (PUD), Residential Office (RO), Residential Business (RB), Mobile Home Subdivision (RMH-2), and Manufactured Home Subdivision (RMH-3).
- 3. Zone classification of the properties are required to conform to the Master Plan.
- 4. Objective 1: Promote a diverse mix of housing options to meet the needs of a variety of lifestyles, incomes, and age groups.
- 5. Objective 8: Encourage new development that does not negatively impact County-wide natural systems, or public/federal lands such as waterways, wetlands, drainages, floodplains etc., or pose a danger to human health and safety.

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

Transportation:

- 1. The area will be accessed from Celtic Way.
- 2. Celtic Way is not classified in the Transportation Component, but would be similar in classification to a Residential Collector.

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

ELKO REDEVELOPMENT PLAN:

The property is not located within the Redevelopment Area.

ELKO WELLHEAD PROTECTION PLAN:

1. The property sits outside any capture zone for the City of Elko wells.

The proposed zone district and resultant land use is in conformance with wellhead protection plan.

SECTION 3-2-4 Establishment of Zoning Districts:

- 1. No building, structure or land shall hereafter be used or occupied and no building or structure or part thereof shall hereafter be erected, constructed, moved, or structurally altered, unless in conformity with all regulations specified in this subsection for the district in which it is located.
- 2. No building or other structure shall hereafter be erected or altered:

- a. To exceed the heights required by the current City Airport Master Plan;
- b. To accommodate or house a greater number of families than as permitted in this chapter;
- c. To occupy a greater percentage of lot area; or
- d. To have narrower or smaller rear yards, front yards, side yards or other open spaces, than required in this title; or in any other manner contrary to the provisions of this chapter.
- 3. No part of a required yard, or other open space, or off street parking or loading space, provided in connection with any building or use, shall be included as part of a yard, open space, or off street parking or loading space similarly required for any other building.
- 4. No yard or lot existing on the effective date hereof shall be reduced in dimension or area below the minimum requirements set forth in this title. The property meets the area requirements for the proposed zone district.

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

SECTION 3-2-5 (B) – Single Family Residential

- 1. The existing development meets the requirements under 3-2-5(G) for minimum area, minimum lot depth, front and rear yard setbacks, side yard setback and maximum building height. Several of the lots do not appear to meet the minimum lot width requirement and will be evaluated with the Tentative Map application and will be required to have a modification of standards approved.
- 2. As the property develops, it will be required to be consistent with the listed principal uses permitted.

The proposed zone district is in conformance with Elko City Code Section 3-2-5 (B) and (G) with the approval of a modification of standards for minimum lot width if required.

SECTION 3-2-21:

The application is in conformance with Elko City Code 3-2-21.

SECTION 3-3-5

1. The application for change of zoning district boundaries shall be heard by the Planning Commission at the same meeting as the tentative map is considered, but shall be acted upon as a separate item. The application for change of zoning district boundaries shall be heard prior to the action item for possible approval of the tentative map. When a tentative map constitutes only one unit of a larger development intended for progressive maps, the change of zoning district boundaries may be limited to the area contained in the tentative map application. Any required change of zoning district boundaries shall have been approved by the City Council prior to tentative map approval. A change of zoning district boundaries required under this Section must, without limitation, conform to all applicable master plan(s) adopted by the City.

The proposed zone district is in conformance with Elko City Code Section 3-3-5(A).

SECTION 3-8:

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

FINDINGS:

- 1. The proposed zone district is in conformance with the Land Use Component of the Master Plan.
- 2. The proposed zone district is compatible with the Transportation Component of the Master Plan and is consistent with the existing transportation infrastructure.
- 3. The property is not located within the Redevelopment Area.
- 4. The proposed zone district and resultant land use is in conformance with City Wellhead Protection Plan.
- 5. The proposed zone district is in conformance with Elko City Code Section 3-2-4(B).
- 6. The proposed zone district is in conformance with Elko City Code Section 3-2-5 (B) and (G).
- 7. The application is in conformance with Elko City Code 3-2-21.
- 8. The proposed zone district is in conformance with Elko City Code Section 3-3-5(A).
- 9. The proposed zone district is not located in a designated Special Flood Hazard Area (SFHA).
- 10. The proposed zone district is consistent with surrounding land uses.
- 11. Development under the proposed zone district will not adversely impact natural systems, or public/federal lands such as waterways, wetlands, drainages, floodplains etc., or pose a danger to human health and safety.

STAFF RECOMMENDATION:

Staff recommends this item be approved as presented.



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

June 26, 2019

Bailey & Associates, LLC 780 West Silver Street Elko, NV 89801

Re: Rezone No. 2-19 & Tentative Map No. 7-19

Dear Applicant/Agent:

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

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

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

Sincerely,

Shelby Archuleta Planning Technician

Enclosures

CC: Summit Engineering, Attn: Nitin Bhakta, 1150 Lamoille Hwy, Elko, NV 89801

Email: nitin@summitnv.com

Rez 2-19 Bailey + Associates, LLC

| | | | | 1 | , _ , |
|-----------|---------------------------------|--------|-----------------------|---------|------------|
| YPNO | PANAME | PMADD1 | PMADD2 | PMCTST | PZIP |
| | BELL, JEFFREY ET AL | | 1526 CLOVER HILLS DR | ELKO NV | 89801-7917 |
| | CHAPPELL, JENNY L ET AL | | 1542 CELTIC WAY | ELKO NV | 89801-4775 |
| | CHAVEZ, GREGORY NATHAN | | 3117 CLOVER HILLS CIR | ELKO NV | 89801-7929 |
| 001991031 | COMPSTON, TODD B & KINZIE D | | 2761 SHADOW RIDGE DR | ELKO NV | 89801-7921 |
| 001994005 | CORNELIUS, JIM & DIANN | | 1518 CELTIC WAY | ELKO NV | 89801-4775 |
| | CREEK, MICHEL W & ROSE M | | 1393 ROYAL CREST DR | ELKO NV | 89801-7954 |
| 001991030 | FARMER, KATHRYN & VERNON | | 2757 SHADOW RIDGE DR | ELKO NV | 89801-7921 |
| 001994014 | GARCIA-GONZALEZ, CESAR U ET AL | | 3122 CLOVER HILLS CIR | ELKO NV | 89801-7928 |
| | GARDEN, BENJAMIN ET AL | | 2739 SUNNYSIDE AVE | ELKO NV | 89801-7939 |
| 001994020 | GOWANS, TODD HUGH & TAMERA A | | 3121 CLOVER HILLS CIR | ELKO NV | 89801-7929 |
| 001994027 | GROSS, CLINTON DOMINIC ET AL | | 1518 CLOVER HILLS DR | ELKO NV | 89801-7917 |
| 00166A012 | GUZMAN, MARIVEL | | 2736 SUNNYSIDE AVE | ELKO NV | 89801-7938 |
| 001994015 | HALL, LARRY E & CAROLI | | 3118 CLOVER HILLS CIR | ELKO NV | 89801-7928 |
| 001994026 | HAWKINS, DARROLD D & KAYLA I | | 475 CEDAR ST | ELKO NV | 89801-3223 |
| | HERNANDEZ, KAREN A ET AL | | 1730 CELTIC WAY | ELKO NV | 89801-4710 |
| 001994023 | KLEEB, GEORGE L & DEENA R TR | | 1534 CLOVER HILLS DR | ELKO NV | 89801-7917 |
| | KOMP, GARRY LEE SR & SUSAN CARO | | 3113 CLOVER HILLS CIR | ELKO NV | 89801-7929 |
| 00609F067 | KUMP, JEFFREY J & TANIA MICHELL | | 1723 CELTIC WAY | ELKO NV | 89801-4720 |
| 001994003 | LEMMON, ALEX & KATIE | | 1534 CELTIC WAY | ELKO NV | 89801-4775 |
| 001994021 | LINO, ANGEL | | 1523 CLOVER HILLS DR | ELKO NV | 89801-7916 |
| 00166A014 | LUCERO, CREGG C ET AL | | 2744 SUNNYSIDE AVE | ELKO NV | 89801-7938 |
| | LYNCH, SCOTT E | | 3301 BEVERLY CIR | ELKO NV | 89801-4785 |
| 00166A016 | MCANANY, CHRISTOPHER D ET AL | | 1703 CELTIC WAY | ELKO NV | 89801-4720 |
| 001994016 | MILDREN, NATHANAEL & REBECCA | | 3114 CLOVER HILLS CIR | ELKO NV | 89801-7928 |
| 001994024 | MONROY, GUADALUPE | | 1530 CLOVER HILLS DR | ELKO NV | 89801-7917 |
| 00166A015 | MORQUECHO, GUSTAVO | | 2748 SUNNYSIDE AVE | ELKO NV | 89801-7938 |
| 00609F037 | MUELLER, WILLIAM F & DIANE B TR | | 1500 ROYAL CREST DR | ELKO NV | 89801-4719 |
| 00166A020 | NICHOLAS RENTALS LLC | | 2731 SUNNYSIDE AVE | ELKO NV | 89801-7939 |
| 001994006 | OVERHOLSER, SHECKY JAMES | | 1085 IDAHO ST | ELKO NV | 89801-3920 |
| 001991032 | PETERSON, HALYNA VIKTOROVNA | | 2765 SHADOW RIDGE DR | ELKO NV | 89801-7921 |
| | ROMERO, ERIK TR ET AL | | 1526 CELTIC WAY | ELKO NV | 89801-4775 |
| | SANDOVAL, JUAN J | | 2740 SUNNYSIDE AVE | ELKO NV | 89801-7938 |
| 001660011 | SCOTT REUTNER PROPERTIES LLC | | 1770 SHARP ACCESS RD | ELKO NV | 89801-4023 |
| | | | | | |

| 001991002 SHAFFMASTER, ELIZABETH J TR | 2766 SHADOW RIDGE DR | ELKO NV |
|---|-----------------------|-----------------|
| 00609F038 SHIPPY, DOUGLAS G & CRYSTAL C | 567 POPLAR DR | SPRING CREEK NV |
| 001994017 SIMMONS, LANCE K & MOLLY L | 3110 CLOVER HILLS CIR | ELKO NV |
| 001991033 SIMON, NIKKAYLA J ET AL | 2769 SHADOW RIDGE DR | ELKO NV |
| 001991001 SMITH, THOMAS E | 1515 CELTIC WAY | ELKO NV |
| 00166A017 ⊼ STEPHENS, LEE R & VANT | 1707 CELTIC WAY | ELKO NV |
| 001994022 STITZEL, LANCE C & GINA N | 1527 CLOVER HILLS DR | ELKO NV |
| 001991003 SWENSON, BRUCE C & TERRI L | 2762 SHADOW RIDGE DR | ELKO NV |
| 001994001 X TANNER, JOHN R & NAOMI | 1550 CELTIC WAY | ELKO NV |
| 00166A018 TORRES, CHRIS V ET AL | 2743 SUNNYSIDE AVE | ELKO NV |
| 00609F072*TROWBRIDGE, DONALD R TR ET AL | 1363 ROYAL CREST DR | ELKO NV |
| 00609F039*VASQUEZ, JOSE A ET AL | 1327 ROYAL CREST DR | ELKO NV |
| 00609F043* WENNER, GREGORY D & SHERRY L | 1720 CELTIC WAY | ELKO NV |
| 001994013 YOUNG, TIMOTHY G & JACITA R | 1511 CLOVER HILLS DR | ELKO NV |
| 00609F057 ZEISZLER, BRIAN K & STACEY L | 3302 BEVERLY CIR | ELKO NV |
| | | |

89801-7920

89815-6134 89801-7928 89801-7921 89801-4777 89801-4720 89801-7916 89801-7920 89801-7939 89801-7954 89801-7954 89801-4710 89801-7933 89801-4785



*= Property Owners to also receive Tentative Map 7-19 Public Hearing Notification.

> Mailed 6/21/19

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Elko City Planning Commission will conduct a public hearing on Tuesday, July 2, 2019 beginning at 5:30 P.M. P.S.T. at Elko City Hall, 1751 College Avenue, Elko, Nevada, and that the public is invited to provide input and testimony on this matter under consideration in person, by writing, or by representative.

The specific items to be considered under public hearing format are:

• Rezone 2-19, filed by Bailey & Associates, LLC for a change in zoning from PQP (Public, Quasi-Public) to R1 (Single Family Residential), approximately 8.02 acres of property, specifically APN 001-660-041, located generally on the northeast corner of the intersection of Celtic Way and El Armuth Drive, more particularly described as: Two parcels of land being all of Parcel A as shown on that certain Parcel Map for CG Properties, Inc. filed in the office of the County Recorder of Elko County, State of Nevada, on July 19, 1989, as File No. 279073, and all of Parcel 2 of Grant, Bargain and Sale Deed Document 750907, recorded January 23, 2019, Official Records of Elko County, Nevada, situate within the Northeast Quarter of Section 17, T34N, R55E, MDM, being more particularly described as follows:

Beginning at the Northwest corner of said Parcel A;

Thence along the North boundary of said Parcel A North 89°41'39" East a distance of 577.18 feet to the Northwest corner of said Parcel 2;

Thence departing said North boundary and along the north boundary of said Parcel 2 North 89°41'39" East a distance of 2.04 feet to the Northeast corner of said Parcel 2, also being the Northwest corner of the exterior boundary of Clover Hills Subdivision Phase 4, File No. 293681, recorded July 3, 1990, in said Official Records;

Thence departing said North boundary and along the East boundary of said Parcel 2, also being the West exterior boundary of said Clover Hills Subdivision Phase 4, South 00°35'03" East a distance of 603.22 feet to the Southeast corner of said Parcel 2, also being the Southwest corner of the exterior boundary of said Clover Hills Subdivision Phase 4;

Thence departing East boundary of said Parcel 2 and said West exterior boundary, and along the South boundary of said Parcel 2, also being along the North right-of-way of Celtic Drive, South 89°43'20" West a distance of 1.17 feet to the Southwest corner of said Parcel 2, and Southeast corner of said Parcel A;

Thence departing the South boundary of said Parcel 2, and along the South boundary of said Parcel A and the North right-of-way of Celtic Drive, South 89°43'20" West a distance of 578.86 feet to the Southwest corner of said Parcel A;

Thence departing said South boundary and said North right-of-way, and along the West boundary of said Parcel A North 00°30'23" West a distance of 602.93 feet to the Point of Beginning.

Said parcel contains an area of approximately 8.02 acres.

Basis of Bearings: National Spatial Reference System NAD 83(2007) epoch 2007.00 per the City of Elko broadcasted latitude, longitude, and ellipsoid height for the City of Elko CORS of North 40°50'38.57413", West 115°45'09.58441", and 5047.334 feet. The projection used for this site is the Nevada State Plane Coordinate Zone, East Zone using



CITY OF ELKO PLANNING DEPARTMENT

1751 College Avenue * Elko * Nevada * 89801 (775) 777-7160 phone * (775) 777-7219 fax

APPLICATION FOR ZONE CHANGE

| APPLICANT(s): Bailey & Associates LLC | | | |
|--|-----------|--|--|
| AILING ADDRESS: 780 West Silver Street #104 | | | |
| PHONE NO (Home) 775-385-3659 (Business) 775-777-7776 | | | |
| NAME OF PROPERTY OWNER (If different): Same as | Above | | |
| (Property owner's consent in writing must be pr | rovided.) | | |
| MAILING ADDRESS: 780 West Silver Street #104 | | | |
| LEGAL DESCRIPTION AND LOCATION OF PROPERTY INVOLVED (Attach if necessary): | | | |
| ASSESSOR'S PARCEL NO.: 001-660-041 | Address | | |
| Lot(s), Block(s), &Subdivision | | | |
| Or Parcel(s) & File No. PARCEL A OF FILE #279073 | | | |
| | | | |

FILING REQUIREMENTS:

<u>Complete Application Form</u>: 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).

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

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

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

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

Note: One .pdf of the entire application must be submitted as well as one set of legible, reproducible plans 8 ½" x 11" in size. If the applicant feels the Commission needs to see 24" x 36" plans, 10 sets of pre-folded plans must be submitted.

<u>Other Information</u>: The applicant is encouraged to submit other information and documentation to support this Rezone Application.

RECEIVED

Revised 1/24/18 MAY 1 7 2019 Page 1'

| 1. | Identify the existing zoning classification of the property: Zoned PQP |
|----|---|
| 2. | Identify the zoning Classification being proposed/requested: R1 - Residential |
| 3. | Explain in detail the type and nature of the use anticipated on the property: subject parcel is to be divided into a 35 lot subdivision. |
| 4. | Explain how the proposed zoning classification relates with other zoning classifications in the area: The subject property is surrounded by existing residential home and lots. |
| 5. | Identify any unique physical features or characteristics associated with the property: No unique physical features or characteristics have been observed or present. |
| | |

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

Revised 1/24/18 Page 2

| 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 Jon Bailey | | |
| (Please print or type) | | |
| Mailing Address 780 West Silver Street #104 | | |
| Street Address or P.O. Box | | |
| Elko, Nevada - 89801 | | |
| City, State, Zip Code | | |
| Phone Number: 775-385-3659 | | |
| Email address: jbaileype@gmail.com | | |
| SIGNATURE: Dugles M. Briley (managing member) | | |
| FOR OFFICE USE ONLY | | |
| ile No.: 2-19 Date Filed: 5-17-19 Fee Paid: \$500 CX # 31450 | | |

APN 001-660-041 LEGAL DESCRIPTION

Two parcels of land being all of Parcel A as shown on that certain Parcel Map for CG Properties, Inc. filed in the office of the County Recorder of Elko County, State of Nevada, on July 19, 1989, as File No. 279073, and all of Parcel 2 of Grant, Bargain and Sale Deed Document 750907, recorded January 23, 2019, Official Records of Elko County, Nevada, situate within the Northeast Quarter of Section 17, T34N, R55E, MDM, being more particularly described as follows:

Beginning at the Northwest corner of said Parcel A:

thence along the North boundary of said Parcel A North 89°41'39" East a distance of 577.18 feet to the Northwest corner of said Parcel 2;

thence departing said North boundary and along the North boundary of said Parcel 2 North 89°41'39" East a distance of 2.04 feet to the Northeast corner of said Parcel 2, also being the Northwest corner of the exterior boundary of Clover Hills Subdivision Phase 4, File No. 293681, recorded July 3, 1990, in said Official Records;

thence departing said North boundary and along the East boundary of said Parcel 2, also being the West exterior boundary of said Clover Hills Subdivision Phase 4, South 00°35'03" East a distance of 603.22 feet to the Southeast corner of said Parcel 2, also being the Southwest corner of the exterior boundary of said Clover Hills Subdivision Phase 4;

thence departing the East boundary of said Parcel 2 and said West exterior boundary, and along the South boundary of said Parcel 2, also being along the North right-of-way of Celtic Drive, South 89°43'20" West a distance of 1.17 feet to the Southwest corner of said Parcel 2, and Southeast corner of said Parcel A;

thence departing the South boundary of said Parcel 2, and along the South boundary of said Parcel A and the North right-of-way of Celtic Drive, South 89°43'20" West a distance of 578.86 feet to the Southwest corner of said Parcel A;

thence departing said South boundary and said North right-of-way, and along the West boundary of said Parcel A North 00°30'23" West a distance of 602.93 feet to the Point of Beginning.

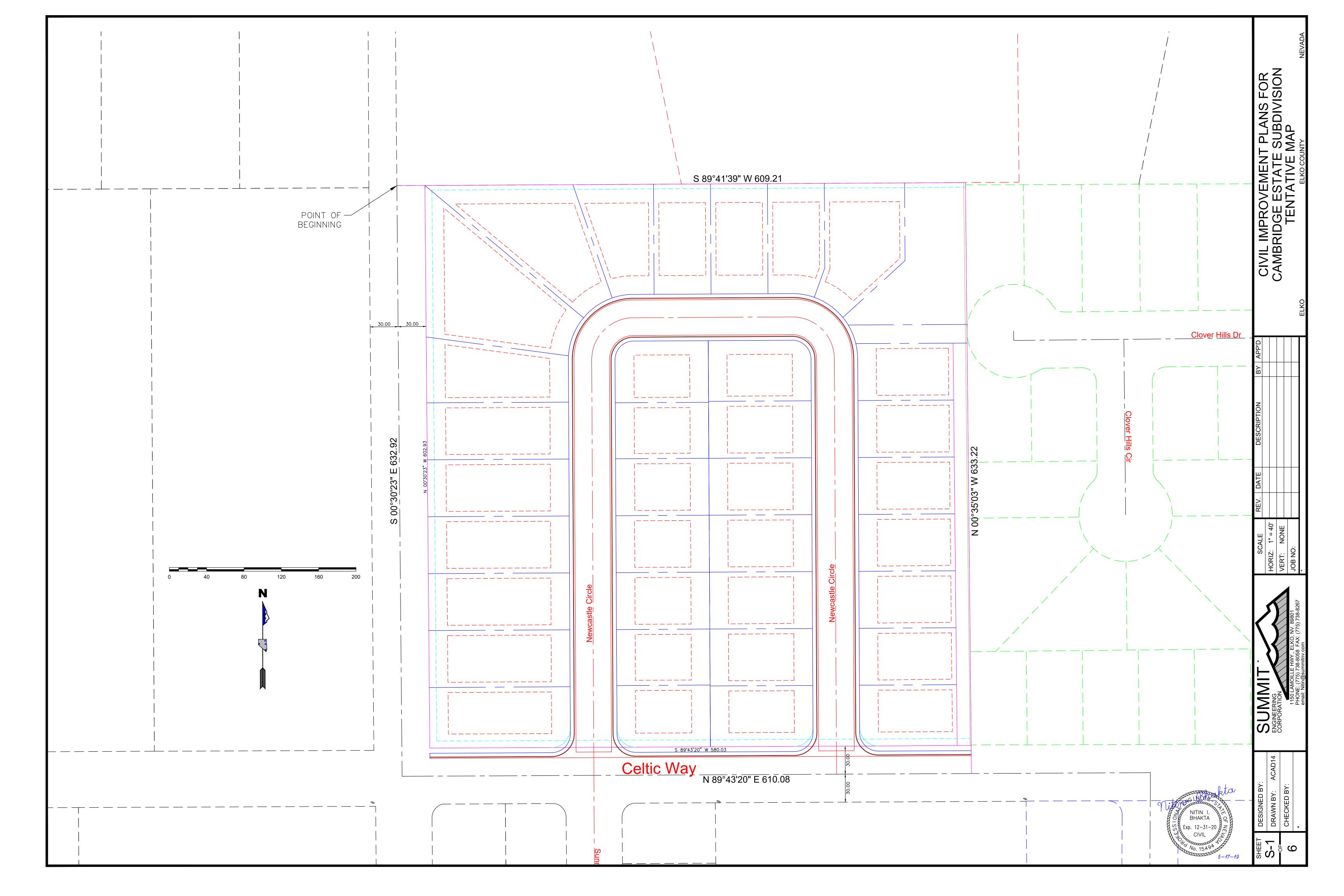
Said parcel contains an area of approximately 8.02± acres.

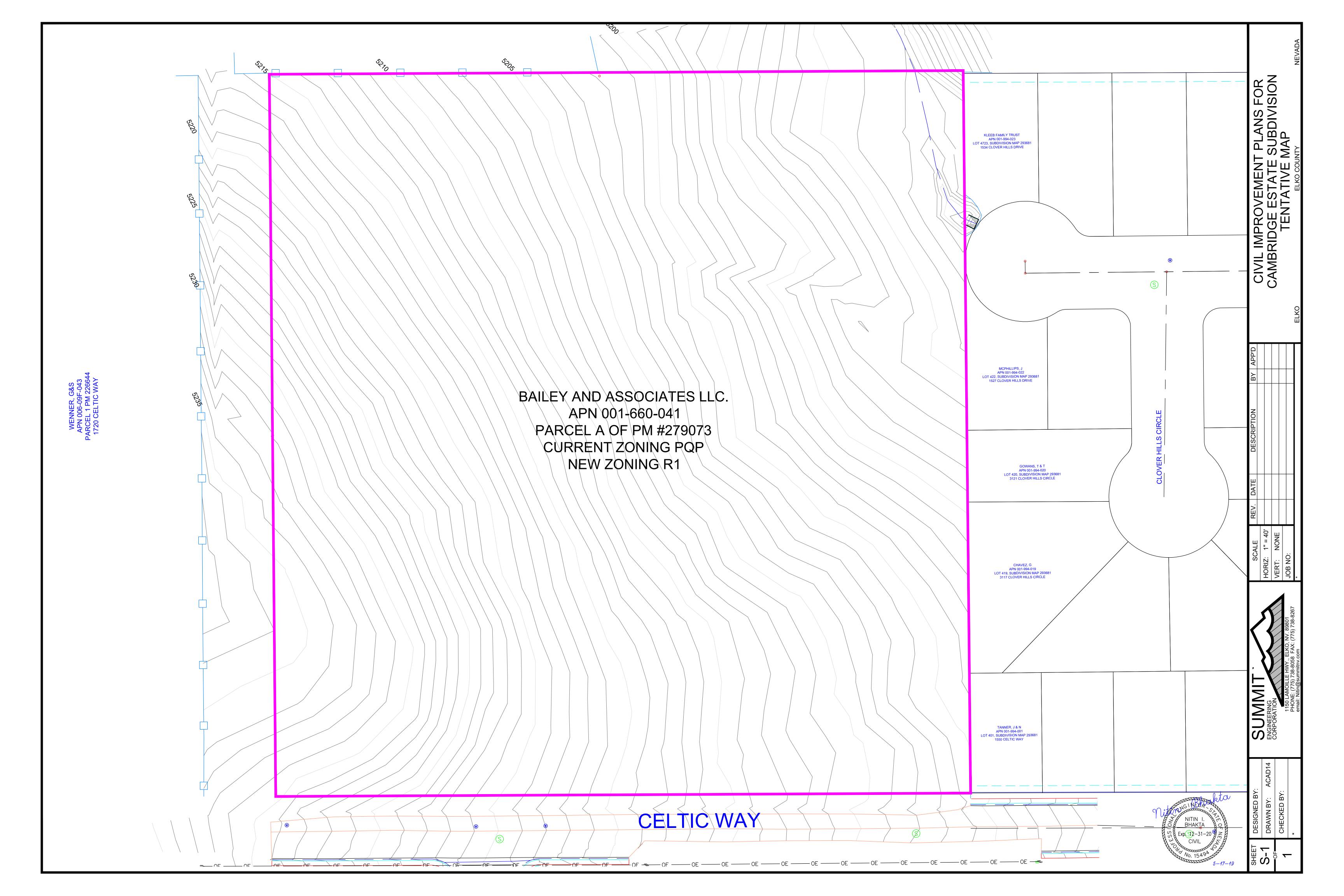
Basis of Bearings: National Spatial Reference System NAD 83(2007) epoch 2007.00 per the City of Elko broadcasted latitude, longitude and ellipsoid height for the City of Elko CORS of North 40°50'38.57413", West 115°45'09.58441", and 5047.334 feet. The projection used for this site is the Nevada State Plane Coordinate Zone, East Zone using U.S. Survey feet and scaling the State Plane grid coordinates by a combined grid to ground factor of 1.000357.

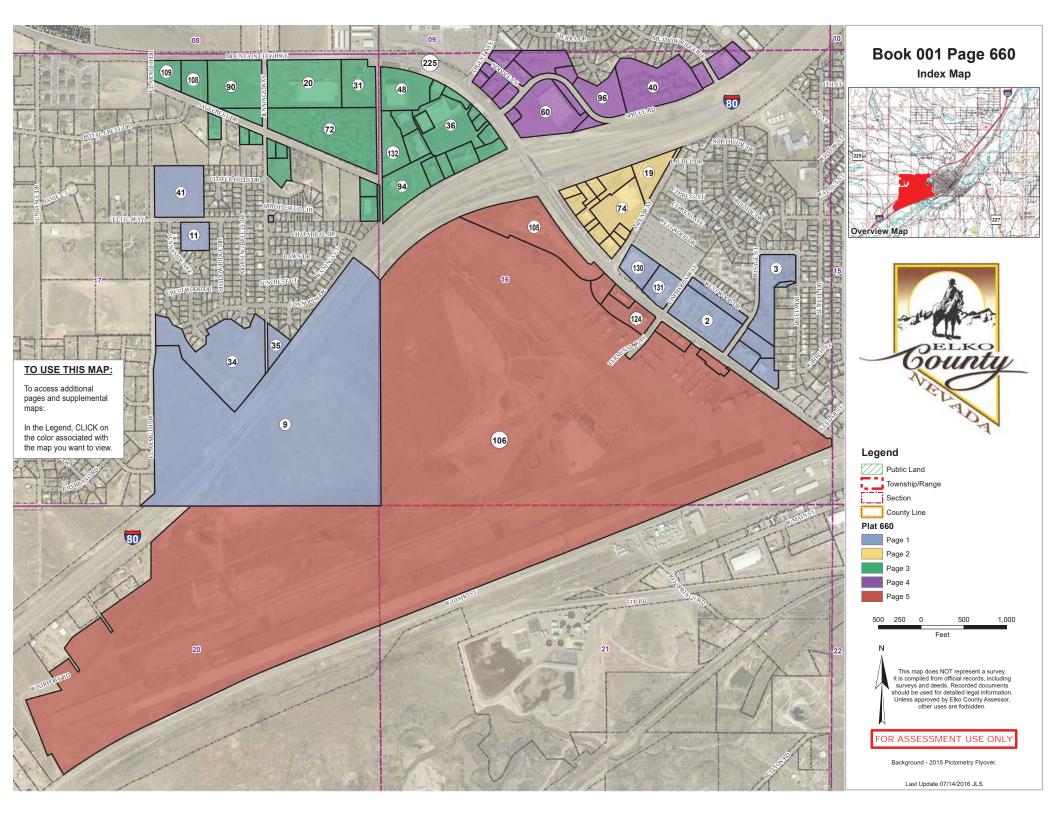
Description Prepared By: Ryan G. Cook, PLS 15224 Summit Engineering Corporation 5405 Mae Anne Ave., Reno, NV 89523 775-747-8550

5-20-2019

COOK







Elko City Planning Commission Agenda Action Sheet

- 1. Title: Review and consideration of Tentative Map 7-19, filed by Bailey and Associates, LLC for the development of a subdivision entitled Cambridge Estates involving the proposed division of approximately 8.02 acres of property into 35 lots for residential development within the R1 (Single Family Residential) Zoning District, in conjunction with a zone change application, and matters related thereto. FOR POSSIBLE ACTION
- 2. Meeting Date: July 2, 2019
- 3. Agenda Category: NEW BUSINESS, PUBLIC HEARINGS
- 4. Time Required: 20 Minutes
- 5. Background Information: Subject property is located on the northeast corner of the intersection of Celtic Way and El Armuth Drive. (APN 001-660-041)
- 6. Business Impact Statement: Not Required
- 7. Supplemental Agenda Information: Application and Staff Report
- 8. Recommended Motion: Recommend that the City Council conditionally approve Tentative Map 7-19 based on facts, findings, and conditions as presented in Staff Report dated June 18, 2019.
- 9. Findings: See Staff Report dated June 18, 2019
- 10. Prepared By: Michele Rambo, AICP, Development Manager
- 11. Agenda Distribution: Bailey and Associates, LLC

Attn: Jon Bailey 780 W. Silver Street Elko, NV 89801

jbaileype@gmail.com

Summit Engineering Attn: Nitin Bhakta 1150 Lamoille Highway Elko, NV 89801 nitin@summitnv.com

STAFF COMMENT FLOW SHEET **Do not use pencil or red pen, they do not reproduce**

| Title: Tentative Map No. 7-19 Cambridge Estates |
|--|
| Applicant(s): Bailey + Associates, LLC |
| Site Location: NE Corner of Cettic Way + El Armuth Dr. Apr 001-660-041 |
| Current Zoning: Pap Date Received: Date Public Notice: |
| COMMENT: This is to divide ~ 8.02 acres into 35 Lots |
| for residential development |
| |
| **If additional space is needed please provide a separate memorandum** |
| Assistant City Manager: Date: 6/24/19 Recommend conditional approval as Presented by Staff |
| |
| |
| Initial |
| City Manager: Date: 6/24/19 |
| No Comments/Concerns. |
| |
| |
| |
| |
| Initial |



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

CITY OF ELKO STAFF REPORT

REPORT DATE: June 18, 2019 PLANNING COMMISSION DATE: July 2, 2019

AGENDA ITEM NUMBER: I.A.2

APPLICATION NUMBER: Tentative Map 7-19

APPLICANT: Bailey and Associates, LLC

PROJECT DESCRIPTION: Cambridge Estates

A Tentative Map for the proposed division of approximately 8.02 acres of property into 35 lots for residential development within an R1 (Single Family Residential) Zoning District.



STAFF RECOMMENDATION:

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

PROJECT INFORMATION

PARCEL NUMBER: 001-660-041

PARCEL SIZE: 8.02 Acres

EXISTING ZONING: (R1) Single Family Residential

Upon approval of Zone Change application

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

EXISTING LAND USE: Vacant

NEIGHBORHOOD CHARACTERISTICS:

The property is surrounded by:

North (County): Agricultural-Residential (AR) / Developed

South: Single and Multiple Residential (R) / Partially Developed

East: Single and Multiple Residential (R) / Developed

West (County): Agricultural-Residential (AR) / Developed

PROPERTY CHARACTERISTICS:

The property is an undeveloped residential parcel.

The area abuts previous residential development on all sides.

The parcel has some slope to it, which is incorporated into the design of the lots where possible.

The property will be accessed off of Celtic Way.

APPLICABLE MASTER PLAN AND CITY CODE SECTIONS:

City of Elko Master Plan – Land Use Component

City of Elko Master Plan – Transportation Component

City of Elko 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 – Section 3-2-3 General Provisions

City of Elko Zoning – Section 3-2-4 Establishment of Zoning Districts

City of Elko Zoning – Section 3-2-5(B) Single Family Residential District

City of Elko Zoning – Section 3-2-5(G) Residential Zoning Districts Area, Setback, and Height

City of Elko Zoning – Section 3-2-17 Traffic, Access, Parking and Loading Regulations

City of Elko Zoning – Chapter 3 Subdivisions 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:

- 1. The property owner and applicant is Bailey & Associates, LLC.
- 2. The subdivision is located on APN 001-660-041.
- 3. The property is undeveloped.
- 4. The proposed subdivision consists of 35 lots.
- 5. The total subdivided area is approximately 8.02 acres.
- 6. The proposed density is 4.36 units per acre.
- 7. No phasing is proposed as part of this subdivision.
- 8. Approximately 1.32 acres are offered for dedication of Newcastle Circle.
- 9. Approximately 2,415 square feet are offered for dedication as a sanitary sewer easement.
- 10. Approximately 18,973 square feet are offered for dedication as drainage and maintenance easements.
- 11. The property is located at the northeast corner of Celtic Way and El Armuth Drive.
- 12. A Stage 1 meeting for the proposed subdivision was held.
- 13. The proposed subdivision is will be located within the Single Family Residential (R1) zone district upon approval of Rezone 2-19 being processed by the Planning Department.

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. Single Family Residential (R1) zoning 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."
 - a. Best Practice 1.1 The proposed subdivision meets several of the methods described to achieve a diverse mix of single family homes in the community.
 - b. 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 Celtic Way.
- 2. Celtic Way is classified as a Minor Collector road.
- 3. The interior street, Newcastle Circle, will serve as a Residential Local road.

- 4. The Master Plan recommends a right-of-way width of 50 feet for a Residential Local road.
- 5. Upon full buildout, the proposed subdivision is expected to generate approximately 330.4 additional Average Daily Trips based on 9.44 trips/single family residence (ITE Trip Generation, 10th 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, LAND USE, WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE, TRANSPORTATION INFRASTRUCTURE, AND ANNEXATION POTENTIAL REPORT – NOVEMBER 2012:

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:

The property is located outside of any capture zone for City of Elko wells. Development of the site is required to be connected to a programmed sewer system and all street drainage will be directed to a storm sewer system.

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

Tentative Map 3-3-5(A) – A zoning amendment is required to change the existing Public, Quasi-Public (PQP) zone to Single Family Residential (R1). This application has been submitted and is being processed by the Planning Department.

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 pubic 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 Elko 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. 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 gallons per minute. 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 existing 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 ordinance 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. With the approval of the associated zone change application, the proposed subdivision and development have been designed in accordance with the Single Family Residential (R1) zone.
 - The result is a density of 4.36 units per acre, which meets the minimum density of 4 units per acre specified in the Master Plan.
 - The proposed subdivision is in conformance with the City's Master Plan as well as the 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 330.4 Average Daily Trips to Celtic Way. Based on the threshold of 1,000 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 and 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:

- A. Form and Scale The Tentative Map conforms to the required size and form specifications.
- B. Identification Data
 - 1. The subdivision name, location, and section/township/range, with bearing to a section corner or quarter-section corner, is shown.
 - 2. The name, address, email, and telephone number of the subdivider is shown.
 - 3. The engineer's name, address, and telephone number are shown.
 - 4. The scale is shown on all sheets.
 - 5. The north arrow is shown on all sheets.
 - 6. The date of initial preparation and dates of any subsequent revisions are shown.
 - 7. A location map is provided.
 - 8. A legal description is provided.
- C. Physical Conditions
 - 1. The existing topography of the site is shown.
 - 2. Existing drainage conditions are shown on the Tentative Map.
 - 3. There are no Special Flood Hazards within the proposed subdivision.
 - 4. All roadways, easements, and corporate limits are shown within and adjacent to the subdivision.
 - 5. Dimensions of all subdivision boundaries are shown on the Tentative Map.
 - 6. Gross and net acreage of the subdivision is shown.

D. Recorded Map Information:

1. Any previously recorded maps for adjacent properties is labeled on the Tentative Map.

E. Existing Zoning:

- 1. The zoning (once approved by the City Council) is shown for the subject property. Zoning classifications for adjacent properties is also shown on the Tentative Map.
- F. Proposed Improvements and Other Features Data:
 - 1. The proposed street layout is shown. All of 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.
 - 2. The lot layout with consecutively numbered lots is shown. The area and dimensions for each lot are shown, as well as the total number of lots.
 - 3. Typical easements will be required along all lot lines.
 - 4. The required information for street dedication is shown.
 - 5. A zone change is required to change the zoning designation from Public, Quasi-Public (PQP) to Single Family Residential (R1). This application has been submitted and is being processed by the Planning Department.
- G. Proposed Deed Restrictions:
 - 1. There are no CC&R's proposed for the subdivision.
- H. Preliminary Grading Plan:
 - 1. A grading plan has been provided. Estimated quantities of cut and fill have been provided in a separate document.
- I. NPDES Permit Compliance:
 - 1. The subdivider will be required to comply with the City of Elko's storm water regulations.
- J. Proposed Utility Methods and Requirements:
 - 1. The proposed sewage disposal infrastructure connecting to the City's infrastructure is shown on the utility plan.
 - 2. The proposed water supply infrastructure connecting to the City's infrastructure is shown on the utility plan.
 - 3. The Tentative Map shows storm water infrastructure. A hydrology report will be required with the Final Map and Construction Plan submittal.
 - 4. Utilities in addition to City utilities must be provided with construction plans required for Final Map submittal.
 - 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 (upon approval of the associated zone change application).
- 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 utilizes an existing section of Celtic Way for access.
- 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 within the subdivision 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. A note has been required on the Tentative Map that no lots shall front on Celtic Way, a Minor Collector.
- F. Parallel Streets: Consideration of street location is not required.
- G. Topography: The residential streets have been designated 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 intersections with Celtic Way are 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. Newcastle Circle 50 feet. The proposed right-of-way width for Celtic Way 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 are code compliant.

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: The proposed sidewalks are code compliant. No other pedestrian ways are 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:
 - a. Lots 7-10, 13, and 14 do not comply with the minimum 60-foot lot frontage requirement.
 - b. Lots 29 and 35 do not comply with the minimum of 6,500 square feet for corner lots.

A modification of standards will be required to be approved for these deficiencies. All lots will have improved frontage.

- B. Lot Depth: The lots are in conformance with the stipulated lot depth in Elko City Code 3-2-5. All lots have depths of at least 100 feet.
- C. Building Setback: The proposed subdivision, when developed, can meet setback requirements as stipulated in Elko City Code 3-2-5(G).
- D. Side Lot Lines: The side lot lines are generally at right angles to the street. Deviations occur on inside curves and are appropriate.
- E. Accessibility: Every lot abuts a proposed public street.
- F. Prohibitions: Lots 1, 21, 22, and 35 are double frontage lots. A note has been required on the Tentative Map that no lots shall front on Celtic Way, a Minor Collector.

The proposed subdivision is in conformance with Section 3-3-13 of City code with the approval of a modification of standards for the lots listed in section A (above) and the note added as part of section F (above).

SECTION 3-3-14 EASEMENT PLANNING:

- A. Utility Easements: Typical side and rear yard easements are provided. A sewer easement is proposed in the northeast corner of the site. 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.
- 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: All calculations appear to be correct.
- F. Lots Backing Onto 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. A sewer easement is shown in the northeast portion of the subdivision to provide the connection with the existing City sewer infrastructure.

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

SECTION 3-3-15 STREET NAMING:

The subdivider has proposed the street name of Newcastle Circle.

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

SECTIONS 3-3-16 STREET LIGHT DESIGN STANDARDS:

Conformance is required with the submittal of construction plans.

SECTION 3-3-17 through 3-3-22 (inclusive):

All referenced sections are applicable to Final Map submission, approval, and construction 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 7-10, 13, and 14 are located on interior corners and do not comply with the minimum 60-foot lot frontage requirement. These lots range in width from 37.87 to 54.62 feet and become wider further back. The need for a detention basin in the northeast corner of the site has limited the available frontage area for these lots.
- 2. Lots 29 and 35 do not comply with the minimum area for corner lots of 6,500 square feet. Lot 29 is approximately 6.414 square feet and Lot 35 is approximately 6,424 square feet. While both lots comply with the overall length and width requirement, they are located on a corner and lose some of their square footage to the required turn radius.

A Modification of Standards for both of these issues is included with the approval of the Tentative Map.

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:

- 1. 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.
- 2. 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 Modification of Standards is in conformance with Section 3-2-4 of City code.

SECTION 3-2-5(B) R1 – SINGLE FAMILY RESIDENTIAL:

Section 3-2-5(B)(2) Principal Uses Permitted:

- 1. Electric power substations, sewer lift stations, and water pump stations wherein service to district residents requires location within the district.
- 2. 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.
- 3. Publicly owned and operated parks and recreation areas and centers.

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

SECTION 3-2-5(G) RESIDENTIAL ZONING DISTRICTS AREA, SETBACKS, AND HEIGHT:

- 1. Lot areas are shown.
- 2. Lot dimensions are shown. With the approval of the associated Modification of Standards, the lot dimensions are in conformance with Section 3-2-5(G) of City code.

The proposed subdivision and development is in conformance with Section 3-2-5(G) of City code with the approved modifications of standards for Lots 7-10, 13, 14, 29, and 35.

SECTION 3-2-17 TRAFFIC, ACCESS, PARKING, AND LOADING:

1. The proposed roadways are classified as residential streets 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 of City code. 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 QUALTIY MANAGEMENT:

Final design of the subdivision is required to conform to the requirements of this title. The Tentative Map storm drain infrastructure is shown 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 if the disturbed area is equal to or greater than five (5) 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 to 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 programed sewer system and all street drainage will be directed to a storm sewer system.
- 7. A zoning amendment is required and has been submitted to the Planning Department to change the property zoning from Public, Quasi-Public (PQP) to Single Family Residential (R1).
- 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 existing water system.
 - 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 programed 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. With the approval of the associated Modification of Standards regarding Lots 7-10, 13, and 14, the proposed subdivision and development is in conformance with applicable zoning ordinances and is in conformance with the Master Plan.
 - i. The proposed subdivision a d 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.
- 9. The proposed subdivision submittal is in conformance with Section 3-3-6 of City code.
- 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 a Modification of Standards to front width requirements for 7-10, 13,14, 29, and 35.
- 15. The proposed subdivision is in conformance with Section 3-3-14 of City code.
- 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(B)(2). Conformance with Section 3-2-5(B) 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 Standards to front width requirements for 7-10, 13,14, 29, and 35.
- 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 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 **conditionally approved** with the following conditions:

- 1. Rezone 2-19 must be approved by the City Council and all conditions be met.
- 2. The subdivider is to comply with all provisions of the NAC and NRS pertaining to the proposed subdivision.
- 3. Tentative Map approval constitutes authorization for the subdivider to proceed with preparation of the Final Map and associated construction plans.
- 4. 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.

- 5. The applicant submit an application for Final Map within a period of four (4) years in accordance with NRS.360(1)(a). Approval of the Tentative Map will automatically lapse at that time.
- 6. A soils report is required with Final Map submittal.
- 7. A hydrology report is required with Final Map submittal.
- 8. Final Map construction plans are to comply with Chapter 3-3 of City code.
- 9. The subdivision design and construction shall comply with Title 9, Chapter 8 of City code.
- 10. The Utility Department will issue an Intent to Serve letter upon approval of the Tentative Map by the City Council.
- 11. A Modification of Standards approved by City Council for Lots 7-10, 13, and 14 to have reduced frontage widths.
- 12. A Modification of Standards approved by City Council for Lots 29 and 35 to have reduced square-footages.
- 13. Prior to being scheduled for a City Council hearing, the Tentative Map shall be modified as follows:
 - a. Remove the word "easement" from the description of the dedicated land along the eastern side of the subdivision and instead show this area as a separate parcel to be dedicated to the City of Elko similar to the street, detention pond, and sewer dedications.
 - b. Remove the residential lot property lines within the dedicated area described above.
 - c. Adjust the building setback line to reflect the correct rear property line.
 - d. Recalculate the lot areas to eliminate the dedicated area.
 - e. Revise the buildable area of the lots to reflect the correct rear property line.



Planning Department

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

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

June 26, 2019

Bailey & Associates, LLC 780 West Silver Street Elko, NV 89801

Re: Rezone No. 2-19 & Tentative Map No. 7-19

Dear Applicant/Agent:

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

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

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

Sincerely,

Shelby Archuleta Planning Technician

Enclosures

CC: Summit Engineering, Attn: Nitin Bhakta, 1150 Lamoille Hwy, Elko, NV 89801

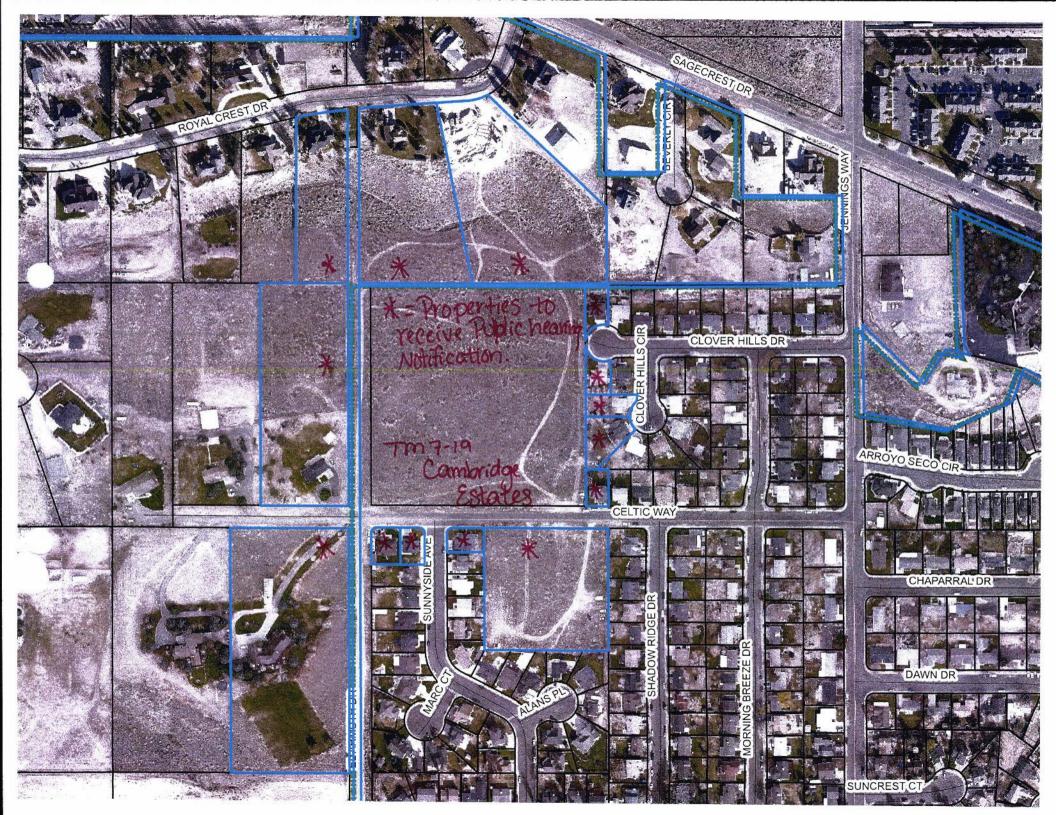
Email: nitin@summitnv.com

Tm 7-19 Cambridge Estates

| YPNO | PANAME | PMADD1 | PMADD2 | PMCTST | PZIP |
|-----------|---------------------------------|--------|-----------------------|-----------------|------------|
| 001994019 | CHAVEZ, GREGORY NATHAN | | 3117 CLOVER HILLS CIR | ELKO NV | 89801-7929 |
| 001994020 | GOWANS, TODD HUGH & TAMERA A | | 3121 CLOVER HILLS CIR | ELKO NV | 89801-7929 |
| 001994023 | KLEEB, GEORGE L & DEENA R TR | | 1534 CLOVER HILLS DR | ELKO NV | 89801-7917 |
| 00609F067 | KUMP, JEFFREY J & TANIA MICHELL | | 1723 CELTIC WAY | ELKO NV | 89801-4720 |
| 00166A016 | MCANANY, CHRISTOPHER D ET AL | | 1703 CELTIC WAY | ELKO NV | 89801-4720 |
| 00166A015 | MORQUECHO, GUSTAVO | | 2748 SUNNYSIDE AVE | ELKO NV | 89801-7938 |
| 001660011 | SCOTT REUTNER PROPERTIES LLC | | 1770 SHARP ACCESS RD | ELKO NV | 89801-4023 |
| 00609F038 | SHIPPY, DOUGLAS G & CRYSTAL C | | 567 POPLAR DR | SPRING CREEK NV | 89815-6134 |
| 00166A017 | STEPHENS, LEE R & VANT | | 1707 CELTIC WAY | ELKO NV | 89801-4720 |
| 001994022 | STITZEL, LANCE C & GINA N | | 1527 CLOVER HILLS DR | ELKO NV | 89801-7916 |
| 001994001 | TANNER, JOHN R & NAOMI | | 1550 CELTIC WAY | ELKO NV | 89801-4775 |
| 00609F072 | TROWBRIDGE, DONALD R TR ET AL | | 1363 ROYAL CREST DR | ELKO NV | 89801-7954 |
| 00609F039 | VASQUEZ, JOSE A ET AL | | 1327 ROYAL CREST DR | ELKO NV | 89801-7954 |
| 00609F043 | WENNER, GREGORY D & SHERRY L | | 1720 CELTIC WAY | ELKO NV | 89801-4710 |



mailed while



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Elko City Planning Commission will conduct a public hearing on Tuesday, July 2, 2019 beginning at 5:30 P.M. P.S.T. at Elko City Hall, 1751 College Avenue, Elko, Nevada, and that the public is invited to provide input and testimony on this matter under consideration in person, by writing, or by representative.

The specific items to be considered under public hearing format are:

• Rezone 2-19, filed by Bailey & Associates, LLC for a change in zoning from PQP (Public, Quasi-Public) to R1 (Single Family Residential), approximately 8.02 acres of property, specifically APN 001-660-041, located generally on the northeast corner of the intersection of Celtic Way and El Armuth Drive, more particularly described as: Two parcels of land being all of Parcel A as shown on that certain Parcel Map for CG Properties, Inc. filed in the office of the County Recorder of Elko County, State of Nevada, on July 19, 1989, as File No. 279073, and all of Parcel 2 of Grant, Bargain and Sale Deed Document 750907, recorded January 23, 2019, Official Records of Elko County, Nevada, situate within the Northeast Quarter of Section 17, T34N, R55E, MDM, being more particularly described as follows:

Beginning at the Northwest corner of said Parcel A;

Thence along the North boundary of said Parcel A North 89°41'39" East a distance of 577.18 feet to the Northwest corner of said Parcel 2;

Thence departing said North boundary and along the north boundary of said Parcel 2 North 89°41'39" East a distance of 2.04 feet to the Northeast corner of said Parcel 2, also being the Northwest corner of the exterior boundary of Clover Hills Subdivision Phase 4, File No. 293681, recorded July 3, 1990, in said Official Records;

Thence departing said North boundary and along the East boundary of said Parcel 2, also being the West exterior boundary of said Clover Hills Subdivision Phase 4, South 00°35'03" East a distance of 603.22 feet to the Southeast corner of said Parcel 2, also being the Southwest corner of the exterior boundary of said Clover Hills Subdivision Phase 4;

Thence departing East boundary of said Parcel 2 and said West exterior boundary, and along the South boundary of said Parcel 2, also being along the North right-of-way of Celtic Drive, South 89°43'20" West a distance of 1.17 feet to the Southwest corner of said Parcel 2, and Southeast corner of said Parcel A;

Thence departing the South boundary of said Parcel 2, and along the South boundary of said Parcel A and the North right-of-way of Celtic Drive, South 89°43'20" West a distance of 578.86 feet to the Southwest corner of said Parcel A;

Thence departing said South boundary and said North right-of-way, and along the West boundary of said Parcel A North 00°30'23" West a distance of 602.93 feet to the Point of Beginning.

Said parcel contains an area of approximately 8.02 acres.

Basis of Bearings: National Spatial Reference System NAD 83(2007) epoch 2007.00 per the City of Elko broadcasted latitude, longitude, and ellipsoid height for the City of Elko CORS of North 40°50'38.57413", West 115°45'09.58441", and 5047.334 feet. The projection used for this site is the Nevada State Plane Coordinate Zone, East Zone using

U.S. Survey feet and scaling the State Plane grid coordinates by a combined grid to ground factor of 1.000357.

The intent of the zone change is to allow for a single family residential subdivision.

Tentative Map No. 7-19, filed by Bailey & Associates, LLC, for the development of a subdivision entitled Cambridge Estates involving the proposed division of approximately 8.02 acres of property into 35 lots for residential development within the R1 (Single-Family Residential) Zoning District, in conjunction with a zone change application, and matters related thereto. The subject property is located generally on the northeast corner of the intersection of Celtic Way and El Armuth Drive. (APN 001-660-041)

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

ELKO CITY PLANNING COMMISSION



June 17, 2019

City of Elko – Development Department 1755 College Avenue Elko, NV 89801

Telephone: 775.777.7210 Facsimile: 775.777.7219

Summit Engineering Attn: Nitin Bhakta 1150 Lamoille Highway Elko, NV 89801

Re: Cambridge Estates - Corrections (Second Review)

Dear Mr. Bhakta:

The City of Elko has completed a full review of your revised Tentative Map for Cambridge Estates (submitted June 14, 2019) and has found a few items that still need correction.

Sheet S-1

- 1. Remove the word "easement" from the description of the dedicated land along the eastern side of the subdivision. This area should be shown as a separate parcel to be dedicated to the City of Elko similar to the street, detention pond, and sewer dedications.
- 2. In conjunction with Comment 1 (above):
 - a. Remove the individual lot property lines within this dedicated area. As indicated in the original correction letter (Sheet S-1, Item #9), the dedicated area should not be included as part of the residential lot area.
 - b. Adjust the building setback line to reflect the revised property line.
 - c. Recalculate the lot areas and revise buildable area.
- 3. Indicate that the detention pond will be dedicated to the City of Elko.

Despite the needed corrections listed above, we will be moving forward with this Tentative Map and presenting it to the Planning Commission on July 2, 2019. The remaining corrections will be listed as Conditions of Approval and will need to be completed before a City Council meeting is scheduled. In order to avoid delays, please return a new set of plans as soon as possible.

When revisions are complete, please submit three (3) full-size copies of the revised materials, one (1) reduced copy, and a PDF file.

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

Sincerely,

Michele Rambo, AICP Development Manager mrambo@elkocitynv.gov CC: Bailey & Associates LLC Attn: Jon Bailey 780 W. Silver St. #104 Elko, NV 89801

> City of Elko – File Bob Thibault, City Engineer



RECEIVED

JUN 1 4 2019

1150 Lamoille Highway Elko, Nevada 89801

Phone (775) 738-8058 Fax (775) 738-8267

| | | Transmittal | | | | | |
|---------|--|--|------------------------------|--|--|--|--|
| Date: | 6/14/19 | | | | | | |
| | Cambridge Estates | | | | | | |
| То | : Michele Rambo | From Nitin I Dhalas D.E. | | | | | |
| 10. | | From: Nitin I. Bhakta, P.E. | VP/Elko Area Manager | | | | |
| | City of Elko | | | | | | |
| | 1751 College Avenue | V Julian | | | | | |
| | Elko, Nrvada 89801 | | | | | | |
| Gentle | men: | | | | | | |
| | We are sending you | ■ Attached □ Under Separate Cover Via | d □ Under Separate Cover Via | | | | |
| | the following items: | \Box Contract \Box Copy of Letter \Box Field Report (s) | | | | | |
| | ~ | ■ Plans □ Specifications | | | | | |
| | | □ Other | | | | | |
| | | | | | | | |
| These : | are transmitted as m | arked below: | | | | | |
| | For Approval | □ Approved as Submitted □ Resubmit for approvalc | opies | | | | |
| | For Your Use | □ Approved as Noted □ Submit for distribution co | opies | | | | |
| | As Requested | □ Returned for Corrections □ Return Corrected prints co | opies | | | | |
| | - I or Dias Dire | | opies | | | | |
| | For Review and Con | mment | | | | | |
| | 1 Other | | | | | | |
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| | | | | | | | |
| Remar | dra. Michala | places find attached One (2) arts of married Toutetine Marries for | | | | | |
| Кешаг | | e, please find attached One (3) sets of revised Tentative Map plans for dge Estates, I have inclused a revision date but did not include the clou | ude | | | | |
| | Electric services and an electric services are also as a service service services and an electric services are also as a service service service services are also as a service service service service services are also as a service service service service services are also as a service service service service services are also as a service service service service services are also as a service service service service services are also as a service service service services are also as a service ser | plans, the clouds overlapped so much of the plan information it was | uus | | | | |
| | and the second s | r productive, I wanted to keep the information legible on the plans. | | | | | |
| | | with any questions you may have, thank you. | | | | | |



June 14, 2019

City of Elko Michele Rambo Development Manager 1751 College Avenue Elko, NV 89801 JUN 14 2019

Re: Cambridge Estates revisions for Tentative Map Submittal

Dear Michele:

The City of Elko completed a full review of the revised Tentative Map for Cambridge Estates (submitted May 20, 2019) and found several items that need correction. Please find attached a revised copy of the submitted plans that address the list of comments below.

Sheet T-1

1. Add the plot date where indicated on the marked-up plans.

Plot date has been added to the Title Blocks

2. For future resubmittals, please keep the revision history area up-to-date.

Revision Date has been added to the Plans

Revise the Site Plan to match Sheet S-1 once revisions are made to that page.Site plan has been revised on he Title Sheet

Sheet N-1

 The symbols in the legend do not match those used in the drawing. For example, the symbols for water meters.

Symbols on the utility plans have been revised to match notes sheet.

2. Add note #21 (shown on the marked-up plans) restricting access to lots 1, 35, 22, and 21 to Newcastle Circle.

Note 21 has been added to the Notes Sheet

3. The notes themselves will be examined in more detail as part of the Final Map submittal process. Therefore, there may be additional changes requested to these at that time.

Sheet S-1

1. Show a tie to the nearest Section or ¼ Section line.

A section ties has been added to the Site Plan

2. Show the City Limits line.

City limits have been added to Site Plan

3. Remove fire hydrants from this sheet.

Hydrants have been removed

4. Outline the limits of the subdivision in a bold black line.

Bold outline has been added to the Site Plan

5. Clarify the overlap of lines at both intersections with Celtic Way.

The overlap is the centerline passing through the proposed valley gutter line work.

Indicate that the street is to be dedicated and indicate the amount of area offered for dedication.
 Street Dedication has been Indicated on the Site Plan

7. Show the perimeter dimensions of the subdivision in a darker font.

Font color has been revised

1150 Lamoille Highway • Elko, Nevada 89801 • (775) 738-8058 FAX (775) 738-8267 5405 Mae Anne Avenue • Reno, Nevada 89523 • (775) 747-8550 FAX (775) 747-8559

8. Show sidewalks.

Sidewalk linework has been defined.

9. Due to the dedicated easement along the eastern boundary, the property line for those lots should be shown at the easement line. In other words, those lots to not include the easement. Lot area and lines due stop at the easement line and the area indicated does not include the area

for the easement.

10. Indicate the size of the easement along the eastern boundary.

Easement area has been added to the Site Plan

11. Indicate that the sewer easement in the northeast corner is to be dedicated and indicate the amount of area offered for dedication.

Wording has been revised to show dedication for Sewer Easement.

- 12. Lots 7, 8, 9, 10, and 14 do not meet minimum frontage requirements. Based on comments and recommendations found on later sheets, it may be possible to correct this issue on one or more lots. If not, City staff will request a Modification of Standards as part of the Planning Commission review.
- 13. Provide a sample house plan to show that Lot 7 will be buildable in its current configuration. Sample House.layout are shown on the Site Plan.

Sheet G-1

Move all adjacent property information to Sheet S-1 and remove from this sheet.
 Information has been moved over to the Site Plan

Remove all bearings and all non-grading layers from this sheet to increase readability.Bearing and layers have been removed.

Provide elevations of the abutting properties to the east.
 Summit has reached out to the property owners; most of the property owners do not want us to survey and trespass on their lots, thus information is unavailable.

4. The City does not allow cross-lot drainage as shown in lots 10-13 along the northern boundary. In addition, the City will not accept an easement for this area. Instead, revise the grading to allow for drainage for each lot into the street.

Per our meeting on Monday the 3rd this has been clarified with staff.

5. Remove lots 19, 20, and 21 from the proposed easement, show walls extending to the property line, and redesign to drain to Newcastle Circle.

Per our meeting on Monday the 3rd this has been clarified with staff.

- 6. The City has determined that the proposed detention pond could negatively impact the existing nearby residences. Therefore, the detention pond needs to be eliminated. Instead, please provide a pipe through the northeastern corner of the site to outlet into the Clover Hills Drive cul-de-sac. This will require a Modification of Standards be approved as part of the Planning Commission review.
- 7. Per our meeting on Monday the 3rd this has been clarified with staff.

Sheet U-1

1. Show scale and north arrow.

North arrow and scale have been added

2. The water and sewer lines are hard to see. Please redraw in a bolder line.

Linework have been revised

3. Provide the size of each water and sewer line.

Utility size are indicated on the plans

4. Add lot numbers.

Lot numbers have been added

Show a proposed mailbox location.

Locations of mail gang boxes have been added to Utility Plan

6. Remove incorrect owner information from the middle of the sheet.

Information has been removed



- 7. Ensure that the meters shown for lots 8 and 9 straddle the property line.

 Meter locations have been revised
- 8. An additional water valve should be shown near the fire hydrant at the north end of the site. Water valve has been added
- 9. As mentioned above, the City would prefer not to have a detention basin. If grading each lot to drain onto Newcastle Circle is not attainable per the requested justification, please pipe the drainage across the northeast corner of the subdivision to the neighboring cul-de-sac. Per our meeting on Monday the 3rd this has been clarified with staff.

Please contact me at our office (775) 787-4391 with any additional question you may have about this project.

Sincerely,

SUMMIT ENGINEERING CORPORATION

Nitin I. Bhakta, PE

VP of Engineering / Elko Area Manager

8. Show sidewalks.

Sidewalk linework has been defined.

Due to the dedicated easement along the eastern boundary, the property line for those lots should be shown at the easement line. In other words, those lots to not include the easement.

Lot area and lines have been revised at the easement/property line.

10. Indicate the size of the easement along the eastern boundary.

Easement area has been added to the Site Plan

11. Indicate that the sewer easement in the northeast corner is to be dedicated and indicate the amount of area offered for dedication.

Wording has been revised to show dedication for Sewer Easement.

- 12. Lots 7, 8, 9, 10, and 14 do not meet minimum frontage requirements. Based on comments and recommendations found on later sheets, it may be possible to correct this issue on one or more lots. If not, City staff will request a Modification of Standards as part of the Planning Commission review.
- 13. Provide a sample house plan to show that Lot 7 will be buildable in its current configuration. Sample House layout are shown on the Site Plan.

Sheet G-1

1. Move all adjacent property information to Sheet S-1 and remove from this sheet.

Information has been moved over to the Site Plan

2. Remove all bearings and all non-grading layers from this sheet to increase readability.

Bearing and layers have been removed.

3. Provide elevations of the abutting properties to the east.

Summit has reached out to the property owners; most of the property owners do not want us to survey and trespass on their lots, thus information is unavailable.

4. The City does not allow cross-lot drainage as shown in lots 10-13 along the northern boundary. In addition, the City will not accept an easement for this area. Instead, revise the grading to allow for drainage for each lot into the street.

Per our meeting on Monday the 3rd this has been clarified with staff.

5. Remove lots 19, 20, and 21 from the proposed easement, show walls extending to the property line, and redesign to drain to Newcastle Circle.

Per our meeting on Monday the 3rd this has been clarified with staff.

- 6. The City has determined that the proposed detention pond could negatively impact the existing nearby residences. Therefore, the detention pond needs to be eliminated. Instead, please provide a pipe through the northeastern corner of the site to outlet into the Clover Hills Drive cul-de-sac. This will require a Modification of Standards be approved as part of the Planning Commission review.
- 7. Per our meeting on Monday the 3rd this has been clarified with staff.

Sheet U-1

1. Show scale and north arrow.

North arrow and scale have been added

2. The water and sewer lines are hard to see. Please redraw in a bolder line.

Linework have been revised

Provide the size of each water and sewer line.

Utility size are indicated on the plans

4. Add lot numbers.

Lot numbers have been added

5. Show a proposed mailbox location.

Information has been removed

Locations of mail gang boxes have been added to Utility Plan

6. Remove incorrect owner information from the middle of the sheet.

7. Ensure that the meters shown for lots 8 and 9 straddle the property line.

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City of Elko – Development Department 1755 College Avenue Elko, NV 89801

Telephone: 775.777.7210 Facsimile: 775.777.7219

May 30, 2019

Summit Engineering Attn: Nitin Bhakta 1150 Lamoille Highway Elko, NV 89801

Re: Cambridge Estates - Corrections

Dear Mr. Bhakta:

The City of Elko has completed a full review of your revised Tentative Map for Cambridge Estates (submitted May 20, 2019) and has found several items that need correction. Attached you will find a marked-up copy of the submitted plans to accompany the list of items below.

6/17

Sheet T-1

- Add the plot date where indicated on the marked-up plans.
- ✓ 2. For future resubmittals, please keep the revision history area up-to-date.
- √ 3. Revise the Site Plan to match Sheet S-1 once revisions are made to that page.

Sheet N-1

- 1. The symbols in the legend do not match those used in the drawing. For example, the symbols for water meters.
- Add note #21 (shown on the marked-up plans) restricting access to lots 1, 35, 22, and 21 to Newcastle Circle.
 - 3. The notes themselves will be examined in more detail as part of the Final Map submittal process. Therefore, there may be additional changes requested to these at that time.

Sheet S-1

- 1. Show a tie to the nearest Section or ¼ Section line.
- 2. Show the City Limits line.
- ✓ 3. Remove fire hydrants from this sheet.
- ✓ 4. Outline the limits of the subdivision in a bold black line.
- 5. Clarify the overlap of lines at both intersections with Celtic Way.
- ✓ 6. Indicate that the street is to be dedicated and indicate the amount of area offered for dedication.
- 7. Show the perimeter dimensions of the subdivision in a darker font.
- 8. Show sidewalks.
- Due to the dedicated easement along the eastern boundary, the property line for those lots should be shown at the easement line. In other words, those lots to not include the easement.
 - ✓ 10. Indicate the size of the easement along the eastern boundary.
 - 11. Indicate that the sewer easement in the northeast corner is to be dedicated and indicate the amount of area offered for dedication.

- ✓ 12. Lots 7, 8, 9, 10, and 14 an not meet minimum frontage requirements. Beaud on comments and recommendations found on later sheets, it may be possible to correct this issue on one or more lots. If not, City staff will request a Modification of Standards as part of the Planning Commission review.
- √ 13. Provide a sample house plan to show that Lot 7 will be buildable in its current configuration.

Sheet G-1

- 1. Move all adjacent property information to Sheet S-1 and remove from this sheet.
- 2. Remove all bearings and all non-grading layers from this sheet to increase readability.
 - Provide elevations of the abutting properties to the east.
- 4. The City does not allow cross-lot drainage as shown in lots 10-13 along the northern boundary. In addition, the City will not accept an easement for this area. Instead, revise the grading to allow for drainage for each lot into the street.
- ✓ 5. Remove lots 19, 20, and 21 from the proposed easement, show walls extending to the property line, and redesign to drain to Newcastle Circle.
- 6. The City has determined that the proposed detention pond could negatively impact the existing nearby residences. Therefore, the detention pond needs to be eliminated. Instead, please provide a pipe through the northeastern corner of the site to outlet into the Clover Hills Drive cul-de-sac. This will require a Modification of Standards be approved as part of the Planning Commission review.

Sheet U-1

- Show scale and north arrow.
- ✓ 2. The water and sewer lines are hard to see. Please redraw in a bolder line.
- Provide the size of each water and sewer line.
- 4. Add lot numbers.
- ✓ 5. Show a proposed mailbox location.
- ✓ 6. Remove incorrect owner information from the middle of the sheet.
- 7. Ensure that the meters shown for lots 8 and 9 straddle the property line.
- 8. An additional water valve should be shown near the fire hydrant at the north end of the site.
- 9. As mentioned above, the City would prefer not to have a detention basin. If grading each lot to drain onto Newcastle Circle is not attainable per the requested justification, please pipe the drainage across the northeast corner of the subdivision to the neighboring cul-de-sac.

Due to the significant grading and drainage issues outlined above, the Development Department will not be scheduling this Tentative Map for Planning Commission until they are resolved. We would like to schedule a meeting with you to discuss these issues as soon as possible.

When revisions are complete, please submit three (3) full-size copies of the revised materials, one (1) reduced copy, and a PDF file.

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

Sincerely,

Michele Rambo, AICP Development Manager mrambo@elkocitynv.gov

CC: Bailey & Associates LLC Attn: Jon Bailey 780 W. Silver St. #104 Elko, NV 89801

City of Elko - File

COREY L. RICE, PLS, WRS SENIOR PLANNER CODE ENFORCEMENT crice@elkocountynv.net

PEGGY PIERCE-FITZGERALD PLANNING TECHNICIAN/ GIS OPERATOR pfitzgerald@elkocountyny.net



Elko County Planning & Zoning Division

540 Court Street, Suite 104 Elko, Nevada 89801 775-738-6816 Ext. #3 (fax) 775-738-4581 www.elkocountynv.net

May 29, 2018

RECEIVED

JUN 1 1 2019

Shelby Archuleta City of Elko Planning Department 1751 College Avenue Elko, NV 89801

RE: Tentative Map No. 7-19 / Cambridge Estates

Ms. Archuleta,

After reviewing the above referenced Tentative Subdivision Map, Elko County Planning and Zoning requests the following note (or approved similar note) be added to the Tentative and Final Subdivision Maps:

"Ingress and egress to Lots 1 through 9 is exclusively from Newcastle Circle. Access to these lots will not be allowed from El Armuth Drive until El Armuth Drive has been improved to the current road construction standards in place at the time of construction."

Please contact me if you have any questions or need more information.

Sincerely,

Corey L. Rice, PLS, WRS

Senior Planner

Elko County Planning and Zoning



Planning Department

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

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

May 22, 2019

Elko County Planning and Zoning 540 Court Street, Suite 104 Elko, NV 89801

Re: Tentative Map No. 7-19 / Cambridge Estates

In accordance with the Communication Policy between the City of Elko and Elko County, the City of Elko hereby notices and advises the Board of County Commissioners of the County of Elko of the City's intention to consider a subdivision Tentative Map for division of approximately 8.02 acres of land into 35 lots. Please find enclosed a copy of the Tentative Map for your review and comment.

The subject property is located generally on the northeast corner of Celtic Way and El Armuth Dr.

Review by the Elko City Planning Commission is scheduled for their July 2, 2019, regular 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.

My Archita

Sincerely,

Shelby Archuleta Planning Technician



Planning Department

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

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

May 22, 2019

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

SUBJECT: Tentative Map No. 7-19/Cambridge Estates

Dear Mr. Lino:

Enclosed for your review and information is a copy of the submitted tentative map for the proposed Cambridge Estates subdivision, which is tentatively scheduled for consideration by the Elko City Planning Commission at their July 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.

My Doculata

Sincerely,

Shelby Archuleta Planning Technician



Planning Department

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

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

May 22, 2019

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

SUBJECT: Tentative Map No. 7-19/Cambridge Estates

To Whom It May Concern:

Enclosed for your review and information is a copy of the submitted tentative map for the proposed Cambridge Estates subdivision, which is tentatively scheduled for consideration by the Elko City Planning Commission at their July 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



Planning Department

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

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

May 22, 2019

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

SUBJECT: Tentative Map No. 7-19/Cambridge Estates

Dear Mr. Halliwell:

Enclosed for your review and information is a copy of the submitted tentative map for the proposed Cambridge Estates subdivision, which is tentatively scheduled for consideration by the Elko City Planning Commission at their July 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



Planning Department

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

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

May 22, 2019

Frontier Communications **John Poole** 1520 Church Street Gardnerville, NV 89410

SUBJECT: Tentative Map No. 7-19/ Cambridge Estates

Dear Mr. Poole:

Enclosed for your review and information is a copy of the submitted tentative map for the proposed Cambridge Estates subdivision, which is tentatively scheduled for consideration by the Elko City Planning Commission at their July 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.

relley Avamentas

Sincerely,

Shelby Archuleta Planning Technician



Planning Department

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

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

May 22, 2019

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

SUBJECT: Tentative Map No. 7-19/Cambridge Estates

Dear Mr. Pehrson:

Enclosed for your review and information is a copy of the submitted tentative map for the proposed Cambridge Estates subdivision, which is tentatively scheduled for consideration by the Elko City Planning Commission at their July 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.

y Doculeta

Sincerely,

Shelby Archuleta Planning Technician



City of Elko – Development Department 1755 College Avenue Elko, NV 89801

Telephone: 775.777.7210 Facsimile: 775.777.7219

May 21, 2019

Summit Engineering Attn: Nitin Bhakta 1150 Lamoille Highway Elko, NV 89801

Re: Cambridge Estates - Complete Submittal

Dear Mr. Bhakta:

The City of Elko has reviewed your revised Tentative Map application materials for Cambridge Estates (submitted May 20, 2019) and has found them to be complete. We will now begin processing your application by transmitting the materials to other City departments for their review. You may receive further comments or corrections as these reviews progress.

I will keep you updated on the status of your application, but please feel free to contact me at (775) 777-7217 if you have any questions.

Sincerely,

Michele Rambo, AICP Development Manager mrambo@elkocitynv.gov

CC: Bailey & Associates LLC

Attn: Jon Bailey 780 W. Silver St. #104

Elko, NV 89801

City of Elko - File



May 21, 2019

City of Elko Michele Rambo 1751 College Avenue Elko, NV 89801

Re: Cambridge Estates revisions for Tentative Map Submittal

Dear Michele:

Please see below for comments relating to the revisions addressing the City of Elko Development Department comments.

- 1. Email address for Jon Bailey has been added to the title sheet.
- 2. A legal description of the property has been provided
- 3. Existing contours lines have been added to the grading plan
- 4. Map references have been added to the title sheet
- 5. Adjacent zoning of parcels has been shown on the grading plan.
- 6. Net acreage of the parcel has been added to the title sheet.
- 7. A color codded cut/fill site map is attached with the new submittal
- 8. Approximate cut/fill volume is also attached with the revised submittal.

Please contact me at our office (775) 787-4391 with any additional question you may have about this project.

Sincerely,

SUMMIT ENGINEERING CORPORATION

Nitin I. Bhakta, PE

VP of Engineering / Elko Area Manager



May 20, 2019

City of Elko – Development Department 1755 College Avenue Elko, NV 89801

Telephone: 775.777.7210 Facsimile: 775.777.7219

Summit Engineering Attn: Nitin Bhakta 1150 Lamoille Highway Elko, NV 89801

Re: Cambridge Estates - Incomplete Submittal

Dear Mr. Bhakta:

The City of Elko has reviewed your Tentative Map application materials for Cambridge Estates (submitted May 17, 2019) and has found it to be incomplete. Please revise the Tentative Map to include the information listed below.

- 1. Email address for Jon Bailey as required in Section 3-3-6(B)(2) of the Elko Municipal Code.
- 2. Full legal description of the area to be subdivided.
- 3. Existing contour lines.
- 4. Include the name, book, and page numbers of all recorded plats on the title page.
- 5. Zoning of the parcels adjacent to the subdivision.
- 6. Net acreage of the property.
- 7. Indicate areas of cut and fill.
- 8. Approximate amount of cut and fill.

A further departmental review will not be conducted and a Planning Commission date will not be set until these revisions are made. Please include in your resubmittal a new PDF copy of the revised Tentative Map. As outlined in Section 3-3-5(C)(4), these revisions must be received within 90-days of the original filing date (May 17, 2019), or the submittal will automatically expire.

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

Sincerely,

Michele Rambo, AICP Development Manager mrambo@elkocitynv.gov CC: Bailey & Associates LLC Attn: Jon Bailey 780 W. Silver St. #104 Elko, NV 89801

City of Elko – File



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): Bailey & Associates LLC | |
|--|---|
| MAILING ADDRESS: 780 West Silver Street #104 | |
| PHONE NO (Home) 775-385-3659 | (Business) 775-777-7776 |
| NAME OF PROPERTY OWNER (If different): Sa | |
| (Property owner consent in writing must be | e provided) |
| MAILING ADDRESS: 780 West Silver Street #104 | |
| LEGAL DESCRIPTION AND LOCATION OF PRO | OPERTY INVOLVED (Attach if necessary): |
| ASSESSOR'S PARCEL NO.: 001-660-041 | Address |
| Lot(s), Block(s), &Subdivision | |
| Or Parcel(s) & File No. PARCEL A OF FILE #27907: | 3 |
| APPLICANT'S REPRESENTATIVE OR ENGINE | ER: Nitin Bhakta - Summit Engineering Corp. |
| | |

FILING REQUIREMENTS:

<u>Complete Application Form</u>: 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 ½" 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).
- 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.

<u>Other Information</u>: The applicant is encouraged to submit other information and documentation to support the request.

RECEIVED

MAY 1 7 2019

Revised 1/24/18

Page 1

1 /

| PROJECT DESCRIPTION OR PURPOSE: |
|--|
| The proposed development is a 35 lot single family residential subdivision located on a 8.02 acre parcel of land |
| located in Section 17, T, 34 N., R. 55 E. generally north of Celtic Way |
| This property can be served by the City of Elko water and sewer system. |
| |
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(Use additional pages if necessary)

Revised 1/24/18 Page 2

Preliminary Plat Checklist 3-3-7

| Date | Name | | |
|------------|---|---------------|------|
| Identific | ation Data | | |
| V | Subdivision Name | / | |
| V , | Location and Section, Township and Range | / | |
| 1 | Reference to a Section Corner or Quarter-Section Corner | 1 | |
| V , | Name, address and phone number of subdivider | Enrail | |
| V | Name, address and phone number of engineer/surveyor | CONTROL V | |
| 1 | Scale, North Point and Date of Preparation | V | |
| V | Dates of Revisions | / | |
| V | Location maps | | |
| / | Legal description of boundaries | (D) | |
| Existing | Conditions Data | | |
| | 2' contours on city coordinate system | P | |
| V, | Location of Water Wells | | |
| 1 | Location of Streams, private ditches, washes and other featu | res | |
| V | Location of Designated flood zones | | |
| 1 | The Location, widths and Names of all platted Streets, ROW | ~ | |
| V | Municipal Corporation Lines | | |
| 1 | Name, book and page numbers of all recorded plats | On fro | nt p |
| | Existing Zoning Classifications | / | ' |
| 1 | Zoning of Adjacent Properties | Ð | |
| | Dimensions of all tract boundaries gross and net acreage | Ð | |
| Propose | d Conditions Data | | |
| ~ | Street Layout, location, widths, easements | | |
| V | Traffic Impact Analysis | MA | |
| 1 | Lot Layout, including dimensions of typical lots | 1 | |
| V | Corner Lot Layout | | |
| V. | Lot layout on Street Curves | / | |
| 1 | Each lot numbered consecutively | | |
| V | Total number of lots | V- | |
| V | Location, Width and proposed use of easements | | |
| 1 | Location, extent and proposed use of all land to be dedicated | | |
| V | Location and boundary of all proposed zoning districts | NIA | |
| V | Draft of proposed deed restrictions | / / | |
| / | Preliminary Grading Plan | | |
| V | Conceptual cut and fill | D- | |
| / | Estimated quality of material to be graded | A | |
| | SWPPP | | |
| Propose | Utilties | | |
| ~ | Sewage Disposal, design for sewage disposal | $\overline{}$ | |
| V | Water Supply, Evidence of adequate volume and quality | - | |
| V | Storm Drain, Preliminary Calculations and Layout | - | |
| | Telephone, Power, Gas, Television | <i>V</i> | |
| | rerepriorie, rower, das, relevision | | |

Revised 1/24/18

Page 3

| 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. | | | | | | | | |
| \square I have carefully read and completed all questions contained within this application to the best of my ability. | | | | | | | | |
| Applicant / Agent Jon Bailey | | | | | | | | |
| (Please print or type) | | | | | | | | |
| Mailing Address 780 West Silver Street #104 | | | | | | | | |
| Street Address or P.O. Box | | | | | | | | |
| Elko, Nevada - 89801 | | | | | | | | |
| City, State, Zip Code | | | | | | | | |
| Phone Number: 775-385-3659 | | | | | | | | |
| Email address: jbaileype@gmail.com | | | | | | | | |
| | | | | | | | | |
| SIGNATURE: Donglis tv. Briefly (managing member) | | | | | | | | |
| FOR OFFICE USE ONLY 35 lots x 25 = 875 | | | | | | | | |
| File No.: 7-19 Date Filed: 5/17/19 Fee Paid: \$1,625 CK# 31554 81,625 | | | | | | | | |

Legal Description for Parcel # 001-660-041

| Legal Description | Sect/ Lot | Town/ Block | Range | Acres |
|---|--------------|----------------|-------|-------|
| PARCEL A FILE 279073 | | | | |
| LOCATED IN | 17 | 34N | 55E | |
| MDB&M | | | | |
| PLUS 968.00SF PER 805/584(CORRECTION) | | | | |
| NEW TOTAL: 8.02A | | | | |
| SQUARE FOOTAGE GAINED DESCRIBED AS FOLLOWS: | | | | |
| A PARCEL OF LAND LOCATED IN THE NE4 OF SEC | 17 | 34N | 55E | |
| MDB&M, CITY OF ELKO, ELKO COUNTY STATE OF NEVADA | | | | |
| MORE PARTICULARLY DESCRIBED AS FOLLOWS: | | | | |
| COMM AT THE NW CORNER OF PARCEL B AS SHOWN ON | | | | |
| THE PARCEL MAP FOR CG PROPERTIES INC FILED IN THE | | | | |
| OFFICE OF THE ELKO COUNTY RECORDER AS FILE NUMBER | | | | |
| 279073 SAID CORNER BEING CORNER NUMBER 1 THE POB; | | | | |
| TH: N 89°43'59" E ALONG THE N'LY BOUNDARY OF | | | | |
| SAID PARCEL B A DISTANCE OF 2.04' TO CORNER 2, A | | | | |
| POINT ON THE EXTENDED WESTERLY BOUNDARY OF CLOVER | | | | |
| HILLS SUBDIVISION, PHASE 4; | | | | |
| TH: S 0°32'55" EAST, ALONG THE WLY BOUNDARY AND | | | | |
| THE EXTENDED WLY BOUNDARY OF SAID SUBDIVISION, A | | | | |
| DISTANCE OF 603.22' TO CORNER 3, A POINT ON THE | | | | |
| S'LY BOUNDARY OF SAID PARCEL B; | | | | |
| TH: S 89°46'10" W, A DISTANCE OF 1.17' TO CORNER | | | | |
| 4, THE S'LY CORNER OF SAID PARCEL B; | | | | |
| TH: N 0°37'52" W, ALONG THE WLY BOUNDARY OF | | | | |
| SAID PARCEL B, A DISTANCE OF 603.22' TO CORNER 1, | | | | |
| THE POB. | | | | |



MAY 2 0 1019

HYDROLOGY REPORT FOR CAMBRIDGE ESTATES SUBDIVISION ELKO, NEVADA

Prepared for:

BAILEY AND ASOCIATES LLC. 780 WEST SILVER STREET ELKO, NV 89801



SUMMIT ENGINEERING CORPORATION 1150 LAMOILLE HIGHWAY ELKO, NEVADA 89801 (775) 738-8058

JOB # 3-82416

APIL 2019

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| | |

Appendix

- Vicinity Map
- Site Plan
- Existing Hydrology Basins Display Map
- Proposed Hydrology Basins Display Map
- FEMA Map
- NOAA Precipitation Estimate

INTRODUCTION

The following report contains the hydrologic analysis for the 35 Unit Cambridge Estates Subdivision located in Elko, Nevada. The proposed project occupies 8.02-acre site, the site is currently bear with predominant sagebrush and native grass cover over the existing site. (Refer to Appendix A - Vicinity Map). The proposed site is surrounded by existing subdivision to the north, south, east and west of the site. existing shopping plaza. The project will consist of a 1.53 acres of Right-of-Way space and the remainder to be utilized for residential homes. (refer to Appendix for proposed Site Plan).

The site is bound by the following:

North: Existing subdivide land / residential homes (Existing)
South: Existing subdivide land / residential homes (Existing)
East: Existing subdivide land / residential homes (Existing)
West: Existing subdivide land / residential homes (Existing)

The site topography is moderately steep with slopes ranging from 0.5% to 10% with ground cover consisting mostly of bare soil with grasses and shrubbery. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel Number 32007C5608E, the subject property is outside the 100 year flood zone limits.

The purpose of this report is to analyze the existing and proposed conditions of the subject property based on the 5-year and 100-year peak flow events. The report contains the following sections: (1) Methodology, (2) Existing Hydrology, (3) Proposed Hydrology, and (4) Conclusion.

HYDROLOGY METHODOLOGY

The hydrology was determined by using the Rational Method. The parameters for this method of analysis are:

- 1. The Drainage Area
- 2. Time of Concentration
- 3. Runoff Coefficient
- 4. Rainfall Intensity

The time of concentration is calculated based on two equations:

$$t_c = t_I + t_t$$

Where:

 t_t = the travel time in ditch, channel, gutter, storm drain, etc. (ft)

$$t_{t} = \frac{L}{60V}$$

Where:

L = length of ditch, channel, gutter, etc.

V = velocity of flow

and:

 t_I = initial overland flow time (ft)

$$t_i = \frac{1.8(1.1 - R)L^{1/2}}{S^{1/3}}$$

Where:

L = length of overland flow

R = rational coefficient, C5

S = average overland slope

and:

$$t_c = \frac{L}{180} + 10$$

Where:

L = length of basin

Peak runoff is calculated using the following equation:

$$Q = C I A$$

Where:

Q = Peak Runoff

C = Coefficient of Runoff

I = Rainfall Intensity (in/hr)

A = Total Area (acres)

Due to short travel times for runoff, on the project site, Rainfall intensity (I) is determined from the time of concentration = (10 minutes minimum), and the NOAA Atlas 14, Volume 1 for Elko, Nevada.

For
$$Tc = 10$$
 minutes the rainfall intensities are as follows: $I(5) = 1.57$ in/hr $I(100) = 3.86$ in/hr

Runoff coefficients, C, were obtained from the Land Development Handbook resulting in a 5-year coefficient of 0.35 and a 100-year coefficient of 0.45, for existing conditions (Undeveloped Range) and a 5-year coefficient of 0.80 and a 100-year coefficient of 0.85 to 0.95, for post development conditions (Downtown Business/Commercial).

EXISTING HYDROLOGY

For subdivision site in the existing state, the site was analyzed as six (1) on-site existing sub-basins. The rational method analysis was performed on each sub-basin to determine peak runoff. Basin #1 is a localized and the runoff will sheet flow and discharge into an existing 36" SD Pipe located at the northeast corner of the property. This storm drain pipe ties into the City of Elko storm drain system.

Table 1 – Existing 5-Year Runoff and Table 2 - Existing 100-Year Runoff show each sub-basin's peak runoff and collection point. Appendix – Existing Hydrology Basins Display Map shows the existing hydrologic sub-basins and rational method information for the site.

| TABLE 1 - EXISTING 5-YEAR RUNOFF | | | | | | | | | | |
|----------------------------------|-------------|-------------------|-----------|--------------|------------------|--|--|--|--|--|
| Sub-Basin | Coefficient | Intensity (in/hr) | Area (Ac) | Runoff (cfs) | Collection Point | | | | | |
| EX #1 | 0.35 | 1.57 | 8.02 | 4.40 | Ex. 36" SD Pipe | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| TOTAL | | | 8.02 | 4.40 | | | | | | |

| TABLE 2 - EXISTING 100-YEAR RUNOFF | | | | | | | | | | |
|------------------------------------|-------------|-------------------|-----------|--------------|------------------|--|--|--|--|--|
| Sub-Basin | Coefficient | Intensity (in/hr) | Area (Ac) | Runoff (cfs) | Collection Point | | | | | |
| EX #1 | 0.45 | 3.86 | 8.02 | 13.90 | Ex. 36" SD Pipe | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| TOTAL | | | 8.02 | 13.90 | | | | | | |

PROPOSED HYDROLOGY

The developed site was analyzed as six (6) on-site sub-basins. The rational method analysis was performed on each sub-basin to determine peak runoff. Sub-Basin #1 discharges into an existing Catch basin on-site. Sub-Basin #2 also discharges into an existing catch basin on-site. Sub-Basin #3 discharges into a new proposed catch basin that ties into an existing drainage pipe that crosses the site. Sub-Basin #4 discharges into a existing drop inlet on-site. Sub-Basin #5 does not discharge discharges into an basin, this basin percolates on-site. Sub-Basin #6 discharges into the existing drainage west of the site.

Appendix – Proposed Hydrology Basins Display Map shows the proposed hydrologic sub-basins and rational method information for the site.

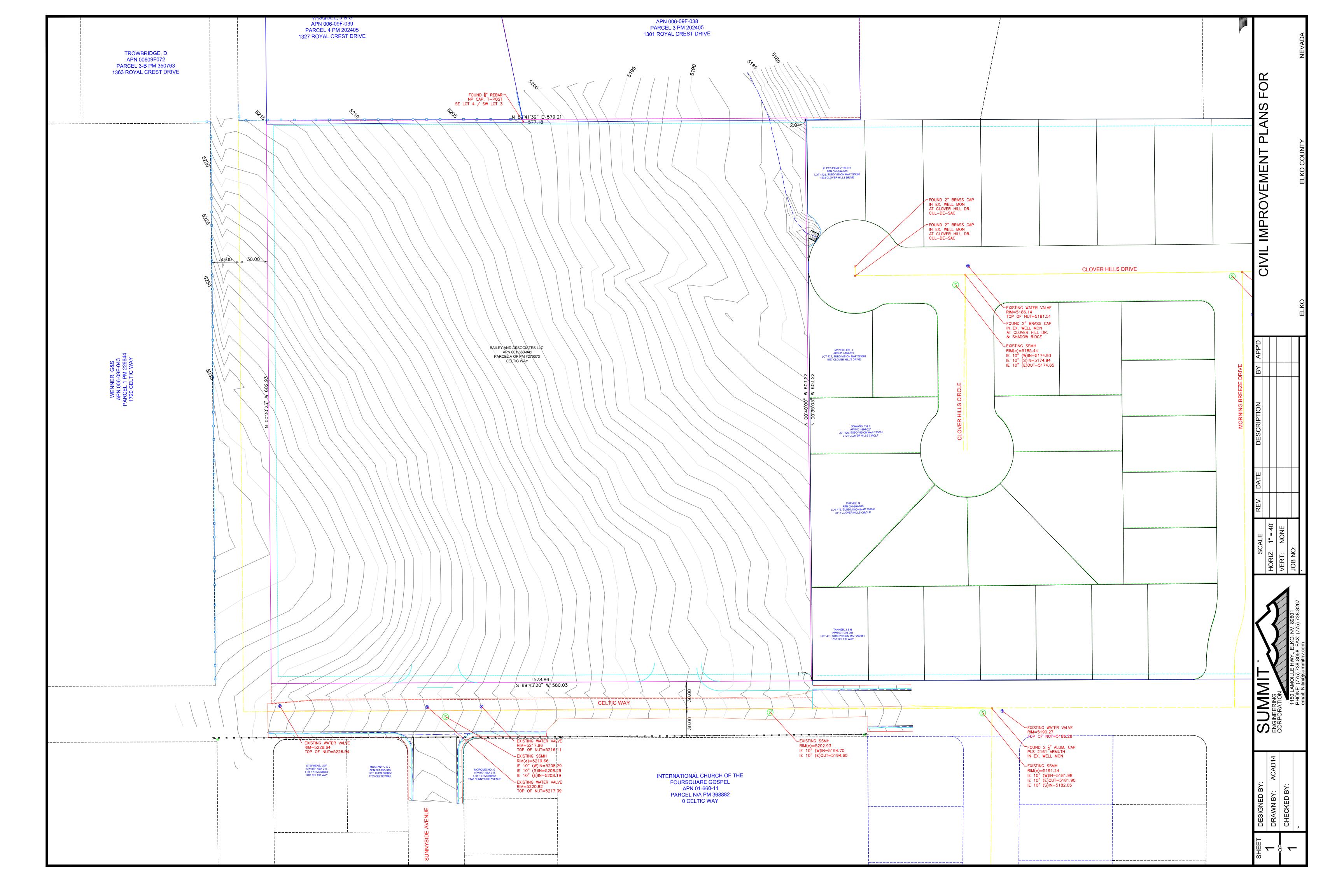
| TABLE 3 - PROPOSED 5-YEAR RUNOFF | | | | | | | | | | |
|----------------------------------|-------------|-------------------|-----------|--------------|------------------|--|--|--|--|--|
| Sub-Basin | Coefficient | Intensity (in/hr) | Area (Ac) | Runoff (cfs) | Collection Point | | | | | |
| | | | | | New Type 4R | | | | | |
| P #1 | 0.5 | 1.57 | 5.30 | 4.16 | CATCH BASIN | | | | | |
| | | | | | New Type 4R | | | | | |
| P #2 | 0.5 | 1.57 | 2.73 | 2.14 | CATCH BASIN | | | | | |
| | | | | | | | | | | |
| TOTAL | | | 8.02 | 6.30 | | | | | | |

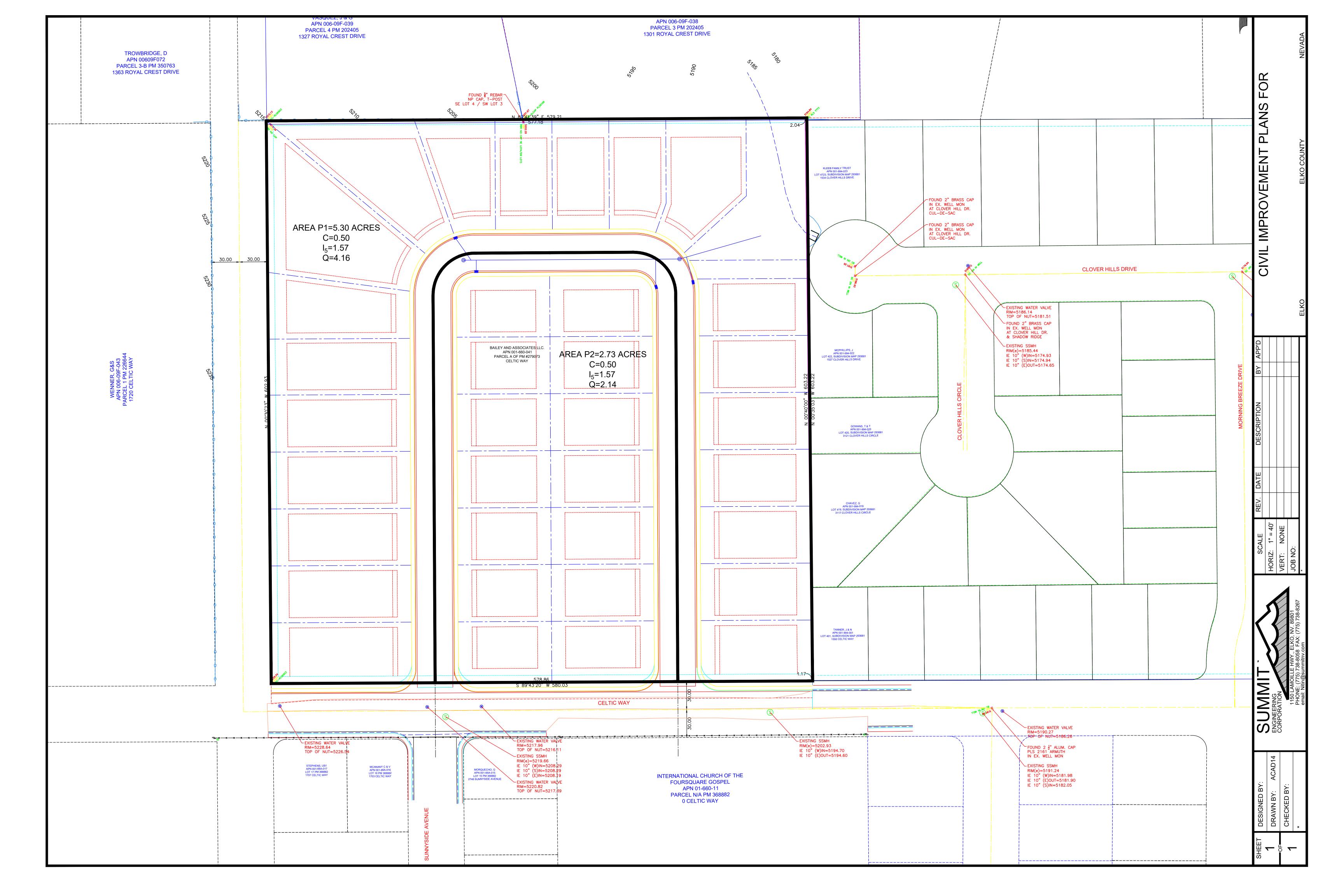
| TABLE 4 - PROPOSED 100-YEAR RUNOFF | | | | | | | | | | |
|------------------------------------|-------------|-------------------|-----------|--------------|------------------|--|--|--|--|--|
| Sub-Basin | Coefficient | Intensity (in/hr) | Area (Ac) | Runoff (cfs) | Collection Point | | | | | |
| | | | | | New Type 4R | | | | | |
| P #1 | 0.6 | 3.86 | 5.30 | 12.27 | CATCH BASIN | | | | | |
| | | | | | New Type 4R | | | | | |
| P #2 | 0.6 | 3.86 | 2.73 | 6.32 | CATCH BASIN | | | | | |
| | | | | | | | | | | |
| TOTAL | | | 8.02 | 18.59 | | | | | | |

CONCLUSIONS

All the existing and proposed runoff drain into the existing 36" Storm Drain pipe located northeast of the subject property. The existing drainage pipe has sufficient capacity to handle the increase in runoff from the 5 year and the 100-year storm events.

The difference in flows for the 5-year storm event between the existing and proposed conditions is an increase of 1.90 cfs and the difference in flows for the 100-year storm event between the existing and proposed conditions is an increase of 4.70 cfs. The proposed site also incorporates a detention basin to the northeast that would allow for the peak flow to be detained before entering the existing 36" storm drain pipe.



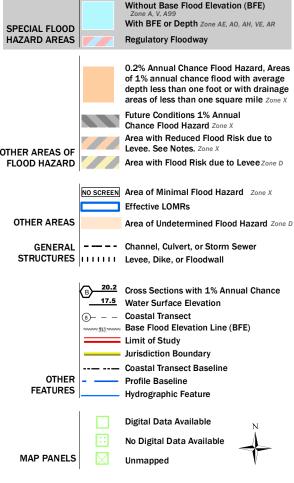


National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/6/2019 at 7:44:16 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



NOAA Atlas 14, Volume 1, Version 5 ELKO FCWOS Station ID: 26-2573



Location name: Elko, Nevada, USA*
Latitude: 40.825°, Longitude: -115.7917°
Elevation:



Elevation (station metadata): 5050 ft**

* source: ESRI Maps

** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF tabular | PF graphical | Maps & aerials

PF tabular

| PDS- | based poi | nt precipi | tation frec | | | ith 90% co | | intervals | (in inches | /hour) ¹ |
|----------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|
| Duration | 1 | 2 | 5 | 10 | 25 | 50 | 100 | 200 | 500 | 1000 |
| 5-min | 1.16 (0.924-1.57) | 1.49 (1.19-2.02) | 2.06 (1.61-2.81) | 2.58 (2.00-3.50) | 3.42 (2.59-4.69) | 4.20 (3.08-5.81) | 5.08 (3.62-7.06) | 6.14 (4.26-8.56) | 7.82 (5.16-10.9) | 9.32 (5.92-13.1) |
| 10-min | 0.888 (0.708-1.19) | 1.13 (0.906-1.54) | 1.57 (1.22-2.14) | 1.96 (1.52-2.66) | 2.60 (1.97-3.57) | 3.20 (2.35-4.42) | 3.86 (2.76-5.36) | 4.67 (3.24-6.51) | 5.95 (3.92-8.29) | 7.09 (4.50-9.95) |
| 15-min | 0.732 (0.584-0.988) | 0.940 (0.748-1.27) | 1.30 (1.01-1.76) | 1.62 (1.26-2.20) | 2.15 (1.63-2.95) | 2.64 (1.94-3.66) | 3.19 (2.28-4.44) | 3.86 (2.68-5.38) | 4.92 (3.24-6.85) | 5.86 (3.72-8.22) |
| 30-min | 0.492 (0.392-0.664) | 0.632 (0.504-0.854) | 0.872 (0.680-1.19) | 1.09 (0.848-1.48) | 1.45 (1.10-1.99) | 1.78 (1.31-2.46) | 2.15 (1.54-2.99) | 2.60 (1.80-3.62) | 3.31 (2.18-4.61) | 3.95 (2.50-5.54) |
| 60-min | 0.305 (0.243-0.411) | 0.391 (0.312-0.528) | 0.540 (0.421-0.735) | 0.674 (0.525-0.918) | 0.897 (0.680-1.23) | 1.10 (0.809-1.52) | 1.33 (0.950-1.85) | 1.61 (1.12-2.24) | 2.05 (1.35-2.86) | 2.44 (1.55-3.43) |
| 2-hr | 0.200 (0.168-0.252) | 0.255 (0.210-0.322) | 0.338 (0.277-0.427) | 0.412 (0.334-0.526) | 0.528 (0.418-0.680) | 0.630 (0.488-0.824) | 0.747 (0.566-0.976) | 0.884 (0.655-1.17) | 1.09 (0.778-1.47) | 1.28 (0.883-1.75) |
| 3-hr | 0.151 (0.127-0.188) | 0.191 (0.159-0.238) | 0.248 (0.206-0.313) | 0.298 (0.244-0.382) | 0.375 (0.300-0.483) | 0.440 (0.347-0.574) | 0.513 (0.396-0.677) | 0.605 (0.455-0.803) | 0.745 (0.542-1.00) | 0.872 (0.615-1.19) |
| 6-hr | 0.099 (0.086-0.118) | 0.123 (0.105-0.147) | 0.155 (0.133-0.188) | 0.184 (0.157-0.223) | 0.225 (0.187-0.276) | 0.260 (0.214-0.320) | 0.297 (0.241-0.368) | 0.338 (0.269-0.422) | 0.397 (0.307-0.502) | 0.460 (0.347-0.602) |
| 12-hr | 0.062 (0.054-0.071) | 0.078 (0.068-0.091) | 0.099 (0.086-0.116) | 0.116 (0.100-0.136) | 0.140 (0.120-0.165) | 0.160 (0.135-0.190) | 0.180 (0.150-0.215) | 0.202 (0.166-0.243) | 0.233 (0.188-0.286) | 0.258 (0.204-0.321) |
| 24-hr | 0.038 (0.035-0.042) | 0.048 (0.043-0.054) | 0.061 (0.055-0.068) | 0.072 (0.065-0.080) | 0.086 (0.078-0.096) | 0.098 (0.087-0.109) | 0.110 (0.098-0.123) | 0.123 (0.108-0.137) | 0.140 (0.122-0.156) | 0.154 (0.133-0.172) |
| 2-day | 0.022 (0.020-0.024) | 0.027 (0.025-0.030) | 0.034 (0.031-0.038) | 0.040 (0.036-0.044) | 0.048 (0.044-0.053) | 0.055 (0.049-0.060) | 0.061 (0.055-0.067) | 0.068 (0.060-0.075) | 0.077 (0.068-0.085) | 0.085 (0.074-0.093) |
| 3-day | 0.016 (0.014-0.017) | 0.020 (0.018-0.022) | 0.025 (0.023-0.027) | 0.029 (0.026-0.032) | 0.035 (0.031-0.038) | 0.039 (0.035-0.043) | 0.044 (0.039-0.048) | 0.049 (0.043-0.054) | 0.055 (0.049-0.061) | 0.061 (0.053-0.067) |
| 4-day | 0.013 (0.012-0.014) | 0.016 (0.015-0.017) | 0.020 (0.018-0.022) | 0.023 (0.021-0.026) | 0.028 (0.025-0.031) | 0.032 (0.029-0.035) | 0.035 (0.032-0.039) | 0.039 (0.035-0.043) | 0.044 (0.039-0.049) | 0.049 (0.042-0.054) |
| 7-day | 0.008 (0.008-0.009) | 0.011 (0.010-0.012) | 0.013 (0.012-0.015) | 0.016 (0.014-0.017) | 0.018 (0.017-0.020) | 0.021 (0.019-0.023) | 0.023 (0.021-0.025) | 0.026 (0.023-0.028) | 0.029 (0.026-0.032) | 0.031 (0.028-0.035) |
| 10-day | 0.006 (0.006-0.007) | 0.008 (0.007-0.009) | 0.010 (0.009-0.011) | 0.012 (0.011-0.013) | 0.014 (0.013-0.015) | 0.016 (0.014-0.017) | 0.018 (0.016-0.019) | 0.019 (0.018-0.021) | 0.022 (0.020-0.024) | 0.024 (0.021-0.026) |
| 20-day | 0.004 (0.004-0.004) | 0.005 (0.005-0.006) | 0.006 (0.006-0.007) | 0.007 (0.007-0.008) | 0.009 (0.008-0.010) | 0.010 (0.009-0.011) | 0.011 (0.010-0.012) | 0.012 (0.011-0.013) | 0.013 (0.012-0.015) | 0.014 (0.013-0.016) |
| 30-day | 0.003 (0.003-0.004) | 0.004 (0.004-0.004) | 0.005 (0.005-0.006) | 0.006 (0.005-0.006) | 0.007 (0.006-0.008) | 0.008 (0.007-0.008) | 0.008 (0.008-0.009) | 0.009 (0.008-0.010) | 0.010 (0.009-0.011) | 0.011 (0.010-0.012) |
| 45-day | 0.003 (0.002-0.003) | 0.003 (0.003-0.003) | 0.004 (0.004-0.004) | 0.005 (0.004-0.005) | 0.005 (0.005-0.006) | 0.006 (0.005-0.006) | 0.006 (0.006-0.007) | 0.007 (0.006-0.007) | 0.008 (0.007-0.008) | 0.008 (0.007-0.009) |
| 60-day | 0.002 (0.002-0.002) | 0.003 (0.003-0.003) | 0.003 (0.003-0.004) | 0.004 (0.004-0.004) | 0.005 (0.004-0.005) | 0.005 (0.005-0.006) | 0.006 (0.005-0.006) | 0.006 (0.006-0.007) | 0.007 (0.006-0.007) | 0.007 (0.006-0.008) |

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

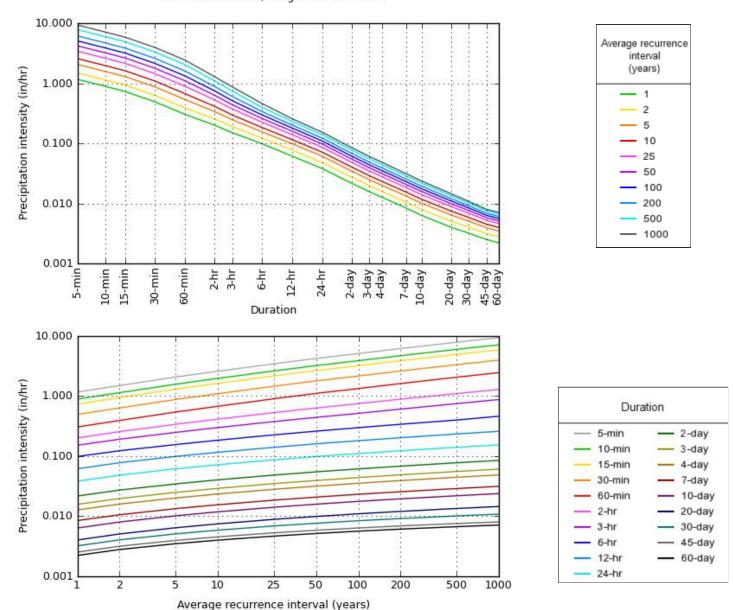
Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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PF graphical

PDS-based intensity-duration-frequency (IDF) curves Latitude: 40.8250°, Longitude: -115.7917°



NOAA Atlas 14, Volume 1, Version 5

Created (GMT): Sat Mar 23 23:07:50 2019

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Maps & aerials

Small scale terrain

CELTIC SONG SUBDIVISION

BAILEY ENGINEERING, PLLC

JON BAILEY

(775) 385-3659

JBAILEYPE@GMAIL.COM

REFERENCE #:

RAW CUT:
RAW FILL:
NET BALANCE:

20,187 (CY) 27,011 EXPORT (CY)

GRADED AREA:

7.8909 (AC)

47,198 (CY)

343,727 (SF)

2/15/2019

| SUMMARY | | | | | | | | | | | | |
|------------|-----------|---------|----------|-------------|-----------------------------|----------|--------------|------|---------|-------------|---------------|-------------|
| | Area (SF) | | | | Raw Volumes (CY) Comp/Ratio | | Compact (CY) | | Net | Balance(CY) | | |
| Name | Total(SF) | Cut(SF) | Fill(SF) | OnGrade(SF) | Cut(CY) | Fill(CY) | Cut | Fill | Cut(CY) | Fill(CY) | Balance(CY) | Change /.1' |
| Offsite | 9,732 | 5,983 | 3,154 | 595 | 99 | 63 | 1.00 | 1.00 | 99 | 63 | 36 Export | 36 |
| Onsite | 333,995 | 194,056 | 134,764 | 5,175 | 47,099 | 20,124 | 1.00 | 1.00 | 47,099 | 20,124 | 26,975 Export | 1,238 |
| Site Total | 343,727 | 200,039 | 137,918 | 5,770 | 47,198 | 20,187 | 1.00 | 1.00 | 47,198 | 20,187 | 27,011 Export | 1,274 |

| | Plane | Slope | Depth | Volume | |
|-------------------|-------------------|-------------------|---------------|----------------|--|
| Subgrade Sections | Area(SF) | Area(SF) | (FT) | (CY) | |
| OFF Sidewalk | 1,900 | 1,906 | 0.667 | 48 | |
| OFF Street | 5,551 | 5,567 | 1.000 | 206 | |
| ONS Sewer Access | 2,467 | 2,480 | 1.000 | 92 | |
| ONS Sidewalk | 9,067 | 9,073 | 0.667 | 224 | |
| ONS Street | 48,038 | 48,075 | 1.000 | 1,781 | |
| Total | 67,023 | 67,101 | | 2,351 | |
| | | | | | |
| Removal Items | Plane Area(SF) | Slope Area(SF) | Depth (FT) | Volume (CY) | |

343,727

0.667

8,517

Stripping

Existing Layer:

Data imported from "SUMMIT TOPO.dwg".

Design Layer:

Data imported from "Stage One Bailey Map.dwg".

Subgrade Sections:

- 01. Sewer Access Road 3"/9" (assumed)
- 02. Sidewalk 4"/4" (assumed)
- 03. Street 3"/9" (per request)

Removal Items:

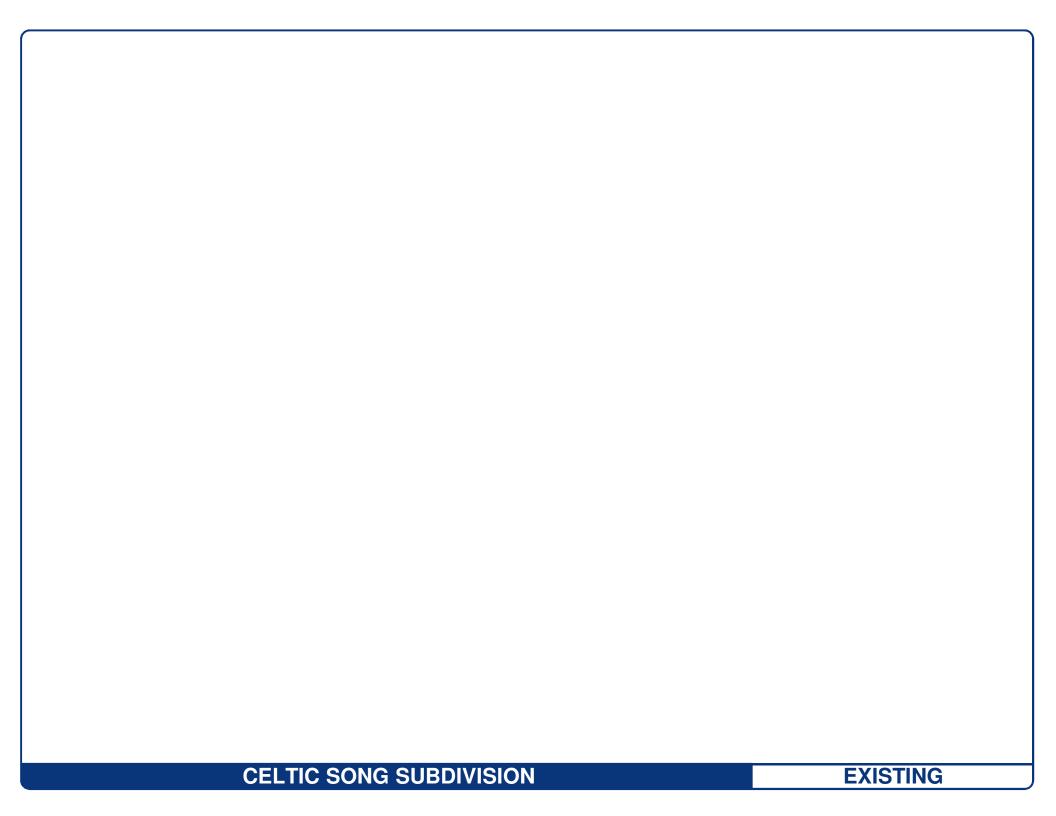
Demolition was removed before volumes were calculated, and needs to be stockpiled or off-hauled.

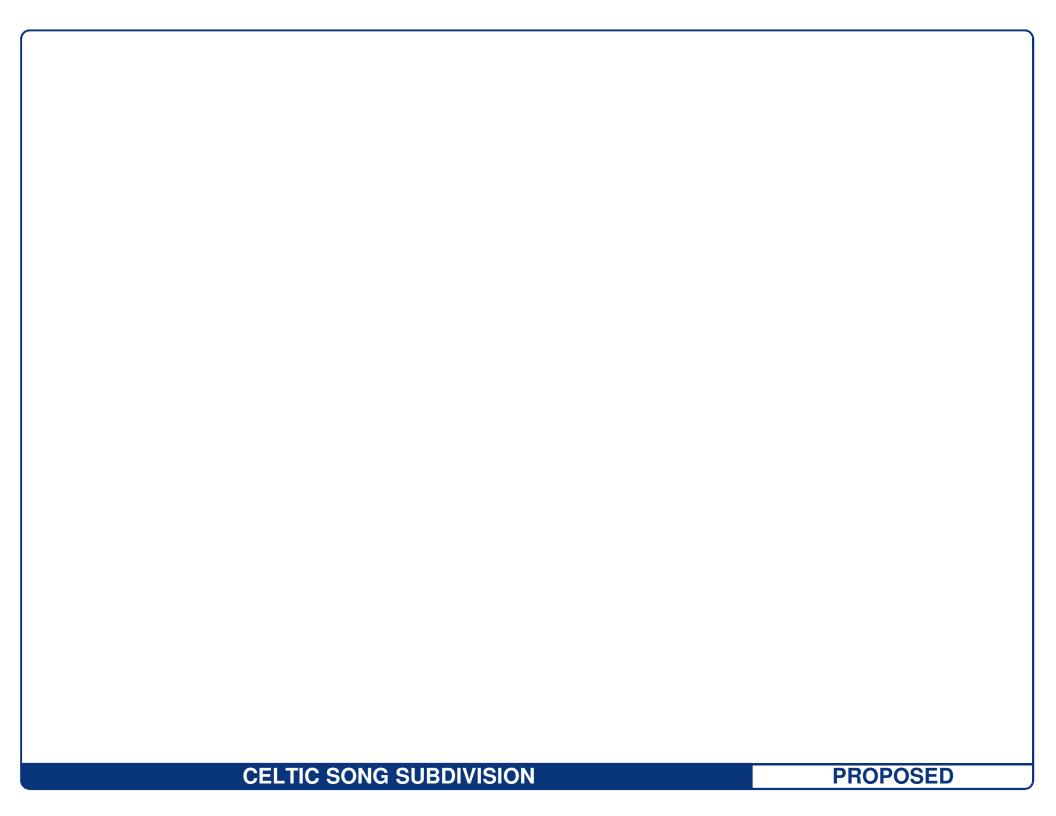
01. Stripping 8" (per request)

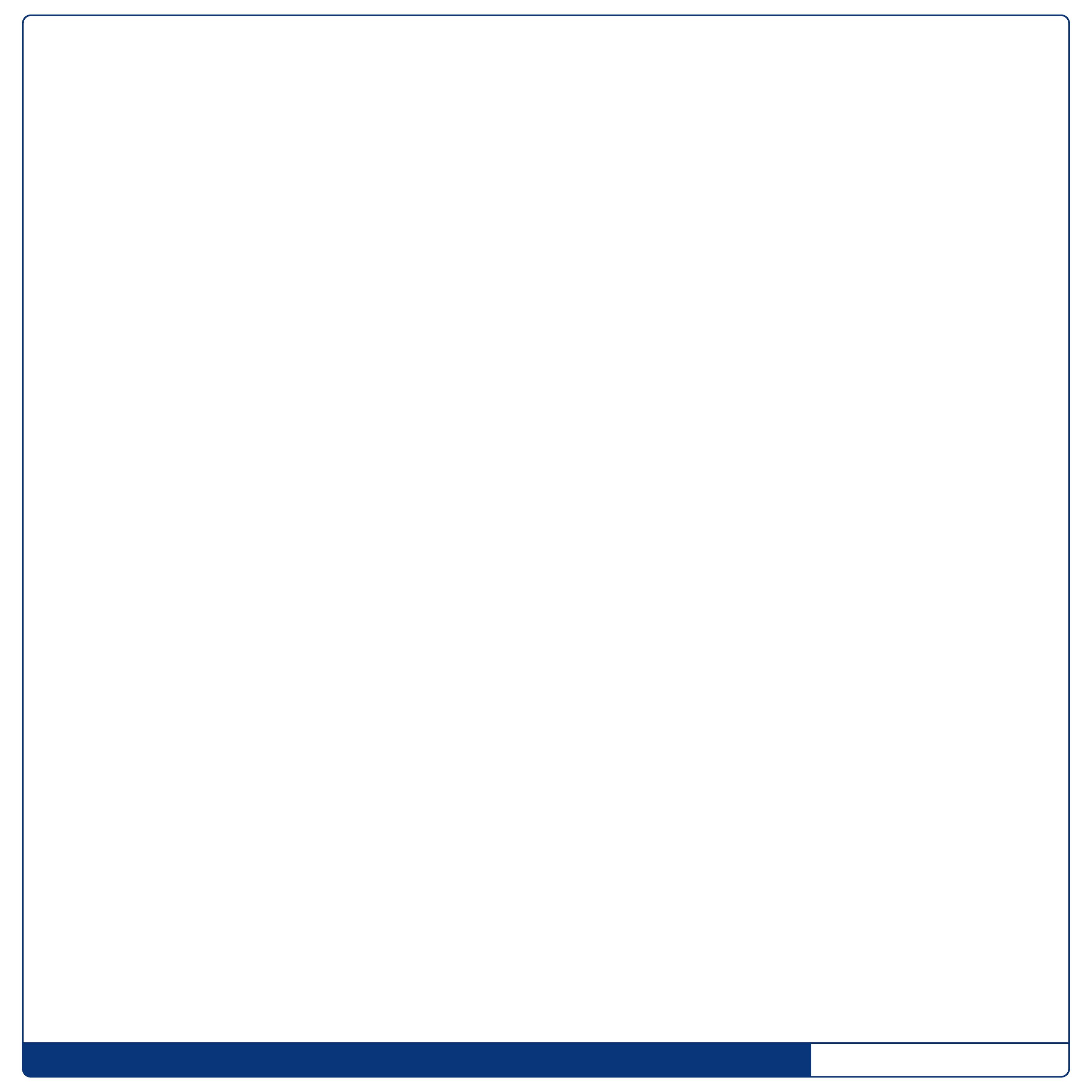
Area of Concern:

- 01. All FG elevations at the Pad areas were disregarded due to conflict with the proposed slopes and contours.
- 02. No PDF sheets were provided, and the lack of details may affect the accuracy of this report.

| | | | Area | (SF) | | Raw Volui | mes (CY) | Comp/ | Ratio | Compac | et (CY) | Net | | Balance(CY) |
|--------------------|-----------|-----------|---------|----------|--------------|-----------|----------|-------|-------|---------|----------|----------|--------|-------------|
| Name | | Total(SF) | Cut(SF) | Fill(SF) | OnGrade(SF) | Cut(CY) | Fill(CY) | Cut | Fill | Cut(CY) | Fill(CY) | Balance(| CY) | Change /.1' |
| | | | | | | | | | | | | | | |
| OFF Celtic Way | | 9,732 | 5,983 | 3,154 | 595 | 99 | 63 | 1.00 | 1.00 | 99 | 63 | 36 | Export | 36 |
| | | | | | | | | | | | | | | |
| ONS Lots | | 276,805 | 152,762 | 119,681 | 4,362 | 37,206 | 18,836 | 1.00 | 1.00 | 37,206 | 18,836 | 18,370 | Export | 1,026 |
| ONS Ukelele Circle | | 57,190 | 41,294 | 15,083 | 813 | 9,893 | 1,288 | 1.00 | 1.00 | 9,893 | 1,288 | 8,605 | Export | 212 |
| | Subtotal: | 333,995 | 194,056 | 134,764 | <i>5,175</i> | 47,099 | 20,124 | 1.00 | 1.00 | 47,099 | 20,124 | 26,975 | Export | 1,238 |
| Site Total | | 343,727 | 200,039 | 137,918 | 5,770 | 47,198 | 20,187 | 1.00 | 1.00 | 47,198 | 20,187 | 27,011 | Export | 1,274 |







OWNER / DEVELOPER

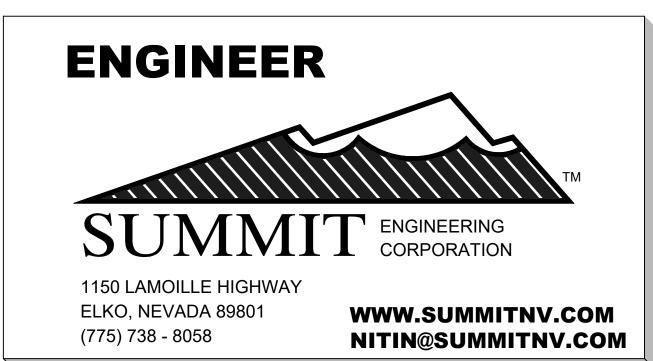
BAILEY AND ASSOCIATES LLC. JON BAILEY 780 WEST SILVER STREET ELKO, NEVADA 89801

ATTN: JON BAILEY 775-385-3659 JBAILEYPE@GMAIL.COM

TENTATIVE MAP FOR CAMBRIDGE ESTATES SUBDIVISION ELKO, NEVADA

ELKO COUNTY ELKO

NEVADA



BASIS OF BEARINGS

IS THE NORTH PROPERTY LINE OF SAID PARCEL IN SECTION 17 T. 34 N., R. 55 E., M.D.B. & M. TAKEN AS N 89° 41' 39" E

BASIS OF ELEVATION

U.S.C. & G.S. BENCHMARK #S141, DATED 1929 **ELVATION REPORTED AS** 5183.54' ABOVE SEA LEVEL

PROJECT DATA

TOTAL SUBDIVIDED AREA = 8.02 ACRES TOTAL RIGHT-OF-WAY AREA = 1.32 ACRES (57,426.97 SF) OFFERED FOR DEDICATION

NET AREA ~ (TOTAL AREA - RIGHT-OF-WAY AREA) = 6.70 ACRES

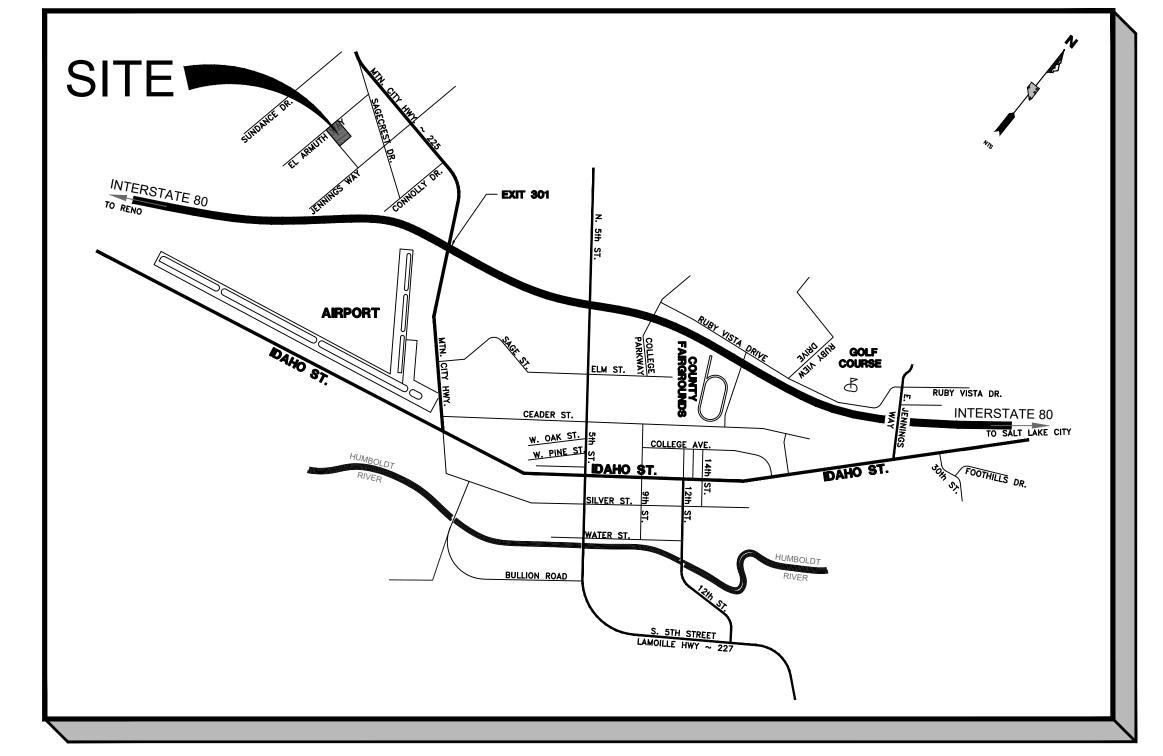
TOTAL UNITS = 35 LOTS

ESTIMATED WATER USAGE = 39.20 ACRE FEET PER YEAR ESTIMATED SEWER CONTRIBUTIONS = 12,250 GALLONS PER DAY THIS PROPOSED SUBDIVISION IS LOCATED IN SECTION 17, T 34 N, R 55 E. MDB&M.

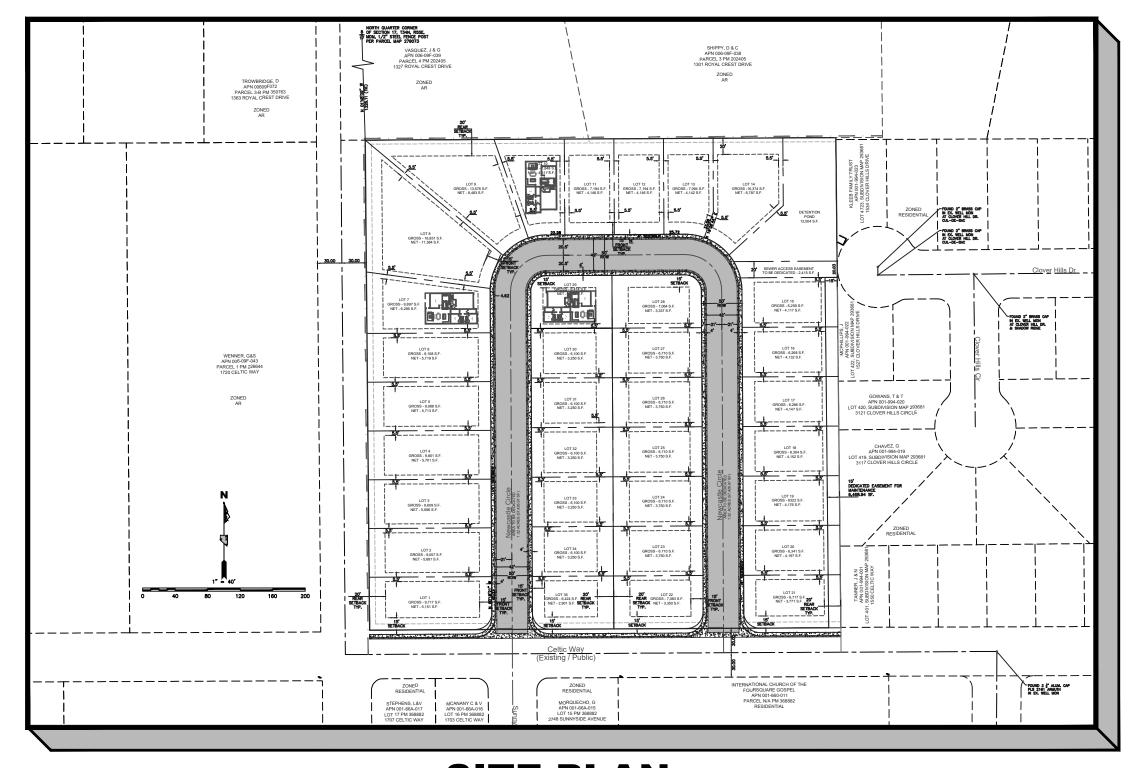
THE REQUIRED FIRE FLOW FOR THIS DEVELOPMENT WILL BE A MINIMUM OF 1,500 GPM FOR 2 HOURS, FOR RESIDENTIAL TYPE V-B CONSTRUCTION.

ABBREVIATIONS

| A.C. | | ASPHALTIC CONCRETE | M.D.D | MAXIMUM DRY DENSITY |
|--------|---|-----------------------|--------|---------------------------------|
| AGG. | | AGGREGATE | LT. | LEFT |
| B.C. | | BEGIN CURVE | L.P. | LOW POINT |
| B.F. | | BOTTOM OF FOOTING | M.H. | MANHOLE |
| B.V.C. | | BEGIN VERTICAL CURVE | P. | PAD ELEVATION |
| B.W. | | BACK OF SIDEWALK | PCC | POINT OF COMPOUND CURV. |
| C.B. | | CATCH BASIN | PI. | POINT OF INTERSECTION |
| ¢_ | | CENTERLINE | P.R.C. | POINT OF REVERSE CURVATURE |
| CONC. | | CONCRETE | P.V.C. | POLYVINYL CHLORIDE PIPE |
| | - | CONSTRUCT | P.O. | PUSH ON |
| CLR | | CLEARANCE | P.U.E. | PUBLIC UTILITY EASEMENT |
| C.P. | | CONCRETE PIPE | Ł | PROPERTY LINE |
| C.R. | | CURB RETURN | Q10 | 10-YEAR STORM FLOW |
| D.I. | | DROP INLET | Q100 | 100-YEAR STORM FLOW |
| DET. | | DETAIL | (R) | RADIAL |
| E. | | ELECTRICAL | Ř | RADIUS |
| ELEV. | | ELEVATION | REF. | REFERENCE |
| E.C. | | END OF CURVE | R.C.P. | REINFORCED CONCRETE PIPE |
| E.V.C. | | END OF VERTICAL CURVE | R.P. | RADIUS POINT |
| EXIST. | | EXISTING | RT. | RIGHT |
| (e) | | EXISTING | R/W | RIGHT OF WAY |
| È.G. | | EXISTING GRADE | S | SLOPE |
| F.F. | | FINISHED FLOOR | S.G. | SUBGRADE |
| F.F.C. | | FRONT FACE OF CURB | S.S. | SANITARY SEWER |
| F.G. | | FINISHED GRADE | S.W. | SIDEWALK |
| F.H. | | FIRE HYDRANT | STD. | STANDARD |
| ŧ. | | FLOW LINE | SHT. | SHEET |
| FLG. | | FLANGE | STA. | STATION |
| G. | | GAS | S.D. | STORM DRAIN |
| G.B. | | GRADE BREAK | Т | TANGENT |
| GTV. | | GATE VALVE | TELE. | TELEPHONE |
| H.C. | | HANDICAPPED | T.C. | TOP OF CURB |
| HORIZ. | | HORIZONTAL | T.B. | THRUST BLOCK |
| H.P. | | HIGH POINT | TOE | TOE OF SLOPE |
| INT. | | INTERSECTION | TOP | TOP OF SLOPE |
| I.E. | | INVERT ELEVATION | TYP. | TYPICAL |
| L | | LENGTH | V.C. | VERTICAL CURVE |
| L.F. | | LINEAL FEET | V.P.I. | VERT. POINT OF INTERSECTION |
| L.P. | | LOW POINT | W | WATER |
| | | | Δ | CURVE DELTA |
| | | | | |



VICINITY MAP



SITE PLAN

SHEET INDEX

GENERAL NOTES SHEET TENTATIVE MAP GRADING PLAN UTILITY PLAN **DETAIL SHEET**

LAND USE CLASSIFICATION

R1 (RESIDENTIAL SINGLE FAMILY)

EASEMENTS:

FLOOD PLAIN:

SITE INFO:

LOCATION:

REFERENCES

- THE PARCEL MAP FOR ALAN & JULIE DUEWEL ~ RECORDED IN THE OFFICE OF THE ELKO COUNTY RECORDER ON MARCH 14, 1994 AS FILE NO. 350763.
- 2. THE PARCEL MAP FOR EDWARD JAFFE ~ RECORDED IN THE OFFICE OF THE ELKO COUNTY RECORDER ON FEBRUARY 27, 1985 AS FILE NO. 202405.
- 3. THE PARCEL MAP FOR GREGORY & SHERRY WENNER ~ RECORDED IN THE OFFICE OF THE ELKO COUNTY RECORDER ON MARCH 27, 1987 AS FILE NO. 226644
- THE FINAL MAP OF CLOVER HILLS SUBDIVISION ~ RECORDED IN THE OFFICE OF THE ELKO COUNTY RECORDER ON JULY 3, 1990 AS FILE NO. 293681.
- THE PARCEL MAP FOR C G PROPERTIES INC. ~ RECORDED IN THE OFFICE OF THE ELKO COUNTY RECORDER ON JULY 19, 1989 AS FILE NO. 279073

UTILITIES

~ NV ENERGY

TELEVISION ~ SATVIEW BROADBAND LLC TELEPHONE ~ FRONTIER COMMUNICATION

~ SOUTHWEST GAS CORPORATION GAS WATER ~ CITY OF ELKO

SANITARY SEWER ~ CITY OF ELKO GARBAGE UTILITIES ~ ELKO SANITATION (CITY LANDFILL)

SPECIFICATIONS

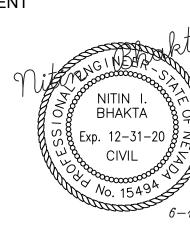
ALL CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (CURRENT EDITION AND ANY APPURTENANT SUPPLEMENTS) SPONSORED AND DISTRIBUTED BY RENO, SPARKS, WASHOE COUNTY, AND THE RECOMMENDATIONS ESTABLISHED BY THE SOILS INVESTIGATION FOR THIS SITE.

ENGINEER'S STATEMENT

THESE PLANS (SHEETS T-1 OF 6 THROUGH D-1 OF 6) HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PROCEDURES AND GUIDELINES, AND ARE IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTES, CITY ORDINANCES, AND CODES. IN THE EVENT OF CONFLICT BETWEEN ANY PORTION OF THESE PLANS AND CITY CODES, THE CITY CODES SHALL PREVAIL.

NITIN I. BHAKTA

P.E. #15494



T PLANS FOR SUBDIVISION ET CIVIL IMPRO CAMBRIDGE E

SUMMI ENGINEERING CORPORATION

LEGEND

PROPOSED STORM DRAIN / SANITARY SEWER W/SIZE & DIRECTION INDICATOR EXISTING STORM DRAIN/SANITARY SEWER W/SIZE & DIRECTION INDICATOR SEWER LATERAL AC PAVEMENT AREA

CONCRETE AREA (4000 PSI) TYPE 2 BASE GRAVEL AREA (95% MDD)

EXISTING AC PAVEMENT

GRADE BREAK PROPOSED ELEV. @ FRONT FACE TOP OF CURB PROPOSED ELEV. @ GRADE BREAK

PROPOSED ELEV. @ HIGH PT. PROPOSED ELEV. @ FLOW LINE

PROPOSED ELEV. @ FINISHED GRADE

EXISTING CONTOUR LINE 4900 _ PROPOSED CONTOUR LINE

ACCESSIBLE RAMP → DRAINAGE SWALE FLOW LINE

CUT OR FILL SLOPE

------ SD ------ EXISTING STORM DRAIN

——— GAS ——— EXISTING GAS PROPOSED FENCE

—— TELE—— EXISTING TELEPHONE

— OE — EXISTING ELECTRIC OVERHEAD LINE

——— SS ——— EXISTING SANITARY SEWER

BACKFLOW PREVENTOR CHECK VALVE

— WTR — EXISTING WATERLINE

CHECK VALVE-DOUBLE

FLUSH VALVE METER-DUAL

>00

METER-SINGLE

REDUCER

SERVICE-DUAL SERVICE-SINGLE

TEE

VALVE

EX ELECTRIC VAULT/BOX

EXISTING TEELPHONE PEDESTAL

EXISTING LIGHT Ď.

EXISTING SIGN

PROPOSED SIGN

PROPOSED SS CLEANOUT

EXISTING FIRE HYDRANT

CAP W/ THRUST BLOCK

11.25° ELBOW

22.5° ELBOW

45° ELBOW

90° ELBOW

ELECTRIC PULL BOX

PROPOSED FIRE HYDRANT

PARKING LOT LIGHT

TYPE 7 STREET LIGHT

PROPOSED MONUMENT

WATER VALVE (HOLLOW IF EXISTING)

PROPOSED WTR METER VAULT

EXISTING GAS VALVE

SS & SD MANHOLE (HOLLOW IF EXISTING)

CATCH BASIN (HOLLOW IF EXISTING)

EXISTING METER PIT

***** FIRE SERVICE

RIPRAP EROSION CONTROL

GENERAL NOTES

- 1. THE CONTRACTOR SHALL VERIFY IN THE FIELD, ALL ELEVATIONS, DIMENSIONS, FLOW LINES, EXISTING CONDITIONS, AND POINTS OF CONNECTIONS WITH ADJOINING PROPERTY (PUBLIC OR PRIVATE). ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE PROJECT ENGINEER BEFORE PROCEEDING WITH THE WORK.
- 2. THE CONTRACTOR SHALL KEEP A REDLINE SET OF AS-BUILTS PLANS ON-SITE AND WORK WITH THE PROJECT ENGINEER AT COMPLETION TO ENSURE ACCURATE AS-BUILT DRAWINGS CAN BE GENERATED AND SUBMITTED TO THE CITY OF ELKO AND THE OWNER BY THE PROJECT ENGINEER.
- 3. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER, THE SOILS ENGINEER, THE CITY OF ELKO, AND ALL UTILITY COMPANIES 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO THE EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ONTACT THE UTILITY COMPANIES FOR LOCATIONS PRIOR TO CONSTRUCTION. HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL CALL UNDERGROUND SERVICES ALERT AT 1.800.227.2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION.
- 5. ALL UTILITY TRENCHES SHALL CONFORM TO SIERRA PACIFIC POWER, SATVIEW BROADBAND LLC, FRONTIER COMMUNICATIONS, AND SOUTHWEST GAS SPECIFICATIONS. CONTRACTOR TO COORDINATE INSTALLATION OF ALLUTILITY TRENCHES WITH LOCAL UTILITIES.
- 6. CONTRACTOR TO OBTAIN AND PAY FOR PERMITS FROM THE CITY OF ELKO PRIOR TO EXCAVATING WITHIN THE CITY RIGHT-OF-WAY.
- 7. AT ALL POINTS WHERE SEWER (SANITARY OR STORM), WATER MAINS AND LATERALS CROSS, VERTICAL AND HORIZONTAL SEPARATION SHALL BE MAINTAINED PER NAC. ENGINEER AND CONTRACTOR TO REFERENCE SECTION 445A.6715 TO SECTION 445A.6718 OF THE NEVADA ADMINISTRATIVE CODE FOR UTILITY SEPARATION AND CLEARANCES.
- 8. ALL SANITARY SEWER MAINS SHALL BE A MIN. OF 8" SDR 35 PVC (GREEN) PIPE. ALL RESIDENTIAL SANITARY SEWER LATERALS SHALL BE A MIN. 4" SDR 35 PVC PIPE WITH A 2% SLOPE MINIMUM UNLESS OTHERWISE SHOWN.
- 9. ALL WATER MAINS SHALL BE MIN. OF 8" THICK CLASS 50 OR PRESSURE CLASS 350 DUCTILE IRON PIPE WITH POLYETHYLENE ENCASEMENT WRAPPED IN (8 MIL VISQUEEN) OR DR 18 C900 PIPE UNLESS OTHERWISE SHOWN. ALL 4"/6" FIRE SPRINKLER LINES SHALL BE DIP OR DR 18 C900 PIPE.
- 10. ALL CONSTRUCTION SHALL CONFORM TO AWWA C-600. MINIMUM COVER OVER THE WATER MAIN SHALL BE 42" WITH TRACE WIRE AND WARNING TAPE.
- 11. THE CITY OF ELKO UTILITY DEPARTMENT SHALL BE CONTACTED TO PERFORM ALL TAPS ONTO CITY OF ELKO UTILITIES.
- 12. THE CITY OF ELKO UTILITY DEPARTMENT SHALL BE CONTACTED FOR AUTHORIZATION TO PLACE ANY NEW WATER SYSTEMS, EXTENSIONS, REPLACEMENTS IN EXISTING SYSTEMS AND VALVED SECTIONS INTO SERVICE FOR TESTING OR FINAL ACCEPTANCE.
- 13. ALL WATER SERVICE LINES SHALL BE 2" IRON PIPE SIZE (IPS) RATED 200 PSI POLYETHYLENE DR11 UNLESS OTHERWISE SHOWN.
- 14. BEFORE BEING CERTIFIED BY AN ENGINEER OR ACCEPTED BY THE CITY OF ELKO, ANY NEW WATER SYSTEMS, EXTENSIONS, REPLACEMENTS IN EXISTING SYSTEMS AND VALVED SECTIONS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA C-651, "DISINFECTING WATER MAINS".
- 15. BEFORE BEING CERTIFIED BY AN ENGINEER OR ACCEPTED BY THE CITY OF ELKO. ANY NEW WATER SYSTEMS, EXTENSIONS, REPLACEMENTS IN EXISTING SYSTEMS AND VALVED SECTIONS SHALL BE PRESSURE TESTED INACCORDANCE WITH NAC445A.67145.7 (a) AND (b) AND INSPECTED BY THE CITY OF ELKO.
- 16. GRADING AROUND BUILDINGS TO BE DONE IN A MANNER AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING IN ACCORDANCE WITH CITY OF ELKO REQUIREMENTS.
- 17. LAND GRADING SHALL BE DONE IN A METHOD TO PREVENT DUST FROM TRAVERSING THE PROPERTY LINE.
- 18. WATER METERS SHALL BE INSTALLED DURING ANY DEVELOPMENT AND PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR THE PARCELS SHOWN OR SUBSEQUENT DIVISION OF THE PARCELS SHOWN. WATER AND SEWER THROUGHOUT THE DEVELOPMENT WILL BE DEDICATED TO THE CITY OF ELKO UP TO THE WATER METER LOCATIONS. A BLANKET UTILITY EASEMENT SHALL BE GRANTED THROUGHOUT THE PARKING CORRIDOR.
- 19. ALL EXISTING UTILITY ADJUSTMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 20. ALL EXISTING ASPHALT REMOVAL AND REPLACEMENT SHALL BE THE RESPONSIBILITY OF THE
- 21. LOTS 1,35,22 AND 21 SHALL BE RESTRICTED TO ACCESS OFF OF NEWCASTLE CIRCLE.

STORMWATER POLLUTION PREVENTION NOTES

- 1) THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD. CONSTRUCTION DEBRIS. OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATE IN, THE PUBLIC RIGHTS OF WAYS OF THE CITY OF ELKO AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM WATER SYSTEM.
- 2) ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES (BMP) MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN ÉROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN THE CITY OF ELKO CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK.
- 3) TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO STORM WATER GENERAL PERMIT NVS040000.
- 4) AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS AND ALL BMP's WEEKLY, PRIOR TO A FORECASTED RAIN EVENT AND WITHIN 24 HOURS AFTER ANY ACTUAL RAIN EVENT. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS FROZEN GROUND CONDITIONS OR SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO STORMWATER GENERAL PERMIT SMALL MS4 NVS040000.
- 5) ACCUMULATED SEDIMENT IN BMP's SHALL BE REMOVED AT REGULAR INTERVALS, WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT, AND PRIOR TO THE NEXT ANTICIPATED STORM EVENT. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.
- 6) REFER TO CITY OF ELKO CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK (PUBLISHED BY THE CITY OF ELKO, DATED DEC. 2015) FOR DETAILS OF ALL BMP'S SHOWN ON THIS PLAN.
- 7) THE BMP'S SHOWN ON THIS PLAN ARE SCHEMATIC ONLY. FINAL BMP SELECTION AND LOCATION SHALL BE DETERMINED BY THE SITE OPERATOR OR THE OWNER'S
- 8) THE CONTRACTOR SHALL SUBMIT TO THE NEVADA DEPARTMENT OF ENVIRONMENTAL PROTECTION (NDEP) FOR STORM WATER DISCHARGE PERMIT. THE CONTRACTOR SHALL SIGN THE NOTICE OF INTENT FOR THE PROPOSED PROJECT.
- g) ALL EROSION CONTROL MEASURES SHALL CONFORM TO THE GUIDELINES OUTLINED IN THE CITY OF ELKO CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK 2005 EDITION. A COPY OF THIS MANUAL TO BE ON-SITE AT ALL TIMES.
- 10) ALL CONSTRUCTION SHALL CONFORM TO THE 2016 EDITION OF THE STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION." CONTRACTOR TO KEEP A COPY OF THE SPECIFICATION ON THE JOB SITE AT ALL TIMES

EROSION CONTROL NOTES

- 1. ALL PUBLIC RIGHT OF WAYS LOCATED ADJACENT TO THE SITE (E.G. STREETS AND SIDEWALKS) MUST BE CLEANED DAILY OF ALL SEDIMENT OR WASTES THAT ORIGINATE FROM THE SITE.
- 2. BMPS IN ADDITION TO THOSE INDICATED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MAY BE REQUIRED IF THEY DO NOT MEET THE CITY OF ELKO PERFORMANCE STANDARDS.
- 3. TEMPORARY OR PERMANENT STABILIZATION MUST BE APPLIED NO LATER THAN 14 DAYS TO ALL DISTURBED SOILS, INCLUDING STOCKPILES, WHERE CONSTRUCTION ACTIVITY HAS CEASED.
- 4. ALL BMPS MUST BE INSPECTED WEEKLY, PRIOR TO FORECASTED RAIN EVENTS, AND WITHIN 24 HOURS AFTER ANY EVENT THAT CREATES RUNOFF AT THE SITE.
- 5. ACCUMULATED SEDIMENT MUST BE REMOVED FROM BMPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE. SEDIMENT MUST ALSO BE REMOVED WITHIN SEVEN DAYS AFTER A RUNOFF EVENT OR PRIOR TO THE NEXT FORECASTED EVENT, WHICHEVER IS EARLIER.
- 6. ALL BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE IN ACCORDANCE WITH THE "CITY OF ELKO CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK", DATED DECEMBER 2005, AND AVAILABLE THROUGH THE CITY OF ELKO.
- 7. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL HAVE IN PLACE ALL NECESSARY BEST MANAGEMENT PRACTICES THAT SHALL BE USED TO MINIMIZE DUST, PREVENT EROSION, AND PREVENT POLLUTION LADEN RUNOFF FROM ENTERING THE ADJACENT STORM DRAIN FACILITIES. THE CONTRACTOR SHALL MAINTAIN, REPAIR, REPLACE, SUBSTITUTE, OR SUPPLEMENT BMP'S AT THE CONSTRUCTION SITE AS CONDITIONS WARRANT DURING CONSTRUCTION. BMP'S MAY INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING BMP'S: (1) SILT FENCING OR STRAW WADDLES AT THE DOWNHILL LIMITS OF GRADING, (2) STABILIZED CONSTRUCTION SITE ENTRY/EXIT, (3) PERMANENT SLOPE REVEGETATION ON ALL DISTURBED AREAS, (4) INLET PROTECTION AT EXISTING CATCH BASINS, (5) STOCKPILE MANAGEMENT BMP'S, (6) DUST CONTROL BMP'S, (7) A CONCRETE WASHOUT AREA, AND (8) MEASURES TO PROTECT EXISTING NATIVE VEGETATION.

SIGNAGE & STRIPING NOTES

- 1. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL COMPLY WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, PROJECT SPECIFICATIONS, THESE PLANS, AND THE MOST CURRENT EDITION OF THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- 2. PARKING LOT STRIPING AND PAVEMENT MARKINGS SHALL BE INSTALLED AFTER APPLICATION AND CURING OF SLURRY SEAL. ASPHALT SURFACE SHALL BE CLEAN AND DRY PRIOR TO APPLICATION OF ANY PARKING LOT STRIPING, SYMBOLS, AND OTHER PAVEMENT MARKINGS.
- 3. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING AND PROPOSED UTILITY LOCATIONS PRIOR TO INSTALLATION OF SIGNAGE.
- 4. SIGNAGE SHOWN ON THIS PLAN DOES NOT INCLUDE TRAFFIC CONTROL THAT MAY BE REQUIRED PRIOR TO AND DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY TRAFFIC CONTROL THAT MAY BE REQUIRED DURING CONSTRUCTION.
- 5. ANY ADDITIONAL SIGNAGE AND STRIPING NEEDED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR

1) ALL DISTURBBED SLOPES STEEPER THAN 3:1 SHALL BE RIPRAPPED. RIPRAP SHALL BE RUN OF MINE OR UNSCREENED.

2) ALL SLOPES 3:1 OR LESS SHALL BE PLANTED AS FOLLOWS:

SLOPE STABILIZATION

- a. HAND SPREAD ENTIRE SEEDED AREA. b. IRRIGATION IS TO MATCH THE AVAILABLE WATER HOLDING CAPACITY OF THE SOIL (AWC) FOR EACH SLOPE TAKING INTO ACCOUNT THE PLANT CONSUMPTIVE USE PLUS A
- FACTOR FOR IRRIGATION SYSTEM EFFICIENCY c. PROVIDE TEMPORARY IRRIGATION UNTIL VEGETATION IS ESTABLISHED.
- 3) PROTECT EXISTING AND PROPOSED DRAINAGE INLETS DURING
- CONSTRUCTION IN ACCORDANCE WITH THE FOLLOWING DETAILS: a. STORMDRAIN INLET PROTECTION — (BMP DP—3)
- b. CATCH BASIN FILTERS (BMP- DP-4) 4) MAINTENANCE
 - a. EXCLUDE FOOT TRAFFIC AS MUCH AS POSSIBLE DURING PLANT ESTABLISHMENT.
 - b. AREAS THAT FAIL TO RESPOND OR BECOME DAMAGED SHOULD BE TREATED AGAIN USING SAME TREATMENT INITIALLY APPLIED

5) RECLAMATION SEED MIX (TOTAL 60 BULK POUNDS PER ACRE):

BULK POUND PER ACRE BITTERBRUSH NDIAN RICEGRASS GREAT BASIN WILDRYE COVER SHEEP FESCUE SODAR STREAMBANK WHEATGRASS RYEGRĄSS

6) FERTILIZER 16-16-8

7) TOPSOIL AND VEGETATIVE STRIPPINGS SHALL BE STOCKPILED FOR REAPPLICATION TO ALL DISTURBED AREAS.

8) PLANTING MIX (A MIXTURE OF THE FOLLOWING COMPONENTS

60% NATURAL SOIL 30% SOIL CONDITIONER / COMPOST 10% AXIS SOIL CONDITIONER

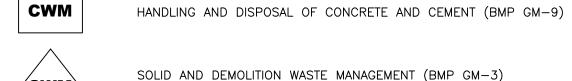
LEGEND

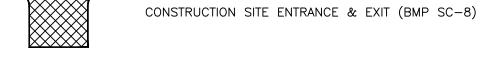
SWM`

STORM DRAIN INLET PROTECTION (DP-3 AND DP-4)

400/ACRE

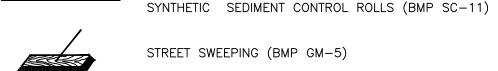
GRAVEL OR SAND BAG BARRIERS (BMP SC-3)





FIBER ROLLS (BMP SC-1), SILT FENCE (BMP SC-5),

RIPRAP MECHANICAL STABILIZATION (BMP EC-7)



STORM DRAIN OUTLET PROTECTION (BMP DP-2)

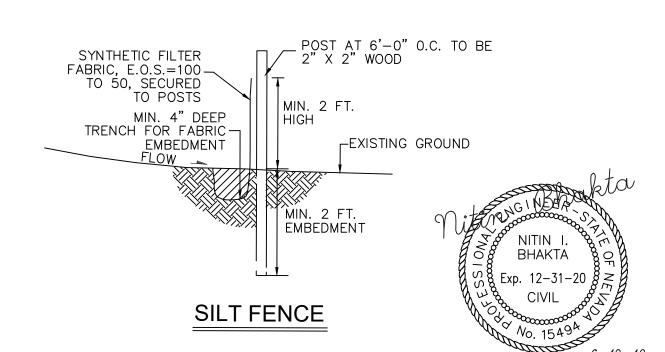
RVG REVEGETATION (BMP EC-8)

TYPE 2 BASE GRAVE 95% MDD

4900 — EXISTING CONTOUR LINE _____ 4900 _____ PROPOSED CONTOUR LINE

> BMP'S OUTLINED IN THE CITY OF ELKO CONSTRUCTION SITE BEST MANAGEMENT PRACTICE (BMP) HANDBOOK 2005 EDITION

AC PAVEMENT AREA



゚ヹ゙゙゙゙゙゙゙゙゙゙゙゙゙゙゙ゔ S E E E E スロ町 A M I \supset \otimes F O III A CHILL L BF

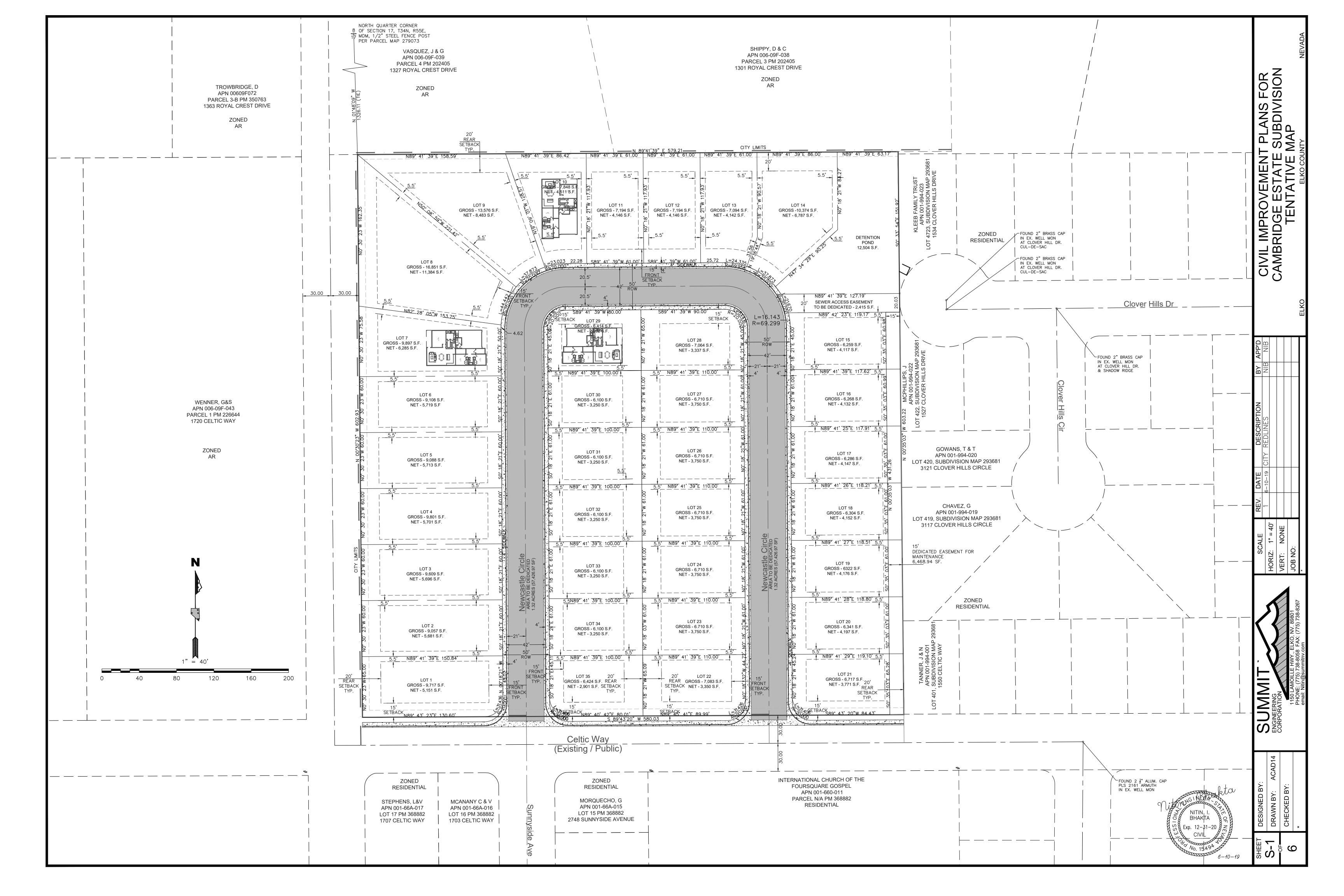
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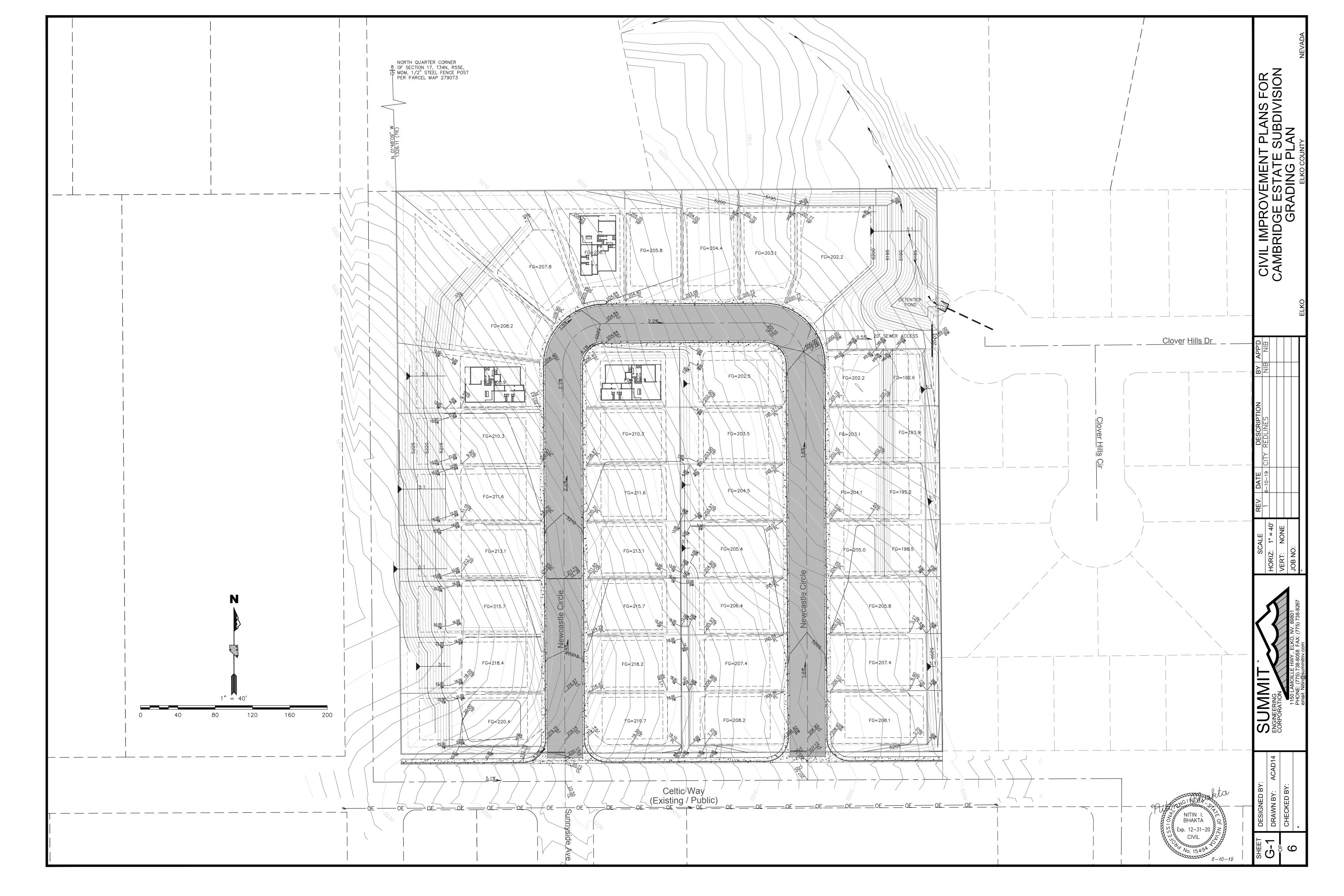
ERING RATION

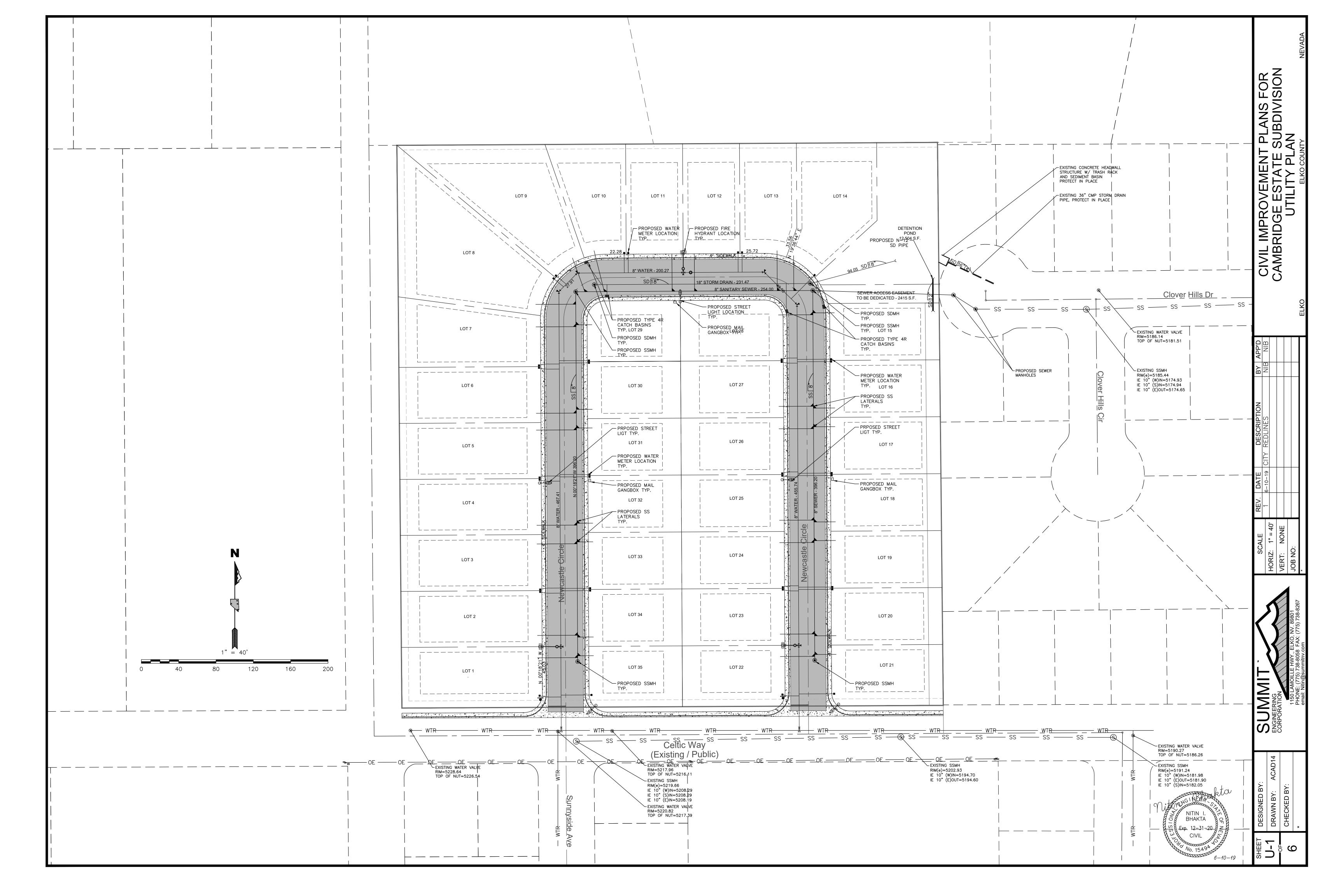
utility lines. It's costly. betore 1-800-227-2600

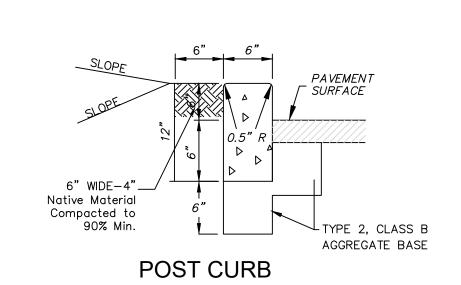
UNDERGROUND SERVICE (USA)

Avoid cutting underground



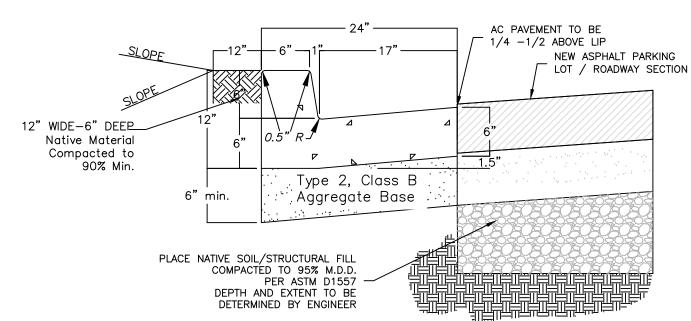






- 1. CONCRETE SHALL MEET THE REQUIREMENTS OF SECTION 337.10 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION,
- 2. AGGREGATE BASE MATERIAL SHALL MEET THE REQUIREMENTS OF SECTIONS 302 & 308 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- 3. ALL CONCRETE CURB SHALL HAVE $\frac{1}{2}$ " EXPANSION JOINTS EVERY 90 FEET AND AT ALL CURB RETURNS. WEAKENED PLANE JOINTS SHALL BE EVERY 10 FEET. FOR BARRIER CURB ONLY, PLACE WEAKENED PLANE JOINTS EVERY 5 FEET.
- 4. GLUE DOWN THE TYPE 2 MEDIAN CURB TO THE PAVEMENT SURFACE USING EPOXY CEMENT.

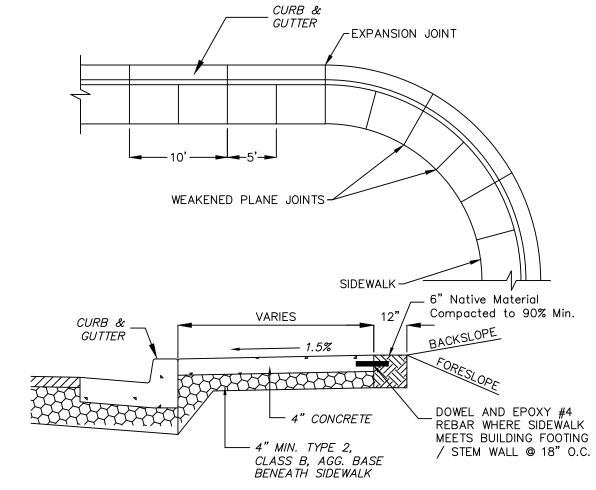




- PORTLAND CEMENT CONCRETE (P.C.C.) SHALL HAVE THE FOLLOWING CHARACTERISTICS: 4000 PSI MIN. COMPRESSIVE STRENGTH @ 28 DAYS, 6 1/2 SACKS OF CEMENT PER CUBIC YARD WITH A MAX. WATER/CEMENT RATIO OF 0.45, AIR ENTRAINMENT 6.5% ±1.5%, SLUMP AT 1 TO 4 INCHES. ALL MATERIAL SHALL CONFORM TO THE SSPWC SEC. 202. ALL CONCRETE CURB, GUTTER, AND SIDEWALK SHALL HAVE 1/2" EXPANSION JOINTS EVERY 90' (UNLESS APPROVED OTHERWISE BY THE ENGINEER) AND AT ALL CURB RETURNS AND SHALL HAVE WEAKENED PLANE JOINTS NO GREATER THAN EVERY 10 FEET. 3. ALL AGGREGATE BASE SHALL BE TYPE 2 CLASS B. . ALL WEAKENED PLANE JOINTS SHALL BE IN CONFORMANCE TO SECTION 312.09.02 SSPWC.
- 5. PLANTMIX BITUMINOUS SURFACE SHALL BE $\frac{1}{4}$ " TO $\frac{1}{2}$ " ABOVE LIP OF GUTTER PAN.

TYPE 1 CURB & GUTTER DETAIL

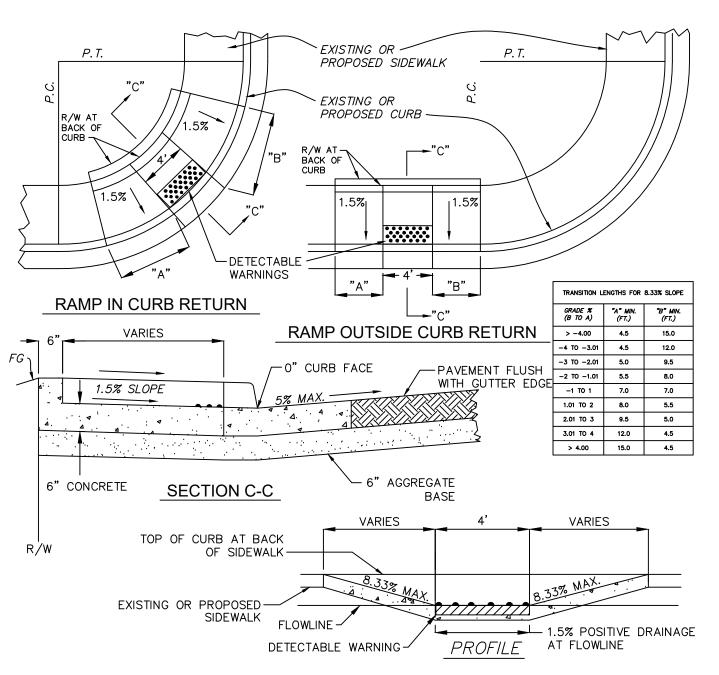
NOT TO SCALE



- 1. CONCRETE SHALL MEET THE REQUIREMENTS OF SECTION 337.10 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- 2. ALL CONCRETE SIDEWALK SHALL HAVE $\frac{1}{2}$ " EXPANSION JOINTS EVERY 30 FEET AND AT ALL CURB RETURNS. WEAKENED PLANE JOINTS SHALL BE EVERY 5 FEET AND COINCIDE WITH THE ADJACENT CURB AND GUTTER WEAKENED PLANE JOINTS. THE WEAKENED PLANE JOINTS PLACED EVERY 5' IN THE SIDEWALK MAY BE SAWCUT WITH CITY OF ELKO APPROVAL AND SHALL MEET THE REQUIREMENTS OF SECTION 314 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- 3. AGGREGATE BASE MATERIAL SHALL MEET THE REQUIREMENTS OF SECTION 302 & 308 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- 4. FORESLOPES & BACKSLOPES SHALL BE APPROVED BY THE CITY OF ELKO PRIOR TO CONSTRUCTING.
- 5. CROSS SLOPE OF SIDEWALK SHALL NOT EXCEED 2%.

NOTES:





- CONCRETE SHALL MEET THE REQUIREMENTS OF SECTION 337.10 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- 2. AGGREGATE BASE MATERIAL SHALL MEET THE REQUIREMENTS OF SECTION 302 & 308 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION
- 3. CURB RAMP WITHIN CURB RETURN SHALL BE LOCATED AT THE MIDPOINT OF CURB RETURN.
- 4. RAMPS SHALL BE CONSTRUCTED WITH A ROUGH BROOM FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.
- 5. WHEN CONSTRUCTING A RAMP WHERE CURB & GUTTER EXIST, COMPLETELY REMOVE INTERFERING PORTIONS OF EXISTING CURB & GUTTER. LOCATION OF CURB RAMP SHALL BE APPROVED BY THE CITY OF ELKO PRIOR TO INSTALLATION.
- 6. DETECTABLE WARNINGS SHALL BE YELLOW AND CONSIST OF RAISED TRUNCATED DOMES AND PLACED AT THE BOTTOM PORTION OF THE RAMP.
- 7. CROSS SLOPE OF SIDEWALK AND RAMP SURFACES SHALL NOT EXCEED 2%.
- 8. CURB RAMPS & DETECTABLE WARNINGS SHALL MEET THE REQUIREMENTS OF 28 CFR PART 36, ADA STANDARDS FOR ACCESSIBLE



PREFORMED JOINT FILLER

EXPANSION JOINT

WEAKENED PLANE JOINT

P.C.C. PAVEMENT

PREFORMED JOINT 1/8"

INITIAL JOINT 4 CONC. DEPTH

1/2" FINISHED JOINT

WEAKENED PLANE JOINT

SIDEWALK, CURB & GUTTER

SAWED OR PREMOLDED

STRIP JOINT

3/8" UPHOLSTERY

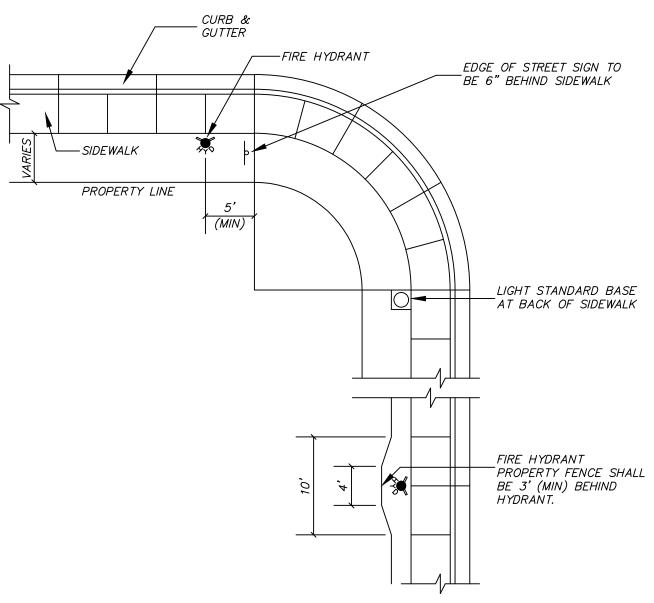
POURED JOINT SEALANT, SUPERSEAL 444, OR

1-5/8"-▶

KEYED JOINT

P.C.C. JOINT DETAIL

CONC. DEPTH



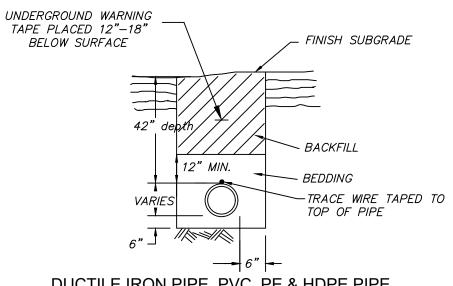
NOTES:

- 1. WHERE CONDITIONS DIFFER FROM THOSE SHOWN, UTILITIES MAY BE LOCATED WITHIN THE SIDEWALK SECTION WITH THE APPROVAL OF THE GOVERNING AGENCY.
- 2. WHEN FIRE HYDRANTS AND LIGHT STANDARDS ARE IN THE SAME VICINITY, THEY SHALL BE SEPARATED BY AT LEAST 5 FEET.
- 3. WHEN STOP SIGN IS LOCATED AT P.C., STREET SIGNS SHALL BE MOUNTED ON SAME POLE.
- IF APPLICABLE. WHERE CURB AND GUTTER DO NOT EXIST, EDGE OF STOP SIGN SHALL BE PLACED AT THE

BEGINNING OF THE CURVE, 6 FEET FROM THE EDGE OF PAVEMENT.

4. STREET SIGNS AT MID-RETURN SHALL BE LOCATED ADJACENT TO A PEDESTRIAN CURB RAMP,





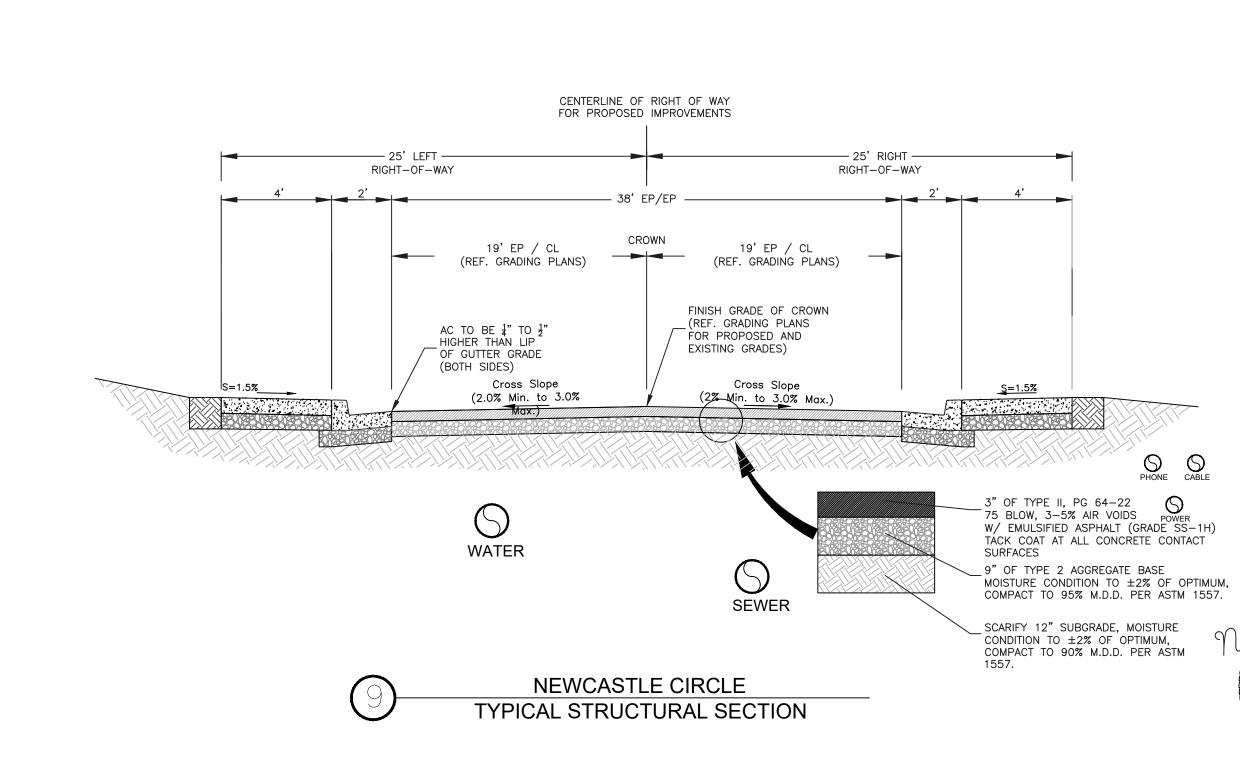
DUCTILE IRON PIPE, PVC, PE & HDPE PIPE

FOR FIRE MAIN INSTALLATION CONTRACTOR TO REFER TO NFPA 24-2010 SECTION 10.4

NOTES:

- 1. WATER DENSIFIED BACKFILL AND TUNNELING SHALL NOT BE ALLOWED.
- 2. BACKFILL SHALL MEET THE REQUIREMENTS FOR CLASS "E" BACKFILL WITH NO ROCKS SIZED OVER 4", COMPACTED IN 6" (MAX.) LIFTS TO 90% (MIN.) RELATIVE COMPACTION.
- 3. BEDDING MATERIAL FOR THE FOLLOWING PIPE SHALL MEET THE REQUIREMENTS OF SECTION 200 &305 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND COMPACTED TO A MINIMUM 90% RELATIVE COMPACTION. A) DUCTILE IRON PIPE - CLASS "C" B) ALL OTHER PIPE - CLASS "A"
- 4. FOR TRENCHES & EXCAVATIONS LOCATED WITHIN ROADWAY SECTION, SEE PAVEMENT PATCH
- 5. ALL TRENCHES AND EXCAVATIONS SHALL CONFORM TO THE LATEST EDITION OF O.S.H.A. AND M.U.T.C.D. REQUIREMENTS.
- 6. NATIVE MATERIAL MUST BE APPROVED BY THE CITY OF ELKO ENGINEER PRIOR TO USING AS BACKFILL OR BEDDING.
- 7. UNDERGROUND WARNING TAPE SHALL BE METALLIC AND APPROPRIATLY LABELED AND COLORED.

TRENCH EXCAVATION & BACKFILL DETAIL





PHONE

NSI

CIVIL

PLA SUBI ET

 \Box

BHAKTA

Legal Description for Parcel # 001-660-041

| Legal Description | Sect/ Lot | Town/ Block | <u>Range</u> | Acres |
|---|--------------|----------------|--------------|-------|
| PARCEL A FILE 279073 | | | | |
| LOCATED IN | 17 | 34N | 55E | |
| MDB&M | | | | |
| PLUS 968.00SF PER 805/584(CORRECTION) | | | | |
| NEW TOTAL: 8.02A | | | | |
| SQUARE FOOTAGE GAINED DESCRIBED AS FOLLOWS: | | | | |
| A PARCEL OF LAND LOCATED IN THE NE4 OF SEC | 17 | 34N | 55E | |
| MDB&M, CITY OF ELKO, ELKO COUNTY STATE OF NEVADA | | | | |
| MORE PARTICULARLY DESCRIBED AS FOLLOWS: | | | | |
| COMM AT THE NW CORNER OF PARCEL B AS SHOWN ON | | | | |
| THE PARCEL MAP FOR CG PROPERTIES INC FILED IN THE | | | | |
| OFFICE OF THE ELKO COUNTY RECORDER AS FILE NUMBER | | | | |
| 279073 SAID CORNER BEING CORNER NUMBER 1 THE POB; | | | | |
| TH: N 89°43'59" E ALONG THE N'LY BOUNDARY OF | | | | |
| SAID PARCEL B A DISTANCE OF 2.04' TO CORNER 2, A | | | | |
| POINT ON THE EXTENDED WESTERLY BOUNDARY OF CLOVER | | | | |
| HILLS SUBDIVISION, PHASE 4; | | | | |
| TH: S 0°32'55" EAST, ALONG THE W'LY BOUNDARY AND | | | | |
| THE EXTENDED W'LY BOUNDARY OF SAID SUBDIVISION, A | | | | |
| DISTANCE OF 603.22' TO CORNER 3, A POINT ON THE | | | | |
| S'LY BOUNDARY OF SAID PARCEL B; | | | | |
| TH: S 89°46'10" W, A DISTANCE OF 1.17' TO CORNER | | | | |
| 4, THE S'LY CORNER OF SAID PARCEL B; | | | | |
| TH: N 0°37'52" W, ALONG THE W'LY BOUNDARY OF | | | | |
| SAID PARCEL B, A DISTANCE OF 603.22' TO CORNER 1, | | | | |
| THE POB. | | | | |

Elko City Planning Commission Agenda Action Sheet

- 1. Title: Review, consideration, and possible action on Conditional Use Permit No. 5-19, filed by Bailey & Associates LLC., to designate APN 001-926-111 as RMH-1 zoning district for occupancy of mobile homes on rented or leased sites in mobile home parks, and matters related thereto. FOR POSSIBLE ACTION
- 2. Meeting Date: **July 2, 2019**
- 3. Agenda Category: *NEW BUSINESS*, *PUBLIC HEARINGS*
- 4. Time Required: 15 Minutes
- 5. Background Information: Bailey & Associates is proposing a mobile home park development on the subject property which has previously had CUP approval for an RMH-2 designation as well as tentative map approval.
- 6. Business Impact Statement: Not Required
- 7. Supplemental Agenda Information: Application, Staff report
- 8. Recommended Motion: Deny Conditional Use Permit 5-19 based on the facts and findings as presented in Staff Report dated June 18, 2019
 - If Planning Commission recommends approval: **Table Conditional Use Permit No. 5-19 until a complete application is received.**
- 9. Findings: See Staff Report dated June 18, 2019.
- 10. Prepared By: Cathy Laughlin, City Planner
- 11. Agenda Distribution: Bailey & Associates. LLC 780 West Silver Street #104

Elko, NV 89801

jbaileype@gmail.com

STAFF COMMENT FLOW SHEET PLANNING COMMISSION AGENDA DATE: 7 **Do not use pencil or red pen, they do not reproduce**

| Title: Conditional Use Permit No. 5-19 | |
|--|-----------|
| Applicant(s): Bailey + Associates, UC | |
| Site Location: N terminus of Daisy + Primrose - APN 001-926-111 | |
| Current Zoning: RMH Date Received: Date Public Notice: | |
| COMMENT: This is to designate APN 001-926-111 as RMH-1 Z | |
| district for occupancy of mobile homes on rented or leased sites in | <u>a</u> |
| Mobile home Parks. | |
| **If additional space is needed please provide a separate memorandum** | |
| Assistant City Manager: Date: 6/24/19 Recommend densal of CUP 9-19 as presented by staff, If the P.C. consis | |
| Recommend densal of CUP 9-19 as | |
| presented by staff. If the P.C. consi. | ders |
| possible approval the iron should be | take/ed |
| pending completion of application Realson Re | JUIN ENOW |
| as stipulated in code | SAW |
| | Initial |
| City Manager: Date: 6/24/19 | |
| Recommend denial. Need complete application. | |
| | |
| | |
| | V) |
| | Initial |



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

CITY OF ELKO STAFF REPORT

MEMO DATE: June 18, 2019 PLANNING COMMISSION DATE: July 2, 2019

AGENDA ITEM NUMBER: I.A.3

APPLICATION NUMBER: Conditional Use Permit 5-19
APPLICANT: Bailey & Associates LLC.

PROJECT DESCRIPTION: Terminus of Daisy Drive and Primrose Ln.

The property owner is proposing a mobile home park on the RMH zoned property. The property doesn't have a specific designation of RMH-1 and therefore the CUP is required to designate the zoning RMH-1.



STAFF RECOMMENDATION:

RECOMMEND **DENIAL**, subject to findings of facts as stated in this report.

PROJECT INFORMATION

PARCEL NUMBER: 001-926-111

PROPERTY SIZE: 7.31 acres

EXISTING ZONING: RMH – Residential Mobile Home

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

EXISTING LAND USE: Undeveloped

NEIGHBORHOOD CHARACTERISTICS:

The property is surrounded by developed land to the south with both RMH-1 and RMH-3, Residential Mobile Home 1 & 3, LI- Light Industrial undeveloped land to the west, GI-General Industrial developed land to the east and Elko County property to the north which is developed as residential.

PROPERTY CHARACTERISTICS:

The property is currently undeveloped.

The property has generally moderate slope.

The property will be accessed from Primrose Lane and Daisy Drive.

The property is not in the floodway and flood zone.

APPLICABLE MASTER PLANS AND CITY CODE SECTIONS:

City of Elko Master Plan-Land Use Component
City of Elko Master Plan-Transportation Component
City of Elko Redevelopment Plan
City of Elko Wellhead Protection Plan
City of Elko Code 3-2-3 General Provisions
City of Elko Code 3-2-4 Establishment of Zoning Districts
City of Elko Code 3-2-17 Traffic, Access, Parking and Loading Regulations
City of Elko Code 3-2-18 Conditional Use Permits
City of Elko Code 3-5 Mobile Home Parks, Mobile Home, Manufactured Home Subdivisions and Recreational Vehicle Parks
City of Elko Code 3-8 Flood Plain Management

Background Information

|) | The application for the Conditional Use Permit (CUP) was filed as required under | City |
|---|--|------|
| | Code 3-5-1. | |

- The area is currently zoned RMH, Residential Mobile Home.
- The area is located at the terminus of Daisy Drive and Primrose Lane

- The proposed area was previously approved a CUP 4-96 for a designation of RMH-2 for a mobile home subdivision. This approval was in conjunction with the Tentative Map 4-96 for Phase 1.
- A Tentative Map 4-96 was approved by City Council for Phase 1, on June 11, 1996. The conditions set by Planning Commission stated that all mobile/manufactured home dwelling units constructed within the subdivision shall be placed on permanent foundations. The CUP 4-96 qualified the approval as an RMH-2 subdivision. The subject parcel in the proposed CUP was <u>not</u> included in the Final Map approved in 1996. The only properties developed with that approval were those along Primrose Lane to Larkspur Ct.
- A new Tentative Map 3-14 was approved by City Council for Phase 2 (Daisy Drive) and Phase 3 (subject parcel) on May 27, 2014.
- A Final Map was approved by City Council for Phase 2 on June 10, 2014. Phase 2 was constructed and final acceptance by City Council on October 28, 2014. The Final Map for Phase 2 was recorded on 10/30/2014. The Final Map for Phase 3 was not recorded in accordance with the NRS and all proceedings and approvals for the subdivision have expired.
- The property is not located in the Redevelopment Area.

MASTER PLAN

Land Use

- 1. Land Use is shown as Medium Density Residential.
- 2. Supporting zone districts for Medium Density Residential are Single Family/Multi Family (R), Single Family (R1), Two Family (R2), Planned Unit Development (PUD), Residential Office (RO), Residential Business (RB), Mobile Home Subdivision (RMH-2), and Manufactured Home Subdivision (RMH-3).
- 3. RMH Mobile Home Residential is a supporting zone district for the Residential High Density which are densities of nine (9) units per acre or greater. The proposed development consists of 44 units which would be a density of 6.01 units per acre. The proposed density is consistent with the Residential Medium Density designation of 4-8 units per acre.
- 4. High Density Residential is the City's most intensive residential land use designation. This classification is intended for multiple-family homes and multistory dwellings in addition to single- family residences. This land use category serves as a transitional land use between medium-density residential, and commercial or industrial uses. High density residential is also appropriate along major transportation corridors, in the downtown core and near neighborhood centers.
- 5. Uses of land must comply with the Elko City Code, and must be compatible with, and not frustrate, this Master Plan's goals and policies.
- 6. Objective 1: Promote a diverse mix of housing options to meet the needs of a variety of lifestyles, incomes, and age groups.
- 7. Objective 8: Encourage new development that does not negatively impact County-wide natural systems, or public/federal lands such as waterways, wetlands, drainages, floodplains etc., or pose a danger to human health and safety.
- 8. Although the proposed development meets Objectives 1 and 8, the Master Plan doesn't address location of development in the objectives.

The proposed RMH-1 is not in conformance with the Master Plan. The proposed development is in conformance with the Land Use Component of the Master Plan based on meeting Objectives 1 & 8 and is consistent with the density requirements of Medium Density Residential. The proposed development is not in conformance with the Land Use Component as RMH is listed as a corresponding zoning district for High Density Residential. The proposed development does not meet the density requirements for High Density Residential. Additionally, we are placing a high density use between city medium density and very low density in the county which is in inconsistent with the Transportation component of the Master Plan.

Transportation

- 1. The area will be accessed from Primrose Lane and Daisy Drive.
- 2. Primrose Lane and Daisy Drive are not classified in the Transportation Component, but would function as a Residential Local Street.
- 3. With 100% occupancy, the proposed development is expected to generate approximately 421 Average Daily Trips based on 9.57 trips/townhome (Source ITE trip Generation, 8th Edition). Ingress/Egress to the subdivision will be split between Daisy Drive and Primrose Lane. The previously approved Tentative Map showed 30 dwelling units which would generate approximately 287 average daily trips. The proposed development results in an increase of 133 average daily trips. High density residential is appropriate along major transportation corridors.

The Transportation Component of the Master Plan states that concentrations of high density residential development should be provided along a minor arterial route. The proposed development is not in conformance with the Transportation component of the Master Plan.

ELKO WELLHEAD PROTECTION PLAN

- A portion of the property is located within the 30-year capture zone for City of Elko well. The proposed development would be connected to the City's programmed sanitary sewer system.
- The proposed development under the conditional use permit and resultant land use is in conformance with wellhead protection plan.

SECTION 3-2-3 GENERAL PROVISIONS

- Section 3-2-3 (C) 1 of City code specifies use restrictions. The following use restrictions shall apply.
 - 1. 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
 - 2. Conditional Uses: Certain specified uses designated as "conditional uses permitted" may be permitted as principal uses subject to special conditions of location, design, construction, operation and maintenance hereinafter specified in this chapter or imposed by the planning commission or city council.
 - 3. 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 designation of RMH-1 is required to have an approval as a conditional use as required in ECC 3-5-1. Planning Commission is to determine that the proposed designation is in conformance with 3-2-3(D) and is a suitable use for the land.

SECTION 3-2-4 ESTABLISHMENT OF ZONING DISTRICTS

- 1. 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.
- 2. 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 use is in conformance with Elko City Code 3-2-4.

SECTION 3-2-17 TRAFFIC, ACCESS, PARKING AND LOADING REGULATIONS

Conformance with this section is required. Off street parking will be required to comply with 3-2-17 as the property develops.

The proposed use conforms to section 3-2-17 of Elko city code.

SECTION 3-2-18 CONDITIONAL USE PERMITS

General Regulations:

- 1. Certain uses of land within designated zoning districts shall be permitted as principal uses only upon issuance of a conditional use permit. Subject to the requirements of this chapter, other applicable chapters, and where applicable to additional standards established by the Planning Commission, or the City Council, a conditional use permit for such uses may be issued.
- 2. Every conditional use permit issued, including a permit for a mobile home park, shall automatically lapse and be of no effect one (1) year from the date of its issue unless the permit holder is actively engaged in developing the specific property to the use for which the permit was issued.
- 3. Every conditional use permit issued shall be personal to the permittee and applicable only to the specific use and to the specific property for which it is issued. However, the Planning Commission may approve the transfer of the conditional use permit to another owner. Upon issuance of an occupancy permit for the conditional use, signifying that all zoning and site development requirements imposed in connection with the permit have been satisfied, the conditional use permit shall thereafter be transferable and shall run with

- the land, whereupon the maintenance or special conditions imposed by the permit, as well as compliance with other provisions of the zoning district, shall be the responsibility of the property owner.
- 4. Conditional use permits shall be reviewed from time to time by City personnel. Conditional use permits may be formally reviewed by the Planning Commission. In the event that any or all of the conditions of the permit or this chapter are not adhered to, the conditional use permit will be subject to revocation.

SECTION 3-5 MOBILE HOME PARKS, MOBILE HOME, MANUFACTURED HOME SUBDIVISIONS AND RECREATIONAL VEHICLE PARKS

3-5-1: Intent: Within selected geographical areas that are designated for mobile homes on the city general plan map, adopted by the city council on January 15, 1974, or zoned RMH on the zoning map, the city council, through conditional use permits, after review by the planning commission, may regulate by districting, the proposed mobile home residential use, manufactured home residential use, and recreational vehicle parks. When such districts are designated, the provisions of this chapter shall prevail over any requirements underlying by virtue of the zoning previously adopted.

3-5-2: Districts:

RMH-1: Areas suitable for development, placement and occupancy of mobile homes for residential purposes on rented or leased sites in mobile home parks.

3-5-3: Definitions:

MOBILE HOME PARK: A parcel or tract of land having as its principal use the rental, leasing or occupancy of space by mobile homes on a permanent or semipermanent basis, including accessory buildings or uses customarily incidental thereto.

3-5-4: Uses Permitted and Minimum Standards: A. Uses Permitted:

Accessory buildings

Community recreation buildings and facilities, laundry, car wash, boat or storage facilities serving the mobile home or RV park; provided, however, that the architectural design of all non-mobile home structures shall be subject to approval by the planning commission prior to issuance of any conditional use permit, and all applicable state and city requirements.

The developer is not proposing any community recreation buildings or facilities.

Management offices (RMH-1 and RMH-4 only). One or more single-family dwellings or mobile homes used exclusively for office and living quarters by the operator or manager of the mobile home or RV park. The architectural design of a non-mobile home office shall be subject to approval by the planning commission prior to the issuance of any conditional use permit.

The developer is not proposing any management office on site.

Mobile homes, manufactured homes, RVs. One mobile home, manufactured home or RV per space, including doublewide or expandable mobile home units.

Residential uses

- B. Standards For Development; Requirement:
 - 1. Minimum Overall Area:

a. RMH-1: Two (2) acres;

The proposed parcel area is 7.31 acres and meets the requirement of two (2) acres.

3. Maximum Building Height: The height of any building shall in no manner be such as to create a nuisance or safety hazard for air traffic into and about the Elko Municipal Airport.

The development will be required to comply with the maximum building height.

- 3. Minimum Net Space Area: Minimum net space area for each mobile home, RV or manufactured home:
 - a. RMH-1: Four thousand (4,000) square feet;

The proposed development meets the minimum net space area of 4,000 square feet.

- 4. Minimum Frontage Width: Minimum mobile home, RV or manufactured home space frontage width:
 - a. RMH-1: Forty feet (40');

The proposed area is 7.31 acres and meets the requirement of two (2) acres.

5. Minimum Setback, Public Street: Minimum setback of any building, mobile home, RV or manufactured home from a bordering public street line is fifteen feet (15'), except that garages and carports shall be set back twenty feet (20') from the front lot line.

Setbacks are shown on the proposed plan and the developer will be required to comply with setbacks with the placement of each mobile home..

6. Minimum Setback, Internal Street: Minimum setback from internal street in mobile home parks is twelve feet (12'), except that garages and carports shall be set back twenty feet (20') from the front lot line.

Setbacks are shown on the proposed plan and the developer will be required to comply with setbacks with the placement of each mobile home..

- 7. Minimum Side, Rear Setbacks, Separations: Minimum side and rear setbacks or separation for each mobile home, RV or manufactured home lot, where such side and rear does not border on public or internal streets:
 - a. RMH-1: Five feet (5') from space side line; seven and one-half feet (71/2') from space rear line.

Setbacks are shown on the proposed plan and the developer will be required to comply with setbacks with the placement of each mobile home..

1. Expandable Sections, Separation Requirements: Expandable sections of a mobile home, manufactured home or RV shall be considered a part of the mobile home, RV or manufactured home proper for setback or separation requirements.

The developer is proposing mobile homes and not RV's so this section of code does not apply.

9. Underground Utilities: All utilities shall be placed underground.

The developer will provide the necessary information in the site construction plans.

10. Other Statutes And Regulations Applicable: Where applicable, all site preparation, construction, mobile home, RV and manufactured home installation, utility connections and occupancy shall be in accordance with the requirements of the Nevada statutes and regulations of this code and ordinances.

The developer will provide the necessary information in the site construction plans.

- C. Transportation Systems Requirements
 - 1. Access; Alignment And Grading Of Streets: All mobile home, RV or manufactured home spaces shall be provided with safe and convenient vehicular access from public or private streets. Alignment and grading of streets shall be properly adapted to topography.

The developer is proposing a private street through the mobile home park with a public utility easement. The developer will provide the necessary information on the street construction and grading in the site construction plans.

2. Street Surfacing: All streets shall have a paved all weather surface approved by the city engineer and drained in a manner approved by the city engineer.

The developer will provide the necessary information in the site construction plans.

- 3. Paved Curb Section: All streets shall have a paved, back of curb to back of curb section not less than:
 - a. RMH-1: Forty two feet (42') in width;

The developer is proposing 42' in width back of curb to back of curb section.

- 4. Curb/Gutter Sections; Sidewalk: All streets shall require curb/gutter sections on both sides and have a five foot (5') paved sidewalk:
 - a. RMH-1: At least one side of street;

The developer is proposing required curb/gutter sections on both sides of the street and 5' sidewalks on both sides of the street.

5. Off Street Parking: A minimum of two (2) off street parking spaces per mobile home or manufactured home space shall be required.

The developer is proposing adequate off street parking spaces for each mobile home.

6. Emergency Vehicular Access: In all districts, adequate provisions for emergency vehicular access during inclement weather shall be provided on internal streets.

The developer is proposing adequate emergency vehicular access throughout the mobile home park.

2. Storm Drainage: Adequate storm drainage shall be provided and shall be reviewed by the city engineer for his approval.

The developer will provide the necessary information in the site construction plans.

3. Signs And Lighting: All streets shall be properly signed and lighted. Lighting systems to be approved by the city engineer.

The developer will provide the necessary information in the site construction plans.

D. General Requirements:

1. Paving: All vehicle parking spaces and driveways shall be paved with a hard surface material.

The developer will provide the necessary information in the site construction plans.

2. Recreation Or Open Space Area: The planning commission shall require mobile home and RV parks to have at least one recreation area or usable open space accessible from all spaces, the cumulative size of which recreation area shall not be less than:

The developer is proposing one recreational area within the mobile home park.

a. A minimum of two hundred (200) square feet of outdoor recreation area per mobile home space or fifty (50) square feet per RV site shall be provided, exclusive of required yards or setback area. The minimum size for any single outdoor recreation area shall be two thousand four hundred (2,400) square feet in mobile home parks and one thousand two hundred (1,200) square feet in RV parks, with a minimum width of twenty four feet (24').

The developer is proposing one 8,800 sq. ft. recreational area within the mobile home park. 44 spaces at 200 sq. ft. per mobile home would result in 8,800 sq. ft. required.

- b. Parks catering to family use shall provide larger recreation areas and adequate playgrounds. A minimum of three hundred (300) square feet of outdoor recreation area per mobile home space or seventy five (75) square feet per RV site shall be provided, exclusive of required yards or setback areas. All recreation areas and landscaping plans shall be approved prior to issuance of a conditional use permit by the planning commission.
- 3. Pedestrianways: When included as additions to required sidewalks, pedestrianways shall have a minimum width of four feet (4') and shall be surfaced in concrete or hard surface material.

The developer is not proposing any predestrianways and it doesn't appear one would be required.

4. Water Supply: An accessible, adequate, safe and potable supply of water for domestic purposes shall be provided to each mobile home or manufactured home space or lot and RV site, and proof of the same shall be provided to the planning commission before approval of any conditional use permit. Such supply of water shall be in conformance with any applicable Nevada statutes and regulations and city ordinances, and furnished through a pipe distribution system directly connected to the city water service.

The developer is proposing connections to the City of Elko water service and meters at each mobile home site.

5. Sewerage Facilities: An adequate and safe sewer system shall be provided to each mobile home, manufactured home or RV space, lot or site. Such sewer system shall be in

conformance with any applicable Nevada statutes and regulations and city ordinances, and directly connected through a pipe collection system to the city sewer facilities.

The developer is proposing connections to the City of Elko sewer service at each mobile home site.

6. Refuse And Garbage: Storage, collection and disposal of garbage and refuse shall be in conformance with any applicable Nevada statutes and regulations and city ordinances. In mobile home and RV parks, one metal dumpster with lid per twenty five (25) spaces located no more than one hundred fifty feet (150') from mobile home lots and RV sites shall be required.

The developer is proposing two locations of trash collection for the park.

- 7. Fuel Supply And Storage: Installation of liquid petroleum gas or fuel oil containers within a mobile home or manufactured home subdivision or mobile home or RV park shall be in conformance with any applicable Nevada statutes and city ordinances.
- 8. Fire Protection: In every mobile home or RV park, mobile home subdivision or manufactured home subdivision, fire hydrants shall be installed as may be required by the fire department.

The developer is proposing fire hydrants and will be reviewed by the Fire Marshal with the submittal of the site construction plans.

9. Tie Downs: Tie downs for all mobile homes shall be provided in accordance with state fire marshal regulations and applicable Nevada statutes and regulations. Tie downs shall not be required on RV sites.

10. Skirting:

- a. Skirting shall be of durable materials suitable for exterior exposures, and be installed in accordance with the manufacturer's installation instructions. It shall be secured, as necessary, to assure stability, to minimize vibrations, to minimize susceptibility to wind damage and to compensate for possible frost heave.
- b. If combustion air for heat producing appliance is taken from within the under floor area, ventilation shall be adequate to assure proper operation of the appliances.
- c. Use of combustible material (such as hay, straw, cardboard, etc.) shall be prohibited.
- 11. Fences: Mobile home and RV parks adjacent to residential zones shall be fenced with a solid view screening decorative fence not more than six feet (6') nor less than three feet (3') in height around the entire boundary of the park. However, no such fence over three feet (3') in height shall be allowed within thirty feet (30') of the intersection of any two (2) streets. The design and construction materials of said fence shall be subject to approval by the planning commission prior to the issuance of any conditional use permit. (RMH-1 and RMH-4 districts only.)

The developer is proposing to provide fencing along the property lines adjacent to the RMH-3 properties.

12. Floodplain: No mobile home or manufactured home subdivision, mobile home or RV park which is proposed to be constructed below the 100-year floodplain elevation of the Humboldt River and other drainage as defined by the U.S. army corps of engineers, shall be approved by the planning commission.

The proposed mobile home park is not within a designated flood hazard area.

13. Grading, Erosion Protections; Avoidance Of Visual Scars On Hillsides; Protection Of Underground Utility Lines: Whenever it may be necessary for the developer of a mobile home, manufactured home subdivision, mobile home or RV park to cut and fill, or to alter the contours of the land in any way, he shall comply with the provisions of the city building code.

The developer will provide the necessary information in the site construction plans.

14. Management: The holder of a valid city business license for the operation of a mobile home or RV park shall be responsible for compliance with this chapter and other applicable ordinances (e.g., section 5-1-1 of this code) or Nevada statutes and regulations. He/she shall maintain the mobile home or RV park in a neat, orderly and sanitary condition at all times. (RMH-1 and RMH-4 districts only.)

The developer will be required to comply with this section of code as a condition of the conditional use permit.

15. Signs: All signs for the mobile home or RV park, including the height, size, location, appearance and illumination of such signs, shall be subject to approval of the planning commission prior to the issuance of any conditional use permit. No signs will be installed without approval of said sign by the planning commission. The applicant shall submit a plan showing the locations of such signs and architectural elevations showing the heights, shapes, size and manner of illumination of the signs. (RMH-1 and RMH-4 districts only.)

The developer has proposed a location for a sign but has not provided any information regarding the size or architectural elevations.

16. Landscaping: Exposed ground surfaces in the park shall be covered with stone, screening or other materials or protected with a vegetative growth in a well kept manner, either of which is capable of preventing soil erosion and eliminating objectionable dust. (RMH-1 and RMH-4 districts only.)

The developer will be required to comply with this section of code as a condition of the conditional use permit.

17. Plan: A copy of the final approved plan for the mobile home or RV park shall be conspicuously posted on the site near office, or as designated by the fire department and the license holder shall be responsible for maintenance of the park as per the final approved plan thereafter. (RMH-1 and RMH-4 districts only.)

The developer will be required to comply with this section of code as a condition of the conditional use permit.

18. Space Numbering: All spaces shall be numbered, and such number shall be posted in a place clearly visible and conspicuous from the internal street. (RMH-1 and RMH-4 districts only.)

The developer will be required to comply with this section of code as a condition of the conditional use permit.

19. Electrical: All mobile home parks shall comply with the national electrical code, article 550, part B. All recreational vehicle parks shall comply with the national electrical code, article 551, part B.

The developer will be required to comply with this section of code.

20. Public Telephone: At least one public telephone is required for a mobile home or RV park.

Staff feels that this requirement is dated and would not be required.

21. Dump Stations: Permitted dump stations in RV parks shall meet all applicable Nevada statutes and regulations and city requirements.

RV's will not be allowed in the mobile home park and therefore this section of code is not applicable.

22. Fuel Cylinders: No extra or empty fuel cylinders are allowed to be stored on RV sites. Fuel cylinders being used shall comply with the latest edition of NFPA 58 (standard for the storage and handling of liquified petroleum gases).

RV's will not be allowed in the mobile home park and therefore this section of code is not applicable.

23. Other Requirements: Where this code does not address a particular problem, the use of the latest edition of NFPA 501A (manufactured home installations, sites and communities), 501D (recreational vehicle parks and campgrounds) and 501C (fire safety criteria for recreational vehicles) will be used. Wherever 501A, 501D and 501C and this code differ, the requirements which are more stringent shall apply.

SECTION 3-8 FLOOD PLAIN MANAGEMENT

1. The parcel is not located within a designated flood plain.

FINDINGS

- 1. The proposed development is not in conformance with the Land Use component of the Master Plan.
- 2. The Transportation Component of the Master Plan states that concentrations of high density residential development should be provided along a minor arterial route.
- 3. The proposed development is not in conformance with the existing transportation infrastructure and the Transportation component of the Master Plan
- 4. The proposed development is in conformance with the City Wellhead Protection Program.
- 5. The proposed use is not consistent with surrounding land uses as a transitional use between low density in the County and medium density in the City.
- 6. The proposed use is in conformance with City Code 3-5 Residential Mobile Home with the approval of the Condition Use Permit

- 7. The proposed development is in conformance with 3-2-3, 3-2-4, 3-2-17, 3-8 and 3-2-18 of the Elko City Code.
- 8. The prior approval of CUP 4-96 designated the parcel as RMH-2, mobile home subdivision.
- 9. The proposed parcel had prior approval of Tentative Map 3-14 for Cedar Estates Subdivision for an RMH-3 manufactured home subdivision.

STAFF RECOMMENDATION:

Development Department recommends **DENIAL** of CUP 4-19 based on the following facts:

- 1. Proposed designation of RMH1 does not conform to the Master Plan.
 - a. Per Land Use page 17, RMH1 is considered a high-density residential use. The site is designated as Medium-Density Residential. The Master Plan does not distinguish based on number of units so whether there are 2 units or 150 units, it is considered high-density.
 - b. Land Use page 24 stats that high-density residential uses should be located on major arterials or collectors. Access to this site is via residential local streets. Other mobile home parks in town (Panorama and Bullion) all have direct access to collector streets and would comply with this section of the Master Plan.
 - c. Transportation page 26 discusses the need to protect and enhance existing neighborhoods by reducing regional traffic on residential local streets. This project, by its commercial nature, would most likely increase traffic beyond what would occur if the property were developed at an RMH3 level.
 - d. Transportation page 26 also mentions that residential local streets are designed to be pedestrian friendly. The movement of mobile homes down these streets would pose a danger to the health, safety, and welfare of the existing residents and potentially interfere with their right to enjoy their property.
- 2. The property was designated as RMH3 with the approval of a previous Planning Commission and Council action. RMH3 is considered a sub-classification of zoning and should be thought of the same way as any other Tentative Map with a Zone Change. The expiration of a Map does not revert the zoning back to the previous category.

Engineering Department recommends **DENIAL** of CUP 4-19 based on the following facts:

1. Recommend the previously approved district of RMH-3 is maintained.

Public Works Department recommends **DENIAL** of CUP 4-19 based on the following facts:

1. Concerns running traffic through residential neighborhoods to a mobile home park.

If Planning Commission recommends **APPROVAL** of CUP 4-19 it should be **TABLED** until a complete application is submitted:

The deficiencies in the application are:

1. Landscaping plan, details and information

- 2. All signs for the mobile home or RV park, including the height, size, location, appearance and illumination of such signs, shall be subject to approval of the planning commission prior to the issuance of any conditional use permit.
- 3. Mobile home and RV parks adjacent to residential zones shall be fenced with a solid view screening decorative fence not more than six feet (6') nor less than three feet (3') in height around the entire boundary of the park. However, no such fence over three feet (3') in height shall be allowed within thirty feet (30') of the intersection of any two (2) streets. The design and construction materials of said fence shall be subject to approval by the planning commission prior to the issuance of any conditional use permit.
- 4. The architectural design of a non-mobile home office shall be subject to approval by the planning commission prior to the issuance of any conditional use permit.
- 5. The architectural design of all non-mobile home structures shall be subject to approval by the planning commission prior to issuance of any conditional use permit.



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

June 26, 2019

Bailey & Associates, LLC 780 West Silver Street Elko, NV 89801

Re: Conditional Use Permit No. 5-19

Dear Applicant/Agent:

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

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

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

Sincerely,

Shelby Archuleta Planning Technician

Enclosures

CC:

CVP5-19 Bailey + Associates, LLC

| | | | J | | |
|-----------|--------------------------------|----------|----------------------------|---------------|------------|
| YPNO | PANAME | PMADD1 | PMADD2 | PMCTST | PZIP |
| | BAILEY, MICHELLE | | 1497 DAISY DR | ELKO NV | 89801-5056 |
| | CASTANEDA-SALAS, ERNESTO | | 2208 LARKSPUR ST | ELKO NV | 89801-8848 |
| | CASTRO, ALEJANDRO ET AL | | 2220 LARKSPUR ST | ELKO NV | 89801-8848 |
| | CMH HOMES INC | | 5000 CLAYTON RD | MARYVILLE TN | 37804-5550 |
| | COTA, JAKE A | | 665 BULLION RD SPC 5 | ELKO NV | 89801-4176 |
| | DAIGNEAULT, ERIC | | 1529 DAISY DR | ELKO NV | 89801-5057 |
| | ELKO CITY OF L NOP.C. | | 1755 COLLEGE AVE | ELKO NV | 89801 |
| | ELKO CITY OF | | 1751 COLLEGE AVE | ELKO NV | 89801-3401 |
| | ELTON, STEPHEN J | | 1362 PRIMROSE LN | ELKO NV | 89801-8823 |
| 001926093 | GONZALEZ, ABEL JR ET AL | | 2224 LARKSPUR ST | ELKO NV | 89801 |
| 001926088 | GREEN, NATASHA R | | 2219 LARKSPUR ST | ELKO NV | 89801-8830 |
| 001926095 | HAAS, BRANDON | | 1505 DAISY DR | ELKO NV | 89801-5057 |
| 001926013 | HACKWORTH, IAN | | 1298 PRIMROSE LN | ELKO NV | 89801-4898 |
| 001926014 | HECKETHORN, GUY G | | 1294 PRIMROSE LN | ELKO NV | 89801-4898 |
| | HUBER, KYLE | | 2223 LARKSPUR ST | ELKO NV | 89801-8830 |
| 001920020 | HUMBOLDT-VEGA LLC | | 4100 IDAHO ST | ELKO NV | 89801-4694 |
| 001926073 | HYDE, CLINT A & NICOLE L TR | | 1358 PRIMROSE LN | ELKO NV | 89801-8823 |
| | HYDE, DAKOTA | | 1358 PRIMROSE LN | ELKO NV | 89801-8823 |
| 001926018 | KIDD PROPERTIES LLC | | 12895 S GRASS VALLEY RD | WINNEMUCCA NV | 89445-5724 |
| 001926017 | MARTIN, GREGORY P | | 1349 PRIMROSE LN | ELKO NV | 89801-8825 |
| 001926044 | MORENO, MARILU | | 2205 LARKSPUR ST | ELKO NV | 89801-8830 |
| 001926084 | MOSS, LIBBY | | 1538 DAISY DR | ELKO NV | 89801-5057 |
| 001920039 | REMINGTON CONSTRUCTION CO LLC | | PO BOX 1616 | ELKO NV | 89803-1616 |
| 032001039 | RODRIGUEZ, CORY & IVETT | | 707 LAST CHANCE RD UNIT 15 | ELKO NV | 89801-2430 |
| 032001042 | RODRIGUEZ, ISAMAEL N & YOLANDA | , | 702 LAST CHANCE RD UNIT 1 | ELKO NV | 89801-8748 |
| | RODRIGUEZ, ISAMAEL N & YOLANDA | D.C. | 702 LAST CHANCE RD UNIT 1 | ELKO NV | 89801-8748 |
| 032001043 | RODRIGUEZ, ISMAEL N & YOLANDA | l | 702 LAST CHANCE RD UNIT 1 | ELKO NV | 89801-8748 |
| 032001040 | RODRIGUEZ, MANUEL ETAL | | 702 LAST CHANCE RD UNIT 1 | ELKO NV | 89801-8748 |
| 001926091 | ROLF, CHARLES S | | 2214 LARKSPUR ST | ELKO NV | 89801-8848 |
| 001926064 | SAENZ, MARTIN & WENDYC | | 1357 PRIMROSE LN | ELKO NV | 89801-8825 |
| 001920002 | SOUTHGATE MOBILE HOME PARK LLC | WESTATES | 618 N EL CAMINO REAL | SAN MATEO CA | 94401-3713 |
| | ULLMAN, KYLE & VIRGINIA | | 1537 DAISY DR | ELKO NV | 89801-5057 |
| 001926089 | WARWICK, PAUL C | | 2211 LARKSPUR ST | ELKO NV | 89801-8830 |
| | | | | | |

| 001926085 | WOODWORTH, MICHELLE | 1534 DAISY DR | ELKO NV | 89801-5057 |
|------------|----------------------|------------------|---------|------------|
| 001926086 | ZAZUETA-COTA, LUIS D | 1530 DAISY DR | | 89801-5057 |
| 001920002 | CURRENT RESIDENT | 2311 WILDWOOD WY | ELKO NV | 89801 |
| 001920002 | CURRENT RESIDENT | 2307 WILDWOOD WY | ELKO NV | 89801 |
| 001920002 | CURRENT RESIDENT | 1198 STITZEL RD | ELKO NV | 89801 |
| 001920002 | CURRENT RESIDENT | 2300 WILDWOOD WY | ELKO NV | 89801 |
| 001920002 | CURRENT RESIDENT | 2382 WILDWOOD WY | ELKO NV | 89801 |
| -001920002 | CURRENT RESIDENT | 1396 STITZEL RD | ELKO NV | 89801 |
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Mailed 6/21/19

NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the Elko City Planning Commission will conduct a series of public hearings on Tuesday, July 2, 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:

• Conditional Use Permit No. 5-19, filed by Bailey & Associates, LLC, to designate APN 001-926-111 as a RMH-1 district for occupancy of mobile homes on rented or leased sites in mobile home parks, and matters related thereto. The subject property is located generally at the northerly terminus of Primrose Lane and Daisy Dr. (APN 001-926-111).

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

ELKO CITY PLANNING COMMISSION



CITY OF ELKO PLANNING DEPARTMENT

1751 College Avenue * Elko * Nevada * 89801 (775) 777-7160 phone * (775) 777-7219 fax

APPLICATION FOR CONDITIONAL USE PERMIT APPROVAL

| APPLICANT(s): Bailey & Associates LLC | | |
|--|--|--|
| (Applicant must be the owner or lessee of the proposed structure or use.) | | |
| MAILING ADDRESS: 780 W Silver St, Elko, NV 89801 | | |
| PHONE NO. (Home) 775-777-7773 (Business) 775-777-7773 | | |
| NAME OF PROPERTY OWNER (If different):Bailey & Associates LLC | | |
| (Property owner's consent in writing must be provided.) | | |
| MAILING ADDRESS: Same | | |
| LEGAL DESCRIPTION AND LOCATION OF PROPERTY INVOLVED (Attach if necessary): | | |
| ASSESSOR'S PARCEL NO.: 001926111 Address 0 DAISY DRIVE | | |
| Lot(s), Block(s), &Subdivision LOT 13, BLOCK 34N, RANGE 55 E | | |
| Or Parcel(s) & File No. UNIT 2 PARCEL MAP 691815 | | |
| | | |

FILING REQUIREMENTS

<u>Complete Application Form</u>: 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).

Fee: A \$750.00 non-refundable fee. <

<u>Plot Plan</u>: A plot plan provided by a properly licensed surveyor depicting the proposed conditional use permit site drawn to scale showing property lines, existing and proposed buildings, building setbacks, distances between buildings, parking and loading areas, driveways and other pertinent information that shows the use will be compliant with Elko City Code.

Elevation Plan: Elevation profiles including architectural finishes of all proposed structures or alterations in sufficient detail to explain the nature of the request.

Note: One .pdf of the entire application must be submitted as well as one set of legible, reproducible plans 8 ½" x 11" in size. If the applicant feels the Commission needs to see 24" x 36" plans, 10 sets of pre-folded plans must be submitted.

<u>Other Information</u>: The applicant is encouraged to submit other information and documentation to support this conditional use permit application.

RECEIVED

Revised 12/04/15

MAY 2 8 2019

Page 1

| 1. | Current zoning of the property: ZRMH |
|----|---|
| 2. | Cite the provision of the Zoning Ordinance for which the Conditional Use Permit is required: SECTION 3-5-1 REQUIRES CUP TO SPECIFY DISTRICTING. APPLICANT REQUESTS DISTRICTING FOR PARCEL APN 001926111 AS ZRMH RMH1 |
| 3. | Explain in detail the type and nature of the use proposed on the property: THE PROPERTY IS ZONED ZRMH WITH THE INTENT TO DEVELOP IT AS AN RMH1 DISTRICT TO ALLOW FOR LEASE OF MANUFACTURED HOME LOTS. THE PROPOSED DEVELOPMENT INCLUDES AN AREA FOR A COMMON PARK, PRIVATE ROADWAY IMPROVEMENTS, AND COMMUNITY CCR'S TO PROVIDE ENDURING QUALITY OF THE PROJECT INCLUDING RESTRICTIONS AND MAINTENANCE STANDARDS FOR THE DEVELOPMENT. THE PROJECT INCLUDES PAVED PRIVATE ROADWAYS WITH CONCRETE PAVED WALKWAYS ON EACH SIDE OPEN SPACE AND INDIVIDUAL FENCED YARDS TO ENSURE THE PROJECT FEELS AND LOOKS LIKE INDIVIDUALLY OWNED LOTS. FENCING AND OTHER SITE IMPROVEMENTS WILL BE MAINTAINED BY THE PARK OWNER. |
| 4. | Explain how the use relates with other properties and uses in the immediate area: THE SITE IS LOCATED IN THE VICINITY OF THE REGIONAL LANDFILL AND PRIOR DEVELOPMENT OF RHM3 DISTRICT HAS PROVEN EXTREMELY SLOW ABSORPTION. RMH1 DISTRICT IS IN KEEPING WITH OTHER DISTRICTING INCLUDING IMMEDIATELY TO THE WEST WITH THE SOUTHGATE PARK. THE RMH1 DISTRICT PROVIDES THE BEST USE OF LAND FOR THE PARCEL PROVIDED THE NEIGHBORING USES AND CHALLENGES OF THE AREA IN GENERAL. A PRIVATELY HELD PARK WITH CCR'S WILL ENSURE AESTHETICS AND PROPERTY VALUES ARE MAINTAINED IN THE AREA. FENCING AND OTHER IMPROVEMENTS WILL BE IN KEEPING. |
| 5. | Describe any unique features or characteristics, e.g. lot configuration, storm drainage, soil conditions, erosion susceptibility, or general topography, which may affect the use of the property: THERE IS AN EXISTING RETENTION POND AT THE NORTHEAST CORNER OF THE PROJECT THAT WILL BE DEDICATED TO THE CITY AS PART OF THIS PROJECT. THE SITE TOPOGRAPHY, STORM DRAINAGE, AND OTHER PROPERTY FEATURES ARE CONDUCIVE WITH DEVELOPMENT |
| | Describe the general suitability and adequacy of the property to accommodate the proposed use: THE SITE HAS TWO ACCESS POINTS PROVIDING FOR GOOD TRAFFIC FLOW AND INGRESS AND EGRESS FOR EMERGENCY VEHICLES. THE SURROUNDING PROPERTY USES ARE OF SIMILAR HOUSING AS PROPOSED. |

| drainage, etc.: THE PROPOSED SITE WILL INCLUDE GRADING TO MATCH IN WITH THE SURROUNDING STREET NETWORK AND EXISTING DEVELOPMENTS. |
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| SURROUNDING STREET NETWORK AND EXISTING DEVELOPMENTS. |
| SURROUNDING STREET NETWORK AND EXISTING DEVELOPMENTS. |
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| Describe the amounts and type of traffic likely to be generated by the proposed use: IT IS EXPECTED THAT THE SITE WILL GENERATE APPROXIMATELY 10 TRIPS PER UNIT PROPOSED OR A TOTAL OF 440 TOTAL DAILY TRIPS |
| Describe the means and adequacy of off-street parking, loading and unloading provided of the property: THE PROPOSED PROJECT PROVIDES FOR TWO OFFSTREET PARKING STALLS PER UNIT IN ADDITION TO A FULLY IMPROVED 42' PAVED PRIVATE DRIVEWAY. |
| Describe the type, dimensions and characteristics of any sign(s) being proposed: THE PROPOSED SIGNAGE IS FOR TRAFFIC CONTROL ONLY, SPEED LIMIT, AND STOP SIGNAGE |
| dentify any outside storage of goods, materials or equipment on the property: THE CCR'S WILL RESTRICT STORAGE OF GOODS AND OR MATERIALS OR VEHICLES OTHER THAN AS APPROVED BY THE PARK MANAGEMENT. |
| dentify any accessory buildings or structures associated with the proposed use on the property: |
| |

(Use additional pages if necessary to address questions 3 through 12)

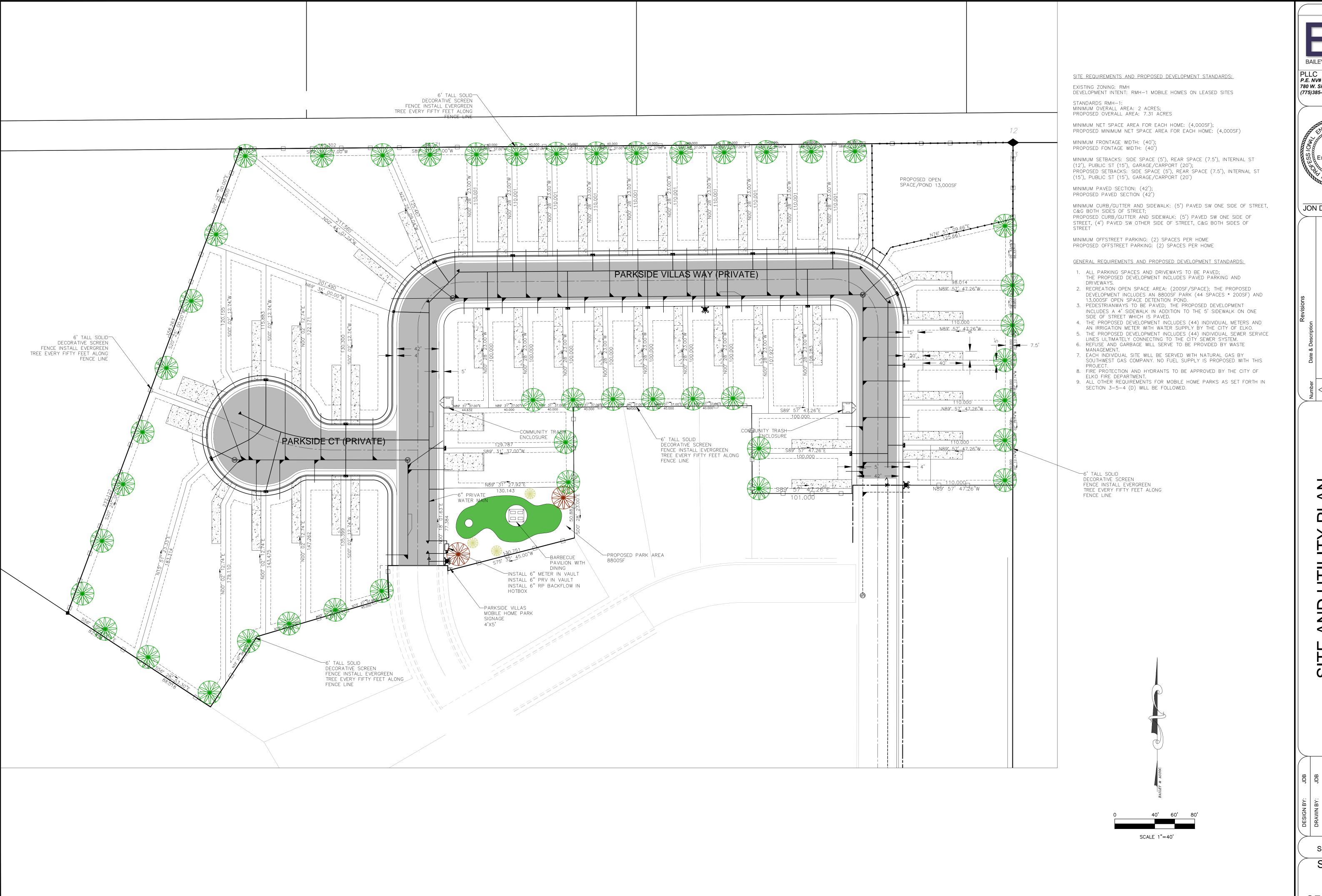
Revised 12/04/15

| | 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. | | | |
| | \Box I have carefully read and completed all questions contained within this application to the best of my ability. | | | |
| | Applicant / Agent BAILEY & ASSOCIATES LLC (Please print or type) | | | |
| | Mailing Address 780 W SILVER ST | | | |
| | Street Address or P.O. Box | | | |
| ELKO, NV, 89801 | | | | |
| City, State, Zip Code | | | | |
| Phone Number: 775-385-3659 | | | | |
| Email address: JBAILEYPE@GMAIL.COM | | | | |
| | SIGNATURE: Jogh | | | |
| FOR OFFICE USE ONLY | | | | |
| F | ile No.: 5-19 Date Filed: 5/28/19 Fee Paid: \$750 CX##31570 | | | |
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Preliminary Draft Covenants, Conditions & Restrictions

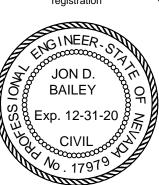
- No building (addition or accessory), mobile home, fence, wall or other structure shall be commenced, erected or maintained, nor shall any addition to or change or alteration therein be made until the plans and specification showing the nature, kind, shape, height, floor plan, materials, location and approximate cost of such structure have been submitted to and approved in writing by the Company.
- 2. No signs or advertisement shall be displayed on leased lots, both inclusive, in said subdivision or private driveways except as designated by Company.
- 3. No boat, boat trailer, travel trailer or any similar property shall be stored in said mobile home park without the prior written approval of Company.
- 4. Company reserves the right to enter upon all leased lots, blocks or parcels to care for, cut grass, remove rubbish and keep all lots, blocks or parcels from creating an unsightly appearance and to charge the lessee of said lot, for the actual cost plus 10% for service performed in alleviating said unsightly appearance.
- 5. All mobile homes must have a minimum of 320 feet of floor area in the primary unit. They must have complete sanitary facilities, including, among others, a lavatory, wash basin, tub or shower, kitchen sink, and must be connected to sewerage outlets in conformity with state health requirements.
- 6. No television or radio antennae or satellite dishes may be erected in said subdivision except as designated by Company.
- 7. Household pets will be kept and cared for and not allowed to become a nuisance, and must be kept within the fencing of lessee's lot.
- 8. The failure by the Company to enforce any restrictions, conditions, covenant or agreement herein contained shall in no event be deemed a waiver of the right to do so thereafter as to the same breach or as to one occurring prior or subsequent thereto, nor shall such failure give rise to any claim or cause of action against the Company.



BAILEY ENGINEERING

PLLC P.E. NV# 17979 780 W. Silver #104 Elko, NV (775)385-3659

registration



JON D. BAILEY

Su

Date & Description

ITE AND UTILITY PLAN ARKSIDE VILLAS MHP

OB NO: - AS NOTED

SHEET TITLE

SITE PLAN

SHEET 1

OF '

Elko City Planning Commission Agenda Action Sheet

- 1. Title: Review, consideration, and possible action on Zoning Ordinance Amendment 1-19, Ordinance No. 842, an amendment to the City Zoning Ordinance, specifically Section 3-2-3 General Provisions, and matters related thereto. FOR POSSIBLE ACTION
- 2. Meeting Date: **July 2, 2019**
- 3. Agenda Category: *NEW BUSINESS*, *PUBLIC HEARINGS*
- 4. Time Required: **20 Minutes**
- 5. Background Information: At the May 7, 2019 meeting, Planning Commission took action to initiate an amendment to the City Zoning Ordinance Title 3, Chapter 2, Section 3; General Provisions.
- 6. Business Impact Statement: Not Required
- 7. Supplemental Agenda Information: Ordinance 842
- 8. Recommended Motion: Forward a recommendation to City Council to adopt an ordinance which approves Zoning Ordinance Amendment 1-19 of the Elko City Code specifically Section 3-2-3.
- 9. Findings:
- 10. Prepared By: Cathy Laughlin, City Planner
- 11. Agenda Distribution:

STAFF COMMENT FLOW SHEET **Do not use pencil or red pen, they do not reproduce**

| Title: Zoning Ordinance Amendment No. 1-19 |
|---|
| Applicant(s): 1 City of Elko |
| Site Location: N/A |
| Current Zoning: MA Date Received: MA Date Public Notice: 6/18 |
| COMMENT: This is to swend Section 3-2-3 of the |
| City Code to reference the curb, gutter, and side walk |
| vegvirements |
| **If additional space is needed please provide a separate memorandum** |
| Assistant City Manager: Date: 6/21/19 Recommend approval as presented by staff |
| |
| SAU |
| Initial |
| City Manager: Date: 6/2//9 |
| No comment of concerns. |
| |
| |
| (V) |
| Initial |

CITY OF ELKO ORDINANCE NO. 842

AN ORDINANCE AMENDING TITLE 3, CHAPTER 2, SECTION 3 OF THE ELKO CITY CODE ENTITLED "GENERAL PROVISIONS" HEREBY ADDING A REFERENCE TO CURB GUTTER AND SIDEWALK REQUIREMENTS SET FORTH IN TITLE 8 PUBLIC WAYS AND PROPERTY

WHEREAS, the City of Elko desires to amend portions of the City Code pertaining to curb, gutter and sidewalks in order to further promote orderly growth and development, and to protect the interest, health, safety and general welfare of the public; and

WHEREAS, the City of Elko has determined that the proposed amendments further those goals; and

WHEREAS, the City of Elko desires to amend Title 3, Chapter 2, Section 3 of the Elko Code, and has followed all procedural requirements and legal noticing required per City Code and N.R.S.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ELKO, NEVADA

For amendment purposes, words which are bold and underlined are additions to the Code and words which are bold and lined through are deletions from the Code.

SECTION 1. Title 3, Chapter 2, Section 3 of the Elko City Code is hereby amended to read as follows:

3-2-3: GENERAL PROVISIONS:

- A. Interpretation: In their interpretation and application, the provisions of this chapter shall be held to be minimum requirements, shall be liberally construed in favor of the **eityCity**, and shall not be deemed a limitation or repeal of any other power granted by the Nevada Revised Statutes.
- B. Street, And Utility and Other Public Improvement Requirements: The following restrictions shall apply:
 - 1. Generally, all lots shall abut and access a public street connecting with the public street system in order to provide for orderly growth, vehicular circulation and to ensure accessibility to utilities and emergency services. A condominium or townhome project shall be considered one lot for purposes of this specific requirement.
 - <u>2.</u> Lots may abut and access a private street connecting with the public street system in the following circumstances:

- a. Within a PC (planned commercial) district in conformance with an approved concept development plan.
- b. Within an IBP (industrial business park) district in conformance with an approved concept development plan.
- c. Within a PUD (planned unit development) district in conformance with an approved site development plan.
- d. Within an RMH (residential mobile home) district in conformance with an approved site development plan.
- e. For residential, commercial or industrial developments involving four (4) or fewer lots and where the length of the private street, from the nearest public street to the lot being accessed, does not exceed six hundred eighty feet (680').
- 3. Building permits may be issued for lots which abut undedicated portions of a partly dedicated public street.
- 4. A building permit shall not be issued for any lot for which city public sewerage and water supply is not available, unless the city council grants a waiver of the mandatory connection to public sewer requirement pursuant to subsection 9-5-61B of this code.
- <u>5.</u> All utilities shall be placed underground, except for lots of record.
- <u>6.</u> Public street and utility construction and installation is required across the full frontage of property at time of development.

7. Requirements for sidewalk, curb and gutter construction may be applicable as set forth in Elko City Code Section 8-21-3.

- C. Use Restrictions: The following use restrictions shall apply:
 - 1. 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.
 - Conditional Uses: Certain specified uses designated as "conditional uses permitted"
 may be permitted as principal uses subject to special conditions of location, design,
 construction, operation and maintenance hereinafter specified in this chapter or
 imposed by the planning commission or city council.
 - 3. Accessory Uses: Uses normally accessory and incidental to permitted principal or conditional uses may be permitted as hereinafter specified.
 - 4. Unspecified Uses: The listing of groups of permitted uses is intended to establish the character of uses to be permitted, but not to include each and every use which may be

- permitted. Unspecified uses may be imposed by the planning commission upon evidence and determination that such uses are closely similar in character to and not typically more objectionable than other uses actually listed as permitted.
- 5. Temporary Uses: Certain temporary uses such as interim administrative and sales offices, sales offices for mobile and manufactured homes, model home sales complex for residential subdivisions, materials storage, mixing, assembly, manufacturing of a portable nature and similar uses determined to be functionally comparable, and, as specified in this paragraph, temporary emergency shelters, temporary camping and temporary campgrounds may be permitted by temporary use permit.
 - a. "Temporary emergency shelters" are defined as enclosed and unenclosed locations, to include structures and portions of structures, used for temporary occupancy by individuals and families who are homeless or who cannot occupy their homes due to lack of utilities or other causes. Temporary emergency shelters may be permitted, but only within C (General Commercial), LI (Light Industrial) and GI (General Industrial) Zoning Districts.
 - b. "Temporary Camping" means to use real property owned or occupied by another person for living accommodation purposes for a limited period of time outside of a structure that is affixed to the ground, to include uses such as, without limitation, the following when done in connection with outdoor living: (1) overnight sleeping activities or making preparations to sleep overnight outside of a motor vehicle, recreational vehicle or trailer, such as the laying down of bedding on the ground for the purpose of sleeping overnight; (2) storing personal belongings outside of a structure in connection with overnight sleeping activities; (3) cooking outdoors or making a fire for the purpose of cooking food outdoors as approved by the city in the temporary use permit; or (4) using any tent, shelter or other mobile structure for sleeping overnight. "Camping" does not include using a motor vehicle, recreational vehicle or trailer as long-term shelter, for living accommodation purposes, or for the purpose of storage of belongings.
 - c. "Temporary Campground" means a designated area where people may, with permission from the owner or occupier of the land, engage in camping for a limited period of time and that may or may not have toilets, showers and/or other amenities for campers to use.
 - d. Temporary Camping and Temporary Campgrounds may be permitted as temporary uses, but only within LI (Light Industrial) and GI (General Industrial) Zoning Districts.
 - e. For purposes of this section, "overnight" is defined as the period from one-half hour after sunset to sunrise.
 - f. For purposes of this section, "living accommodation purposes" is defined as

- uses and activities needed for or directly connected with the use of land for engaging in life-sustaining activities.
- g. The temporary use permit process for camping and campgrounds shall be subject to the following public hearing process: the city shall set a time and place for the public hearing before the planning commission on the application and the city shall send, by mail, notice of the time and place and purpose of the planning commission hearing, at least ten (10) days before the hearing, to the owners of property within three hundred feet (300') of the exterior limits of the property involved, as shown by the latest assessment rolls of the city. Notice by mail to the last known address of the real property owners, as shown by the Assessor's records, shall be sufficient. Legal notice shall be placed in a newspaper of general circulation within the city at least ten (10) days prior to the date of the public hearing. Applications for temporary use permits must be filed at least twenty-one (21) days before the planning commission hearing.
- h. Temporary use permits may be subject to such special conditions as may be imposed by the planning commission related to time frame, location, nature and character of the use and extent of <u>on-siteon site</u> improvements.
 Application for a temporary use permit shall be filed with the planning department on a form provided for such purpose and shall include payment of a filing fee in an amount established by resolution of the city council.
- 6. Site Plan Review: Certain uses, structures, activities or uses requiring planning commission review or determination, inclusive of public buildings, public structures or other public developments such as parks, except those submitted as part of an application for a conditional use permit or temporary use permit, may be permitted upon formal review by the planning commission. The scope of the planning commission's review shall be limited to location, character and extent of improvements thereof, and shall be subject to such special conditions, relative to the defined scope of review, as may be imposed by the planning commission. Application for site plan review shall be filed with the planning department on a form provided for such purpose and shall include payment of a filing fee in an amount established by resolution of the city council.
- D. Site Unsuitability: 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.

- E. Reduction Or or Joint Use: No lot, yard, parking or loading area, building area, or other space, nor any part thereof, hereinafter required about or in connection with any building, shall be included as part of a yard area or space required for any other building, nor shall any yard or lot existing on the effective date hereof be reduced in dimension or area below the minimum requirements set forth in this title.
- F. Building Height Regulations: No building shall exceed the heights allowed in the current city of Elko airport master plan.
- G. Projections **Intointo** Required Yards; Residential Districts:
 - 1. Awnings, open fire balconies, fire escape stairs, window type refrigeration units not exceeding one and one-half (11/2) tons or one and one-half (11/2) horsepower rating, suspended or roof evaporative coolers, and forced air furnaces, may project not more than five feet (5') over any required yard; provided, that they shall be no closer than two feet (2') to any lot line.
 - 2. Cornices and eaves may project over any required yard, provided, that they shall be no closer than two feet (2') to any lot line.
 - 3. Sills, belt courses and similar ornamental features may project not more than six inches (6") over or into any required yard.
 - 4. Unroofed terraces, patios, steps or similar features may project into any required yard; provided, that projections into required front yards shall not exceed ten feet (10'). Roofed or covered terraces, patios, steps or similar features may project into the required rear yard no closer than ten feet (10') to the rear lot line, provided two (2) sides of the covered feature remain open.
 - 5. Fireplaces may be allowed to encroach into required yards no closer than two feet (2') to any lot line.
 - 6. Carports may be allowed to encroach into required side yards; provided, that two (2) sides of the carport remain open, that no portion of the carport structure be closer than three feet (3') to any side lot line, and all drainage from the roof of the structure shall be onto the property itself.
- H. Exterior Lighting: All lighting for advertising off street parking or loading areas, or for the external illumination of buildings, shall be directed away from and shielded from any adjacent residential district and shall not detract from driver visibility on adjacent streets or highways, interfere with or cause driver confusion regarding traffic control devices, interfere with driver vision or create other traffic hazards.
- I. Essential Services Permitted: Nothing in this chapter shall prevent the location, erection, construction, alteration or maintenance by a public utility of any "essential services", as herein defined.

J. Required Screen Walls: Under certain conditions, the planning commission may recommend that the city council require screen walls to separate incompatible uses; e.g., separation of abutting or industrial uses and residential uses. Such wall shall be constructed by the developer and approved by the city engineer or planning commission.

K. Nonrequired Fences, Walls **And** Hedges:

- 1. No fence, wall, tree, shrub or hedge may be allowed which would obstruct vision at street intersections in any residential district.
- 2. No fence or wall shall contain barbed wire, concertina razor wire, electrical current or charge of electricity, broken glass, or similar hazardous materials or devices; provided, however, that fences enclosing storage areas in industrial or commercial districts may use barbed wire extension arms on chainlink fences six feet (6') or higher, or may use concertina razor wire extension arms on chainlink fences seven feet (7') or higher. In addition, fences enclosing storage areas in industrial or commercial districts may use concertina razor wire extension arms on chainlink fences between six feet (6') and seven feet (7') in height so long as the concertina razor wire extension arm does not protrude more than six inches (6") out from the exterior vertical extension of the chainlink fence.
- 3. No nonbuilding wall or fence in any residential district shall exceed six feet (6') in height without a building permit.
- L. Trash Enclosures: A permanent enclosure for temporary storage of garbage, refuse and other waste materials shall be provided for every use other than single-family dwellings in every zoning district, except where an approved mechanically loaded steel bin is used for the purpose, or where a property is entirely surrounded by screen walls or buildings. Trash enclosures shall be so constructed that contents are not visible from a height of five feet (5') above grade on any abutting street or property.
- M. Swimming Pools: Swimming pools, whether private, public or commercial, shall comply with the laws, rules and regulations of the city and state.
- N. Signs: The provisions of the sign code as set forth in chapter 9 of this title shall apply.
- O. Building And and Electrical Codes: In all construction hereafter made within the city, the same shall be in accordance with title 2, chapters 2 and 6 of this code, and all other applicable provisions of this code.
- P. Mobile Homes: Mobile homes are hereby expressly prohibited for living purposes outside the RMH district, except as stated in other chapters of this title. All requirements of chapter 5 of this title and all other applicable provisions of this code shall be adhered to with respect to standards for the RMH district.
- Q. Manufactured Homes: Notwithstanding any other provisions in this code, manufactured homes are hereby recognized as a "principal permitted use" in all zoning districts which

recognize single-family dwellings as a "principal permitted use", provided all of the following standards are complied with:

- 1. The manufactured home shall be placed on a foundation permanently affixed to the residential lot and qualify and constitute real property, as established by Nevada Revised Statutes chapter 361.
- 2. The manufactured home shall be manufactured within the five (5) years immediately preceding the date on which it is affixed to the residential lot.
- 3. The manufactured home shall utilize exterior siding consisting of or giving the appearance of stucco, masonry, wood, metal or vinyl and affixed to the dwelling unit in a continuous horizontal or vertical pattern similar in color, material and appearance to the exterior siding used on other single-family dwellings in the immediate vicinity.
- 4. The manufactured home shall utilize roofing materials consisting of asphalt shingles or equivalent roofing materials of comparable quality, similar in color, material and appearance to the roofing used on other single-family dwellings in the immediate vicinity. The manufactured home shall utilize a full height roof element with a minimum pitch of three to twelve (3:12). The roof element shall include a minimum overhang or projecting eave of twelve inches (12").
- 5. The manufactured home shall be multisectioned (doublewide or larger) with a minimum width or minimum depth of **twenty fourtwenty-four** feet (24').
- 6. The manufactured home shall consist of at least one thousand two hundred (1,200) square feet of living area. A waiver can be filed and may be granted for a reduction of the living area based on the size or configuration of the lot or the square footage of single-family residential dwellings in the immediate vicinity, in accordance with site plan review procedures pursuant to subsection C6 of this section.
- 7. Any elevated foundations shall be masked architecturally in a manner to blend and harmonize with exterior siding materials utilized on the manufactured home.
- 8. As provided in Nevada Revised Statutes, the provisions of this section do not abrogate recorded restrictive covenants prohibiting manufactured homes, nor do the provisions apply within the boundaries of a historic district established pursuant to Nevada Revised Statutes section 384.005 or 384.100. An application to place a manufactured home on a residential lot pursuant to this section constitutes an attestation by the owner of the lot that the placement complies with all covenants, conditions and restrictions placed on the lot and that the lot is not located within a historic district.
- R. Minimum Distance Between Residential Establishments: A minimum distance of at least one thousand three hundred twenty feet (1,320') shall be required between residential establishments. A residential establishment is defined in Nevada Revised Statutes section 278.02384 as:

"Residential establishment means (1) a home for individual residential care in a community whose population is 100,000 or more, (2) a halfway house for recovering alcohol and drug abusers or (3) a residential facility for groups".

- 1. The definition of "individual residential care" is not applicable as the population of Elko County is less than one hundred thousand (100,000).
- 2. "Halfway house for recovering alcohol and drug abusers" is defined in Nevada Revised Statutes section 449.008 as:

"Halfway house for recovering alcohol and drug abusers means a residence that provides housing and a living environment for alcohol and drug abusers and is operated to facilitate their reintegration into the community, but does not provide treatment for alcohol or drug abuse. The term does not include a facility for the treatment of abuse of alcohol or drugs as defined in Nevada Revised Statutes section 449.00455".

3. "Residential facility for groups" is defined in Nevada Revised Statutes section 449.017 as:

"Except as otherwise provided in subsection 2, residential facility for groups means an establishment that furnishes food, shelter assistance and limited supervision to an aged, infirm, mentally retarded or handicapped person. The term does include:

- a. An establishment which provides care only during the day;
- b. A natural person who provides care for no more than two (2) persons in his own home:
- c. A natural person who provides care for one or more persons related to him within the third degree of consanguinity or affinity;
- d. A halfway house for alcohol and drug abusers; or
- e. A facility funded by a division or program of the department of human resources."
- S. As-As-Built Drawing: Except for the new construction of a single-family dwelling, prior to the issuance of a certificate of occupancy for any new construction, the applicant must submit to the city a complete and accurate as built drawing with survey data on the Elko grid (NAD 83 Nevada east zone ground elevation). The as built drawing must be submitted electronically in AutoCAD format and must be accompanied by a wet stamped and signed paper copy by the professional of record for the project. As used herein, the term "as built drawing" means a drawing that accurately depicts the locations of all improvements on the parcel or lot containing the new construction and any associated utilities or other public improvements constructed on other properties, which drawing shall, without limitation, include the structure(s) and all associated utilities and other public improvements.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed, but only to the extent of such conflict.

SECTION 3. If any section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid, unenforceable or unconstitutional by any court of competent jurisdiction, the invalidity, unenforceability of such section, paragraph, clause or provision shall not affect any remaining provision of this Ordinance.

SECTION 4. Upon adoption, the City Clerk of the City of Elko is hereby directed to have this ordinance published by title only, together with the Councilpersons voting for or against its passage in a newspaper of general circulation within the time established by law, for at least one publication.

SECTION 5. This ordinance shall be effective upon the publication mentioned, unless otherwise stated.

PASSED AND ADOPTED this --th day of ---, 2019 by the following vote of the Elko City Council.

| VOTE: | |
|------------------------------|-------------------------|
| AYES: | |
| NAYES: | |
| ABSENT: | |
| ABSTAIN: | |
| | CITY OF ELKO |
| ATTEST: | By: REECE KEENER, Mayor |
| KELLY WOOLDRIDGE, City Clerk | |

Elko City Planning Commission Agenda Action Sheet

1. Review, consideration and possible approval of Final Map No. 8-19, filed by Copper Trails, LLC, for the development of a subdivision entitled Copper Trails Phase 2 – Unit 1 involving the proposed division of approximately 19.194 acres of property into 9 lots and 1 remainder parcel for residential development within the R (Single Family and Multiple Family Residential) Zoning District, and matters related thereto. FOR POSSIBLE ACTION

2. Meeting Date: July 2, 2019

3. Agenda Category: MISC. ITEMS, PETITIONS, AND COMMUNICATIONS

4. Time Required: 15 Minutes

5. Background Information: Subject property is located at the intersection of Mittry Avenue and Copper Street. (APN 001-610-114)

6. Business Impact Statement: Not Required

- 7. Supplemental Agenda Information: Application and Staff Report
- 8. Recommended Motion: Recommend that the City Council accept, on behalf of the public, the parcels of land offered for dedication for public use in conformity with the terms of the offer of dedication; that the final map substantially complies with the tentative map; that the City Council approve the agreement to install improvements in accordance with the approved construction plans that satisfies the requirements of this Chapter, and conditionally approve Final Map 8-19 with findings and conditions listed in the Staff Report dated June 12, 2019.
- 9. Findings: See Staff Report dated June 12, 2019
- 10. Prepared By: Michele Rambo, AICP, Development Manager

11. Agenda Distribution: Copper Trails LLC

207 Brookwood Drive

Elko, NV 89801

elkoluke@gmail.com

Carter Engineering lanalcarter@live.com

STAFF COMMENT FLOW SHEET PLANNING COMMISSION AGENDA DATE: 7 **Do not use pencil or red pen, they do not reproduce**

| Title: Final Map No. 8-19 Copper Trails Phase 2-Unit 1 |
|---|
| Applicant(s): Copper Trails, LLC |
| Site Location: intersection of CopperSt. + Mittry Ave. Apr 001-1010-114 |
| Current Zoning: Date Received: 5/2 Date Public Notice: |
| COMMENT: This is for the division of = 19.194 acres into |
| 9 lots and a remainer parcel for residential development |
| **If additional space is needed please provide a separate memorandum** |
| Assistant City Manager: Date: 6/24/19 |
| Assistant City Manager: Date: 6/29/19 Recommend approval as presented by |
| Staff |
| |
| SHU |
| Initial |
| City Manager: Date: 6/24/19 No comments/concerns. |
| No comments/concerns. |
| |
| |
| <u> </u> |
| Initial |



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

CITY OF ELKO STAFF REPORT

REPORT DATE: June 12, 2019 PLANNING COMMISSION DATE: July 2, 2019

AGENDA ITEM NUMBER: I.B.1

APPLICATION NUMBER: Final Map 8-19
APPLICANT: Copper Trails, LLC

PROJECT DESCRIPTION: Copper Trails Phase 2, Unit 1

A Final Map for the division of approximately 2.235 acres into 9 lots for single family residential development within an R (Single Family and Multiple Family Residential) zoning district and 1 remainder lot.



STAFF RECOMMENDATION:

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

PROJECT INFORMATION

PARCEL NUMBER: 001-610-114

PARCEL SIZE: 2.235 Acres

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

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

EXISTING LAND USE: Vacant

BACKGROUND:

- 1. The Final Plat for Copper Trails Phase 2, Unit 1 has been presented before expiration of the subdivision proceedings in accordance with NRS 278.360(1)(a)(2) and City code.
- 2. The Planning Commission reviewed and recommended a conditional approval to the City Council on the overall Copper Trails Tentative Map.
- 3. The City Council conditionally approved the overall Copper Trails Tentative Map.
- 4. Phasing was shown on the overall Tentative Map, and Phase 2 was originally planned to be built out as a whole. However, the applicant is now submitting and recording Phase 2 in smaller portions due to market concerns.
- 5. Under the conditional approval of the Tentative Map, a modification of standards was granted for all lot dimensions.
- 6. The subdivision is located on APN 001-610-114.
- 7. The proposed subdivision consists of 9 lots.
- 8. The total subdivided area is approximately 2.235 acres.
- 9. The proposed density is 4.03 units per acre.
- 10. Approximately 0.524 acres are offered for dedication for street development.
- 11. Approximately 0.972 acres are offered for dedication for drainage purposes.
- 12. The property is located on the north side of the intersection of Mittry Avenue and Copper Street.

NEIGHBORHOOD CHARACTERISTICS:

The property is surrounded by:

- Northwest: Single and Multiple Family (R) / Vacant (Future portion of Phase 2)
- Northeast: Single and Multiple Family (R) / Vacant
- Southwest: Single and Multiple Family (R) / Developed (Copper Trails Phase 1)
- Southeast: Single and Multiple Family (R) / Vacant

PROPERTY CHARACTERISTICS:

- The property is an undeveloped Single and Multiple Family (R) parcel.
- The area abuts the first phase of Copper Trails.
- The parcel has some slope to it, which is incorporated into the design of the lots where possible.

APPLICABLE MASTER PLAN AND CITY CODE SECTIONS:

City of Elko Master Plan – Land Use Component
City of Elko Master Plan – Transportation Component
City of Elko Redevelopment Plan
City of Elko Wellhead Protection Plan
City of Elko Zoning – Section 3-2-3 General Provisions
City of Elko Zoning – Section 3-2-4 Establishment of Zoning Districts
City of Elko Zoning – Section 3-2-5(E) Single-Family and Multiple Family Residential District
City of Elko Zoning – Section 3-2-5(G) Residential Zoning Districts Area, Setback, and Height
City of Elko Zoning – Section 3-2-17 Traffic, Access, Parking and Loading Regulations
City of Elko Zoning – Chapter 3 Subdivisions
City of Elko Zoning – Section 3-8 Flood Plain Management

MASTER PLAN - Land use:

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

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

MASTER PLAN - Transportation:

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

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

ELKO REDEVELOPMENT PLAN:

The property is not located within the redevelopment area.

ELKO WELLHEAD PROTECTION PLAN:

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

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

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

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

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

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

A. Form and Content – The Final Map conforms to the required size specifications and provides the appropriate affidavits and certifications.

B. Identification Data

- 1. The Final Map identifies the subdivision and provides its location by section, township, range, and county.
- 2. The Final Map was prepared by a properly licensed surveyor.
- 3. The Final Map provides a scale, north arrow, and date of preparation.

C. Survey Data

- 1. The boundaries of the subdivision are fully balanced and closed.
- 2. Any exceptions are noted on the Final Map.
- 3. The Final Map is tied to a section corner.
- 4. The location and description of any physical encroachments upon the boundary of the subdivision are noted on the Final Map.

D. Descriptive Data

- 1. The name, right-of-way lines, courses, lengths, and widths of all streets and easements are noted on the Final Map.
- 2. All drainage ways are noted on the Final Map.
- 3. All utility and public service easements are noted on the Final Map.
- 4. The location and dimensions of all lots, parcels, and exceptions are shown on the Final Map.
- 5. All residential lots are numbered consecutively on the Final Map.
- 6. There are no sites dedicated to the public shown on the Final Map.
- 7. The location of adjoining subdivisions are noted on the Final Map with required information.
- 8. There are no deed restrictions proposed.

E. Dedication and Acknowledgment

- 1. The owner's certificate has the required dedication information for all easements and right-of-ways.
- 2. The execution of dedication is acknowledged with space to be certified by a notary public.

F. Additional Information

- 1. All centerline monuments for streets are noted as being set on the Final Map.
- 2. The centerline and width of each right-of-way is noted on the Final Map.
- 3. The Final Map indicates the location of monuments that will be set to determine the boundaries of the subdivision.
- 4. The length and bearing of each lot line is identified on the Final Map.
- 5. The Final Map is not located adjacent to a city boundary, so no boundaries are shown.
- 6. The Final Map identifies the location of the section lines nearest the property.

G. City to Check

- 1. Closure calculations have been provided. Civil improvement plans have been approved. Drainage plans have been approved. An engineer's estimate has been provided.
- 2. The lot closures are within the required tolerances.

H. Required Certifications

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

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

The proposed subdivision was evaluated for conformance to the referenced sections of code during the Tentative Map process. A Modification of Standards for lot dimensions was approved during that process.

Based on the Modification of Standards for lot dimension granted under the Tentative Map application, the proposed development conforms with these sections of City code.

SECTION 3-3-17 RESPONSIBILITY FOR PUBLIC IMPROVEMENTS

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

SECTION 3-3-18 CONSTRUCTION PLANS

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

SECTION 3-3-19 CONSTRUCTION AND INSPECTION

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

SECTION 3-3-20 REQUIRED IMPROVEMENTS

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

Civil improvements include curb, gutter, and sidewalk as well as paving and utilities within the Mittry Avenue, Platinum Drive, and Quartz Drive right-of-ways.

SECTION 3-3-21 AGREEMENT TO INSTALL IMPROVEMENTS

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

SECTION 3-3-22 PERFORMANCE AND MAINTENANCE GUARANTEES

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

<u>SECTIONS 3-2-3, 3-2-4, 3-2-5(E), 3-2-5(G), AND 3-2-17</u>

The proposed subdivision was evaluated for conformance to the referenced sections of code during the Tentative Map 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 Tentative Map application, the proposed development conforms with these sections of City code.

SECTION 3-8 FLOODPLAIN MANAGEMENT:

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

FINDINGS

- 1. The Final Map for Copper Trails Phase 2, Unit 1 has been presented before expiration of the subdivision proceedings in accordance with NRS 278.360(1)(a)(2) and City code.
- 2. The Final Map is in conformance with the Tentative Map.
- 3. The proposed subdivision is in conformance with the Land Use Component of the Master Plan.
- 4. The proposed subdivision is in conformance with the Transportation Component of the Master Plan.
- 5. Based on the Modification of Standards for lot dimensions granted under the Tentative Map application, the proposed development conforms with Sections 3-3-9 through 3-3-16 (inclusive)

- 6. The Subdivider shall be responsible for all required improvements in conformance with Section 3-3-17 of City code.
- 7. The Subdivider has submitted construction plans in conformance with Section 3-3-18 of City code.
- 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 3-3-19 of City code.
- 9. The Subdivider has submitted construction plans which, having been found to be in conformance with Section 3-3-20 of City code, have been approved by City staff.
- 10. The Subdivider will be required to enter into a Performance Agreement to conform to Section 3-3-21 of City code.
- 11. The Subdivider will be required to provide a Performance Guarantee as stipulated in the Performance Agreement in conformance with Section 3-3-22 of City code.
- 12. Based on the Modification of Standards for lot dimensions granted under the Tentative Map 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.

STAFF RECOMMENDATION:

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

- 1. The Developer shall execute a Performance Agreement in accordance with Section 3-3-21 of City code. The Performance Agreement shall be secured in accordance with Section 3-3-22 of City code. In conformance with Section 3-3-21 of City code, the public improvements shall be completed within a time of no later than two (2) years of the date of Final Map approval by the City Council unless extended as stipulated in City code.
- 2. The Performance 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 Map by the City Council.
- 4. The Final Map for Copper Trails Phase 2, Unit 1 is approved for nine (9) single family residential lots.
- 5. The Utility Department will issue a Will Serve Letter for the subdivision.
- 6. Construction, with the exception of grading, shall not commence prior to Final Map approval by the City Council, issuance of a will-serve letter by the City of Elko, and approval of construction plans by the Nevada Department of Environmental Protection.

- 7. Conformance with the conditions of approval of the Tentative Map is required.
- 8. The Owner/Developer is to provide the appropriate contact information for the qualified engineer and engineering firm contracted to oversee the project along with the required inspection and testing necessary to produce an As-Built for submittal to the City of Elko. The Engineer of Record is to ensure all materials meet the latest edition of the Standard Specifications for Public Works. All right-of-way and utility improvements are to be certified by the Engineer of Record for the project.



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

June 26, 2019

Copper Trails, LLC 207 Brookwood Drive Elko, NV 89801

Re: Final Map No. 8-19

Dear Applicant/Agent:

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

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

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

Sincerely,

Shelby Architeta Planning Technician

Enclosures

CC: Carter Engineering: lanalcarter@live.com

Estimate for Copper Trails Phase 2 May 19, 2019 9 Lots

Carter Engineering, LLC Civil Engineering

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

| | | | 175-397 | -2531 | - 2~1 |
|----------|----------------------------------|-------------------------|----------|-------------|----------------------------|
| ITEM NO. | . ITEM | UNIT | QUANTITY | UNIT PRICE | TOTAL |
| 1 | Unclassified Excavation | CY | 37,380 | \$ 6.00 | \$ 224,280.00 |
| 2 | Unclassified Embankment | CY | 21,565 | \$ 10.00 | \$ 215,650.00 |
| 3 | Saw Cut | LF | 90 | \$ 5.00 | \$ 450.00 |
| 4 | Type 1 Curb & Gutter | LF | 840 | \$ 26.00 | \$ 21,840.00 |
| 5 | Sidewalk | SF | 3,360 | \$ 10.00 | \$ 33,600.00 |
| 6 | ADA Curb Ramp Domes | EA | 2 | \$ 750.00 | \$ 1,500.00 |
| 7 | Barrier Curb behind Curb Ramp | LF | 47 | \$ 15.00 | \$ 705.00 |
| 8 | 6' Wide Valley Gutter | SF | 444 | \$ 13.00 | \$ 5,772.00 |
| 9 | Valley Gutter Apron | SF | 288 | \$ 13.00 | \$ 3,744.00 |
| 10 | 3-inch A.C. | SF | 16,667 | \$ 2.50 | \$ 41,667.50 |
| 11 | 9-Inch Type 2, Class B Agg. Base | SF | 16,667 | \$ 1.00 | \$ 16,667.00 |
| 12 | Seal Coat | SY | 375 | \$ 0.50 | \$ 187.50 |
| 13 | 9-Inch Gravel Turn Around | SF | 6,797 | \$ 1.00 | \$ 6,797.00 |
| 14 | 1" Water Service | EA | 9 | \$ 500.00 | \$ 4,500.00 |
| 15 | 1" Water Service Connection | EA | 9 | \$ 500.00 | \$ 4,500.00 |
| 16 | 1" Water Service Meter | EA | 9 | \$ 1,000.00 | \$ 9,000.00 |
| 17 | 10" Water Line | LF | 465 | \$ 65.00 | \$ 30,225.00 |
| 18 | 10" Valve | EA | 3 | \$ 4,000.00 | \$ 12,000.00 |
| 19 | 10" Tee | EA | 1 | \$ 2,000.00 | \$ 2,000.00 |
| 20 | 10" 45° Bend | EA | 3 | \$ 800.00 | \$ 2,400.00 |
| 21 | 10" 22.5° Bend | EA | 2 | \$ 800.00 | \$ 1,600.00 |
| 22 | Sample Tap | EA | 1 | \$ 650.00 | \$ 650.00 |
| 23 | Fire Hydrant Assembly | EA | 1 | \$ 5,000.00 | \$ 5,000.00 |
| 24 | 12" SDR-35 Sanitary Sewer | LF | 389 | \$ 45.00 | \$ 17,505.00 |
| 25 | 8" SDR-35 Sanitary Sewer | LF | 74 | \$ 45.00 | \$ 3,330.00 |
| 26 | Sanitary Sewer Manholes | EA | 7 | \$ 4,500.00 | \$ 31,500.00 |
| 27 | Sanitary Sewer Services | EA | 9 | \$ 1,000.00 | \$ 9,000.00 |
| 28 | 36" ADS N-12 Storm Drain | LF | 60 | \$ 200.00 | \$ 12,000.00 |
| 29 | 18" ADS N-12 Storm Drain | LF | 315 | \$ 125.00 | \$ 39,375.00 |
| 30 | 12" ADS N-12 Storm Drain | LF | 36 | \$ 100.00 | \$ 3,600.00 |
| 31 | 10" ADS N-12 Storm Drain | LF | 39 | \$ 80.00 | \$ 3,120.00 |
| 32 | Storm Drain Manholes | EA | 6 | \$ 5,500.00 | \$ 33,000.00 |
| 33 | Type R-4 Drop Inlet | EA | 3 | \$ 4,000.00 | \$ 12,000.00 |
| 34 | Striping | LS | 1 | \$ 4,000.00 | \$ 4,000.00 |
| 35 | Street and Stop Signs | EA | 2 | \$ 750.00 | \$ 1,500.00 |
| 36 | Street Monuments | EA | 5 | \$ 1,000.00 | \$ 5,000.00 |
| | (0.10) | | | Subtotal | \$ 819,665.00 |
| | | | 5% Co | ntingency | \$ 40,983.25 |
| | | Testing | | | |
| | | | | Surveying | \$ 9,000.00 \$ 9,000.00 |
| | | Asbuilt & Certification | | | \$ 9,000.00 |
| | | | | nd Total | \$ 887,648.25 |
| | | | Sia | na iotai | Ψ 001,040.23 |



City of Elko – Development Department 1755 College Avenue Elko, NV 89801

> Telephone: 775.777.7210 Facsimile: 775.777.7219

May 31, 2019

Carter Engineering Attn: Lana Carter P.O. Box 794 Elko, NV 89803

Re: Copper Trails Phase 2, Unit 1 Final Map/Construction Plans - Corrections

Dear Ms. Carter:

The City of Elko has completed a full review of your Final Map and Construction Plans for Copper Trails Phase 2, Unit 1 (submitted May 20, 2019) and has found some items that need correction. Attached you will find a marked-up copy of the submitted plans to accompany the list of items below.

FINAL MAP

Sheet 1

Add the plot date where indicated on the marked-up plans.

Sheet 2

- 1. There is an arrow within Lot 6 that is not labelled. Please correct this.
- 2. The Final Map is showing a 10-foot easement behind lots 5 and 6 referencing Parcel Map 658187. Parcel Map 658187 shows a 5-foot easement in that area. Please verify the width of the easement and Parcel Map on which it was established.
- 3. It appears that there is no utility or drainage easement in the rear of Lots 5-9. If this was in error, please show the easements. Otherwise, please explain why these easements will not be needed.

CONSTRUCTION PLANS

Sheet C1

 Please change Note 1 to indicate that work will be done in accordance with the latest addition of the Standard Specifications for Public Works Construction manual. This will cover the project if a new addition of the manual is created while this project is under construction.

Sheet C2

The City Engineer and Utility Director suggest relocating the water service to Lot 1 in order to avoid the need for special construction. It is recommended that it be moved to approximately 0+90 on Mittry Avenue or approximately 14+30 on Platinum/Quartz Drive.

6/3

6/10

Sheet C7 and C8

 $\sqrt{1}$

1. The drawn elevations of SDMH #1 (at 11+38.53) do not match the written elevations. Please revise.

6/10

Please revise the Final Map and construction plans and submit three (3) full-size copies of the revised materials, one (1) reduced copy, and a PDF file. In addition, please revise the engineer's estimate if needed and resubmit that as well.

A Performance Agreement will be provided by the City upon approval of the construction plans and receipt of any revised engineer's estimate.

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

Sincerely,

Michele Rambo, AICP Development Manager mrambo@elkocitynv.gov

CC: Copper Trails, LLC

Attn: Robert Fitzgerald

P.O. Box 8070 Reno, NV 89507

High Desert Engineering Attn: Robert Morley 640 Idaho Street Elko, NV 89801

City of Elko - File



City of Elko – Development Department 1755 College Avenue Elko, NV 89801

Telephone: 775.777.7210 Facsimile: 775.777.7219

May 21, 2019

Carter Engineering, LLC Attn: Lana Carter P.O. Box 794 Elko, NV 89803

Re: Copper Trails Phase 2, Unit 1 (Final Map) - Complete Submittal

Dear Ms. Carter:

The City of Elko has reviewed your Final Map application materials for Copper Trails Phase 2, Unit 1 (submitted May 20, 2019) and has found them to be complete. We will now begin processing your application by transmitting the materials to other City departments for their review. You may receive further comments or corrections as these reviews progress.

I will keep you updated on the status of your application, but please feel free to contact me at (775) 777-7217 if you have any questions.

Sincerely,

Michele Rambo, AICP Development Manager mrambo@elkocitynv.gov

CC:

Copper Trails, LLC Attn: Luke Fitzgerald 207 Brookwood Drive Elko, NV 89801

City of Elko - File



CITY OF ELKO PLANNING DEPARTMENT

1751 College Avenue * Elko * Nevada * 89801 (775) 777-7160 * (775) 777-7219 fax

APPLICATION FOR FINAL PLAT APPROVAL

| APPLICANT(s): Copper Trails, LLC | | | | | |
|--|---|--|--|--|--|
| MAILING ADDRESS: 207 Brookwood Drive, Elko Nevada 89801 | | | | | |
| PHONE NO (Home) | (Business) 775-303-8492 | | | | |
| 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.: 001-610-114 | Address Not Addressed | | | | |
| Lot(s), Block(s), &Subdivision | | | | | |
| Or Parcel(s) & File No. Parcel G File No. 748288 in the office of Elko County Recorders Office | | | | | |
| PROJECT DESCRIPTION OR PURPOSE: Copper Trails Subdivision Phase 2 Unit 1 | | | | | |
| | | | | | |
| APPLICANT'S REPRESENTATIVE OR ENGIN | VEER: Luke Fitzgerald Owner & Lana L Carter, Engineer | | | | |

FILING REQUIREMENTS:

<u>Complete Application Form</u>: 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 ½" 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.

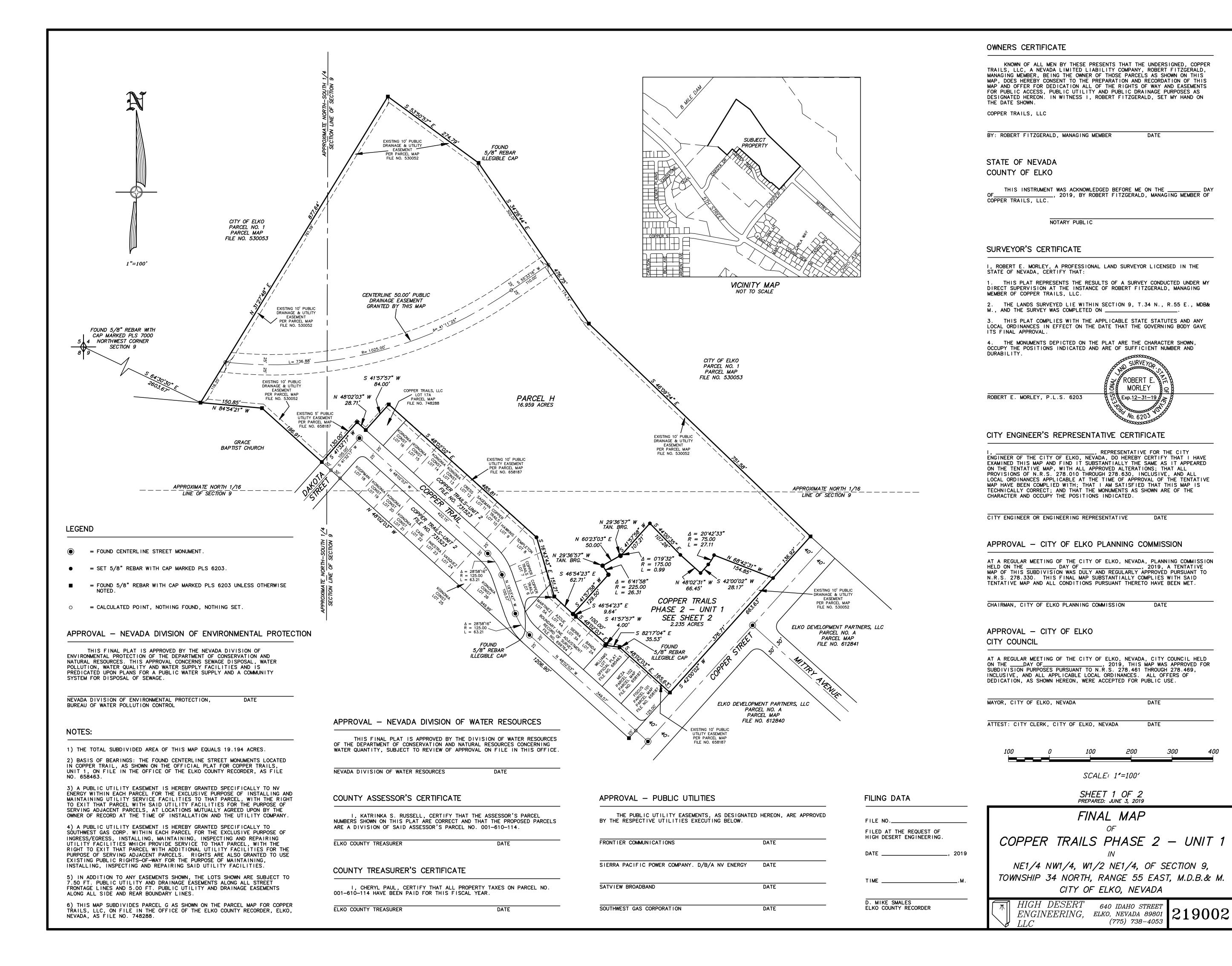
Other Information: The applicant is encouraged to submit other information and documentation to support the request.

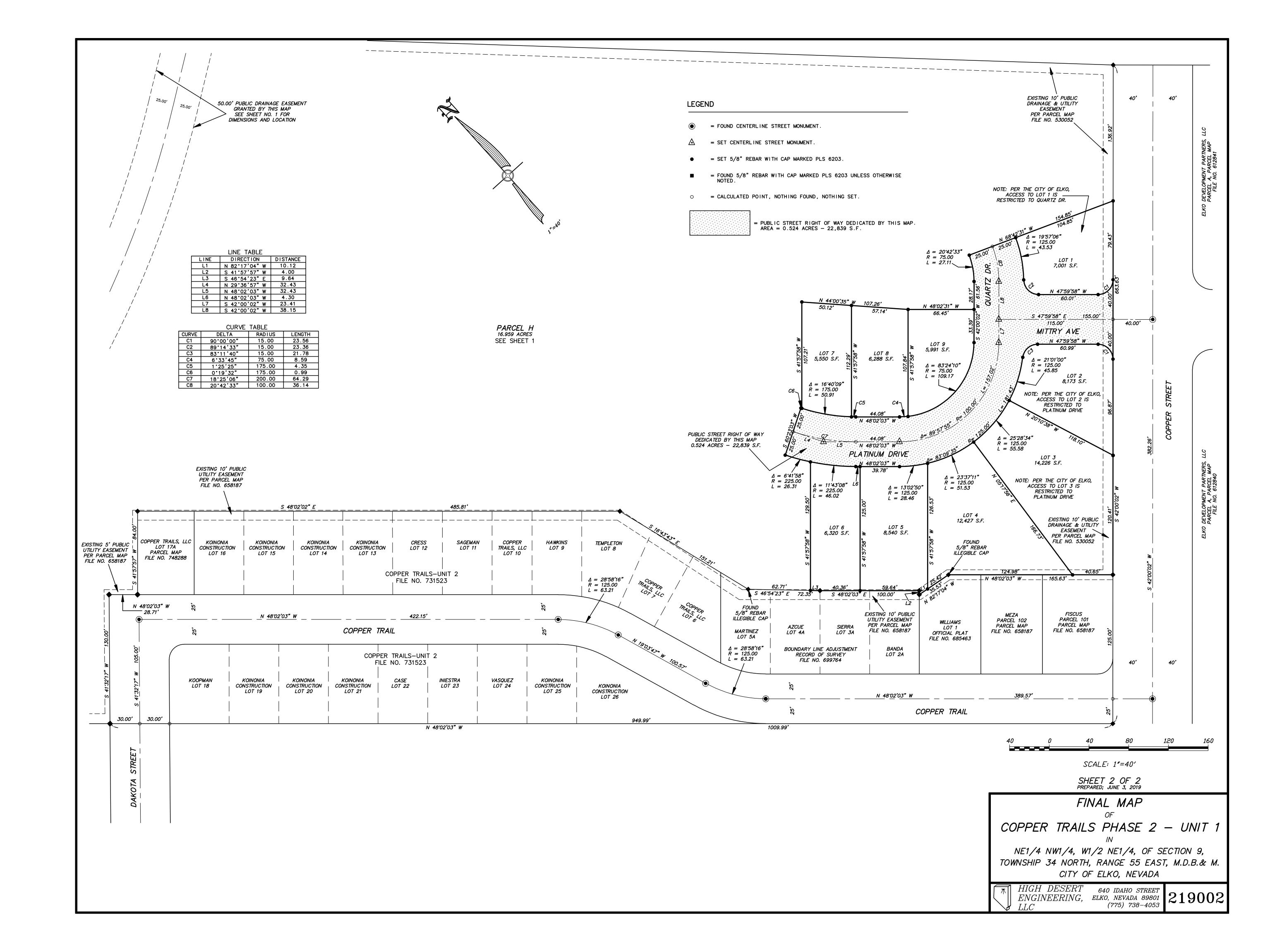
RECEIVED

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

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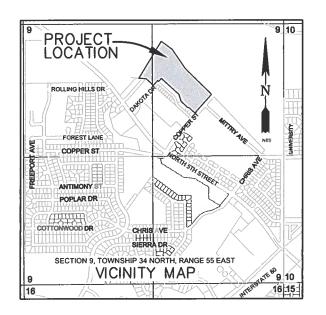
| by my dignature below. |
|--|
| I consent to having the City of Elko Staff enter on my property for the sole purpose of inspection of said property as part of this application process. |
| I object to having the City of Elko Staff enter onto my property as a part of their review of this application. (Your objection will not affect the recommendation made by the staff or the final determination made by the City Planning Commission or the City Council.) |
| I acknowledge that submission of this application does not imply approval of this request by the City Planning Department, the City Planning Commission and the City Council, nor does it in and of itself guarantee issuance of any other required permits and/or licenses. |
| I acknowledge that this application may be tabled until a later meeting if either I or my designated representative or agent is not present at the meeting for which this application is scheduled. |
| I acknowledge that, if approved, I must provide an AutoCAD file containing the final subdivision layout on NAD 83 NV East Zone Coordinate System to the City Engineering Department when requesting final map signatures for recording. |
| I have carefully read and completed all questions contained within this application to the best of my ability. |
| Applicant / Agent Luke Fitzgerald |
| (Please print or type) |
| Mailing Address 207 Brookwood Drive |
| Street Address or P.O. Box |
| Elko, Nevada 89801 |
| City, State, Zip Code |
| Phone Number: 775-777-2949 |
| Email address: elkoluke@gmail.com |
| SIGNATURE: |
| FOR OFFICE USE ONLY 10 lots x 25 - 250 |
| File No.: 8-19 Date Filed: 5/21/19 Fee Paid: 1000 CX#1535 |





COPPER TRAILS PHASE 2 - UNIT ENGINEERING DEPARTMENT 06/11/2019 Steet Habet SINGLE FAMILY RESIDENTIAL SUBDIVISIO NULL 11/2019 2:25:11 PM SITE IMPROVEMENT CIVIL CONSTRUCTION PLANS

LEGEND P EXISTING POWER BOX EXISTING STREET LIGHT ->8"S\$> PROPOSED TYPE 4-R CURB INLET 72'50 FINISH GRADE CONTOUR * ELEK 0 EXISTING GAS LINE PERCENT OF SLOPE EXCREDING WATER VALVE PROPOSED DRAINAGE SWALE FIGSTING STREET MONUMENT PROPERTY CORNER EXISTING OVERHEAD GROUND POWER LINE



PROJECT SPECIFICATIONS:

- PROJECT STANDARD SPECIFICATIONS. ALL WORK RELATED TO THESE CIVIL IMPROVEMENTS SHALL BE EXECUTED AND COMPLETED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION,L TEST EDITION), SPONSORED AND DISTRIBUTED BY THE REGIONAL TRANSPORTATION COMMISSION OF WASHOE COUNTY AND ADOPTED BY THE CITY OF EICH. REVADA FOR PUBLIC WORKS CONSTRUCTION. ALL CIVIL WORK SHALL COMPLY WITH THE APPLICABLE SECTIONS OF THESE SPECIFICATIONS UNLESS MODIFIED WITHIN THE WRITTEN CONTRACT WITH THE CONTRACTOR. THESE SPECIFICATIONS SHALL BE HEREAFTER REFERRED TO AS THE PROJECT STANDARD SPECIFICATIONS. CONSTRUCTION DETAILS SHOWN IN THESE PLANS. CONSTRUCTION DETAILS ON THE PROJECT STANDARD SPECIFICATIONS. ON SHALL BE IN ACCORDANCE WITH THE STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION, AS ADOPTED AND
- STORMWATER AND EROSION CONTROL. THE CONTRACTOR SHALL MAINTAIN AN EROSION CONTROL PROGRAM ON SITE AT ALL TIMES THAT MEETS PERIMETER OF THE JOBSITE AND THE PLACEMENT OF HAY BALES AND VEHICLE MUD TRACKOUT PREVENTION MEASURES AT INGRESS AND EGRESS PERMIETER OF THE JOBSHE AND THE PHACEMENT OF HAY BALES AND VEHICLE MUD TRACKOUT PREVENTION MESSANCES AND INCRESS AND EXPENDENCES FOR REMOVAL OF SPILLAGE OF EXCAVATED MATERIA OR TRACK OUT ON ALL PAVED STREETS. THE CONTRACTOR SHALL MAINTAIN AND ON GINE PROCESS FOR REMOVAL OF SPILLAGE OF EXCAVATED MATERIA OR TRACK OUT ON ALL PAVED STREETS. THE CONTRACTOR SHALL DESIGNATE A LOCATION ON SHE TO CONSTRUCT A CONCRETE WASHOUT PT FOR READY-MIX CONCRETE CLEANUP PT SHALL BE REMOVED FROM THE STEE A CLEAN JOB SITE SHALL BE MAINTAINED BY THE CONTRACTOR. A STORM WATER DISCHARGE PERMIT, FROM THE STATE OF NEWDOM AND CITY OF ELKO, IS REQUIRED ON ALL CONSTRUCTION WORK SHEST AND THE STATE OF NEWDOM AND CITY OF ELKO, IS
- DUST CONTROL PROGRAM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A DUST CONTROL PROGRAM ON SITE AT TIMES TO INCLUDE WATERING OF OPEN AREAS. THE PROGRAM SHALL BE IN COMPLIANCE WITH ALL FEDERAL, STATE. COUNTY AND CITY CODES. THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO ENSURE THAT AIR-RORN DUST DOES NOT LEAVE THE JOSGITE. ALL AREAS DISTURBED AND LEFT UNDEVELOPED FOR A PERIOD OF MORE THAN 30 DAYS SHALL BE STABLIZED BY THE APPLICATION OF A DUST PALLIATIVE. ALL AREAS DISTURBED AND LEFT UNDEVELOPED FOR A PERIOD OF MORE THAN 90 DAYS SHALL BE WITH APPLICATION OF A DUST PALLIATIVE. ALL AREAS DISTURBED AND LEFT UNDEVELOPED FOR A PERIOD OF MORE THAN 90 DAYS SHALL BE WITH AN APPROVED SEED MIX AND TACKFIER AND SHALL BE WRIGHTED UTILE FIRMLY ESTABLISHED AS APPROVED BY THE CITY OF ELKO.
- UNDERGROUND UTILITIES. ALL UTILITY TRENCHES SHALL CONFORM TO THE CITY OF ELKO AND UTILITY COMPANY SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UNDERGROUND UTILITIES AT ALL TIMES DURING CONSTRUCTION. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THE PROJECT DRAWNINGS ARE APPROXIMATE AND BASED ON EXISTING RECORDS AND FIELD SURVEYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE ENCOUNTERED DURING CONSTRUCTION. NATE ALL WORK WITH THE FOLLOWING UTILITY COMPANIES:

SOUTHWEST GAS CORPORATION

- FRONTIER
 AT&T, US SPRINT, FRONTIER TELEPHONE AND OTHER FIBER OPERATORS
 SATVIEW BROADBAND COMPANY
- REMOVAL OF EXISTING IMPROVEMENTS. REMOVAL OF BITUMINOUS PAVEMENT, CONCRETE SIDEWALK, AND CURB & GUTTER SHALL BE IN ACCORDANCE WITH SECTION 300 SITE PREPARATION AND SECTION 301 PROTECTION AND RESTORATION OF THE PROJECT STANDARD SPECIFICATIONS. THE CONTINOS THOUSED SHOWN ON THE PROJECT PLANDARD IN SPECIFICATIONS. THE CONTINOS SHOWN ON THE PROJECT PLAND PRIOR TO
- WATER DISTRIBUTION PIPE MATERIALS. ALL WATER PIPE INSTALLED SHALL BE IN ACCORDANCE WITH CITY OF ELKO STANDARDS AND SHALL MEET THE REQUIREMENTS OF SECTION 203.00 PIPE AND RELATED MATERIALS OF THE REFERENCED PROJECT STANDARDS SPECIFICATIONS. THE LATEST ADOPTED EDITION OF THE UNIFORM FIRE CODE. ALL MATERIALS IN CONTACT WITH POTABLE WATER MUST BE NIFAMISH OF CONTACT WITH POTABLE WATER MUST BE NIFAMISH OF CONTACT WITH POTABLE WATER MUST BE NIFAMISH OF COME AS SPECIFIED IN SECTION 305 PIPE WATER SHALL BE ONCE AS SPECIFIED IN SECTION 305 PIPE WATER SHALL SHALL BE ONCE AS SPECIFIED IN SECTION 305 PIPE WATER SERVICE PIPE SHALL BE AWAY OR 18 C-900 WATER PIPE. WATER SERVICE PIPE SHALL BE AWAY COOL POLYETHYLENGED SERVICE PIPE SHALL BE AWAY COOL OF COLORS OF COOLS OF CONSTRUCTION STANDARD WORD AND SPECIFICATIONS. WATER MAIN PIPE SHALL BE AWAY OR 18 C-900 WATER PIPE. WATER SERVICE PIPE SHALL BE AWAY COOL POLYETHYLENGE WATER SERVICE PIPE SHALL BE AWAY COOL POLYETHYLENGE WATER SERVICE PIPE SHALL BE AWAY COOL POLYETHYLENGE WATER SERVICE PIPE SHALL BE AWAY COOL OF CONSTRUCTION OF AND CONSTRUCTION PLANS BY THE CITY OF ELKO UTILITIES DEPARTMENT, ENGINEERING DEPARTMENT, BUILDING DEPARTMENT AND NEVADA THE CONSTRUCTION PLANS BY THE CITY OF ELKO UTILITIES DEPARTMENT, ENGINEERING DEPARTMENT, BUILDING DEPARTMENT AND NEVODA DEPARTMENT OF FENVIONMENTAL PROTECTION. VERTICAL AND HORIZONTAL SEPARATON OF ALL WARM NO SEWER (SANITARY OR STORN.) UTILITIES SHALL BE MAINTAINED PER NAC SECTION 445A.6715 - SECTION 445A.6716 WATER LINES SHALL BE INSTALLED A MINIMUM OF 42" MEASURE FROM FINISH GRADE TO 10P OF THE PIPE. THE CITY OF ELKO UTILITIES DEPARTMENT SHALL BE CONTACTED TO PERFORM ALL TAPS ONTO CITY OF ELKO UTILITIES. THE CITY OF ELKO AND SECTION SHALL BE CONTACTED FOR AUTHORIZATION TO PLACE ANY NEW WATER SYSTEMS KETENSIO REPLACEMENTS IN EXISTING SYSTEMS AND VALVED SECTIONS INTO SERVICE FOR TESTING OR FINAL ACCEPTANCE. BEFORE BEING CERTIFIED AN ENGINEER ACCEPTED BY THE CITY OF ELKO, ANY NEW WATER SYSTEMS, EXTENSIONS, REPLACEMENTS IN EXISTING SYSTEMS AND VALVED SECTIONS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA C-851 (DISINFECTING WATER MAINS) AND BE PRESSURE TESTED IN ACCORDANCE WITH AWAY C-851 (DISINFECTING WATER MAINS) AND BE PRESSURE TESTED IN ACCORDANCE WITH AND ALL STANDAY OF THE CITY OF SUSPOSAL OF HIGHLY CHILD RIVERTED WATER WATER SYSTEMS AND VALVED SECTIONS SHALL BE CONTRIBUTED.

- SANITARY SEWER PIPE AND STORM DRAIN PIPE. ALL SANITARY SEWER AND STORM DRAIN PIPE MATERIALS INSTALLED SHALL BE IN ACCORDANCE WITH CITY OF ELKO STANDARDS AND SHALL MEET THE REQUIREMENTS OF SECTION 283.00 PIPE AND RELATED MATERIALS OF THE REFERENCED PROJECT STANDARD SECREPICATIONS AS ADOPTED FOR PUBLIC WORKS CONSTRUCTION AND THE LATEST ADOPTED EDUTION OF THE UNIFORM PLUMBING CODE. SANITARY SEWER SHALL BE SDR-35 GRAVITY SEVER PIPE. STORM DRAIN PIPE SHALL BE ADS N-12 WT IN LOCATIONS SHOWN ON THE PLAN. INSTALLATION OF BURIED SANITARY SEWER PROBLED ROAD FOR SHOWING PRESIDE OF MEETINGS SHOWN ON THE PLAN. INSTALLATION OF BURIED SANITARY SEWER PROAD FOR HOME PROSPECT OF SHALL BE USED WHERE PROPER SEPARATION BETWEEN POTABLE WATER LINES AND SANITARY SEWER CANNOT BE MAINTAINED CONSTRUCTION SHALL COMMENCE UPON APPROVAL OF THE CONSTRUCTION PLANS BY THE CITY OF ELKO ENGINEERING SCANNOT BE MAINTAINED CONSTRUCTION SHALL COMMENCE UPON APPROVAL OF THE CONSTRUCTION PLANS BY THE CITY OF ELKO ENGINEERING OFPARTMENT TAND THE CITY OF ELKO BUILDING DEPARTMENT. VERTICAL AND HORIZONTAL SEPARATION OF ALL WATER AND SEWER (SANITARY OR STORM) UTILITIES SHALL BE MAINTAINED PER NAC SECTION 445A,6718.
- SUBGRADE PREPARATION, EXCAVATION AND FILL. SUBGRADE SOILS SHALL BE PROPERLY PROCESSED BY MOISTURIZING AND COMPACTING THE SUBGRADE PREPARATION, EARLY ATTION AND THE SUBGRADE SUBGRADE SOURCE STREET FOR THE PROPERTY OF THE SUBGRADE SOURCE SUBGRADE SOURCE THE SUBGRADE SOURCE SUBGRADE S
- AGGREGATE BASE MATERIAL. AGGREGATE BASE MATERIAL SHALL BE OF THE CLASSIFICATION SHOWN ON THE PLANS AND SHALL BE PLACED TO THE COMPACTED THICKNESS SHOWN. AGGREGATE BASE SHALL BE MOISTURIZED, SPREAD, AND COMPACTED IN MAXIMUM LIFT THICKNESS OF SHOCKES. MINIMUM COMPACTION REQUIREMENTS ARE 5% MAXIMUM DRY DENSITY IN ACCORDANCE WITH TEST METHOD ASTN D 1557. ALL AGGREGATE BASE MATERIAL INCLUDING TYPE 2 CLASS B. AGGREGATE BASE, SHALL MEET THE MATERIAL REQUIREMENTS SPECIFIED IN SECTION 00 AGGREGATES FOR BASE COURSES OF THE STANDARD SPECIFICATIONS. PLACEMENT OF AGGREGATE BASE MATERIAL SHALL BE AS SPECIFIED IN SECTION 308 UNTREATED BASE COURSES OF THE PROJECT STANDARD SPECIFICATIONS
- 11. CONCRETE CURB & GUTTERS, VALLEY GUTTERS, SIDEWALK AND APPROACH SLABS. AGGREGATES FOR CONCRETE SHALL COMPLY WITH SECTION 200 AGGREGATES OF THE PROJECT STANDARD SPECIFICATIONS. CEMENT AND OTHER ADMIXTURES SHALL COMPLY WITH SECTION 202 CEMENTITIOUS AND RELATED MATERIALS. ALL CONCRETE SHALL BE AIR ENTRAINED WITH A MINIMISTRENGTH OF 4:00-091SIAT 25-DAVS. CONCRETE MIX DESIGNS SHALL BE PROVIDED TO THE ENGINEER AND SHALL BE CURRENT (WITH IN THE LAST 12 MONTHS). MIX DESIGNS SHALL BE AS SPECIFIED IN THE PROJECT STANDARD SPECIFICATIONS FOR THE TYPE OF WORK. CONCRETE SHALL BE PLACED. FINISHED AND CURED IN
- 12. PLANTMIX BITUMINOUS PAVEMENT, PRIME COATS, SEAL COATS, AND ASPHALTIC MATERIALS. AGGREGATES FOR BITUMINOUS PAVEMENT SHALL BE AS SPECIFIED IN SECTION 200 AGGREGATES OF THE PROJECT STANDARD SPECIFICATIONS. ASPHALT CEMENTS AND BITUMINOUS MATERIALS SHALL MEET THE REQUIREMENTS OF SECTION 201 ASPHALTS AND ADDITIVES MATERIALS OF THE PROJECT STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A MIX DESIGN FOR APPROVAL PRIOR TO PLACEMENT OF BITUMINOUS PAVING MATERIALS PLANTMIX BITUMINOUS PAVING MATERIALS PLANTMIX BITUMINOUS PAVEMENT SHALL BE TYPE CA AGGREGATE. UNLESS OTHERWISE SPECIFIED APPROVED. LIQUID ASPHALT AND EMULSFIED ASPHALT PRIME COAT ASHALL BE PLACED IN ACCORDANCE WITH SECTION 319 PRIME COAT AND TACK COAT OF THE STANDARD SPECIFICATIONS. PLANTMIX BITUMINOUS PAVEMENT SHALL BE DELIVERED, PLACED AND COMPACTED WITHIN SPECIFIED TOLERANCES IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN SECTION 320 HMA PAVEMENT THAT BY THE PROJECT STANDARD SPECIFICATIONS.
- 13. ALL ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE TO THE FINISH GRADE ELEVATION OF THE MATERIAL COURSES INDICATED ON THE PLAN DRAWINGS. BURIED UTILITY LINE ELEVATIONS SHALL BE NOTED AS INVERT ELEVATION (PIPE FLOWLINE). THE CONTRACTOR SHALL VERIFY UTILITY LINE LOCATIONS AND PROTECT THESE LINES.
- 15. THE CONSTRUCTION INSPECTION AND TESTING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF SECTION 336.00 OF THE PROJECT
- 16. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER, THE SOILS ENGINEER, THE CITY OF ELKO AND ALL UTILITY COMPANIES 48 HOURS PRIOR
- 18. THE CONTRACTOR SHALL WORK WITH THE PROJECT ENGINEER TO ENSURE ACCURATE AS-BUILTS ARE GENERATED AND SUBMITTED TO THE CITY OF
- 19. UPON COMPLETION OF WORK THE CONTRACTOR SHALL FINISH GRADE ALL DISTURBED AREAS AND CLEANUP ALL CONSTRUCTION DEBRIS. THE CONDITION OF THE WORK SITE SHALL BE LEFT IN A CLEAN CONDITION FREE OF ALL CONSTRUCTION DEBRIS FOLLOWING CONSTRUCTION

PROJECT INFORMATION

- 1. R SINGLE FAMILY AND MULTIPLE FAMILY RESIDENTIAL DISTRICT.
- LEGAL DESCRIPTION = PARCEL G OF FILE NUMBER 748288, IN THE OFFICE OF THE ELKO COUNTY RECORDER.
- 4. TOTAL AREA PARCEL AREA IS 19.194 ACRES. TOTAL AREA OF PHASE 2
- 5. 9 LOTS TOTAL WITH ONE REMAINDER LOT.
- 6. NO DEED RESTRICTIONS

TOTAL NET ACREAGE

- 7. NO ADDRESS ASSIGNED TO THE PARCEL.
- 7. PARCEL TO BE SUBDIVIDED IS IN LOCATED IN SECTION 9 OF TOWNSHIP 34 NORTH, RANGE 55 EAST M.D.B.& M.
- 8. SUBDIVISION TO BE SERVED BY THE FOLLOWING UTILITY COMPANIES CITY OF ELKO - WATER, SEWER & STORM DRAIN SW GAS - NATURAL GAS FRONTIER - COMMUNICATIONS AND TELEPHONE IV ENERGY - ELECTRICAL
- HAZARD) PER FEMA FIRM MAP 32007C5606E EFFECTIVE 9-4-13
- 10. TOTAL GROSS ACREAGE PHASE 2
 - TOTAL RIGHT OF WAY ACREAGE OFFERED FOR DEDICATION PLATINUM DR, QUARTZ DR & MITTRY AVE. 0.524 ACRES
- 11. IN ADDITION TO THE EASEMENTS SHOWN A 7.5' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT IS PROVIDED ALONG ALL STREET FRONT LOT LINES AND A 5.0' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT IS PROVIDED ALONG ALL SIDE AND REAR LOT LINES.
- 12. ON SITE MITTRY AVENUE, PLATINUM DRIVE AND QUARTZ DRIVE ARE PROPOSED TO BE LOCAL RESIDENTIAL STREETS.
- 13 CURB RETURN RADIUS SHALL RE 20' MEASURED FROM TOP BACK OF

SHEET INDEX

| °C1 TI | TLE SHEET & SITE SPECIFICATIONS |
|--------|-----------------------------------|
| C2 SI | TE PLAN |
| C3 GF | RADING PLAN |
| C4 W | ATER PLAN |
| C5 S/ | INITARY SEWER PLAN |
| C6 S1 | ORM DRAIN PLAN |
| C7 Pl | AN AND PROFILE |
| Pl | ATINUM STATION 4+00 TO 11+50 |
| C8 Pl | AN AND PROFILE |
| Pl | ATINUM STATION 11+00 TO 14+50 AND |
| М | TTRY STATION 0+00 TO 2+00 |
| CO 1 | ADDONEMENT DETAILS |

IMPROVEMENT DETAILS C10 IMPROVEMENT DETAILS

C11 WATER DETAILS

C12 STORM WATER & SANITARY SEWER DETAILS

C13 UTILITY CROSSING & LOCATION DETAILS

C14 EROSION CONTROL PLAN

Approved City of Elko Development Dept

06/12/2019

ABBREVIATIONS:

| A.CASPHALTIC CONCRETE | GEO GEOTHERMAL | RTRIGHT |
|-----------------------------|---------------------------------|---------------------------------------|
| 8.C. BEGIN CURVE | G.V. GATE VALVE | R-O-W RIGHT OF WAY |
| 8 V.C BEGIN VERTICAL CURVE | G.B. GRADE BREAK | LT. LEFT |
| C.F HEIGHT OF CURB FACE | HORIZ HORIZONTAL | L.F. LINEAR FEET |
| CL CENTERLINE | IPS IRON PIPE SIZE | M.H. MANHOLE |
| C.M.P CORRUGATED METAL PIPE | INT. INTERSECTION | S.S. SANITARY SEWER |
| CONCCONCRETE | I E | SSCO SANITARY SEWER CLEANOUT |
| C.P CONCRETE PIPE | LT. LEFT | S.W. SIDEWALK |
| D.I DROP INLET | L.F LINEAR FEET | S SLOPE |
| D I P DUCTILE IRON PIPE | M H MANHOLE | SHT. SHEET |
| EL ELEVATION | P.I. POINT OF INTERSECTION | STA. STATION |
| ELEV ELEVATION | P.C. POINT OF CURVATURE | S.D. STORM DRAIN |
| E V C END OF VERTICAL CURVE | P.T. POINT OF TANGENCY | T TELEPHONE |
| EX EXISTING | P.V.C. POINT OF VERTICAL CURVE | T.B.C. TOP BACK OF CURB |
| E.G EXISTING GRADE | PVC POLYVINYL CHLORIDE PIPE | T.C. TOP OF CONCRETE |
| F.F | PL PROPERTY LINE | TYP TYPICAL |
| F.G FINISH GRADE | R RADIAL | VERT VERTICAL |
| F.H FIRE HYDRANT | RRADIUS | V.C. VERTICAL CURVE |
| F.L FLOW LINE | REFREFERENCE | V.P.I. VERTICAL POINT OF INTERSECTION |
| G GAS | R.C.P. REINFORCED CONCRETE PIPE | W WATER |

PROJECT CONTACTS

1.711 ACRES

OWNER-DEVELOPER

COPPER TRAILS, LLC P.O. BOX 8070 RENO NEVADA 89507 CONTACT: ROBERT FITZGERALD OR LUKE FITZGERALD EMAIL: elkoluke@gmail.com

LAND SURVEYOR

HIGH DESERT ENGINEERING, LLC 640 IDAHO STREET FLKO NEVADA 89801 CONTACT: ROBERT MORLEY, P.L.S. (775) 738-4053 EMAIL: remortey@frontiernet.ne

CIVIL ENGINEER

CARTER ENGINEERING, LLC P.O. BOX 794 FLKO NEVADA 89801 CONTACT: LANA L. CARTER, P.E. (775) 397-2531 EMAIL: lanalcarter@live.com

GEOTECHNICAL ENGINEER

SHANKS ENGINEERING 421 RAILROAD STREET, SUITE 402 ELKO, NEVADA 89801 CONTACT: MICHAEL E. SHANKS, P.E. (775) 934-9356 EMAIL: shankseng@gmail.com



SCALE HORIZ: N/A
VERT: N/A

arter Engineering, Ivil Engineering, Ivil Engineering

O. Box 794
O. Nevada 89803
5:397-2531

LNO

HASE 2 -

S. HEIGH

TRAILS TTLE SI E SPEC

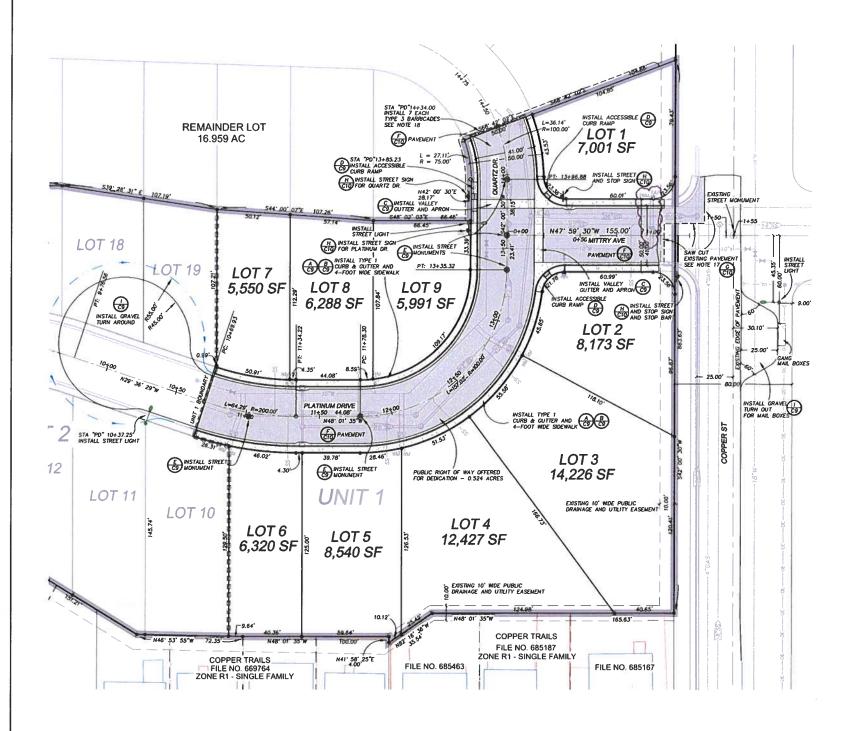
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OP!

Ö

SHEET

C1



| EXISTING BANITARY SEWER MANHOLE | \$ | PROPOSED WATER VALVE | н |
|---------------------------------|----------|---|----------------|
| DOSTING SANITARY SEWER LINE | 70750 | PROPOSED FIRE HYDRANT | 300 |
| PROPOSED SANITARY SEWER LINE | 8.55 | EXISTING TELEPHONE PEDESTAL | ♦ |
| PROPOSED SANITARY LATERAL | /SS | EXISTING OVERHEAD GROUND POWER LINE | |
| DOSTING CURB INLET | | EXISTING POWER BOX | |
| EGSTING STORM DRAIN | 778 | EXISTING STREET LIGHT | · · |
| DOSTING STORM DRAIN MANHOLE | © | PROPOSED STREET LIGHT | |
| PROPOSED TYPE 4-R CURB INLET | | PROPOSED CONCRETE | **** |
| PROPOSED STORM DRAIN | 72'50 | | |
| PROPOSED STORM DRAIN MANHOLE | • | PROPOSED PAVEMENT | (2011) The |
| DOSTING GAS LINE | | | |
| DOSTING WATER LINE | | DETAIL REFERENCE NUMBER FOR DETAILS ON SHEETS C9 - C12 | (d) |
| EXISTING WATER VALVE | 12-1 | PROPOSED STREET MONUMENT | • |
| DUSTING FIRE HYDRANT | 211 | EXISTING STREET MONUMENT | 0 |
| PROPOSED WATER LINE | 10°W | PROPERTY CORNER | • |
| PROPOSED WATER SERVICE & METER | WS 8MM | CALCULATED POINT NOTHING TO BE SET | 0 |
| | | | |

NOTES:

- 1 ALL P.C.C. CURB, GUTTER, SIDEWALK, REINFORCED CONCRETE PAD AND CONCRETE RETAINING SHALL BE A MINIMUM OF 6 SACK OF CEMENT PER CUBIC YARD OF
- EXPANSION JOINTS 1/2" WIDE SHALL BE LOCATED IN CURBS & GUTTERS AT EACH SIDE OF STRUCTURES, AT ENDS OF ALL CURB RETURNS. ABUTTING HARDENED IN-PLACE CURB & GUTTER AND EVERY 90"
- AGGREGATE BASE UNDER CONCRETE AND PAVEMENT SHALL CONFORM TO THE SPECIFICATIONS FOR TYPE 2; CLASS B AGGREGATE BASE AND COMPACTED TO A MINIMUM 95% MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D 1557
- SUBGRADE SHALL BE COMPACTED TO A RELATIVE COMPACTION OF NOT LESS THAN 90% FOR A MINIMUM DEPTH OF 6" IN ACCORDANCE WITH TEST PROCEDURES SET FORTH IN ASTM D 1857.
- ALL SIGNAGE SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ALL PAVEMENT MARKING SHALL MEET STANDARD PLANS AND SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 2016 EDITION, SECTIONS 214 AND 324
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING 811 USA NORTH AT LEAST 48 HOURS PRIOR TO

- 10 DIMENSIONS ARE TO TOP BACK OF CURB
- 11. IN THE DESIGNATED DEMOLITION AREAS THE EXISTING CONCRETE OR PAVEMENT AND AGGREGATE BASE SHALL BE REMOVED TO SUBGRADE FOR THE INSTALLATION OF THE PROPOSED IMPROVEMENTS.
- ALL DEMOLITION SHALL BE PER SECTION 300 AND 301 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2016 EDITION
- 13. OT DIMENSIONS, STREET MONUMENT PLACEMENT, LINE DISTANCES AND BEARINGS PER FINAL MAP. THOSE SHOWN HERE ARE FOR REFERENCE ONLY.
- 14 ALL CURB RETURNS SHALL HAVE A RADIUS OF 20' MEASURED FROM TOP BACK OF CURB
- 15 SEE SHEET C9 AND C10 FOR DETAILS ON CURB AND GUTTER, STREET SECTIONS, SIDEWALK, APPROACH, VALLEY GUTTER, STREET AND STOP SIGN, SURVEY MONUMENT. ACCESSIBLE CURB RAMP, SAW CUT AND PAVEMENT REPLACEMENT
- 16 SEE TYPICAL SECTIONS FOR PLATINUM DRIVE, QUARTZ DRIVE AND MITTRY AVENUE ON SHEET C9.
- THE CONTRACTOR SHALL SAWCUT THE PAVEMENT FOR THE UTILITY MAIN CONNECTIONS TO THE AREA NEEDED TO PERFORM THESE CONNECTIONS SAFELY.
- 18 THE TYPE 3 BARRICADES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. THE BARRICADES SHALL HAVE RED AND WHITE STRIPES AS REQUIRED FOR PERMANENT ROAD CLOSURES. THE BARRICADES SHALL BE MINIMUM OF 48 INCHES LONG AND SPACED 2 FEET APART FROM CURB TO CURB.







COPPER TRAILS, LI ER TRAILS PHASE 2 SITE PLAN ELKO, NEVADA Ш COP

C

Carter Engineering, L Civil Engineering P. O. Box 748 Elko. Nevada 88803

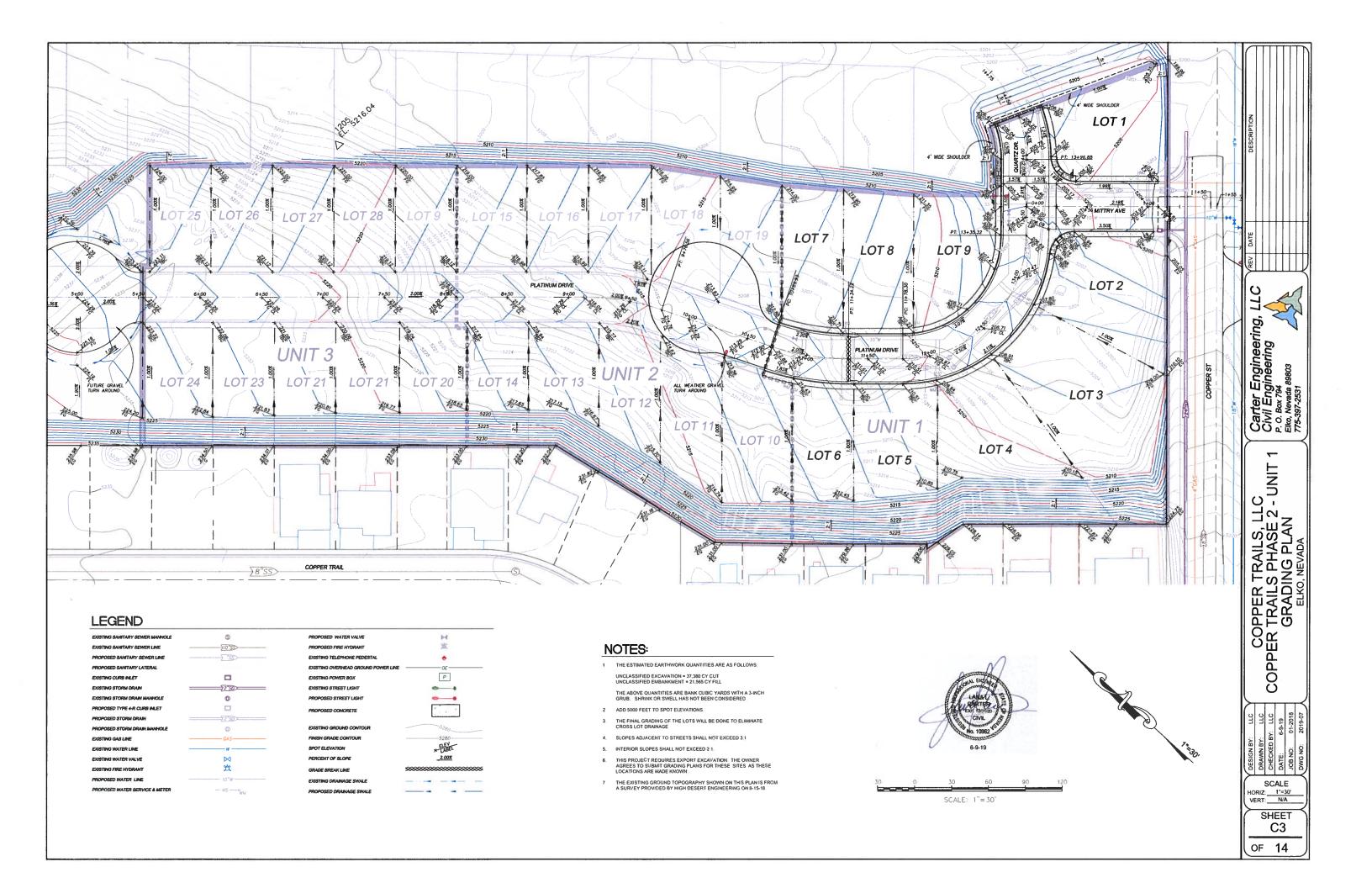
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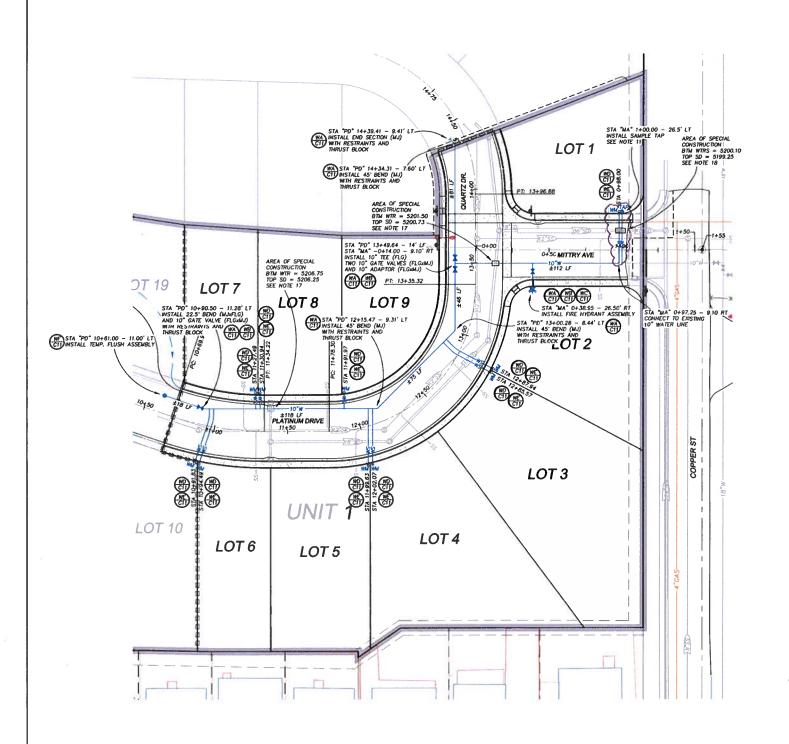
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15. 15.

SCALE HORIZ: 1°=30'
VERT: N/A

SHEET C2



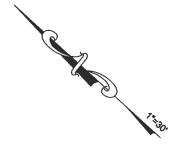


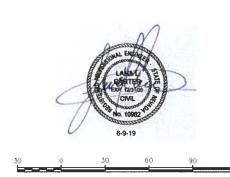
| EXISTING SANITARY SEWER MANHOLE | \$ | PROPOSED WATER LINE | 10°W |
|---------------------------------|------------|---|-------------------|
| EXISTING SANITARY SEWER LINE | 10.55 | PROPOSED WATER SERVICE & METER | — WS — 9M/ |
| PROPOSED SANITARY SEWER LINE | 18 55 | PROPOSED WATER VALVE | H |
| PROPOSED SANITARY LATERAL | SS | PROPOSED FIRE HYDRAHT | 业 |
| EXISTING CURB INLET | (2) | EXISTING TELEPHONE PEDESTAL | • |
| EXISTING STORM DRAIN | 7.50 | EXISTING OVERHEAD GROUND POWER LINE | OE |
| EXISTING STORM DRAIN MANHOLE | o | EXISTING POWER BOX | P |
| PROPOSED TYPE 4-R CURB INLET | | EXISTING STREET LIGHT | • |
| PROPOSED STORM DRAIN | 72 SD | PROPOSED STREET LIGHT | • |
| PROPOSED STORM DRAIN MANHOLE | © | PROPOSED CONCRETE | *10.00 |
| EXISTING GAS LINE | GAS | | |
| EXISTING WATER LINE | | DETAIL REFERENCE NUMBER FOR DETAILS ON SHEETS CO - C12 | (Á B) |
| EXISTING WATER VALVE | M | | • |
| | 949 | | |

WATER NOTES:

- 1. ALL WATER MAINS SHALL BE AWWA C900, DR 18 WATER PIPE.
- ALL WATER SERVICE LINES SHALL BE AWWA C-901, 1° IPS 200 PS POLYETHYLENE.
- 3 ALL WATER LINE FITTINGS SHALL BE DUCTILE IRON AWWA C-110 AND AWWA C-153.
- 4 ALL WATER LINES SHALL BE PLACED WITH 42" OF MINIMUM COVER
- 5 SEE SHEET C11 FOR DETAIL ON FIRE HYDRANT, VALVE, THRUST BLOCKS WATER METER. WATER SERVICE CONNECTION AND TRENCH DETAILS.
- 6 ALL METERS SHALL BE 1 INCH
- 7. ALL NEW FIRE HYDRANTS WILL BE EQUIPPED WITH STORZ FITTINGS.
- 8 A MINIMUM OF 18" INCHES SEPARATION WILL BE ALLOWED BETWEEN WATER TAPS AS REQUIRED BY THE CITY OF ELKO UTILITIES DEPARTMENT.
- A MINIMUM OF 2 FOOT SEPARATION WILL BE ALLOWED BETWEEN WATE TAPS AND HYDRANT TAPS AS REQUIRED BY THE CITY OF ELKO UTILITIE DEPARTMENT.
- 10 WATER AND SEWER LATERALS WILL BE PLACED IN SEPARATE TRENCHES AND LOCATED AT LEAST 48° APART MEASURE FROM OUTSIDE DIAMETERS PER NAC 445A 6716.
- INSTALL SAMPLE STATION AT STA MA 1-00 26.5 FEET LEFT. THE SAMPLING STATION SHALL BE USA BLUEBOOK MODEL EH101 (301D) ABOVE GRADE WITH GREEN ENCLOSURE AND 48° BURY DEPTH.
- 12 HOT TAPS SHALL BE PERFORMED BY THE CITY OF ELKO UTILITIES DEPARTMENT. THE CONTRACTOR SHALL SUPPLY TRENCH AND MATERIALS FOR THE HOT TAP. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO COORDINATE THIS WORK WITH THE CITY OF ELKO

- 13 VERTICAL AND HORIZONTAL SEPARATION OF ALL WATER AND SEWER (SANITARY AND STORM) SHALL MEET THE REQUIREMENTS OF NAC 445A 6715 - 445A 6718
- 14 ANY OPENINGS IN UNFINISHED PIPING AND APPURTENANCES MUST BE SEALED WATERTIGHT AT THE END OF EACH WORKING DAY.
- 15. ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS
- 16. THE MAXIMUM JOINT DEFLECTION SHALL NOT EXCEED THE MANUFACTURES SPECIFICATIONS. FOR TYTON JOINT PIPETHIS IS 5" OR 19" FOR AN 18 FOOT LENGTH OF PIPE THE RADIUS PRODUCED IS 208 FEET FOR A 20 FOOT LENGTH OF PIPE OR 229 FEET FOR A 20 FOOT LENGTH OF PIPE THE CONTRACTOR SHALL BE RESPONSIBLE FOR YEARYING THE MAXIMUM ALLOWABLE JOINT DEFLECTION FOR THE BRAND OF PIPING USED AND NOT TO EXCEED THIS
- SEE SHEET 13 FOR FOR LINE CROSSING SEPARATION DETAILS. MINIMUM SEPARATION IS 8 INCHES. SPECIAL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF NAC 445A 67165
- 18. SEE SHEET 13 FOR FOR LINE CROSSING SEPARATION DETAILS. MINIMUM SEPARATION IS 6 INCHES. SPECIAL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF NAC 445A 6717.
- 19 ALL MATERIALS IN CONTACT WITH POTABLE WATER MUST BE NSFIANSI 61 CERTIFIED AS LEAD FREE AND COMPATIBLE WITH DRINKING WATER.
- 20 BEFORE BEING CERTIFIED BY AN ENGINEER ACCEPTED BY THE CITY OF ELKO. ANY NEW WATER SYSTEMS. EXTENSIONS. REPLACEMENTS IN EXISTING SYSTEMS AND VALVED SECTIONS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA C-851 (DISINFECTING WATER MAINS) AND BE PRESSURE TESTED IN ACCORDANCE WITH NAC 445A 5714.57 (A) AND (B) AND AWWA C-805 THE DISPOSAL OF HIGHLY CHORINATED WATER MUST BE COORDINATED WITH NEVADA DEPARTMENT OF ENVIRONMENTAL PROTECTION. BUREAU OF WATER POLLUTION CONTROL.





REV DATE DESCRIPTION
1 6-9-19 PER CITY OF ELKO PLAN CHECK LETTER DATED 5-31-19

Carter Engineering, LLC Civil Engineering
P. O. Box 794
Elko, Nevada 89803
775-397-2531

COPPER TRAILS, LLC OPPER TRAILS PHASE 2 - UNIT WATER PLAN ELKO, NEVADA

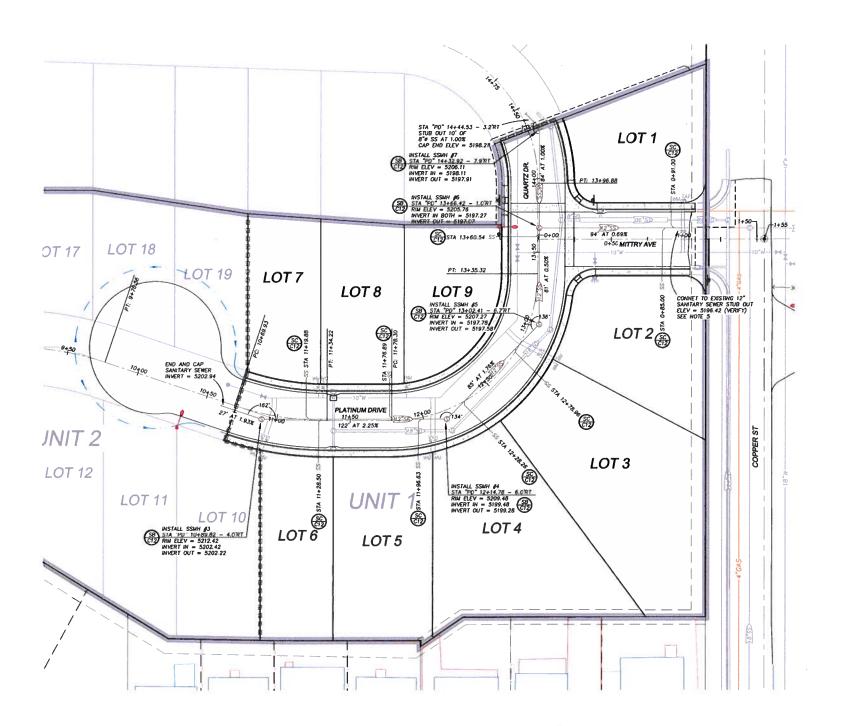
CHECKED BY: LLC
CHECKED BY: LLC
DATE: 6-9-19
JOB NO: 01-2018

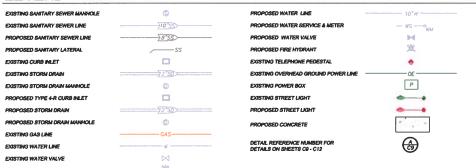
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SHEET C4

C4 OF 14



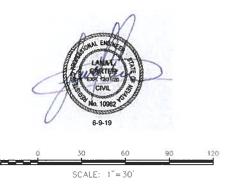


SANITARY SEWER NOTES:

1 ALL SEWER LINES SHALL BE SDR-35 P.V.O

- 2 SEE SHEET C12 FOR DETAILS OF SANITARY SEWER MANHOLE, LATERAL CONNECTION AND TRENCH DETAIL FOR SEWER PIPE
- 3. IN NO CASE SHALL A LATERAL CONNECT TO THE SEWER MAIN DIRECTLY ON THE TOP OF THE PIPE.
- 4 SEWER LATERALS TO BE 4° O AND SHALL HAVE A MINIMUM SLOPE OF 2% FOR 100-FEET.
- 5 EXPOSE EXISTING SANITARY SEWER LINE AT CONNECTION POINT AND CALL PROJECT ENGINEER FOR ELEVATION VERIFICATION PRIOR TO THE
- SEE SHEET 13 FOR FOR LINE CROSSING SEPARATION DETAILS. MINIMUM SEPARATION IS 6 INCHES.
- 7. SANITARY SEWER TRENCH PER DETAIL SO ON SHEET C12





7REV DATE DESCRIPTION
1 \$-29-19 INVERT ELEVATION FOR SSIMH 3, 4 AND 5

Carter Engineering, LL Civil Engineering P. O. Box 794 Elko, Nevada 89803

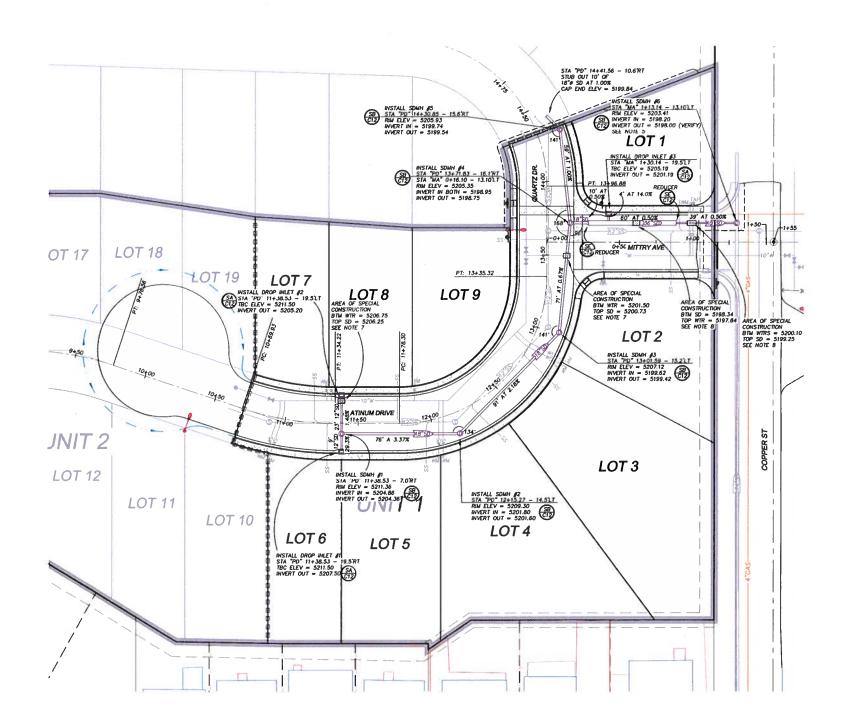
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COPPER TRAILS, LLC COPPER TRAILS PHASE 2 - UNIT SANITARY SEWER PLAN ELKO, NEVADA

DRAWN BY: LLC
CHECKED BY: LLC
DATE: 6-9-19
JOB NO: 01-2018

SCALE
HORIZ: 1*=30'
VERT: N/A

SHEET C5



| LEGEND | | | |
|----------------------------------|----------------------|---|-----------------|
| EXISTING SANITARY SEWER MANIHOLE | ⑤ | PROPOSED WATER LINE | 10"# |
| EXISTING SANITARY SEWER LINE | ···· <u>10</u> *\$\$ | PROPOSED WATER SERVICE & METER | M20 MM |
| PROPOSED SANITARY SEWER LINE | <u>8</u> *\$\$ | PROPOSED WATER VALVE | H |
| PROPOSED SANITARY LATERAL | 55 | PROPOSED FIRE HYDRANT | 效 |
| EXISTING CURB INLET | | EXISTING TELEPHONE PEDESTAL | • |
| EXISTING STORM DRAIN | 72 90 | EXISTING OVERHEAD GROUND POWER LINE | |
| EXISTING STORM DRAIN MANHOLE | (0) | EXISTING POWER BOX | P |
| PROPOSED TYPE 4-R CURB INLET | | EXISTING STREET LIGHT | • |
| PROPOSED STORM DRAIN | 72.50 | PROPOSED STREET LIGHT | • |
| PROPOSED STORM DRAIN MANHOLE | • | PROPOSED CONCRETE | |
| EXISTING GAS LINE | GAS | | |
| EXISTING WATER LINE | | DETAIL REFERENCE NUMBER FOR DETAILS ON SHEETS CO - C12 | (€) |
| EXISTING WATER VALVE | M | | _ |
| | 0.44 | | |

STORM DRAIN NOTES: 1. SEE SHEET 13 FOR FOR LINE CROSSING SEPARATI

- SEE SHEET 13 FOR FOR LINE CROSSING SEPARATION DETAILS. MINIMUM SEPARATION IS 6 INCHES. SPECIAL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF NAC 445A 6715 - 445A 6718
- 2. ALL STORM DRAIN LINES SHALL BE ADS N-12 WT OR APPROVED EQUAL.
- 3. SEE SHEET C12 FOR DETAILS FOR TRENCH, DROP INLET AND MANHOLES.
- 4 STORM DRAIN MAIN CONNECTION IN MITTRY AVENUE WILL REQUIRE SAW CUT AND PATCH BACK PER DETAIL G ON SHEET C10. THE SAW CUT DIMERSIONS SHALL BE FOR TRENCHING MEETING OSHA SAFETY REQUIREMENTS.
- EXPOSE EXISTING STORM DRAIN AT CONNECTION POINT AND CALL PROJECT ENGINEER FOR ELEVATION VERIFICATION PRIOR TO THE INSTALLATION OF ANY STORM DRAIN
- 6 STORM DRAIN TRENCH PER DETAIL SD ON SHEET C12.
- SEE SHEET 13 FOR FOR LINE CROSSING SEPARATION DETAILS MINIMUM SEPARATION IS 6 INCHES SPECIAL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF NAC 445A 67165
- 8 SEE SHEET 13 FOR FOR LINE CROSSING SEPARATION DETAILS. MINIMUM SEPARATION IS 6 INCHES. SPECIAL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF NAC 445A 6717

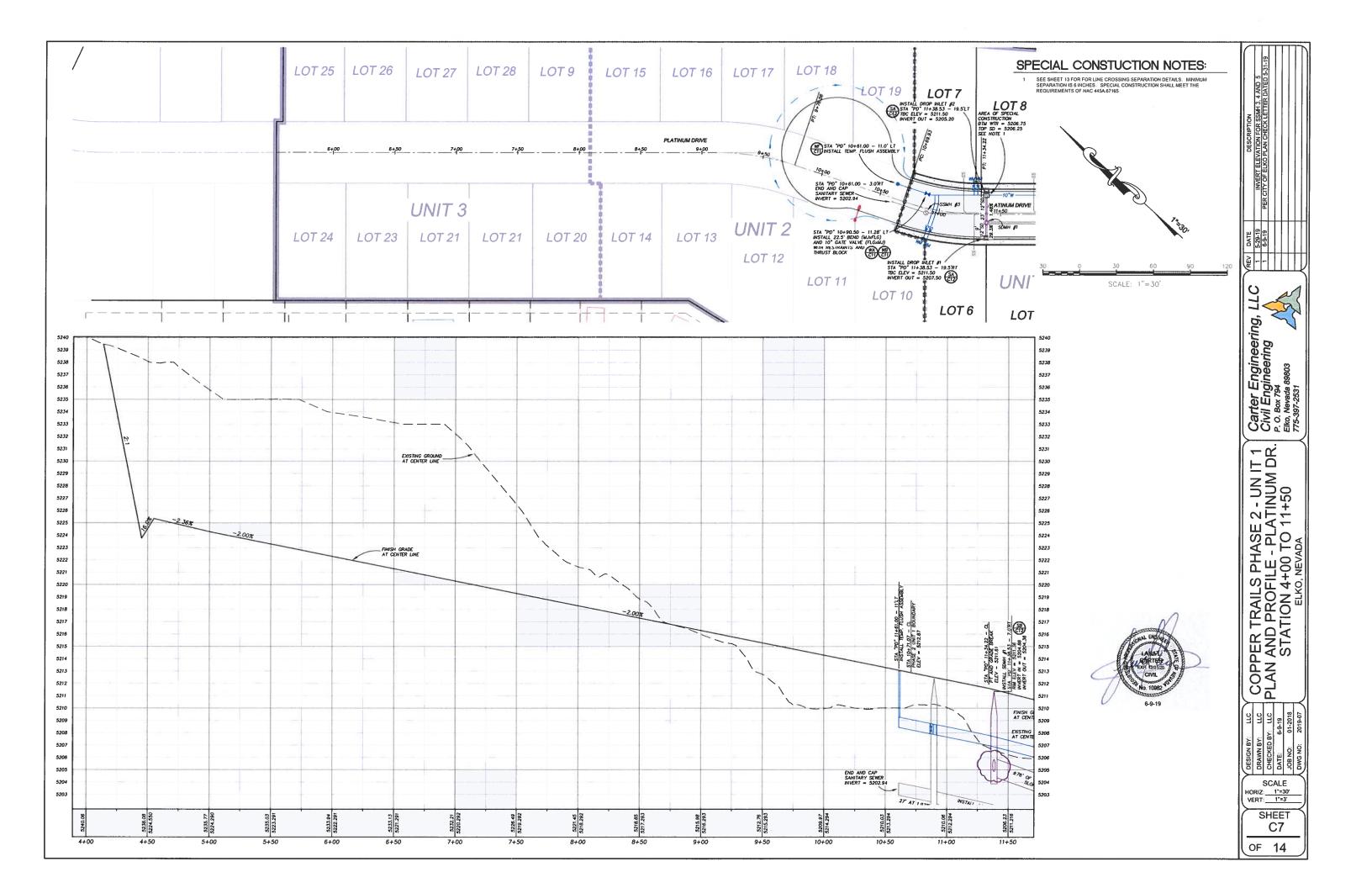


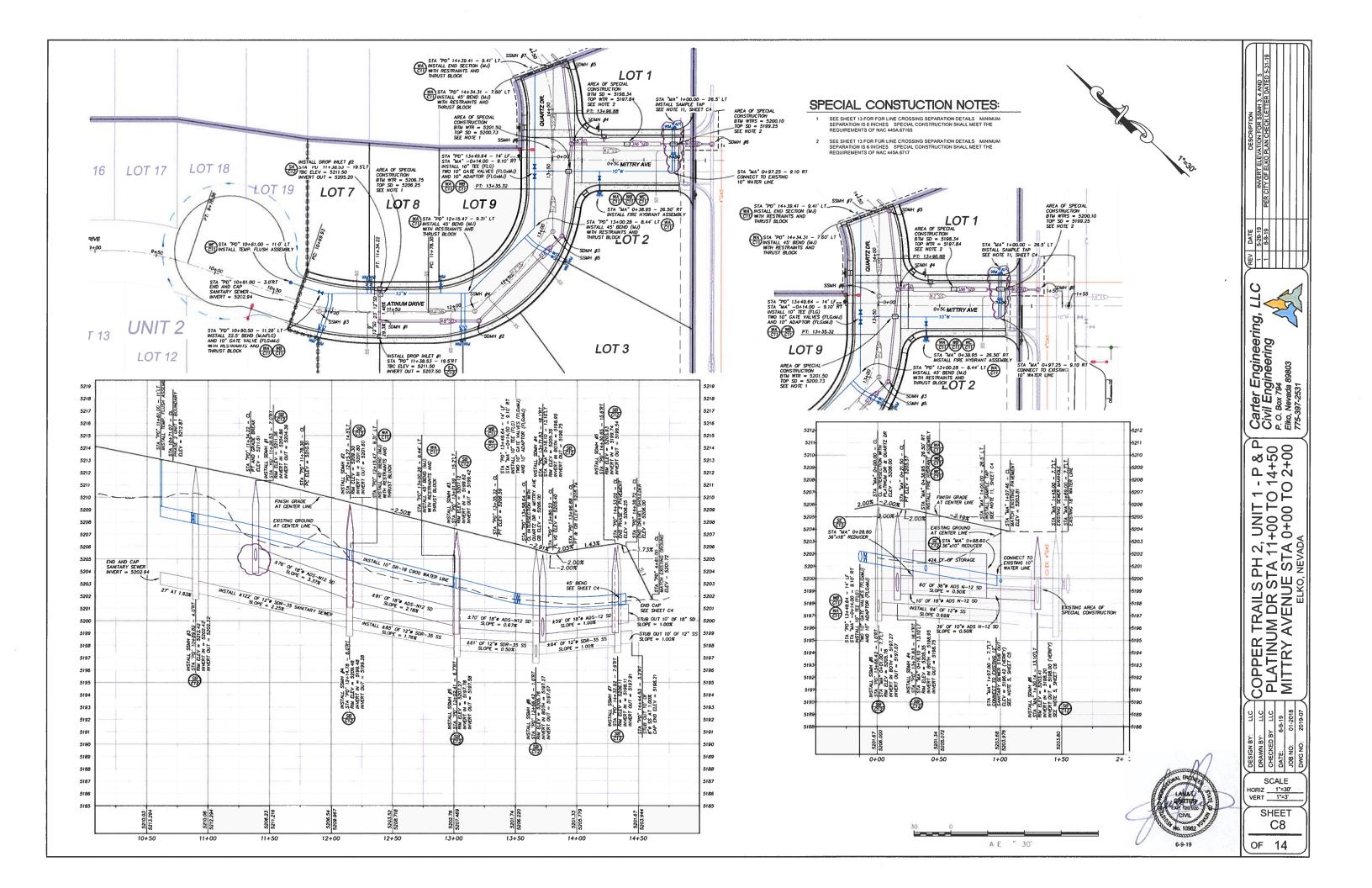


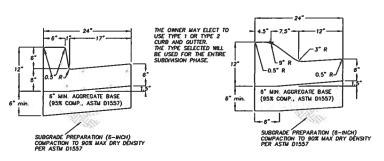
Carter Engineering, L Civil Engineering P. O. Browners 89803 Elko, Nevada 89803 COPPER TRAILS, LLC COPPER TRAILS PHASE 2 - UNIT STORM DRAIN PLAN ELKO, NEVADA

DESIGN BY: LLC
DRAWN BY: LLC
DRAWN BY: LLC
OHECKED BY: LLC
OHE

SHEET C6







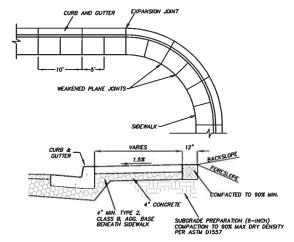
TYPE 1 CURB AND GUTTER

TYPE 2 CURB AND GUTTER

CURB AND GUTTER NOTES:

- 2. ALL CONCRETE CURB AND GUTTER SHALL HAVE \$ EXPANSION JOINTS EVERY 90 FEET AND AT ALL CURB RETURNS. WEAKENED PLANE JOINTS SHALL BE EVERY 10 FEET.
- 3. AGGREGATE BASE MATERIAL SHALL MEET THE REQUIREMENTS OF SECTION 200 AND 308 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION
- 4. PLANTMIX BITUMINOUS SURFACE SHALL BE 1" TO 1" ABOVE UP OF GUTTER PAN





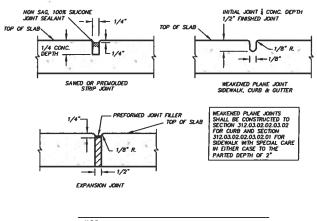
SIDEWALK NOTES:

- CONCRETE WORK SHALL MEET THE REQUIREMENTS OF SECTIONS 200, 202 AND 312 OF THE 2016 EDITION OF THE SHADARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND SHALL BE A CITY OF CLIKO APPROVED MIX DESIGN.
- 2. ALL CONCRETE SIDEWALK SHALL HAVE \$\frac{1}{2}\cdot \texpansion Joints every 30 feet and at all curb returns. Weakined Plane Joints Shall be every 5 feet and coincide with the Adjacent curb and guitter Weakined Plane Joints. The Meakined Plane Joints Placed every 5' in the Soewalk may be saw cut with city of Elko approval and Shall meet the Requirements of Section 314 of the Latest Edition of the Standard Specifications for Public Works Construction.
- 3. AGGREGATE BASE MATERIAL SHALL MEET THE REQUIREMENTS OF SECTION 200 AND 308 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION

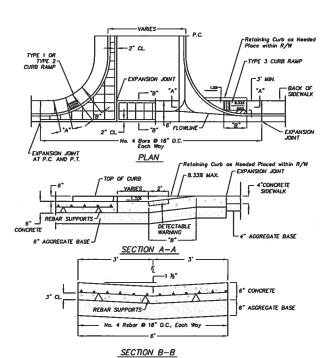
CURB RAMP

4. CROSS SLOPE OF SIDEWALK SHALL NOT EXCEED 2%

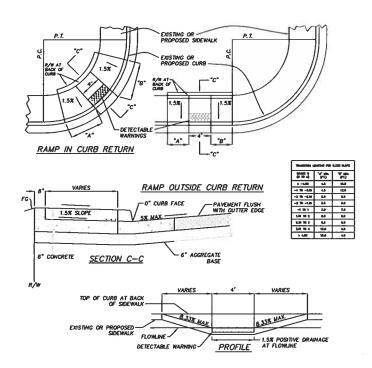


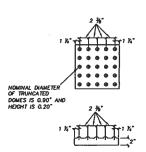


P.C.C. JOINTING DETAILS



P.C.C. VALLEY GUTTER WITH APRON

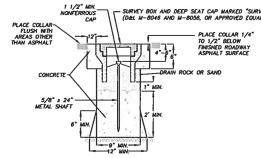




CURB RAMP NOTES:

(D)

- CONCRETE SHALL MEET THE REQUIREMENTS OF SECTION 200, 202 AND 312 OF THE 2016 EDITIONS OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- 3. CURB RAMP WITHIN CURB RETURN SHALL BE LOCATED AT THE MIDPOINT OF CURB RETURN
- 4. RAMPS SHALL BE CONSTRUCTED WITH A ROUGH BROOM FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.
- DETECTABLE WARNINGS SHALL BE YELLOW AND CONSIST OF RAISED TRUNCATED DOMES AND PLACED AT THE BOTTOM PORTION OF THE RAMP.
- 7. CROSS SLOPE OF SIDEWALK AND RAMP SURFACES SHALL NOT EXCEED 2%
- 8. CURB RAMPS & DETECTABLE WARNINGS SHALL MEET THE REQUIREMENTS OF 28 CFR PART 36, ADA STANDARDS FOR ACCESSIBLE DESIGN.
- 9. NO LIP SHALL BE PERMITTED AT THE CURB RAMP SLOPE TO THE GUTTER PLAN.
- PLANTMIX BITUMINOUS SURFACE SHALL BE FLUSH WITH THE EDGE OF THE GUTTER PAN AT THE FACE OF THE CURB RAMP.



1. FERROUS METAL OVER MONUMENT FOR RECOVERY BY DIP NEEDLE OR MAGNETIC INSERT IN CAP.

- 1 1/2" MIN. HONFERROUS CAP WITH PROFESSIONAL LAND SURVEYOR NO. PERMANENTLY ATTACHED PRIOR TO PLACEMENT.
- 3. 5/8" METALLIC SHAFT (SMOOTH SHAFTS TO BE DEFORMED)
- CONSTRUCTION SHALL MEET THE REQUIREMENTS OF SECTION 216 OF 2016 EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- 5. SCORE CONCRETE COLLAR AS PER MANHOLE COLLAR SHOWN ON DRAWING U-5.1





COPPER TRAILS, LLC OPPER TRAILS PHASE 2 - I IMPROVEMENT DETAIL $\ddot{\circ}$ SCALE HORIZ: N/A
VERT: N/A

C

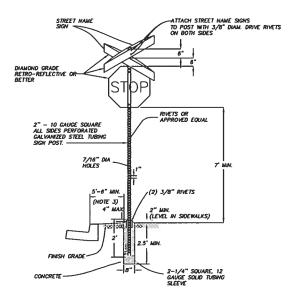
Carter Engineering, L Civil Engineering P. O. Box 794 Elko, Nevada 89803

UNIT S-

SHEET C9 OF 14 ASPHALT PAVEMENT SECTION N.T.S.
MITTRY AVENUE, PLATINUM DRIVE &

3" LIFT TYPE 2 PLANT MIX SURFACE 9° TYPE 2 CLASS B AGGREGATE BASE COMPACTION TO 95% MAX DRY DENSITY PER ASTM D1557

> PAVEMENT SAW CUT AND JOIN JENNINGS WAY



NOTES:

- 2. STREET NAME SIGN SHALL BE AS SPECIFIED BE THE GOVERNING AGENCY AND MOUNTED WITH VANDAL PROOF HARDWARE
- 3. ON STREETS WHERE CURBING DOES NOT EXIST, SET EDGE OF SIGN 6' MINIMUM FROM PAVEMENT
- 4. EACH SIGN SHALL CONSIST OF TWO PLATES RIVETED TOGETHER.

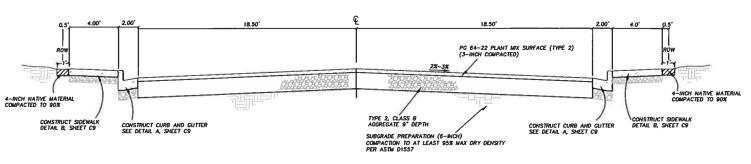
TYPE 2 STREET SIGN

STREET AND STOP SIGN

NOTES:

SIGN PANELS SHALL BE MOUNTED ON EXTRUDED ALUMINUM NO. 6063—16, WITH A MINIMUM THICKNESS OF 0.091".

STREET NAME SIGN



TYPICAL ROADWAY SECTION MITTRY AVE., PLATINUM DR. AND QUARTZ DRIVE

N.T.S.





ASPHALT PAVEMENT SECTION N.T.S.
FOR GRAVEL TURN AROUND



C r Engineering, i ingineering Civil F. o. B

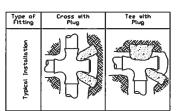
UNIT S-COPPER TRAILS, LLC COPPER TRAILS PHASE 2 - U IMPROVEMENT DETAILS ELKO, NEVADA

SCALE HORIZ: N/A VERT: N/A

> SHEET C10

THRUST BLOCK BEARING AREA (SQ. FT.)

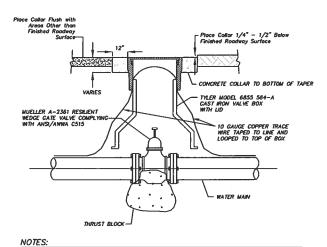
| Type Fitt | of ng | 90° Bend | 45° Bend | 11-1/4" or 22-1/2" Bend | Tee or Bead End | Tee with Plug | Cross with Plug |
|--------------|----------|----------|----------|----------------------------|--------------------|------------------|--------------------|
| | | 5 | 1 | 1 | 2 | 2 | 2 |
| 1 | 6" | 4 | 4 | s | 4 | 4 | 4 |
| ğ | 8' | 7 | 4 | 5 | 5 | 7 | 7 |
| | 10" | 12 | 6 | 3 | 8 | 12 | 12 |
| | 12" | 16 | 10 | 5 | 12 | 16 | 16 |
| l | 18* | 45 | 25 | 13 | 32 | 45 | 45 |



NOTES:

- Thrust blocks to be constructed of Class 'C' concrete
- Areas given are for class 150 pipe at test pressure of 150 p.sl, with 2000 p.sf. bearing capacity. Installations using different pipe, test pressures, and/or soil types should adjust areas accordingly, subject to approval of the Engineer.
- Thrust blocks to be poured against undisturbed soil.
- 4. Joints and face of plugs to be kept clear of concrete

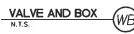


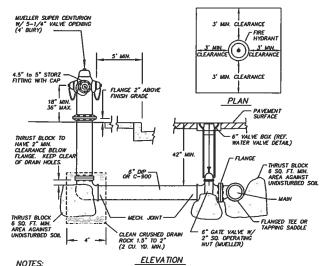


CONCRETE SHALL MEET THE REQUIREMENTS OF SECTION 337.10 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, UNLESS OTHERWISE SPECIFIED.

VALVE COLLAR SHALL BE SET §" TO §" BELOW FINISHED CONCRETE OR BITUMHOUS SUR VALVE COLLARS IN ALL OTHER AREAS SHALL BE SET FLUSH WITH FINISHED GRADE, UNLESS OTHERWISE SPECIFIED.

3. CONCRETE COLLAR REQUIRED WHEN VALVE IS NOT LOCATED IN CONCRETE OR BITUMINOUS SURFACE.





NOTES:

ALL HYDRANTS SHALL HAVE (2) 2.5" PUMPER OUTLETS (MALE THREAD WITH CAP & CHAIN) AND (1) 4.5" STEAMER PUMPER OUTLET WITH 4.5" - 5" STORZ MALE CONNECT WITH CAP & CHAIN. ALL THREADS SHALL BE SPECIFIED FOR AMERICAN NATIONAL HOSE COUPLING.

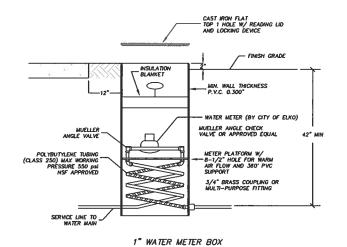
3. OPERATING NUT SHALL BE 1.5" PENTAGON.

INSPECTION BY A CITY OF ELKO FIRE OR PUBLIC WORKS REPRESENTATIVE IS REQUIRED PRIOR TO BACKFILLING.

FOR FINAL ACCEPTANCE, A FLOW, FLUSH, & HYDROSTATIC TEST SHALL BE WITNESSED BY CITY O ENG FIRE DEPT_UTULTY DIRECTION OR PUBLIC WORKS REPRESENTATIVE, PER FORM 13-97, "MATERIUS & TEST CERTIFICATE FOR UNDERGROUND PIPMO".

ALL HYDRANT SHALL INCLUDE APPROVED TRAFFIC PROTECTION, 3' MINIMUM CLEARANCES, AND POSITIVE DRAWAGE AWAY FROM THE HYDRANT.



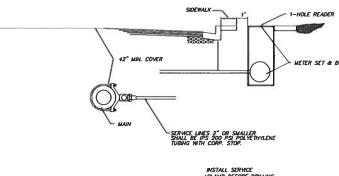


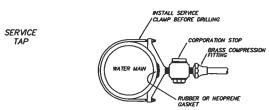
4' WATER METER BOX SHALL BE MUELLER / McCULLOUGH THERMA-COIL METER BOX

2. NO MORE THAN ONE EXTENSION ALLOWED.

LOCATE WATER METER 1 FT. BEHIND BACK OF SIDEWALK.

WATER METER (WD)





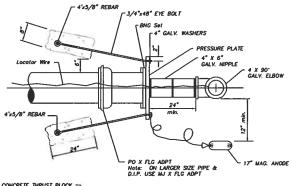
CORPORATION STOP, CURB STOP, (GATE VALVE 4" OR LARGER) AND SERVICE LINE TO BE SAME SIZE.

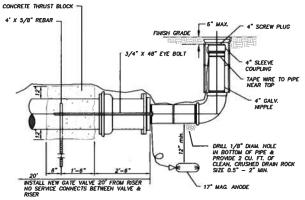
SERVICE CLAMPS SHALL BE DOUBLE STRAP FOR ALL SERVICE TAP SIZES, EXCEPT WHERE SIZE OF TAP EXCEEDS MANUFACTURER'S RECOMMENDED LIMIT FOR SIZE OF MAIN.

3. TAPS SHALL BE STAGGERED AND PLACED A MINIMUM OF 12" APART FOR DUCTILE IRON PIPE. TAPS SHALL BE STAGGERED AND PLACED A MINIMUM OF 18" APART FOR C900. NO TAPS SHALL BE CLOSET THAN 2 FEET FROM THE ENDS OF PIPE.

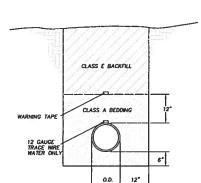
4. ALL JOINT FITTINGS SHALL BE OF BRASS COMPRESSION TYPE.

WATER SERVICE CONNECTION





TEMPORARY FLUSH ASSEMBLY



- WATER DENSIFIED BACKFILL AND TUNNELING SHALL NOT BE ALLOWED.
- 2. BACKFILL SHALL MEET THE REQUIREMENTS FOR CLASS "E" BACKFILL WITH NO ROCKS SIZED OVER 4", COMPACTED IN 8" (MAX.) LIFTS TO 90% (MIN.) RELATIVE COMPACTION
- BEDDING MERRIAL FOR THE FOLLOWING PPE SHALL MEET THE REQUIREMENTS OF SECTION 200 & 305 OF THE LATEST EXTRON OF THE STANDARD SPECIFICATION. FOR PUBLIC WORKS CONSTRUCTION AND COMPACTION OF THE STANDARD SPECIFICATION OF THE STANDARD SPECIFICATION OF MEMBRIAN 80% RELATIVE COMPACTION.

 ALL OTHER PPPE CLASS "C"

 B) ALL OTHER PPPE CLASS "A"
- FOR TRENCHES & EXCAVATIONS LOCATED WITHIN ROADWAY SECTION, SEE PAVEMENT PATCH DETAIL.
- ALL TRENCHES AND EXCAVATIONS SHALL CONFORM TO THE LATEST EDITION OF O.S.H.A. AND M.U.T.C.D. REQUIREMENTS.
- . UNDERGROUND WARNING TAPE SHALL BE METALLIC AND APPROPRIATELY LABELED AND COLORED.

TRENCH DETAIL FOR WATER, SEWER AND STORM DRAIN (WG)



COPPER TRAILS PHAS WATER IMPROVEMEN SCALE HORIZ: N/A

S

7

Carter Engineering, L Civil Engineering P. O. Box 794 Elko, Newada 8803

- UNIT 1 ETAILS

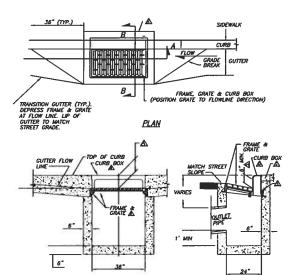
74<u>0</u>

SS, L

O,

VERT: N/A

SHEET C11

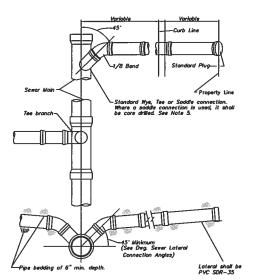


SECTION A-A

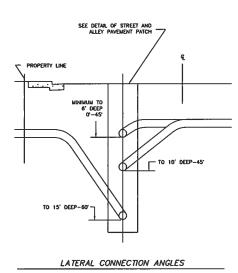
NOTES:

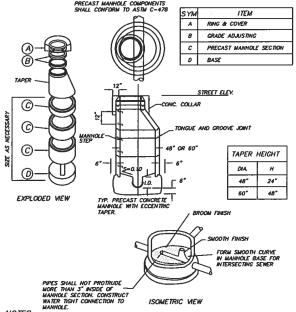
- CONCRETE SHALL MEET THE REQUIREMENTS OF SECTION 337.10 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- AGGREGATE BASE MATERIAL SHALL MEET THE REQUIREMENTS OF SECTIONS 302, 304 & 308 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. USE STRUCTURAL BACKFILL FOR BASE BLIKEATH DROP INLET FLOOR AND BACKFILLING OF DROP RILET AND SHALL BE COMPACTED TO A RELATIVE COMPACTION OF 95%.
- REINFORCING STEEL SHALL MEET THE REQUIREMENTS OF SECTION 326 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. REINFORCING STEEL TO HAVE A MINIMUM OF 2 WORD CLEARANCES.
- 4. FRAME SHALL BE NEEMAH R-3294, R-3295 OR R-3067 SINGLE CURB UNIT WITH A TYPE L "VANE GRATE" FOR SINGLE FLOW AND CURB BOX, SOUTH BAY FOUNDRY VANE GRATE SSF 1947 OR APPROVED EQUAL, INSTALLED WITH PROPER FLOW DIRECTION OR A TYPE "O" CRATE FOR DUAL FLOW.
- 6. IF NO SIDEWALK IS PRESENT, POUR 6° CONCRETE CURB STRUCTURE BEHIND GRATE AND THE BEAM INTO BOX.
- 7. DROP INLET MAY BE A CAST-IN-PLACE CONCRETE UNIT WITH PRIOR APPROVAL FROM ELKO.
- 8. DROP INLET SHALL BE TRAFFIC-RATED & LOCATED AT THE LOW POINTS OR PER APPROVED PLANS.
- ALL STORM DRAIN INLETS SHALL HAVE A CAST IRON HOOD WITH THE FOLLOWING LANGUAGE STAMPED INTO THE HOOD "NO DUMPING! DRAINS TO WATERWAYS".
- 10. INFLOW PIPE INVERT ELEVATION SHALL BE ≥0.1 FEET ABOVE OUTFLOW PIPE INVERT ELEVATION.
- 11. FRAMES AND GRATES SHALL BE MATCHED TO ACHIEVE A CLOSE TOLERANCE FIT, WITH MINIMAL GAPS, AS APPROVED BY THE CITY OF ELKO.
- 12. STORM DRAW PIPE ENTERING OR EXTING DROP INLET SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HOPE) OR REDIFFORCED CONCRETE PIPE (RCP). USE OF ANY OTHER PIPE WILL REQUIRE PRE-APPROVAFROM THE CITY OF ELKO. PIPE'S MINIMUM AND MAXMUM COVER SHALL BE AS PER MANUFACTURER'S RECOMMENDATION.





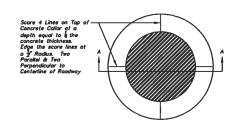
- 1. IN NO CASE SHALL A LATERAL CONNECT TO THE SEWER MAIN DIRECTLY ON TOP OR MATCH THE FLONLINE OF THE PIPE.
- 2. SEWER LATERALS SHALL HAVE A MINIMUM SLOPE OF 2%
- 3. ALL JOINTS ON SEWER LATERAL PIPE WITHIN THE RIGHT-OF-WAY SHALL BE COMPRESSION TYPE.
- 4. LATERAL SHALL EXTEND TO PROPERTY LINE UNLESS OTHERWISE SHOWN ON PLANS.
- 5. SADDLE CONNECTION SHALL BE PVC SADDLE WITH STAINLESS STEEL STRAPS.
- 6. ANY ABANDONED SEWER LATERAL IS THE RESPONSIBILITY OF THE CUSTOMER AND SHALL BE CUT AND CAPPED OR PLUGGED WITHIN 8 INCHES OF THE SEWER MAIN AND SUBJECT TO THE CITY OF ELKO'S APPROVAL.
- 7. SEWER MAIN/LATERAL CONNECTIONS SHALL MEET THE REQUIREMENTS OF NAC 445A.

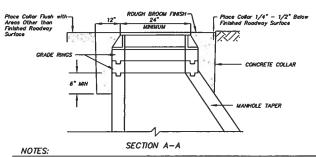




NOTES:

- 1. PIPE SECTION LENGTHS ARRANGED TO FIT DEPTH.
- 2. PRECAST BASE MAY BE USED IF APPROVED BY GOVERNING AGENCY.
- 3. MANHOLE STEPS SHALL BE POLYETHYLENE COATED.
- 4. REFER TO DETAIL SHEET (MANHOLE GENERAL NOTES) FOR ADDITIONAL INFORMATION





- CONCRETE SHALL MEET THE REQUIREMENTS OF SECTION 337.10 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- MANHOLE COLLAR SHALL BE SET 70 1/4" 1/2" BELOW FINISHED CONCRETE OR BITTAMINOUS SURFACE.
 MANHOLE COLLARS IN ALL OTHER AREAS SHALL BE SET FLUSH WITH FINISHED GRADE, UNLESS
 OTHERWAYS SPECIALS.
- 3. CONCRETE COLLAR IS REQUIRED WHEN MANHOLE IS NOT LOCATED IN CONCRETE OR BITUMINOUS SURFACE
- 4. REFER TO DETAIL SHEET (MANHOLE GENERAL NOTES) FOR ADDITIONAL INFORMATION

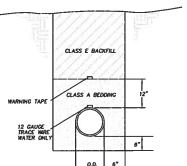
MANHOLE COLLAR

MANHOLES - GENERAL NOTES:

- ALL MANHOLES SHALL MEET THE REQUIREMENTS OF SECTION 204 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- 2. MANHOLE COVERS SHALL BE IDENTIFIED AS STORM DRAIN, WATER OR SEWER CLEARLY DISPLAYED ON THE COVER
- 3. ALL TRENCHES AND EXCAVATIONS SHALL CONFORM WITH THE LATEST EDITION OF THE O.S.H.A. REQUIREMENTS.
- 5. TYPE & SIZE OF MANHOLE TO BE CONSTRUCTED IN A PARTICULAR LOCATION SHALL BE DETERMINED BY THE PIPE SIZE, ALIGNMENT AND GRADE AS FOLLOWS:

- EXCAVATABLE SLURRY BACKFILL MAY BE USED AS STRUCTURAL BACKFILL FOR MANHOLES AND MUST MEET THE REQUIREMENTS OF SECTIONS 303.16 & 337.08 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- 7. THE TOTAL HEIGHT OF MANHOLE GRADE RINGS SHALL NOT EXCEED 12 INCHES.
- 8. MANHOLE ACCESS DIAMETER SHALL BE 24" MINIMUM.





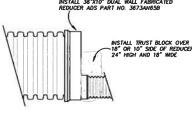
- WATER DENSIFIED BACKFILL AND TUNNELING SHALL NOT BE ALLOWED.
- BACKFILL SHALL MEET THE REQUIREMENTS FOR CLASS "E" BACKFILL WITH NO ROCKS SIZED OVER 4", COMPACTED IN 6" (MAX.) LIFTS TO 90% (MIN.) RELATIVE COMPACTION
- BEDDING MATERIAL FOR THE FOLLOWING PPE SHALL MEET THE REQUIREMENTS OF SECTION 20 & 305 OF THE LATES! EDITION OF THE STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION AND COMPACTED TO A WINIMUM 90% RELATIVE COMPACTION.
- COMPACTION.

 A) DUCTILE IRON PIPE CLASS "C"

 B) ALL OTHER PIPE CLASS "A"
- ALL TRENCHES AND EXCAVATIONS SHALL CONFORM TO THE LATEST EDITION OF O.S.H.A. AND M.U.T.C.D. REQUIREMENTS.

TRENCH DETAIL

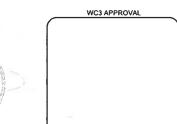
FOR WATER, SEWER AND STORM DRAIN



STORM DRAIN REDUCER

6-9-19





SCALE HORIZ: N/A VERT: N/A

O

Carter Engineering, L Civil Engineering P. O. Box 794 Elko, Nevada 89803

UNIT 1 DRAIN

HASE 2 - U S STORM I

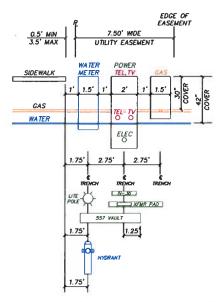
TRAILS PHAY SEWER & 9

COPPER 1 SANITARY

SHEET C12

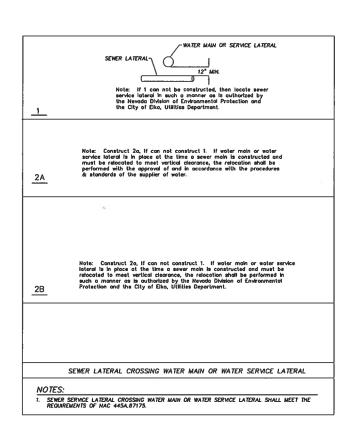
of 14

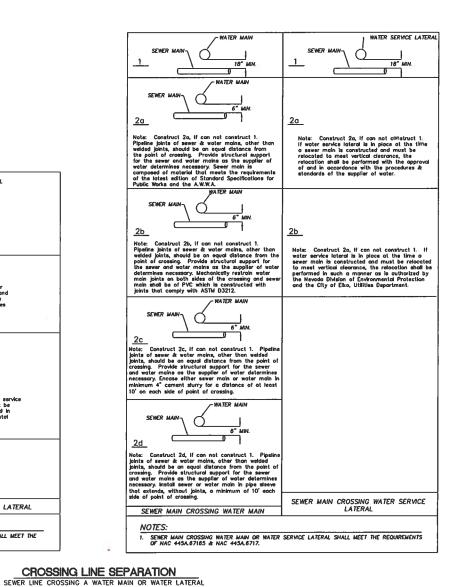
SEWER LATERAL CONNECTION



NOTE: MAINTAIN UTILITY SEPARATIONS IN ACCORDANCE WITH NV ENERGY, FRONTER COMMUNICATIONS, SATVEW BROADBAND, SOUTHWEST GAS CORP, AND CITY OF ELKO REQUIREMENTS.

TYPICAL UTILITY TRENCH LOCATIONS





<u>1&2a</u> 5' MIN. WATER MAIN OR LATERAL 18" MIN. 2b Note: Construct 2b, if can not construct 1 & 2a. SEWER MAIN
Encose in 4" min. 6' MIN.
OR LATERAL
OI cament skurry
2C.1 SEWER MAIN
PVC plop with Joints
OR LATERAL
OX212

2C.2 2c.2 Note: Construct 2c.2, If can not construct 2b and the sewer main is being constructe Place sewer main in separate trench. Note: Construct 3o, if con not meet separation requirements as shown above but must meet other requirements above has been in 2c.1–2c.3. SEWER MAIN PARALLEL TO WATER MAIN OR WATER SERVICE LATERAL SEWER SERVICE LATERAL PARALLEL TO WATER MAIN OR WATER SERVICE LATERAL SEWER MAIN/LATERAL PARALLEL TO WATER MAIN OR WATER SERVICE LATERAL SHALL MEET THE REQUIREMENTS OF NAC 445A 67155 & NAC 445A 6716.

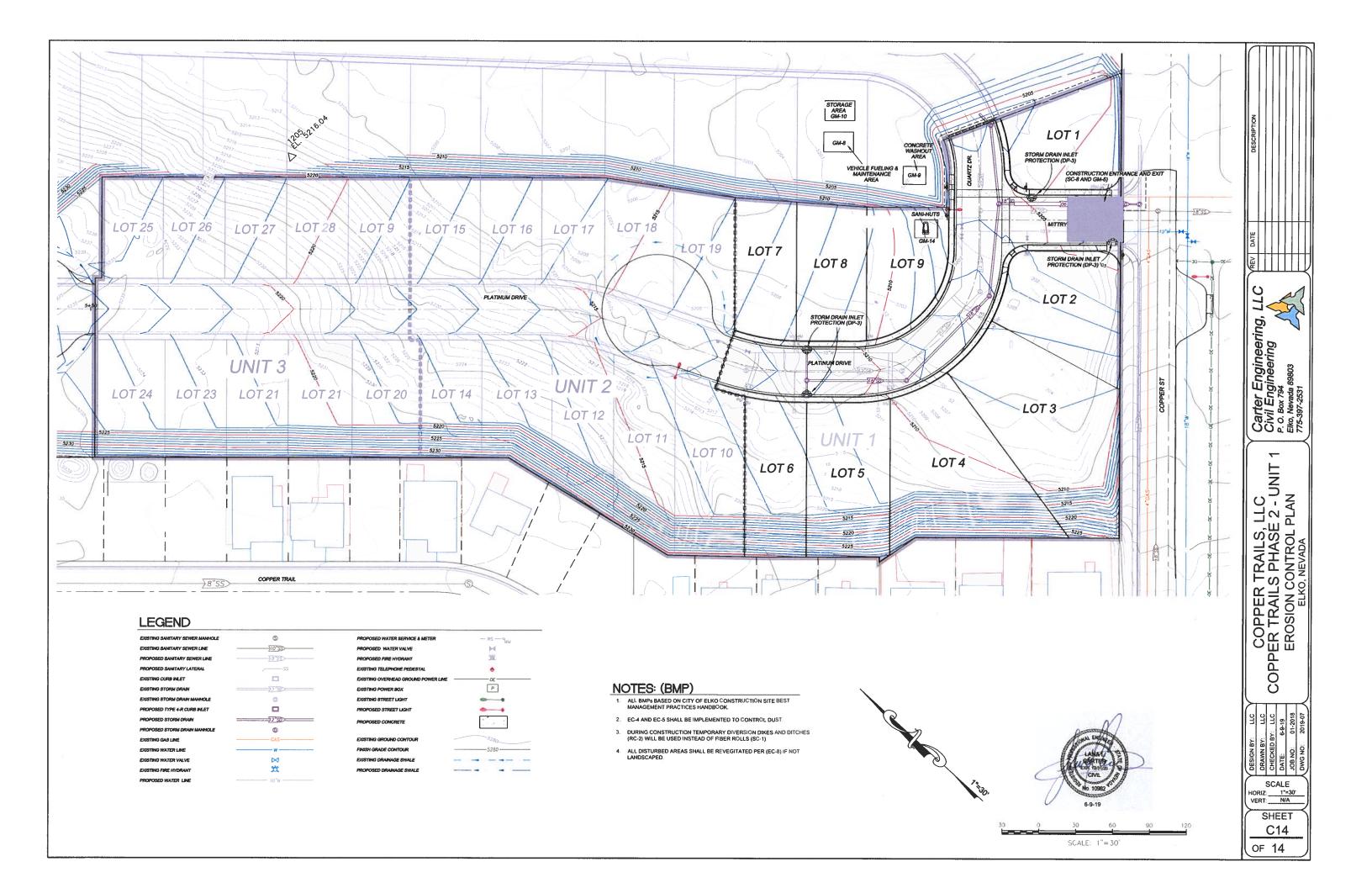
PARALLEL LINE SEPARATION
SEWER UNE PARALLEL TO WATER MAIN OR WATER LATERAL



C Carter Engineering, L Civil Engineering P. O. Box 794 Elko, Nevada 89803 775-397-2531 S, LLC SE 2 - UNIT 1 LOCATION COPPER TRAILS, I COPPER TRAILS PHASE UTILITY CROSSING & LO

SCALE HORIZ: N/A
VERT: N/A

SHEET C13



Parcel name: Lot 1

Line Course: S 42-00-02 W Length: 79.43

Chord: 21.21 Course: S 87-00-02 W
Course In: N 47-59-58 W Course Out: S 42-00-02 W
RP North: 10342.4258 East : 10288.1469
End North: 10331.2787 East : 10278.1099

Line Course: N 47-59-58 W Length: 60.01

Curve Length: 43.53 Radius: 125.00 Delta: 19-57-06 Tangent: 21.99

Chord: 43.31 Course: N 31-16-02 E
Course In: N 48-45-25 W Course Out: S 68-42-31 E
RP North: 10474.8764 East: 10138.2824
End North: 10429.4875 East: 10254.7507

Line Course: S 68-42-31 E Length: 104.85

Perimeter: 334.75 Area: 7,001 S.F. 0.161 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0011 Course: S 33-10-14 E
Error North: -0.00090 East : 0.00059

Precision 1: 304,309.09

Parcel name: Lot 2

North: 10272.9379 East: 10245.7631

Line Course: S 42-00-02 W Length: 96.87

Line Course: N 20-10-38 W Length: 118.10

Delta: 21-01-00 Tangent: 23.19 Chord: 45.59 Course: N 59-18-52 E Course In: N 20-10-38 W Course Out: S 41-11-38 E RP North: 10429.1311 East: 10097.0925 End North: 10335.0704 East: 10179.4186 Curve Length: 21.78 Radius: 15.00 Delta: 83-11-40 Tangent: 13.32 Chord: 19.92 Course: S 89-35-48 E Course In: S 41-11-38 E Course Out: N 42-00-02 E RP North: 10323.7831 East: 10189.2978 End North: 10334.9302 East: 10199.3348

Line Course: S 47-59-58 E Length: 60.99

Delta: 90-00-00 Tangent: 15.00

Chord: 21.21 Course: S 02-59-58 E
Course In: S 42-00-02 W Course Out: S 47-59-58 E
RP North: 10282.9724 East : 10234.6218
End North: 10272.9353 East : 10245.7689

Perimeter: 367.15 Area: 8,173 S.F. 0.188 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0062 Course: S 66-15-45 E
Error North: -0.00251 East: 0.00570

Precision 1: 59,217.74

Parcel name: Lot 3

Line Course: S 42-00-02 W Length: 120.41

Line Course: N 48-02-03 W Length: 40.65

Line Course: N 05-17-56 E Length: 166.73

Chord: 55.12 Course: N 82-33-39 E
Course In: N 05-17-56 E
RP North: 10429.1321 East: 10097.0876
End North: 10311.8033 East: 10140.2032

Line Course: S 20-10-38 E Length: 118.10

Perimeter: 501.47 Area: 14,226 S.F. 0.327 ACRES

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

Precision 1: 116,620.93

Parcel name: Lot 4

Line Course: S 05-17-56 W Length: 166.73

Line Course: N 48-02-03 W Length: 124.98

Line Course: N 82-17-04 W Length: 25.42

Line Course: N 41-57-58 E Length: 126.53

Delta: 23-37-11 Tangent: 26.14

Chord: 51.17 Course: S 72-53-29 E
Course In: N 28-55-07 E Course Out: S 05-17-56 W
RP North: 10429.1266 East : 10097.0850
End North: 10304.6608 East : 10085.5411

Perimeter: 495.19 Area: 12,427 S.F. 0.285 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0061 Course: S 44-31-13 W

Precision 1: 81,178.69

Parcel name: Lot 5

Line Course: S 41-57-58 W Length: 126.53

Line Course: N 82-17-04 W Length: 10.12

Line Course: N 41-57-57 E Length: 4.00

Line Course: N 48-02-03 W Length: 59.64

Line Course: N 41-57-58 E Length: 125.00

Line Course: S 48-02-03 E Length: 39.78

East : 10013.5000 North: 10336.1929 Curve Length: 28.46 Radius: 125.00 Delta: 13-02-50 Tangent: 14.29

Chord: 28.40 Course: S 54-33-28 E Course In: N 41-57-57 E Course Out: S 28-55-07 W RP North: 10429.1358 East: 10097.0859 End North: 10319.7224 East: 10036.6401

Perimeter: 393.53 Area: 8,540 S.F. 0.196 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas) Error Closure: 0.0060 Course: N 35-07-46 W

Error North: 0.00488 East: -0.00343

Precision 1: 65,588.33

Parcel name: Lot 6

North: 10362.7889 East: 9983.9247 Line Course: S 41-57-58 W Length: 125.00

> North: 10269.8463 East: 9900.3383

Line Course: N 48-02-03 W Length: 40.36

North: 10296.8345 East: 9870.3289

Line Course: N 46-54-23 W Length: 9.64

North: 10303.4205 East: 9863.2894

Line Course: N 41-57-58 E Length: 129.50

North: 10399.7090 East: 9949.8849 Curve Length: 46.02 Radius: 225.00 Delta: 11-43-08 Tangent: 23.09

Chord: 45.94 Course: S 42-10-29 E Course In: N 53-41-05 E Course Out: S 41-57-57 W RP North: 10532.9603 East: 10131.1832 End North: 10365.6630 East: 9980.7285

Line Course: S 48-02-03 E Length: 4.30

North: 10362.7876 East: 9983.9258

Line Course: S 42-00-01 W Length: 0.00

North: 10362.7876 East: 9983.9258

Perimeter: 354.82 Area: 6,320 S.F. 0.145 ACRES

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

Error Closure: 0.0017 Course: S 41-40-08 E Error North: -0.00125

Precision 1: 208,717.65

East : 0.00111

Parcel name: Lot 7

Line Course: S 44-00-35 E Length: 50.12

Line Course: S 41-57-58 W Length: 112.29

North: 10405.7898 East: 10010.9611 Curve Length: 50.91 Radius: 175.00 Delta: 16-40-09 Tangent: 25.64

Chord: 50.73 Course: N 38-16-34 W
Course In: N 43-23-22 E Course Out: S 60-03-31 W
RP North: 10532.9625 East : 10131.1779
End North: 10445.6176 East : 9979.5341

Line Course: N 41-57-58 E Length: 107.21

Line Course: S 52-03-09 E Length: 0.00

Perimeter: 320.53 Area: 5,550 S.F. 0.127 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0036 Course: N 25-40-53 W

Precision 1: 89,036.11

Parcel name: Lot 8

Line Course: S 44-00-35 E Length: 57.14

North: 10448.1830 East: 10125.7506

Line Course: S 41-57-58 W Length: 107.84

North: 10367.9996 East: 10053.6390 Curve Length: 8.59 Radius: 75.00 Delta: 6-33-45 Tangent: 4.30

Chord: 8.59 Course: N 51-18-55 W
Course In: N 35-24-12 E Course Out: S 41-57-57 W
RP North: 10429.1317 East: 10097.0886
End North: 10373.3659 East: 10046.9371

Line Course: N 48-02-03 W Length: 44.08

Chord: 4.35 Course: N 47-19-21 W
Course In: N 41-57-57 E Course Out: S 43-23-22 W
RP North: 10532.9618 East: 10131.1819
End North: 10405.7890 East: 10010.9650

Line Course: N 41-57-58 E Length: 112.29

Perimeter: 334.29 Area: 6,288 S.F. 0.144 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0024 Course: N 39-03-05 E

Precision 1: 139,287.50

Parcel name: Lot 9

North: 10448.1824 East: 10125.7512

Line Course: S 48-02-31 E Length: 66.45

Line Course: S 42-00-02 W Length: 33.39

Delta: 83-24-10 Tangent: 66.83

Chord: 99.79 Course: S 83-42-07 W
Course In: N 47-59-58 W Course Out: S 35-24-12 W
RP North: 10429.1267 East: 10097.0878
End North: 10367.9947 East: 10053.6382

Line Course: N 41-57-58 E Length: 107.84

Line Course: S 48-21-59 E Length: 0.00

Perimeter: 316.85 Area: 5,991 S.F. 0.138 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0045 Course: S 18-01-05 W
Error North: -0.00427 East : -0.00139

Precision 1: 70,411.11

Parcel name: Parcel H

Line Course: S 42-00-02 W Length: 136.92

Line Course: N 68-42-31 W Length: 154.85

Delta: 20-42-33 Tangent: 13.70

Chord: 26.96 Course: S 31-38-46 W

```
Course In: N 68-42-31 W
                               Course Out: S 47-59-58 E
   RP North: 10474.8763
                                     East: 10138.2810
   End North: 10424.6910
                                     East: 10194.0163
Line Course: S 42-00-02 W Length: 28.17
        North: 10403.7568
                                     East: 10175.1667
Line Course: N 48-02-31 W
                           Length: 66.45
        North: 10448.1844
                                     East: 10125.7522
Line Course: N 44-00-35 W
                           Length: 107.26
        North: 10525.3281
                                     East: 10051.2301
Line Course: S 41-57-58 W Length: 107.21
       North: 10445.6131
                                     East: 9979.5397
Curve Length: 0.99
                                    Radius: 175.00
       Delta: 0-19-32
                                  Tangent: 0.50
        Chord: 0.99
                                    Course: N 29-46-43 W
   Course In: N 60-03-31 E
                               Course Out: S 60-23-03 W
   RP North: 10532.9580
                                     East: 10131.1836
                                     East: 9979.0459
   End North: 10446.4762
Line Course: S 60-23-03 W Length: 50.00
        North: 10421.7671
                                    East: 9935.5779
Curve Length: 26.31
                                   Radius: 225.00
       Delta: 6-41-58
                                  Tangent: 13.17
        Chord: 26.29
                                    Course: S 32-57-56 E
   Course In: N 60-23-03 E
                               Course Out: S 53-41-05 W
   RP North: 10532.9580
                                     East: 10131.1836
    End North: 10399.7067
                                     East: 9949.8852
Line Course: S 41-57-58 W
                           Length: 129.50
        North: 10303.4182
                                     East: 9863.2898
Line Course: N 46-54-23 W
                           Length: 62.71
        North: 10346.2612
                                     East: 9817.4965
                           Length: 151.21
    Course: N 16-43-43 W
        North: 10491.0719
                                     East: 9773.9724
Line
    Course: N 48-02-02 W
                           Length: 485.81
        North: 10815.9286
                                     East: 9412.7530
Line Course: S 41-57-57 W
                           Length: 84.00
        North: 10753.4709
                                     East: 9356.5833
Line Course: N 48-02-03 W
                            Length: 28.71
        North: 10772.6689
                                     East: 9335.2361
Line Course: S 41-32-17 W
                            Length: 130.00
                                     East: 9249.0309
        North: 10675.3619
Line Course: N 48-02-03 W
                           Length: 196.91
        North: 10807.0332
                                     East: 9102.6197
Line Course: N 84-54-21 W
                            Length: 150.85
        North: 10820.4276
                                     East: 8952.3655
     Course: N 31-27-48 E
                            Length: 877.64
        North: 11569.0320
                                     East: 9410.4522
Line Course: S 53-50-57 E
                           Length: 274.79
        North: 11406.9298
                                     East: 9632.3360
Line
     Course: S 34-26-44 E
                          Length: 476.75
        North: 11013.7712
                                     East: 9901.9967
Line Course: S 46-09-24 E Length: 751.58
```

Perimeter: 4505.73 Area: 738,745 S.F. 16.959 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0062 Course: S 24-50-48 E

Precision 1: 726,730.65

.....

Parcel name: Streets

Line Course: S 68-42-31 E Length: 50.00

Chord: 43.31 Course: S 31-16-02 W
Course In: N 68-42-31 W Course Out: S 48-45-25 E
RP North: 10474.8781 East: 10138.2810
End North: 10392.4712 East: 10232.2710

Curve Length: 23.36 Radius: 15.00 Delta: 89-14-33 Tangent: 14.80

Chord: 21.07 Course: S 03-22-41 E
Course In: S 48-45-25 E Course Out: S 42-00-02 W
RP North: 10382.5824 East : 10243.5498
End North: 10371.4353 East : 10233.5127

Line Course: S 47-59-58 E Length: 60.01

North: 10331.2804 East : 10278.1084 Curve Length: 23.56 Radius: 15.00 Delta: 90-00-00 Tangent: 15.00

Chord: 21.21 Course: N 87-00-02 E
Course In: N 42-00-02 E
RP North: 10342.4274 East : 10298.1455
End North: 10332.3904 East : 10299.2926

Line Course: S 42-00-02 W Length: 40.00

Line Course: S 42-00-02 W Length: 40.00

North: 10272.9393 East: 10245.7616 Curve Length: 23.56 Radius: 15.00 Delta: 90-00-00 Tangent: 15.00

Chord: 21.21 Course: N 02-59-58 W
Course In: N 47-59-58 W Course Out: N 42-00-02 E
RP North: 10282.9764 East : 10234.6145
End North: 10294.1235 East : 10244.6515

Line Course: N 47-59-58 W Length: 60.99

Curve Length: 21.78 Radius: 15.00

```
Delta: 83-11-40
                                   Tangent: 13.32
        Chord: 19.92
                                    Course: N 89-35-48 W
    Course In: S 42-00-02 W
                                Course Out: N 41-11-38 W
    RP North: 10323.7871
                                     East: 10189.2905
                                     East: 10179.4113
    End North: 10335.0744
Curve Length: 45.85
                                    Radius: 125.00
        Delta: 21-01-00
                                   Tangent: 23.19
        Chord: 45.59
                                    Course: S 59-18-52 W
    Course In: N 41-11-38 W
                                Course Out: S 20-10-38 E
    RP North: 10429.1350
                                     East: 10097.0852
    End North: 10311.8062
                                     East: 10140.2008
Curve Length: 55.58
                                    Radius: 125.00
        Delta: 25-28-34
                                   Tangent: 28.26
        Chord: 55.12
                                    Course: S 82-33-39 W
    Course In: N 20-10-38 W
                                Course Out: S 05-17-56 W
    RP North: 10429.1350
                                     East: 10097.0852
    End North: 10304.6692
                                     East: 10085.5413
Curve Length: 51.53
                                    Radius: 125.00
        Delta: 23-37-11
                                   Tangent: 26.14
        Chord: 51.17
                                    Course: N 72-53-29 W
    Course In: N 05-17-56 E
                                Course Out: S 28-55-07 W
    RP North: 10429.1350
                                     East: 10097.0852
    End North: 10319.7216
                                     East: 10036.6393
Curve Length: 28.46
                                    Radius: 125.00
        Delta: 13-02-50
                                   Tangent: 14.29
        Chord: 28.40
                                    Course: N 54-33-28 W
    Course In: N 28-55-07 E
                                Course Out: S 41-57-57 W
    RP North: 10429.1350
                                     East: 10097.0852
    End North: 10336.1921
                                     East: 10013.4993
Line Course: N 48-02-03 W Length: 39.78
        North: 10362.7924
                                     East: 9983.9211
Line Course: N 48-02-03 W Length: 4.30
        North: 10365.6678
                                     East: 9980.7239
Curve Length: 46.02
                                    Radius: 225.00
        Delta: 11-43-08
                                   Tangent: 23.09
        Chord: 45.94
                                    Course: N 42-10-29 W
    Course In: N 41-57-57 E
                                Course Out: S 53-41-05 W
    RP North: 10532.9651
                                     East: 10131.1785
    End North: 10399.7138
                                     East: 9949.8802
Curve Length: 26.31
                                    Radius: 225.00
        Delta: 6-41-58
                                   Tangent: 13.17
        Chord: 26.29
                                    Course: N 32-57-56 W
    Course In: N 53-41-05 E
                                Course Out: S 60-23-03 W
    RP North: 10532.9651
                                     East: 10131.1785
    End North: 10421.7741
                                     East: 9935.5729
Line Course: N 60-23-03 E Length: 50.00
        North: 10446.4833
                                     East: 9979.0408
Curve Length: 0.99
                                    Radius: 175.00
        Delta: 0-19-32
                                   Tangent: 0.50
        Chord: 0.99
                                    Course: S 29-46-43 E
```

```
Course In: N 60-23-03 E
                                Course Out: S 60-03-31 W
    RP North: 10532.9651
                                     East: 10131.1785
    End North: 10445.6202
                                     East: 9979.5346
Curve Length: 50.91
                                    Radius: 175.00
        Delta: 16-40-09
                                   Tangent: 25.64
        Chord: 50.73
                                    Course: S 38-16-34 E
    Course In: N 60-03-31 E
                                Course Out: S 43-23-22 W
    RP North: 10532.9651
                                     East: 10131.1785
    End North: 10405.7924
                                     East: 10010.9616
Curve Length: 4.35
                                    Radius: 175.00
        Delta: 1-25-25
                                   Tangent: 2.17
        Chord: 4.35
                                    Course: S 47-19-21 E
    Course In: N 43-23-22 E
                                Course Out: S 41-57-57 W
    RP North: 10532.9651
                                     East: 10131.1785
                                     East: 10014.1582
    End North: 10402.8450
Line Course: S 48-02-03 E Length: 44.08
        North: 10373.3692
                                     East: 10046.9336
Curve Length: 8.59
                                    Radius: 75.00
       Delta: 6-33-45
                                   Tangent: 4.30
        Chord: 8.59
                                    Course: S 51-18-55 E
    Course In: N 41-57-57 E
                                Course Out: S 35-24-12 W
    RP North: 10429.1350
                                     East: 10097.0852
    End North: 10368.0030
                                     East: 10053.6355
Curve Length: 109.17
                                    Radius: 75.00
        Delta: 83-24-10
                                   Tangent: 66.83
        Chord: 99.79
                                    Course: N 83-42-07 E
    Course In: N 35-24-12 E
                                Course Out: S 47-59-58 E
    RP North: 10429.1350
                                     East: 10097.0852
    End North: 10378.9497
                                     East: 10152.8206
Line Course: N 42-00-02 E Length: 33.39
        North: 10403.7631
                                     East: 10175.1631
Line Course: N 42-00-02 E Length: 28.17
                                     East : 10194.0127
        North: 10424.6973
Curve Length: 27.11
                                    Radius: 75.00
                                   Tangent: 13.70
        Delta: 20-42-33
        Chord: 26.96
                                    Course: N 31-38-46 E
    Course In: N 47-59-58 W
                                Course Out: S 68-42-31 E
    RP North: 10474.8826
                                     East: 10138.2773
    End North: 10447.6493
                                     East: 10208.1582
   Perimeter: 1041.40
                       Area: 22,839 S.F. 0.524 ACRES
Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0059
                                   Course: N 39-09-08 W
```

Error North: 0.00455

Precision 1: 176,505.08

East : -0.00371

Parcel name: Total Area

North: 11569.0376 East: 9410.4496 Line Course: S 53-50-57 E Length: 274.79 North: 11406.9354 East: 9632.3334 Line Course: S 34-26-44 E Length: 476.75 North: 11013.7768 East: 9901.9941 Line Course: S 46-09-24 E Length: 751.58 North: 10493.1657 East: 10444.0611 Line Course: S 42-00-02 W Length: 136.92 North: 10391.4152 East: 10352.4427 Line Course: S 42-00-02 W Length: 376.71 North: 10111.4676 East: 10100.3718 Course: N 48-02-03 W Length: 165.63 North: 10222.2223 East: 9977.2187 Line Course: N 82-17-04 W Length: 35.53 North: 10226.9923 East: 9942.0103 Line Course: N 41-57-57 E Length: 4.00 North: 10229.9665 East: 9944.6851 Length: 100.00 Line Course: N 48-02-03 W North: 10296.8353 East: 9870.3307 Line Course: N 46-54-23 W Length: 72.35 North: 10346.2642 East: 9817.4980 Line Course: N 16-43-43 W Length: 151.21 North: 10491.0748 East: 9773.9739 Line Course: N 48-02-02 W Length: 336.11 North: 10715.8286 East: 9524.0625 Length: 149.70 Line Course: N 48-02-02 W North: 10815.9316 East: 9412.7545 Line Course: S 41-57-57 W Length: 84.00 North: 10753.4739 East: 9356.5847 Line Course: N 48-02-03 W Length: 28.71 North: 10772.6719 East: 9335.2376 Line Course: S 41-32-17 W Length: 130.00 North: 10675.3649 East: 9249.0323 Line Course: N 48-02-03 W Length: 196.91 North: 10807.0361 East: 9102.6211 Line Course: N 84-54-21 W Length: 150.85 North: 10820.4306 East: 8952.3670 Line Course: N 31-27-48 E Length: 877.64 North: 11569.0350 East: 9410.4536 Perimeter: 4499.39 Area: 836,100 S.F. 19.194 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas) Error Closure: 0.0048 Course: S 57-18-07 E

Error North: -0.00260 East: 0.00404

Precision 1: 937,372.92

Elko City Planning Commission Agenda Action Sheet

- 1. Title: Review, consideration, and possible recommendation to City Council for Vacation No. 3-19, filed by David and Juliane Ernst, for the vacation of the northeasterly portion of 3rd Street, consisting of an area approximately 900 sq. ft., and matters related thereto. FOR POSSIBLE ACTION
- 2. Meeting Date: **July 2, 2019**
- 3. Agenda Category: NEW BUSINESS, MISCELLANEOUS ITEMS, PETITIONS, AND **COMMUNICATIONS**
- 4. Time Required: 15 Minutes
- 5. Background Information: The property owner is proposing to renovate the existing home and will be required to install curb, gutter and sidewalk as part of the permit. City Council accepted the petition for the vacation on June 11, 2019. CL
- 6. Business Impact Statement: Not Required
- 7. Supplemental Agenda Information: **Application**, **Staff Memo**
- 8. Recommended Motion: Forward a recommendation to City Council to adopt a resolution which conditionally approves Vacation No. 3-19 based on facts, findings and conditions as presented in the Staff Report dated June 11, 2019.
- 9. Findings: See Staff Report dated June 11, 2019.
- 10. Prepared By: Cathy Laughlin, City Planner
- 11. Agenda Distribution: Jacques Errecart **518 Commercial Street**

Elko, NV 89801

Juliane & David Ernst 15530 Donnybrook Ct Reno, NV 89511

STAFF COMMENT FLOW SHEET

| Title: Vacation No. 3-19 |
|---|
| Applicant(s): David + Juliane Ernst |
| Site Location: 1004 3rd St. APN 001-224-009 |
| Current Zoning: Date Received: Date Public Notice:/A |
| COMMENT: this is to vacate a portion of the 3rd Street |
| right-of-way along the southeasterny boundary of April 1- |
| 224-009 consisting of 900 sq. ft. |
| **If additional space is needed please provide a separate memorandum** |
| Assistant City Manager: Date: 6/21/19 12 (Commend a pproval as pulsented by staff |
| SAU |
| City Manager: Date: 6/21/19 No comments/concerns. |
| |
| y |
| Initial |



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

CITY OF ELKO STAFF REPORT

MEMO DATE:
PLANNING COMMISSION DATE:
APPLICATION NUMBER:
June 11, 2019
July 2, 2019
Vacation 3-19

APPLICANT: David and Juliane Ernst

PROJECT DESCRIPTION: APN 001-224-009

Vacation of the northeasterly 9'x 100' of 3rd Street.



STAFF RECOMMENDATION:

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

PROJECT INFORMATION

PARCEL NUMBER: 001-224-009

EXISTING ZONING: R- Single Family and Multiple Family Residential

MASTER PLAN DESIGNATION: Medium Density Residential

EXISTING LAND USE: Developed, Residential

BACKGROUND:

1. The property has been developed as residential land use.

- 2. The property owner is proposing to renovate the home with some demolition and new additions.
- 3. City Council accepted the petition for vacation at their meeting June 11, 2019 and referred the matter to Planning Commission for their review.
- 4. The area proposed to be vacated is approximately 900 sq. ft.

NEIGHBORHOOD CHARACTERISTICS:

The property is surrounded by:
North: R-Residential / Developed
East: R-Residential / Developed
South: Commercial / Undeveloped
West: R-Residential / Developed

PROPERTY CHARACTERISTICS:

The property is currently developed and has been vacant for many years. The property has moderate slope to 3^{rd} Street as well as to the southeast. There is no sidewalk along 3^{rd} Street and the dedicated alley to the southeast is not developed.

MASTER PLAN AND CITY CODES:

Applicable Master Plans and City Code Sections are:

NRS 278.479 to 278.480, inclusive

City of Elko Master Plan – Land Use Component

City of Elko Master Plan – Transportation Component

City of Elko Redevelopment Plan

City of Elko Code – Section 8-7 Street Vacation Procedures

MASTER PLAN – Land Use:

- 1. The Master Plan Land Use Atlas shows the area as Medium Density Residential.
- 2. R- Single Family and Multiple Family Residential is a corresponding zoning district for Medium Density Residential.

The proposed vacation is in conformance with the Master Plan Land Use component.

VACATION 3-19 David and Juliane Ernst APN: 001-224-009

MASTER PLAN - Transportation:

- 1. The area is accessed from Third Street.
- 2. Third Street is classified as a Residential Collectors

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

REDEVELOPMENT PLAN

The area is located outside the Redevelopment Area.

ELKO CITY CODE SECTION 8-7 STREET VACATION PROCEDURES

- 1. If it is determined by a majority vote of the city council that it is in the best interest of the city and that no person will be materially injured thereby, the city council, by motion, may propose the realignment, change, vacation, adjustment or abandonment of any street or any portion thereof. In addition, any abutting owner desiring the vacation of any street or easement or portion thereof shall file a petition in writing with the city council and the city council shall consider said petition as set forth above.
 - The City Council accepted the petition at their meeting on June 11, 2019 and referred the matter to the Planning Commission for further consideration.
- 2. Except for a petition for the vacation or abandonment of an easement for a public utility owned or controlled by the city, the petition or motion shall be referred to the planning commission, which shall report its findings and recommendations thereon to the city council. The petitioner shall, prior to the consideration of the petition by the planning commission, pay a filing fee to the city in an amount established by resolution of the city council and included in the appendix to this code.
 - The filing fee was paid by the applicant.
- 3. Whenever any street, easement or portion thereof is proposed to be vacated or abandoned, the city council shall notify by certified mail each owner of property abutting the proposed vacation or abandonment and cause a notice to be published at least once in a newspaper of general circulation in the city setting forth the extent of the proposed vacation or abandonment and setting a date for public hearing, which date may be not less than ten (10) days and not more than forty (40) days subsequent to the date the notice is first published.
- 4. Order of City Council: Except as provided in subsection E of this section, if, upon public hearing, the City Council is satisfied that the public will not be materially injured by the proposed vacation or abandonment, and that it is in the best interest of the city, it shall order the street vacated or abandoned. The city council may make the order conditional, and the order shall become effective only upon the fulfillment of the conditions prescribed.

The proposed vacation with the recommended conditions is in conformance with Section 8-7 of City code.

FINDINGS

VACATION 3-19 David and Juliane Ernst APN: 001-224-009

- The proposed vacation is in conformance with the City of Elko Master Plan Land Use Component
 The proposed vacation is in conformance with the City of Elko Master Plan Transportation component.
 The property proposed for vacation is not located within the Redevelopment Area.
 The proposed vacation is in conformance with NRS 278.479 to 278.480, inclusive.
-) The proposed vacation with the recommended conditions is in conformance with Elko City Code 8-7.
- The proposed vacation will not materially injure the public and is in the best interest of the City.

STAFF RECOMMENDATION:

Staff recommends forward a recommendation to City Council to adopt a resolution which conditionally APPROVES the proposed vacation with the following conditions:

- 1. The applicant is responsible for all costs associated with the recordation of the vacation.
- 2. Written response from all non-City utilities is on file with the City of Elko with regard to the vacation in accordance with NRS 278.480(6) before the order is recorded.



Planning Department

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

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

June 26, 2019

Juliane & David Ernst 15530 Donnybrook Ct Reno, NV 89511

Re: Vacation No. 3-19

Dear Applicant/Agent:

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

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

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

Sincerely,

Shelby Archuleta Planning Technician

Enclosures

CC: Jacques Errecart, 518 Commercial Street, Elko, NV 89801

Email: jacquesg518@gmail.com

ellororduleta



Planning Department

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

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

June 12, 2019

NV Energy Mr. Jake Johnson 6100 Neil Road Reno, NV 89511

SUBJECT: Proposed Vacation No. 3-19

Dear Mr. Johnson:

Please be advised that the City of Elko Planning Department is processing a request filed by David & Juliane Ernst to vacate a portion of the 3rd Street right-of-way located generally along the southwest property line of APN 001-224-009. Please see enclosed map.

The City respectfully requests your assistance in determining whether there are any utility improvements or any other such interests within the area proposed to be vacated.

Please advise the Elko City Planning Department in writing concerning your agency's needs or interests as affected by this requested vacation, or submit a letter or email stating none of your interests are in the area, as we are required to receive and maintain records of all responses from all local utilities per NRS 278.480(6). The Planning Commission will consider this item on July 2, 2019. Thank you for your time and effort in this matter!

If you have any questions, please contact our office at 777-7160.

2) December

Sincerely,

Shelby Archuleta Planning Technician

sarchuleta@elkocitynv.gov



Planning Department

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

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

June 12, 2019

Southwest Gas Corporation

Engineering Department
PO Box 1190

Carson City, NV 89702-1190

SUBJECT: Proposed Vacation No. 3-19

To Whom It May Concern:

Please be advised that the City of Elko Planning Department is processing a request filed by David & Juliane Ernst to vacate a portion of the 3rd Street right-of-way located generally along the southwest property line of APN 001-224-009. Please see enclosed map.

The City respectfully requests your assistance in determining whether there are any utility improvements or any other such interests within the area proposed to be vacated.

Please advise the Elko City Planning Department in writing concerning your agency's needs or interests as affected by this requested vacation, or submit a letter or email stating none of your interests are in the area, as we are required to receive and maintain records of all responses from all local utilities per NRS 278.480(6). The Planning Commission will consider this item on July 2, 2019. Thank you for your time and effort in this matter!

If you have any questions, please contact our office at 777-7160.

Sincerely,

Shelby Archuleta Planning Technician

sarchuleta@elkocitynv.gov

Shelloy Arculetos



Planning Department

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

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

June 12, 2019

Satview Broadband Mr. Tariq Ahmad PO Box 18148 Reno, NV 89511

And VIA EMAIL: taroil@yahoo.com

SUBJECT: Proposed Vacation No. 3-19

Dear Mr. Ahmad:

Please be advised that the City of Elko Planning Department is processing a request filed by David & Juliane Ernst to vacate a portion of the 3rd Street right-of-way located generally along the southwest property line of APNs 001-224-009. Please see enclosed map.

The City respectfully requests your assistance in determining whether there are any utility improvements or any other such interests within the area proposed to be vacated.

Please advise the Elko City Planning Department in writing concerning your agency's needs or interests as affected by this requested vacation, or submit a letter or email stating none of your interests are in the area, as we are required to receive and maintain records of all responses from all local utilities per NRS 278.480(6). The Planning Commission will consider this item on July 2, 2019. Thank you for your time and effort in this matter!

If you have any questions, please contact our office at 777-7160.

Sincerely,

Shelby Archuleta Planning Technician

sarchuleta@elkocitynv.gov

Shelby Archuleta

| From: | Poole, John <john.g.poole@ftr.com></john.g.poole@ftr.com> |
|---|--|
| Sent: | Wednesday, June 19, 2019 10:50 AM |
| To: | Shelby Archuleta |
| Subject: | FW: 3rd St Right of Way on south west Property Line Vacate Request; |
| Attachments: | Alley Vacancy 3rd st Elko, APN 001-224-009.pdf |
| Hi Shelby; | |
| Frontier is on the pole lead and h | as no issue with this vaction of Right of Way. |
| JOHN POOLE NETWORK ENGINEER FRONTIER COMMUNICATIONS 1520 CHURCH ST | |
| GARDNERVILLE, NV. 89410 | |
| TEL# 775-782-0966 FAX# 775-782 6846 | |
| JOHN.G.POOLE@FTR.COM | |
| 301111.G.1 00LL@1111.COM | |
| " I CAN HELP" | |
| Original Message From: crand@citlink.net <crand@ Sent: Wednesday, June 19, 2019 : To: Poole, John <john.g.poole@ft Subject: Re: 3rd St Right of Way o</john.g.poole@ft </crand@ | 10:44 AM |
| WARNING: External email. Please | verify sender before opening attachments or clicking on links. |
| John This area is fed on aerial drops-no Carolyn | |
| On Wed, 6/19/19, Poole, John <jo< th=""><td>hn.g.poole@ftr.com> wrote:</td></jo<> | hn.g.poole@ftr.com> wrote: |
| | outh west Property Line Vacate Request; .whitaker@ftr.com>, "crand@citlink.net" <crand@citlink.net> , 9:47 AM</crand@citlink.net> |

Carolyn;
Please look into this as
cant seem to look this lot up as do not know the APN book to reference to FROGS.
Let me know if we have to
move plant or not.
Thanks, JOHN

JOHN POOLE

NETWORK ENGINEER FRONTIER COMMUNICATIONS 1520 CHURCH ST

GARDNERVILLE, NV. 89410 TEL# 775-782-0966 FAX# 775-782 6846 JOHN.G.POOLE@FTR.COM

" I CAN HELP"

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Planning Department

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

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

June 12, 2019

Frontier Communication Mr. John Poole 1520 Church Street Gardnerville, NV 89410

SUBJECT: Proposed Vacation No. 3-19

Dear Mr. Poole:

Please be advised that the City of Elko Planning Department is processing a request filed by David & Juliane Ernst to vacate a portion of the 3rd Street right-of-way located generally along the southwest property line of APNs 001-224-009. Please see enclosed map.

The City respectfully requests your assistance in determining whether there are any utility improvements or any other such interests within the area proposed to be vacated.

Please advise the Elko City Planning Department in writing concerning your agency's needs or interests as affected by this requested vacation, or submit a letter or email stating none of your interests are in the area, as we are required to receive and maintain records of all responses from all local utilities per NRS 278.480(6). The Planning Commission will consider this item on July 2, 2019. Thank you for your time and effort in this matter!

If you have any questions, please contact our office at 777-7160.

Sincerely,

Shelby Archuleta Planning Technician

sarchuleta@elkocitynv.gov



Planning Department

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

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

June 12, 2019

Beehive Broadband 2000 N. Sunset Road Lake Point, UT 84074

SUBJECT: Proposed Vacation No. 3-19

To Whom It May Concern:

Please be advised that the City of Elko Planning Department is processing a request filed by David & Juliane Ernst to vacate a portion of the 3rd Street right-of-way located generally along the southwest property line of APNs 001-224-009. Please see enclosed map.

The City respectfully requests your assistance in determining whether there are any utility improvements or any other such interests within the area proposed to be vacated.

Please advise the Elko City Planning Department in writing concerning your agency's needs or interests as affected by this requested vacation, or submit a letter or email stating none of your interests are in the area, as **we are required to receive and maintain records of all responses from all local utilities per NRS 278.480(6)**. The Planning Commission will consider this item on July 2, 2019. Thank you for your time and effort in this matter!

If you have any questions, please contact our office at 777-7160.

Sincerely,

Shelby Archuleta Planning Technician

sarchuleta@elkocitynv.gov

Illa Dolnitte



RECEIVED

JUN 2 0 2019

June 19, 2019

City of Elko
Planning Department
Attn: Shelby Archuleta
Planning Technician
sarchuleta@elkocityny.gov

Re:

Proposed Vacation No. 3-19 / David & Juliane Ernst

Please be advised that Michael W. Lattin, Vice President / Field Operations for Elko Heat Company has reviewed the above vacation and Elko Heat Company has no issues with this vacation.

Please contact us if you have any additional questions or concerns.

Sincerely,

Pamela Lattin

Secretary/Treasurer



Planning Department

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

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

June 12, 2019

Elko Heat P.O. Box 2347 Elko, NV 89803

SUBJECT: Proposed Vacation No. 3-19

To Whom It May Concern:

Please be advised that the City of Elko Planning Department is processing a request filed by David & Juliane Ernst to vacate a portion of the 3rd Street right-of-way located generally along the east property line of APN 001-224-009. Please see enclosed map.

The City respectfully requests your assistance in determining whether there are any utility improvements or any other such interests within the area proposed to be vacated.

Please advise the Elko City Planning Department in writing concerning your agency's needs or interests as affected by this requested vacation, or submit a letter or email stating none of your interests are in the area, as we are required to receive and maintain records of all responses from all local utilities per NRS 278.480(6). The Planning Commission will consider this item on July 2, 2019. Thank you for your time and effort in this matter!

If you have any questions, please contact our office at 777-7160.

Sincerely,

Shelby Archuleta
Planning Technician

sarchuleta@elkocitynv.gov



CITY OF ELKO PLANNING DEPARTMENT

1751 College Avenue * Elko * Nevada * 89801 * (775) 777-7160 * (775) 777-7119 fax

APPLICATION FOR VACATION OF CITY STREET, EASEMENT OR OTHER PUBLIC RIGHT-OF-WAY

| PLICANT(s): David & Juliane Ernst | |
|--|---|
| AILING ADDRESS: 15530 Donnybrook Ct, Reno, NV | V 89511 |
| ONE NO (Home) 775-376-3347 | (Business) |
| ME OF PROPERTY OWNER (If different): | Same |
| (Property owner's consent in writing mu | ıst be provided.) |
| AILING ADDRESS: Same | |
| GAL DESCRIPTION AND LOCATION OF | PROPERTY INVOLVED (Attach if necessary) |
| SESSOR'S PARCEL NO.: 001-224-009 | Address 604 Third Street, Elko, NV |
| t(s), Block(s), &Subdivision Lots 12, 11, & | 4'-0" of Lot 10, Elko City |
| | |
| t(s), Block(s), &Subdivision Lots 12, 11, & 2 Parcel(s) & File No. | |

FILING REQUIREMENTS:

<u>Complete Application Form</u>: In order to begin processing the application, an application form must be complete and signed. Applications go before the City Council, Planning Commission, and back to City Council twice.

Fee: A \$600.00 non-refundable fee.

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

<u>Legal Description</u>: A complete legal description of the area proposed for vacation along with an exhibit depicting the area for vacation.

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

<u>Other Information</u>: The applicant is encouraged to submit other information and documentation to support the request.

RECEIVED

Revised 12/04/15 JUN 0 3 2019 Page 1

| OWNER(S) OF THE PROPERTY ABUTTING THE AREA BEING REQUESTED FOR VACATION: |
|--|
| Lynne Owens, 309 New Pine Street, Elko, Nevada |
| (Name) (Address) |
| |
| OWNER(S) OF THE PROPERTY ABUTTING THE AREA BEING REQUESTED FOR VACATION |
| Lisa Marie Higgins, 606 Third Street, Elko, Nevada |
| (Name) (Address) |
| |
| 1. Describe the nature of the request: Vacation of 9.00' x 100' of Third Street . |
| |
| |
| |
| |
| |
| |
| Describe any utilities currently located in the area proposed for vacation, and if any are present |
| how they will be addressed: N/A |
| |
| |
| |
| |
| |
| |
| |

Use additional pages if necessary

This area intentionally left blank

| By My Signature below: |
|--|
| I consent to having the City of Elko Staff enter on my property only for the sole purpose of inspection 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 effect 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) GLOUES ERRECORT, HCORB (Please print or type) |
| Mailing Address 518 Commercial ST Street Address or P.O. Box |
| City, State, Zip Code |
| Phone Number: 775-738-9456 |
| Email address: jacquesg518@gmail.com |
| SIGNATURE: / GUILL / MATTER |
| FOR OFFICE USE ONLY |
| File No.: 3-19 Date Filed: 4/3/19 Fee Paid: 100 CX# 2009 |

EXHIBIT "A"

David & Juliane Ernst

Application for Vacation

June 4, 2019

A parcel of land located in Section 15, Township 34 North, Range 55 East, M.D.B.& M., City of Elko, Nevada, more particularly described as follows:

Commencing at the most southerly corner of Lot 12 of Block 19 as shown on the Map of the Town of Elko filed in the office of the Elko County Recorder, Elko, Nevada, as document number 1, being Corner No. 1, the True Point of Beginning;

thence North 48°01'53" West, along the southwesterly boundary of said Lot 12, a distance of 100.00 feet to Corner No. 2, being the most westerly corner of said Lot 12;

thence South 41°58'07" West, a distance of 9.00 feet to Corner No. 3;

thence South 48°01'53" East, a distance of 100.00 feet to Corner No. 4:

thence North 41°58'07" East, a distance of 9.00 feet to Corner No. 1, the Point of Beginning.

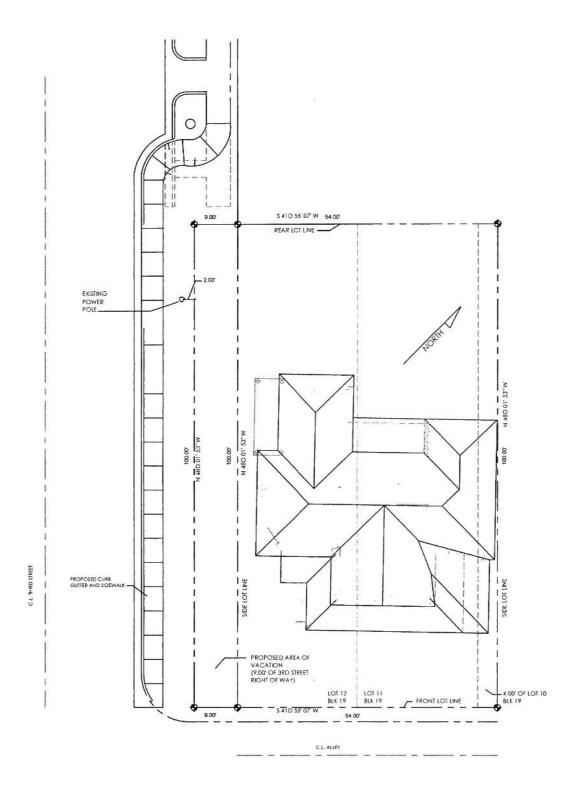
Said parcel contains an area of 900 square feet, more or less.

BALLEN 10/31/00 8 31 10/5072

HIGH DESERT Engineering, LLC Thomas C. Ballew Nevada P.L.S. 5072

640 Idaho Street Elko, NV 89801 (775) 738-4053

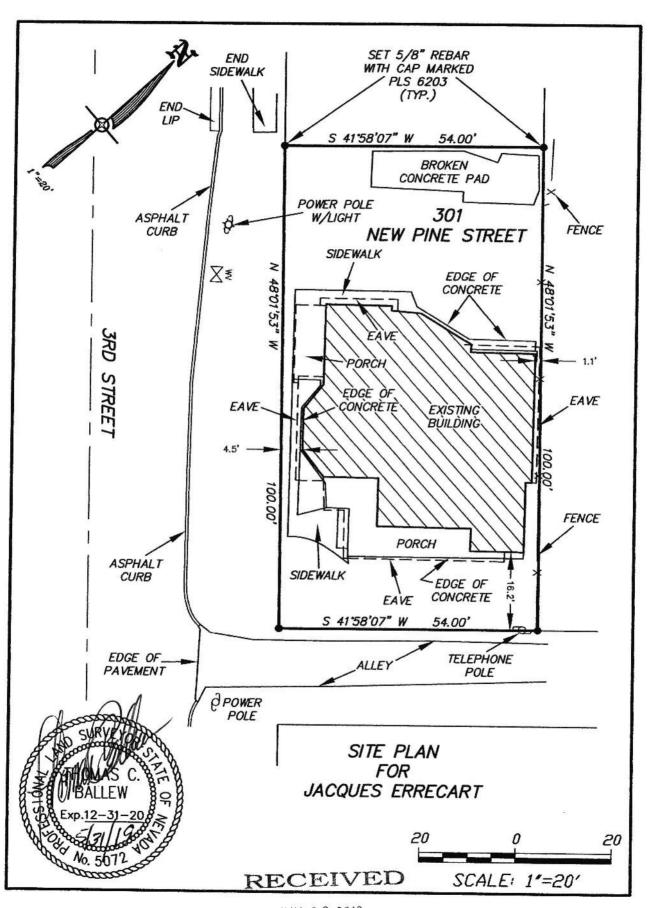
Exhibit B

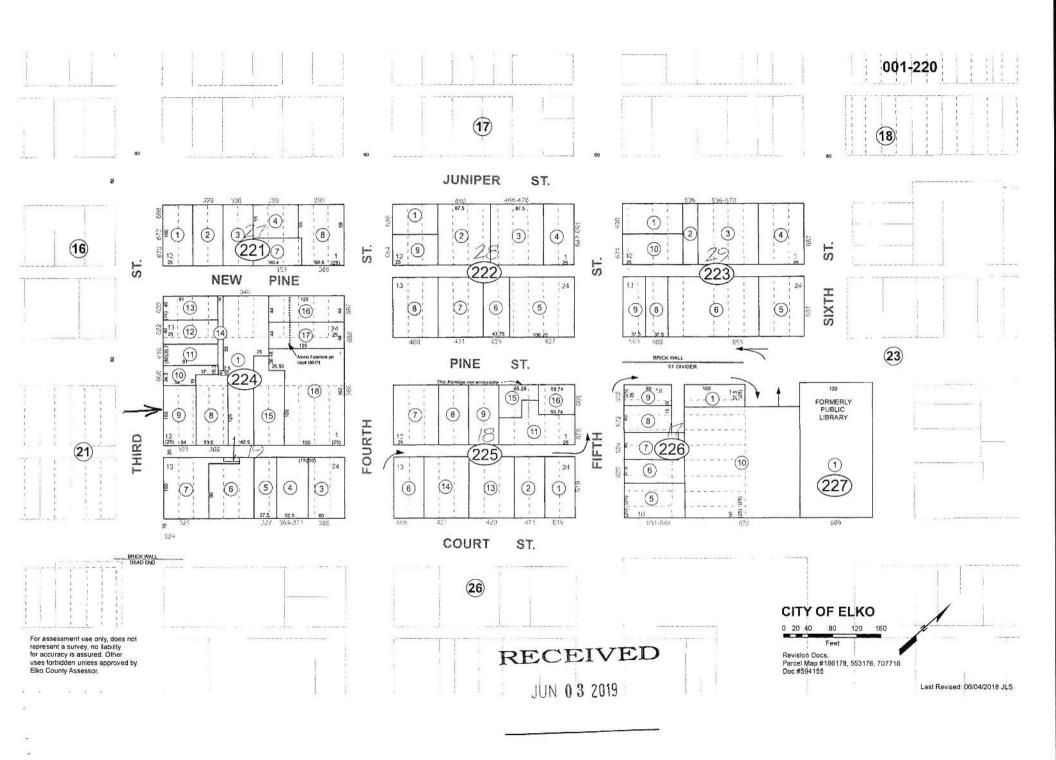


PROPOSED VACATION
OF THIRD STREET
RIGHT OF WAY
DAVID & JULIANNE ERNST
604 THIRD STREET
ELKO, NEVADA
APN 001-224-009

SITE PLAN

1:240







Zoning Bulletin

in this issue:

Preemption/Police Power/Wireless Service—Wireless providers challenge city ordinance that requires aesthetic review or wireless facility permits

Standing—City taxpayers challenge adoption of comprehensive rezoning ordinance and newly enacted zoning maps

3

6

Legality of Zoning
Decision/Authority/Due
Process/Equal Protection—County
approves, with modifications,
landowner request to create an agriculture protection area

Use—Private boarding school seeks to use single-family home to house students

Validity of Zoning Decision / Planned Use Development— Citizens' association argues zoning commission failed to address zoning regulation's "housing linkage" mandate when reviewing planned unit development application

Zoning News from Around the Nation Preemption/Police Power/Wireless Service—Wireless providers challenge city ordinance that requires aesthetic review or wireless facility permits

Wireless providers contend ordinance is preempted by the California Public Utility Code

Citation: T-Mobile West LLC v. City and County of San Francisco, 2019 WL 1474847 (Cal. 2019)

CALIFORNIA (04/04/19)—This case addressed the issue of whether a local government can condition wireless communication facility construction permit approval on aesthetic or other considerations that arise under the local police power. More specifically, it addressed whether California Public Utility Code section 7901, which provides that telephone corporations may construct lines and erect equipment along public roads in ways and locations that do not "incommode the public use of the road," preempted a local regulation allowing the city to condition permit approval for telephone line construction on aesthetic considerations.

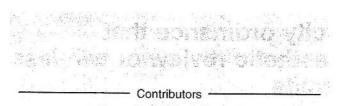
The Background/Facts: In 2011, the City and County of San Francisco (the "City") adopted an ordinance (the "Ordinance"), which requires "any Person seeking to construct, install, or maintain a Personal Wireless Service Facility in the Public Rights-of-Way to obtain" a permit. (S.F. Pub. Works Code, art. 25, § 1500, subd. (a). Among other things, the Ordinance specifies areas designated for heightened aesthetic review, and establishes various standards of aesthetic compatibility for wireless equipment. In adopting the Ordinance, the City's Board of Supervisors (the "Board") acknowledged that, under state law, telephone corporations have the right "to use the public rights-of-way to install and maintain 'telephone lines' and related facilities required to provide telephone service." But the Board asserted that local governments may "enact laws that limit the intrusive effect of these lines and facilities."

Wireless telephone service providers (the "Wireless Providers") challenged the Ordinance. Among other things, they alleged that the Ordinance was (1) preempted by provision of the California Public Utility Code (the "Code"), and (2) even if not preempted, violated the Code. More specifically, the Wireless Providers argued that the Ordinance was preempted by Code section 7901. That statute provides that telephone corporations may construct lines and erect equipment along public roads in ways and locations that do not "incommode the pub-



lic use of the road." They also argued that even if not preempted, the Ordinance violated Code section 7901.1 by treating wireless providers differently from other telephone corporations. Section 7901.1 provides in relevant part that, consistent with section 7901, municipalities may "exercise reasonable control as to the time, place, and manner" in which roads are "accessed," and that the control must "be applied to all entities in an equivalent manner." (§ 7901, subds. (a), (b), italics added.)

The trial court concluded that section 7901 did not preempt the challenged portions of the Ordinance. The trial court also concluded that since section 7901.1 only applied to temporary access to public rights-of-way during initial construction and installations, and since the parties had stipulated that the City treated all companies equally in that respect, the Ordinance did not violate section 7901.1.



Corey E. Burnham-Howard

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The Wireless Providers appealed.

The Court of Appeals affirmed.

The Wireless Providers again appealed.

DECISION: Judgment of Court of Common Pleas affirmed.

The Commonwealth Court of Pennsylvania also concluded that section 7901 did not preempt the challenged portions of the Ordinance. In so concluding, the court explained that cities and counties are authorized under the California Constitution with an "inherent local police power," which generally includes the authority to establish aesthetic conditions for land use. The court explained that City zoning ordinances could be preempted if they conflict with state law such as when they "duplicate[], contradict[], or enter[] an area fully occupied by general law, either expressly or by legislative implication."

Here, the Wireless Providers had argued that the Ordinance was preempted by section 7901 because: the Ordinance was "contradictory to section 7901;" section 7901 "occupied" the field," indicating a "paramount state concern will not tolerate additional local action;" and as "obstacle preemption." The court rejected all of those arguments. The court found that the Ordinance was not "contradictory and inimical" to section 7901 because section 7901 said nothing about the aesthetics or appearance of telephone lines. The court found that the Ordinance was not subject to field preemption because the City was "not attempting to regulate in an area over which the state ha[d] traditionally exercised control," but instead aesthetic regulation was an area of "significant local interest" The court also found that there was no obstacle preemption here because the Legislature, in enacting section 7901, "made clear that the goal of technological advancement [was] not paramount to all others by including the incommode clause . . . thereby leaving room for local regulation of telephone installation." In summary, the court found that section 7901 "ensure[d] that telephone companies would not be required to obtain a local franchise, while the Ordinance ensure[d] that lines and equipment could not unreasonably incommode public road use."

The court also held that section 7901.1 only applied to temporary access during construction and installation of telephone lines and equipment, and, as such, because the City—as the parties had stipulated—treated all entities similarly in that regard, there was no section 7901.1 violation.

See also: Pacific Tel. & Tel. Co. v. City and County of San Francisco, 197 Cal. App. 2d 133, 17 Cal. Rptr. 687 (1st Dist. 1961).

See also: W.U. Tel. Co. v. City of Visalia, 149 Cal. 744, 87 P. 1023 (1906).

See also: City of Riverside v. Inland Empire Patients Health & Wellness Center, Inc., 56 Cal. 4th 729, 156 Cal. Rptr. 3d 409, 300 P.3d 494, 28 A.D. Cas. (BNA) 144 (2013).

Standing—City taxpayers challenge adoption of comprehensive rezoning ordinance and newly enacted zoning maps

City argues the taxpayers' action must be dismissed because the taxpayers failed to meet the requirements for "taxpayer standing" to bring the action

Citation: Floyd v. Mayor and City Council of Baltimore, 2019 WL 1434574 (Md. 2019)

MARYLAND (04/01/19)—This case addressed the issue of whether certain individuals satisfied the requirements of taxpayer standing to maintain a challenge against comprehensive rezoning ordinances and new zoning maps enacted in a city.

The Background/Facts: In October 2016, the City of Baltimore (the "City") adopted a comprehensive rezoning ordinance and enacted new zoning maps in the City. After determining that there were typographical errors in that ordinance, in May 2017, the City adopted a new ordinance (the "Ordinance"), which corrected those errors. Ten days later, Joan Floyd, Paul Robinson, and Deborah Tempera (the "Taxpayers") filed a legal action challenging the comprehensive rezoning Ordinance and new zoning maps. The legal action noted that the Taxpayers were bringing the "action on behalf of all Baltimore City taxpayers pursuant to the principle of taxpayer standing." They contended that the comprehensive rezoning and new zoning maps would "injuriously affect the property of Baltimore City taxpayers, who [would] suffer pecuniary losses or increased taxes as a result." Among other things, the Taxpayers alleged that: the City had failed to mail and publish certain notices; the Ordinance was "null and void as to its adoption and enactment of a Baltimore City Zoning Map"; the adoption and enactment of the "Zoning Maps was ultra vires or illegal, and [thus] null and void"; and that the zoning maps were "of no effect."

The City asked the court to dismiss the action. The City argued that the Taxpayers failed to establish "taxpayer standing" necessary to bring their legal action. The City explained that the Taxpayers so failed in three ways: "(1) the [Taxpayers] failed to 'allege a special interest in the subject[] matter of the suit distinct from that of the general public'; (2) the allegedly illegal and *ultra vires* acts had 'no reasonable relationship to the likelihood of a potential tax increase'; and (3) [the Taxpayers] failed to establish a nexus between the potential pecuniary damage and the challenged act."

Under Maryland law, "[c]hallengers to comprehensive zoning ordinances... are required to satisfy the requirements of taxpayer standing, rather than property owner

standing[,]" to maintain their actions. Taxpayer standing requirements include: having "a special interest in the subject[]matter of the suit distinct from the general public," such that that the taxpayer alleges "both [(a)] an action by a municipal corporation or public official that is illegal or *ultra vires*, and [(b)] that the action may injuriously affect the taxpayer's property, meaning that it reasonably may result in a pecuniary loss to the taxpayer or an increase in taxes." "Importantly," Maryland law requires that there "must be a 'nexus' between . . . the alleged[ly] illegal or *ultra vires* act, the harm caused to the taxpayer, and the potential for the remedy to alleviate the harm incurred." And, "th[e] nexus must be true not only for the complainant, but also [for] all similarly situated taxpayers."

The circuit court agreed with the City that the Taxpayers lacked the requisite taxpayer standing, and that, as such, their legal action had to be dismissed. The court found that the Taxpayers failed to "allege a specific harm unique to them or their property."

The Taxpayers appealed. They contended that they had taxpayer standing in that the "[a]dministration of an unlawfully updated Zoning Map [would] be costly to the taxpayers." They maintained that they had alleged that there would be "numerous negative impacts on the taxpayers" if the "unlawfully adopted Zoning Map" were utilized. The Taxpayers asked the court to void the zoning maps.

While their case was pending in the Court of Special Appeals, the Taxpayers filed a petition for a writ of certiorari with the Court of Appeals, which was granted.

DECISION: Judgment of Circuit Court affirmed.

The Court of Appeals of Maryland held that the circuit court correctly dismissed the Taxpayers legal action because the Taxpayers "failed to allege facts sufficient to establish taxpayer standing to maintain a challenge to the comprehensive rezoning and zoning map."

In so holding, the court found that the Taxpayers "failed to show a special interest" here that was "distinct from that of the general public by failing to sufficiently allege illegal or *ultra vires* acts by [the City] that [could] result in a pecuniary loss or an increase in taxes."

While the Taxpayers had alleged that pecuniary loss and tax increases would occur, the court found that allegation was a "bare allegation," without "any explanation or particularity." Moreover, the court found that the Taxpayers "failed to demonstrate a nexus between any alleged potential pecuniary harm and the challenged act." More specifically, the court found that the potential pecuniary loss or tax increase alleged by the Taxpayers was an increase in taxes that would occur as a result of the City having to pay legal fees to defend an invalidly enacted zoning map. The court found that the harm alleged of an increase in taxes was dependent on the zoning map being invalid, which the court found was "circular" reasoning with an alleged increase in taxes unrelated to an alleged invalidly enacted zoning map.

The court also found that the Taxpayers "failed to seek a remedy that, if granted, would alleviate any alleged tax burden or pecuniary loss." The Taxpayers had sought the remedy of nullification of the Zoning Map/Ordinance, but the court found it "difficult to comprehend how nullifying the Zoning Map would alleviate an alleged tax burden, which depended on challenges being made to the Zoning Map."

See also: Anne Arundel County v. Bell, 442 Md. 539, 113 A.3d 639 (2015).

See also: Boitnott v. Mayor and City Council of Baltimore, 356 Md. 226, 738 A.2d 881 (1999).

See also: State Center, LLC v. Lexington Charles Ltd. Partnership, 438 Md. 451, 92 A.3d 400 (2014).

See also: James v. Anderson, 281 Md. 137, 377 A.2d 865 (1977).

See also: McKaig v. Mayor and City Council of Cumberland, 208 Md. 95, 116 A.2d 384, 388 (1955).

Legality of Zoning Decision/Authority/Due Process/Equal Protection—County approves, with modifications, landowner request to create an agriculture protection area

Landowner argues county lacked discretion, per state statutory law, to make modifications to the application

Citation: Farley v. Utah County, 2019 UT App 45, 2019 WL 1388592 (Utah Ct. App. 2019)

UTAH (03/28/19)—This case addressed the issue of whether a county had the discretion to approve a landowner's request with modifications. It also addressed whether the county's decision was arbitrary and capricious, and/or violated the landowners' due process rights, and/or violated the landowners' equal protection rights.

The Background/Facts: In 2014, Kenyon L. Farley and Irene Farley (the "Farleys") submitted an application (the "Application") to Utah County (the "County"), requesting the creation of an agriculture protection area, which would shield their land from any future zoning decisions and municipal regulations that would interfere with agricultural use. (See Utah Code Ann. § 17-41-101(3), §§ 17-41-402 to -406.) Thereafter, Payson City Municipal Corporation and Payson City Power and Light and the County Engineer's Office made requests for modification (the "Modification Requests"), seeking to exclude from the agriculture protection area portions of the Farleys' land that might be needed to widen roads or install utility lines in the future.

The Application was referred to the County Agriculture Protection Area Advisory Board (the "Advisory Board") and the County Planning Commission (the "Commission). Those agencies returned conflicting recommendations to the County. The Advisory Board recommended the Application be approved as originally submitted, and the Planning Commission recommended that it be approved with the Modification Requests.

Ultimately, the County approved the Farleys' Application with the Modification Requests. The County concluded that its decision was warranted under Utah Code section 17-41-305, which, among other things, required it to consider "anticipated trends in agricultural and technological conditions." The County acknowledged that "although it wanted to afford the Farleys the protections guaranteed to real property within agriculture protection areas, it also had a duty to protect previously planned corridors." The County determined that "approving the Application without the Modification Requests would not be in the best interests of the general welfare, health, and safety of its citizens."

The Farleys then brought a legal action, appealing the County's decision. The Farleys argued that the County's decision was illegal because the County exceeded its discretion in approving the Application with modifications. Under Utah statutory law, a land use decision is illegal if it is "based on an incorrect interpretation of a land use regulation; or. . .contrary to law." (Utah Code Ann. § 17-27a-801(3)(c)(ii).). The Farleys maintained that under Utah statutory law—the Agricultural and Industrial Protection Areas Act, Utah Code Ann. §§ 17-41-101 to -503the County was required to approve the Application without modification. The Farleys maintained that "it was undisputed that all portions of their property met the criteria listed in Utah Code section 17-41-305 and, as a matter of law, Utah County could do nothing but approve the Application without modification."

The Farleys also argued that the County's decision was illegal because it was arbitrary and capricious. Utah statutory law provides that "[a] decision is arbitrary and capricious if the decision is not supported by substantial evidence in the record." (Utah Code Ann. § 17-27a-801(3)(c)(i).)

The Farleys further asserted that the County violated their substantive due process rights. Under the Fourteenth Amendment to the United States Constitution, government cannot deprive people of "property, without due process of law." (U.S. Const. amend. XIV, § 1.) Substantive due process prohibits governmental deprivation of property for "an arbitrary reason." To prevail on such a claim, it must be shown that a protectable property interest was deprived. Here, the Farleys argued that because all portions of their property satisfied the factors set out in the Utah statutory law governing approval of applications for agriculture protection zone status, their Application was entitled to be approved by the County without modifications.

Finally, the Farleys also argued that the County violated their equal protection rights by "singling them out for disparate treatment without a rational basis to do so." The Farleys pointed to the statement of a County deputy attorney who had acknowledged that "similar measures" had not "previously been taken for agriculture protection areas."

The County and the Farleys filed cross-motions for summary judgment. They each argued that there were no material issues of fact in dispute, and that they were entitled to summary judgment based on the law alone.

The district court granted summary judgment in favor of the County with regard to all of the Farleys' claims.

The Farleys appealed.

DECISION: Judgment of district court affirmed.

The Court of Appeals of Utah rejected all of the Farleys' arguments, and affirmed summary judgment for the County.

The court first held that "[c]ontrary to the Farleys' interpretation, [the] County was not required to approve the Application without modification so long as each portion of their land met the criteria set out in [the governing statute]." The court found that when reading all of the statutory sections—sections 17-41-303 through -305 together, it was clear that the statute did not, as the Farleys had argued, require "mechanical application" of statutory criteria and automatic approval. Rather, the statute required multiple agencies (e.g., the Advisory Board and Planning Commission) review the application and make recommendations, and for the legislative body (e.g., the County) to then decide whether to "approve, modify and approve, or reject an application." (See Utah Code Ann. § 17-41-304(3)(a).) Moreover, the court found that the statutory scheme required the analysis and evaluation of the "effect of the creation of the proposed area on the planning policies and objectives of the county" (Utah Code Ann. § 17-41-303(2)(a)(i).) Since the statute required an "evaluation of factors beyond [the criteria required to create an agriculture protection area]," the court found that "the statutory scheme as a whole does not support the conclusion that an application must be approved if those [criteria are 'satisfied.'" Accordingly, the court concluded that "the plain language of the Act unambiguously grant[ed] [the] County discretion in deciding whether to approve and modify the creation of an agriculture protection area."

Next, the court held that the County's decision on the Farleys' Application was not arbitrary and capricious. The court explained that the burden was on the Farleys to show that the decision was not supported by substantial evidence in the record. And, the court found that the Farleys failed to meet that burden in that they made no effort to address evidence in support of, or contradictory to, the County's decision.

Having found that the Act did not require approval of the Application simply because the statutory criteria were met by the Farleys, the court held that the Farleys had "no legitimate claim of entitlement to the creation of an agriculture protection area." Accordingly, the court held that the Farleys' substantive due process claim also failed since the Farleys could not show a deprivation of a protectable property interest.

Finally, the court also concluded that the Farleys' equal protection claim failed because the Farleys "presented no evidence showing that similarly situated landowners applying for agriculture protection area status were treated more favorably." Although the County deputy attorney had acknowledged that "similar measures" had not "previously been taken for agriculture protection areas," the court found that statement did not "speak to whether similarly-situated applicants exist and, if so, whether those applicants were treated more favorably than the Farleys."

See also: Oliver v. Utah Labor Commission, 2017 UT 39, 424 P.3d 22 (Utah 2017) (regarding statutory interpretation).

See also: Carlsen v. Board of Adjustment of City of Smithfield, 2012 UT App 260, 287 P.3d 440 (Utah Ct. App. 2012) (regarding burden of proof for arbitrary and capricious claim).

Use—Private boarding school seeks to use single-family home to house students

School and zoning board dispute whether use meets zoning code's definition of "single-family residential" use such that it would be permitted in the zoning district

Citation: Northwood School, Inc. v. Joint Zoning Board of Appeals for Town of North Elba and Village of Lake Placid, 2019 WL 1473886 (N.Y. App. Div. 3d Dep't 2019)

NEW YORK (04/04/19)—This case addressed the issue of whether the housing of a group of high school students and a supervising faculty member in a single-family residence met the local zoning ordinance's definition of a single-family residential use such that it was permitted within the zoning district in which the house was located.

The Background/Facts: Northwood School, Inc. (the "School") is a private boarding school in the Village of Lake Placid (the "Village"). After a donor gave the school a single-family residence (the "Property"), the School hoped to use the Property to house a group of high school students and a supervising faculty member. The School applied for a certificate of occupancy for such use.

The School's certificate of occupancy application was denied because it was determined that the planned use was not permissible in the zoning district where the Property was located. The Property was located in the South Lake Residential District (the "District") of the Town of North Elba (the "Town"). The Joint Village and Town Land Use Code (the "Code") permitted only single-family and two-

family residential uses in the District. The Code defined "single-family residential" as "[a] detached dwelling unit designed for year-round or seasonal occupancy by one family only." The Code defined a "family" as "[a] group of people, related or not related, living together as a common household, with numbers of persons and impacts typical of those of a single family." The certificate of occupancy was denied because the proposed use did not fall within the Code's definition of a single-family residential use.

The School appealed the denial of its certificate of occupancy application to the Joint Zoning Board of Appeals for the Town and Village (the "ZBA"). The ZBA denied the appeal. The ZBA also concluded that the School's proposed use was not permitted in the District because the use did not fall within the Code's definition of single-family residence. The ZBA so concluded based on its finding that there would be a "lack of permanence in the population residing in the [P]roperty." The ZBA found that the proposed use would be "more akin to a boarding house, group home, or dormitory than that of a single-family dwelling."

The School appealed the ZBA's determination. The Supreme Court dismissed the School's appeal, finding that the ZBA's interpretation of the Code was "not arbitrary, capricious, illegal, or irrational."

The School again appealed. On appeal, the School argued that its proposed use was consistent with the Code's definition of single-family use. It also argued that its application should have been granted "the special treatment afforded schools and churches stem[ming] from their presumed beneficial effect on the community."

DECISION: Judgment of Supreme Court affirmed.

The Supreme Court, Appellate Division, Third Department, New York, upheld the ZBA's denial of the School's certificate of occupancy application. The court found that the ZBA's determination that the School's proposed use was not a permitted use in the District because it did not meet the Code's definition of single-family use had "a rational basis in the record." Specifically, the court found a rational basis in the ZBA's determination based on the ZBA's findings that there would be a lack of permanence in the population residing in the Property in light of the following facts: the student residents would change from year to year; no student would reside in the Property for more than two years; students would stay at the Property only during the academic year and would be absent during school breaks; students would not use the Property's address as their permanent address; a separate part of the Property would be allocated to the supervising faculty member; students would not normally eat meals at the Property; and students would not share in common household activities and responsibilities at the Property.

The court also concluded that there was "no merit" to the School's argument that its application deserved "special treatment" given the presumed beneficial effect of schools on the community. The court noted that the School had not sought a special use permit here to allow expansion of its educational functions into a residential neighborhood. Only with such a special permit application would there be a need to "balance the benefit of the proposed use to the community against potential harm," noted the court. Here, where the School had only asked the ZBA to interpret the single-family use term in the Code, there was no role for a balancing process, said the court.

See also: City of Schenectady v. Alumni Ass'n of Union Chapter, Delta Chi Fraternity, 5 A.D.2d 14, 168 N.Y.S.2d 754 (3d Dep't 1957).

See also: Bayram v. City of Binghamton, 27 Misc. 3d 1032, 899 N.Y.S.2d 566 (Sup 2010).

See also: Cornell University v. Bagnardi, 68 N.Y.2d 583, 510 N.Y.S.2d 861, 503 N.E.2d 509, 37 Ed. Law Rep. 292 (1986).

Case Note:

The School had also argued that the Code's definition of the term "family" was "unconstitutionally vague." The appellate court found that because that argument was raised for the first time on appeal, it was not preserved for appellate review.

Validity of Zoning
Decision / Planned Use
Development—Citizens'
association argues zoning
commission failed to
address zoning
regulation's "housing
linkage" mandate when
reviewing planned unit
development application

Developer claims no obligation to address housing linkage until second stage of twostage development application

Citation: Union Market Neighbors v. District of Columbia Zoning Commission, 2019 WL 1388463 (D.C. 2019)

DISTRICT OF COLUMBIA (03/28/19)—This case addressed the issue of whether developers of a planned use development were required to address a housing linkage mandate at the first stage of a planned use development application, where local regulations allowed for a two-stage planned use development application with the first stage involving a "general review," and the second stage involving a "detailed site plan review."

The Background/Facts: Gallaudet University and

JBG/6th Street Associates, LLC (collectively, the "Developers") proposed development of four parcels of land in a neighborhood in the District of Columbia ("D.C."). The proposed development was a planned use development ("PUD").

Under D.C. regulations, PUD applicants could seek D.C. Zoning Commission ("Commission") approval of a PUD in two stages. (See DCMR § 2402.1.) Per the DC regulations, with a two-stage PUD application:

- (1) the first stage "involves a general review of the site's suitability for use as a PUD; the appropriateness, character, scale, mixture of uses, and design of the uses proposed; and the compatibility of the proposed development with city-wide, ward, and area plans of the District of Columbia, and the other goals of the PUD process;" and
- (2) the second stage is "a detailed site plan review to determine compliance with the intent and purposes of the PUD process, the first stage approval, and [D.C. regulations]." (DCMR § 2402.2.)

Eventually, on May 8, 2017, the Commission approved the first-stage PUD for the Developers. In doing so, the Commission issued a 49-page order, which contained more than 100 findings of fact on a wide range of topics, including the proposed development's effects on the housing supply.

Union Market Neighbors ("UMN") was a D.C. citizens' association. UMN appealed the Commission's approval of the first-stage PUD. UMN argued that the Commission made a "legal error by ignoring a 'housing linkage' mandate in the [D.C.] zoning regulations, which in certain circumstances requires 'the applicant to produce or financially assist in the production 'of off-site affordable housing." (See DCMR § 2404.2.) The Developers responded by asserting, among other things, that they had no obligation to address the housing linkage until the second stage of the PUD process. UMN also argued that the Commission "failed to conduct 'the legally required comprehensive public review of adverse effects on surrounding communities.'"

DECISION: Decision of Zoning Commission affirmed.

Agreeing with the Developers, the District of Columbia Court of Appeals held that, even if the PUD triggered the housing linkage requirement (a matter it was not deciding at the time of this decision), UMN had failed to demonstrate that a PUD must include such a provision at the first stage. The court noted that the D.C. regulations were clear that "the first stage of the PUD process 'involve[d] a general review,' whereas the second stage include[d] 'a detailed site plan review to determine compliance.' "(DCMR § 2402.2.) The court concluded that "the second-stage design of the PUD" was where there would be "further development and refinement," and if UMN raised the issue of housing linkage at the second stage, the Developers would "be in no position to assert that the protest comes too late."

The court also disagreed with UMN's argument that the Commission neglected its duty to provide a comprehensive

public review. The court cited the fact that the Commission devoted five pages of its order to UMN's concerns, and concluded that the Commission adequately considered the impact of the proposed PUD on UMN and its members.

Zoning News from Around the Nation

CALIFORNIA

The State Senate's Housing Committee has advanced Senate Bill 50, which proposes to allow more housing construction near public transportation hubs and job centers throughout California—"regardless of local zoning rules." The bill reportedly next moves to the Senate Governance and Finance Committee and must also pass the Senate Appropriations Committee before going to the Senate floor.

Source: The Orange County Register; www.ocregister.com

Pursuant to a recent negotiation of a pending bill—Senate Bill 50, the state may "be on the verge of eliminating single-family zoning statewide." Under the negotiations for approval of Senate Bill 50 by a state Senate committee, Senate Bill 50 was merged with Senate Bill 4, and would result in provisions that allow, statewide, the conversion of single-family houses to four-unit buildings.

Source: Los Angeles Times; www.latimes.com

FLORIDA

The Sarasota County Commission has reportedly approved an agreement to settle a federal lawsuit that accused the county of religious discrimination when it denied a local church a zoning exception to continue to operate a Christian school out of its facility. Reportedly, under the settlement, the county agreed to hold a new public hearing on the church's special exception application. Also under the agreement, the county agreed that if the special exception is approved, the county will reimburse the church's prior application fees and release code enforcement fines that had been levied against the church, as well as pay the church's legal fees. Under the agreement, if the special exception is denied, the litigation would then proceed forward.

Source: Sarasota Herald-Tribune; www.heraldtribun e.com

ILLINOIS

Governor Pritzker recently signed into law a bill (HB2988) that "streamlines" the zoning process for wind farms. The new law clarifies that only a county may establish standards for wind farms, electric-generating wind devices, and commercial wind energy facilities in unincorporated areas of the county outside of the zoning jurisdiction of a municipality and the 1.5-mile radius surrounding the zoning jurisdiction of a municipality. The new law is effective immediately.

Source: *Illinois General Assembly*; http://www.ilga.gov Source: *Illinois Public Media*; https://will.illinois.edu

LOUISIANA

The New Orleans City Council has reportedly approved an inclusionary zoning policy. The new policy requires developers provide a percentage of affordable units—with the required percentage dependent on the neighborhood.

Source: Next City; https://nextcity.org

MISSOURI

The state Senate recently debated a bill that would limit local regulations on concentrated animal feeding operations ("CAFOs"). More specifically, the bill would "prohibit county commissions and county health center boards from making regulations for CAFOs that are inconsistent with, or more stringent than, any state law or Natural Resources Department rules or regulations relating to environmental controls." The Senate did not take a final vote on the bill, but it is reportedly expected to get more time for floor debate.

Source: Jefferson City News Tribune; www.newstribune.com

NEVADA

The state Senate is considering SB398, which seeks to

clarify the authority of county and city governments to "take action on ensuring the availability or affordability of housing." The bill would not mandate, but would allow, county and city governments to, for example, "embrace inclusionary zoning or rent control policies, if they so choose."

Source: Nevada Current; www.nevadacurrent.com

NEW MEXICO

The City of Albuquerque is considering a change to its zoning ordinance which currently requires a 3 to 4-foot tall wall or fence around dining tables at businesses. The proposed changes would remove the wall/fence requirement. If approved, the new outdoor dining ruled would go into effect on January 1.

Source: KRQE; www.krqe.com

TENNESSEE

The City Commissioners in Mt. Juliet have unanimously approved a zoning ordinance that limits surgical abortions to industrial zoned areas.

Source: Minneapolis Star Tribune; www.startribun e.com



Zoning Bulletin

in this issue:

Short-term Rental Use—Property owner utilizes property exclusively for short-term rentals

Marijuana/Stores and Sales— County contends that Washington's Growth Management Act requires State Liquor and Cannabis Board deny marijuana licenses for locations in areas with local zoning restrictions

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Statutory Interpretation/Replacement Dwelling Permits—County grants landowner permit to replace dwellings on exclusive farm usezoned land that were demolished 19 years prior

Use / Home Occupation—Town rejects home occupation application finding business that was part of a larger off-site enterprise was not a "customary" home occupation

Constitutionality of zoning ordinance / Exclusionary—
Property owner seeks to utilize property for wedding barn, but finds the zoning ordinance fails to address such a use

Zoning News from Around the Nation

Short-term Rental Use—Property owner utilizes property exclusively for short-term rentals

Owner and township dispute whether such a use can constitute a permitted "single-family" use under the township's zoning ordinance

Citation: Slice of Life, LLC v. Hamilton Township Zoning Hearing Board, 2019 WL 1870562 (Pa. 2019)

PENNSYLVANIA (04/26/19)—This case addressed the issue of whether the exclusive use of a property as a short-term rental unit was permitted by a township ordinance. More specifically, it addressed whether a zoning ordinance that defines "family" as requiring "a single housekeeping unit" permits the "purely transient use of a property located in a residential zoning district."

The Background/Facts: Val Kleyman ("Kleyman") was the sole member of Slice of Life, LLC ("Slice of Life"). Slice of Life owned a house (the "Property") in Zoning District A of Hamilton Township (the "Township"). The Township Zoning Ordinance (the "Ordinance") allowed for several permitted uses in Zoning District A, including "Single Family Residential," where "[p]ermitted uses include: [s]ingle family detached dwellings [and a]ccessory uses and essential services." The Ordinance defined "dwelling" as "[a] building or structure designed, arranged, intended, or used as the living quarters for one or more families living independently of each other upon the premises." The Ordinance defined a "one-family" dwelling as "[a] building on a lot, designed, arranged or intended for and occupied exclusively as a residence for one (1) family." It further defined "family" as "[o]ne or more persons, occupying a dwelling unit, related by blood, marriage, or adoption, living together as a single housekeeping unit and using cooking facilities and certain rooms in common." The Ordinance did not separately define the phrase "single housekeeping unit." The Ordinance also expressly provided that "the term 'dwelling' shall not be construed to included hotel, motel, rooming houses, or other tourist home." The Ordinance defined hotel and motel, but did not define "rooming house" or "tourist home."

Slice of Life had purchased the Property as an investment property that was to be used exclusively for short-term rentals. Slice of Life rented the Property approximately 25 weekends per year. It would rent the Property to one person who signed the lease, with the expectation that large groups (of up to 17 people) would utilize the Property.

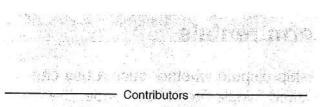
In May 2014, the Township's zoning officer issued an enforcement order to Slice of Life and Kleyman (collectively, the "Owners"). The order instructed the



Owners to cease use of the Property as a hotel/transient rental facility because such use was in violation of the permitted uses for Zoning District A.

The Owners appealed. The Township's Zoning Hearing Board (the "Board") denied the appeal of the enforcement order. The Board concluded that "the short term transient lodging rental business and use of the [Property] is the operation of a business in the Single Family Residential District contrary to the provisions of the Ordinance resulting in a purely transitory occupancy of the [Property]."

The Owners again appealed. The Owners argued that because the Property did not satisfy the Ordinance's specific definition of "hotel" or "motel," the Property therefore "must be a single family dwelling." The trial court found that the term "family" in zoning-related matters required "a level of stability and permanency." The trial court found that the Owners' use of the Property for



Corey E. Burnham-Howard

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short-term rentals was "entirely for a 'for profit' commercial enterprise," which was prohibited in the Zoning District A.

The Owners appealed to the Commonwealth Court. The Commonwealth Court found that since the Ordinance defined "family," prior cases that defined family as including "a level of stability and permanency" did not apply. The court also found that the individual who signed the lease for the Property was the "family" for purposes of the Ordinance, while the remaining people who occupied the Property were mere "guests" of the "family." Further, the court found that because the phrases "transient lodging" and "transient tenancies" were "neither used nor defined" in the Ordinance, "the Board could not modify the Ordinance to find that such uses were prohibited in the zoning district at issue."

The Board and the Township appealed. They asserted that the facts of the case clearly established a "purely transient use of the Property," and that the Owners' "business enterprise" was not a single-family residential use. They further contended that because short-term rentals were not listed in the Ordinance as permitted in the Zoning District A, that use was excluded, without ambiguity.

DECISION: Judgment of Commonwealth Court reversed.

Agreeing with the Board and the Township, the Supreme Court of Pennsylvania held that the Ordinance "clearly and unambiguously excluded purely transient uses of property, including short-term rental uses." Accordingly, the court concluded that the Owners' use of the Property for short-term rentals was prohibited.

In so holding, the court explained that although property owners have a constitutionally protected right to enjoy their property (see Pa. Const. art. I, § 1), that right is permissibly limited by a municipality's police power to protect the public health, safety, morality, and welfare by zoning ordinance. The court further noted that the establishment of residential zoning districts had "long been recognized as a valid exercise of a municipality's police power." The benefit and purpose (or goals) of residential zoning districts were to "create residential neighborhoods in which the residents may develop a sense of community and a shared commitment to the common good of that community," said the court.

The court next explained that it would look to the language of a zoning ordinance to determine the extent of restriction in the zoning ordinance upon the use of land. Looking to the Township Ordinance at issue here, the court noted that the zoning district in which the Property was located permitted "single-family detached dwellings," with such dwellings used as living quarters for families, and with "family" defined as requiring a "single housekeeping unit."

Looking at its past precedent (i.e., prior caselaw on the issue), the court found that a "single housekeeping unit," "as that term of art is used and understood, requires that 'a group of individuals in a single household must not only function as a family within that household, but in addition,

the composition of the group must be sufficiently stable and permanent so as not to be fairly characterized as purely transient." An absence of "stability and permanence," explained the court, would "subvert[]" the goals of residential zoning districts. Thus, the court concluded that, by defining "family" by requiring "a single housekeeping unit," the Ordinance here "clearly and unambiguously excluded, in pertinent part, purely transient uses of property in Zoning District A." The court further concluded that the Owners' use of the Property here was not a "single-family dwelling" under the Ordinance because it was "purely transient," with individuals renting the Property for a minimum of two nights and up to one week at a time, with 25 separate rentals of the Property annually.

See also: Albert v. Zoning Hearing Bd. of North Abington Tp., 578 Pa. 439, 854 A.2d 401 (2004).

See also: Appeal of Miller, 511 Pa. 631, 515 A.2d 904 (1986).

Case Note:

The Owners had asked the Supreme Court of Pennsylvania to quash the appeal based on the sale of the Property while the case was pending. The court rejected that request and decided to proceed to address the merits of the claim raised (i.e., that short-term rentals did not qualify as single family uses). The court found that the circumstances of the case (i.e., short-term rental uses in single-family zoning districts) were "easily repeated" and "could easily evade review in this same manner."

Case Note:

The holding in this case overruled the cases of in Shvekh v. Zoning Hearing Board of Stroud Township, 154 A.3d 408 (Pa. Commw. Ct. 2017) and Marchenko v. Zoning Hearing Board of Pocono Township, 147 A.3d 947 (Pa. Commw. Ct. 2016). In those decisions, the Commonwealth Court of Pennsylvania had held that "any use not specifically prohibited" in a zoning ordinance would be "deemed permitted." The Supreme Court of Pennsylvania found such a holding contrary to its prior decisions, which had held that "uses not expressly permitted in a zoning ordinance 'are excluded by implication.' " Moreover, the court noted that an "excluded-unless-expressly-included standard," was "the only workable standard," especially given the fact that a single-family home (or other structure) can be used "in as many ways as the imagination allows," leaving an included-unless-expressly-excluded standard "impossible for drafters of zoning ordinances to execute." "[R]equiring that zoning ordinances state every conceivable impermissible use would negate the deference to which a zoning hearing board is entitled in the interpretation of its municipality's zoning ordinances," said the court.

Marijuana/Stores and Sales—County contends that Washington's Growth Management Act requires State Liquor and Cannabis Board deny marijuana licenses for locations in areas with local zoning restrictions

Board maintains it is not required by law to adhere to all local zoning laws prior to granting a license

Citation: Matter of Kittitas County for a Declaratory Order, 438 P.3d 1199 (Wash. Ct. App. Div. 3 2019)

WASHINGTON (04/11/19)—This case addressed the issue of whether Washington's Growth Management Act, chapter 36.70A RCW, requires the Washington State Liquor and Cannabis Board to defer to local zoning laws when making licensing decisions.

The Background/Facts: In 2012, Washington voters legalized the sale and use of recreational marijuana use. Under Washington's Growth Management Act ("GMA"), licensing, regulatory, and oversight powers are delegated to the Washington State Liquor and Cannabis Board (the "Board"). (RCW 69.50.325.) Under the GMA, marijuana producers, processors, and retailers must obtain Boardapproved licenses to operate. (RCW 69.50.325.) Board licenses are site-specific and thus valid only if used at the location approved by the Board in the license application. (RCW 69.50.325.)

In December 2015, Kittitas County (the "County") objected to a license application for a marijuana producer/processor operation that was being considered by the Board. The County objected to the proposed location of the operation because the County only permitted marijuana production and processing "in certain land use zoning designations" and "under strict conditions." The Board indicated to the County that it could not base its denial of an application on zoning laws. Ultimately, the Board granted the license over the County's objections.

The County later petitioned the Board for a declaratory order. The County argued that "the site-specific nature of marijuana licenses means that licensing decisions are subject to local zoning regulations." Thus, the County argued that the GMA required the Board to deny marijuana licenses to marijuana producers, processors, and retailers whose site locations are in areas with local zoning restrictions. In support of that argument, the County pointed to RCW 36.70A.103, which requires, in part, state

agencies to "comply with local comprehensive plans and development regulations and amendments. . . ."

The Board disagreed. The Board determined that RCW 36.70A.103 applied only "to actions taken by a state agency acting in its proprietary capacity as the developer or operator of a public facility." The Board found this statute was in applicable here because marijuana licensing decisions—even if site specific—do not involve a state agency acting in its proprietary capacity. The Board further determined that neither the marijuana licensing statute (RCW 69.50.325) nor the GMA required its adherence to "all local zoning laws and land use ordinances prior to granting a license."

The County appealed to superior court. The superior court agreed with the County, and ordered the Board to "only approve those licenses which are in compliance with local zoning."

The Board appealed.

DECISION: Judgment of superior court reversed.

The Court of Appeals of Washington, Division 3, held that the Board was not required to deny marijuana license applications based on local zoning regulations.

In so holding, the court first found that "the plain language of RCW 36.70A.103 favor[ed] the Board's approach." The court found that statute was concerned with governmental agencies involved in siting public facilities. So while the statute required governmental agencies to "abide by the same zoning rules as regular citizens," it did not suggest governmental agencies "be concerned with local zoning restrictions when engaged in purely governmental functions, such as determining the appropriateness of a state license."

The court also found that "[o]utside of the siting and development context," the GMA imposed "no strict obligations on state agencies." Rather, the court found the GMA "merely 'implie[d]' that governmental agencies 'should take into account' growth management programs when engaged in 'discretionary decision making.'"

Importantly, the court concluded that the Board's decision to issue a marijuana license was "not a siting activity." Although the licenses are location-specific, the court noted that they "do not confer final authority to actually open a marijuana site." Thus, the court concluded that "[b]ecause a marijuana license does not authorize the siting of a marijuana business, the Board cannot fail to 'comply' with RCW 36.70A.103 merely by conferring marijuana licenses without regard to zoning restrictions."

Further, the court noted that the Board's regulations "specify a license holder must comply with local laws—including zoning requirements—before going into business." (See WAC 314-55-020(15).) Accordingly, the court emphasized that zoning laws "remain in full force regardless of whether a license is issued."

The County had argued that even if the GMA was inapplicable to the Board's licensing decisions, the state marijuana laws required the Board to adhere to local zoning rules in issuing licenses. The County pointed to regulations that require the Board to "notify local governments"

of marijuana license applications and renewals, and to allow an opportunity for input." The court rejected the argument, finding the statute only required "communication" with local governments, not compliance with local zoning laws.

Case Note:

In its decision, the court noted that while nothing in the marijuana licensing statute required the Board to issue licenses in conformance with local zoning restrictions, the statute also did not prohibit the Board from doing so. In fact, the Board is given broad discretionary authority over licensing decisions, noted the court. (See RCW 69.50.331(1)(a), (2)(a) and WAC 314-55-050.) Still, the court acknowledged that "whether, or to what extent, the Board should consider zoning restrictions in making its discretionary licensing decisions" was a matter not for the courts to decide but to be taken up by the legislative or rule-making process.

Statutory Interpretation/ Replacement Dwelling Permits—County grants landowner permit to replace dwellings on exclusive farm use-zoned land that were demolished 19 years prior

Local organization appeals, contending governing statute only allows replacement of dwellings demolished within past fiveyear period

Citation: LandWatch Lane County v. Lane County, 364 Or. 724, 2019 WL 1855491 (2019)

OREGON (04/25/19)—This case addressed the issue of whether an Oregon statute—Oregon Laws 2013, chapter 462, section 2—which authorizes replacement of certain dwellings on land that is zoned for exclusive farm use, authorizes replacement of dwellings destroyed more than five years before a permit application.

The Background/Facts: Kay King ("King") owns a 100-acre farm (the "Property") in Lane County (the "County"). In 1997, King obtained permits to demolish three lawfully-established dwellings on the Property. King demolished the buildings pursuant to the permits. Then, in 2016, King applied for special use permits to construct three replacement dwellings. The County granted the special use permits. In doing so, the County concluded

that the special permit applications met the requirements of an Oregon statute governing the construction of replacement dwellings on exclusive farm use ("EFU")-zoned land.

Section 2 of 2013 Oregon Laws, chapter 462 (the "2013 Statute") provides, in relevant part that a "lawfully established dwelling" may be replaced if, when an application for a permit is submitted, the permitting authority finds the dwelling to be replaced: (a) has or had certain structural elements; and (b) "was assessed as a dwelling for purposes of ad valorem taxation for the lesser of" (i) "the previous five property tax years unless the value of the dwelling was eliminated as a result of the destruction . . .;" or (ii) "[f]rom the time when the dwelling was erected upon or affixed to the land and became subject to assessment . . . unless the value of the dwelling was eliminated as a result of the destruction"

LandWatch Lane County ("LandWatch") appealed the County's issuance of the permits to the Land Use Board of Appeals ("LUBA"). Among other things, LandWatch argued that the 2013 Statute was "not intended to allow the general 'replacement' of dwellings that landowners had demolished long before the statute was enacted."

LUBA agreed with LandWatch. It held that the 2013 Statute was intended to allow replacement of only dwellings on EFU-zoned land that had been assessed as dwellings for property tax purposes within five years immediately preceding the permit application.

King appealed. The Court of Appeals reversed LUBA, holding that "the statute exempts destroyed or demolished buildings from the [previous five-year assessment] finding otherwise required."

LandWatch appealed. On appeal, LandWatch and King disputed what the 2013 Statute permitted. LandWatch argued that the 2013 Statute generally permitted "the replacement of only buildings that were assessed as dwellings during some part of a five[-]year period preceding the permit application." King argued that the 2013 Statute permitted "the replacement of buildings that had at one time been assessed as dwellings, even if they were demolished more than five years before the owner applied for a permit to construct a replacement dwelling." More specifically, the parties disputed the function of each "unless" clause in the statutory provision. LandWatch argued that the function of each "unless" clause was "to permit an adjustment to the statutory time period calculations, if the building had no value during part of each identified time period due to destruction or demolition." King argued that the "unless" clauses did "much more than provide a potential shortening of the five-year period (or shorter period if the dwelling was constructed within five years), if a dwelling was demolished or destroyed during that period." Rather, King argued that the "unless" clauses created "a broad exemption that takes the demolished or destroyed dwelling out of the otherwise applicable requirements of paragraph (2)(b) altogether." Thus, King argued that "if the value of the dwelling was eliminated as a result of demolition or destruction—whether that occurred three or 10 or 75 years ago-the owner is not required to show that

the dwelling was subject to property tax assessment in the previous five years at all."

DECISION: Judgment of Court of Appeals reversed, order of LUBA affirmed, and matter remanded.

Finding LandWatch's interpretation of the 2013 Statute to be most plausible, the Supreme Court of Oregon held that "replacement dwelling permits are not authorized [under the 2013 Statute] for dwellings destroyed more than five years before permit application."

In so holding, the court looked at the plain language of the statute, and the statute's legislative history. The court determined that the text of the relevant provision of the 2013 Statute was "ambiguous." The court found that "the legislature created a five-year 'look back' period, modified for new dwellings, to implement that requirement." The court also found that the legislature "included the 'unless' clauses to allow adjustment of the tax assessment period if the dwelling's value had been eliminated due to the destruction or demolition of the dwelling." The court found that King's argument that the "unless" clauses were intended to exempt all destroyed or demolished dwellings from the tax assessment period "may not be inconsistent with the wording of those clauses," and was "a strained reading" of the provision as a whole. Rather, the court found that the "unless" clauses were "more properly seen as describing circumstances under which the five-year 'look-back' [could] be modified, rather than circumstances under which the tax assessment requirement [did] not apply at all." Accordingly, the court determined that the 2013 Statute imposed "a tax assessment requirement and set[] out two time periods, the lesser of which must be applied, and one of which, because it is a fixed period-five years—is the maximum period." The court thus concluded that the 2013 Statute did "not authorize replacement dwelling permits for dwellings that were destroyed or demolished more than five years before the permit application was filed." Because King's replacement dwelling applications were filed more than five years after the dwellings on her property were demolished, the court concluded that LUBA had correctly ruled that King could not obtain replacement permits under paragraph the 2013 Statute.

Use / Home Occupation— Town rejects home occupation application finding business that was part of a larger off-site enterprise was not a "customary" home occupation

Applicant appeals, arguing her application met the seven standards required of the zoning regulations

Citation: Watson v. Zoning Board of Appeals of Glastonbury, 189 Conn. App. 367, 2019 WL 1760110 (2019)

CONNECTICUT (04/23/19)—This case addressed the issue of whether a zoning regulation allowing for "customary home occupation" in a residential zone if specified performance standards were met also required a home occupation applicant to prove the home occupation was "customary." The case also addressed whether a zoning regulation governing home occupations prohibited home occupations that were part of a larger enterprise located off-site.

The Background/Facts: Cindy Watson ("Watson") owns and operates Haven Transportation, LLC (the "business). Watson's business provides transportation services to school districts, using minivans. The business has 41 vehicles and 49 employees. It operates a facility in the City of East Hartford, which includes an office and a maintenance facility.

Since 2013, Watson operated the business from her residence in the Town of Glastonbury (the "Town"). Watson managed the business from a single-room home office. Prior to November 2015, employee drivers using the minivans went to Watson's residence for business and social events. Then, in November 2015, following a neighbor's complaint against Watson's business activities, the Town's zoning enforcement officer ("ZEO") issued to Watson a cease and desist order. Among other things, the cease and desist order noted that Watson had not obtained Town approval for a customary home occupation.

The Town zoning ordinance allowed for "[s]pecial accessory uses and structures," including a "customary home occupation" in the zoning district in which Watson's residence was located. The zoning ordinance set forth seven specific standards to be met for an acceptable home occupation. It did not define the word "customary."

Watson appealed the cease and desist order to the Town's Zoning Board of Appeals ("ZBA"). She maintained that she operated a "fully compliant home occupa-

tion in which she manage[d], by telephone and electronic communications, the logistics of her business."

At a hearing on her appeal, Watson agreed to file with the Town an application to conduct a customary home application. Watson submitted that application in January 2016. The ZEO later denied the application. Among other things, the ZEO cited to the zoning regulation standard—§ 7.1(b)(2)(a)(1)—that a customary home occupation "be carried on entirely within the dwelling unit or within a completely enclosed permitted accessory building on the same lot as the dwelling unit." The ZEO concluded that provision meant that a home occupation cannot be part of a larger enterprise that is conducted off-site. Since Watson's home occupation was part of a larger enterprise that was conducted off-site, the ZEO concluded that it did not meet the standards for a home occupation.

Watson appealed the denial of her home occupation application to the ZBA. Ultimately, the ZBA voted against Watson's appeal. The ZBA did not set forth a collective statement of the reasons for the denial.

Watson appealed the ZBA's decision to the superior court. The superior court concluded that Watson's appeal had been properly denied because: (1) Watson's business was not "customary" because there was no proof that other residents in the Town also managed off-site companies from their residential home offices; and (2) Watson's occupation did not comply with § 7.1(b)(2)(a)(1) of the zoning regulation because it was of a larger enterprise that occurred off-site.

Watson again appealed. On appeal, Watson argued that: (1) she only needed to meet the zoning regulations' seven standards for a home occupation, and that the court had erred in concluding that she had to prove that her home occupation was "customary" by showing that other people in the Town were also managing off-site companies form their home offices; and (2) she was in compliance with all seven zoning regulation standards for a home occupation, including § 7.1(b)(2)(a)(1), which she asserted only required a home occupation be confined within a building and not conducted in the outside yard (as opposed to the ZBA conclusion that it meant the home occupation could not be part of a larger enterprise conducted off-site).

DECISION: Judgment of superior court reversed, and matter remanded.

Agreeing with Watson, the Appellate Court of Connecticut first held that a home occupation applicant in the Town—such as Watson—need only satisfy the seven standards set forth in the Town's zoning regulation for a customary home occupation; the regulations did not require a separate and distinct test that an applicant must meet in order to satisfy the word "customary." In so holding, the court looked to the language of the zoning regulation. The court found the zoning regulation allowed for a "customary home occupation" as an accessory use, subject to the seven specified standards. The court found the zoning regulation did not define "customary," and thus did not indicate that an applicant must comply with something more than the "very specific" seven standards. The court did agree with the ZBA that a customary home occupation

as an accessory use must, as the zoning regulations required, be "customarily, incidental and subordinate to the actual principal use." However, the court concluded that the factors relevant to determining whether the home occupation was "customarily, incidental and subordinate to the actual principal use" were set forth as the seven standards in the regulation.

The court also agreed with Watson's interpretation of § 7.1(b)(2)(a)(1). Again, the language of that regulation required that a customary home occupation "be carried on entirely within the dwelling unit or within a completely enclosed permitted accessory building on the same lot as the dwelling unit." The ZBA had advocated an interpretation of the provision that meant that the home occupation could not be part of a larger enterprise conducted off-site. The court disagreed, instead finding that the provision meant that "[t]he occupation being conducted at the residence must take place either inside of the residence or in an enclosed approved accessory building on the premises."

Since the ZBA had misinterpreted § 7.1(b)(2)(a)(1), the court concluded that the ZBA had improperly denied Watson's customary home occupation application for failure to comply with § 7.1(b)(2)(a)(1). Watson had, in fact, complied with that provision since her entire home occupation took place within her dwelling and not outside on her property, found the court. Accordingly, the court remanded the matter to the superior court to direct the ZBA to approve Watson's customary home occupation application.

Constitutionality of zoning ordinance / Exclusionary—Property owner seeks to utilize property for wedding barn, but finds the zoning ordinance fails to address such a use

Property owner then challenges ordinance as unconstitutionally exclusionary

Citation: Wimer Realty, LLC v. Township of Wilmington, 2019 WL 1370790 (Pa. Commw. Ct. 2019)

PENNSYLVANIA (03/27/19)—This case addressed the issue of whether a zoning ordinance was unconstitutionally exclusionary.

The Background/Facts: Wimer Realty, LLC, Wimer Holdings Corporation, and Richard G. Wimer Jr. and Jody Wimer (collectively, the "Wimers") purchased property (the "Property") in Wilmington Township (the "Township") for the purpose of operating a barn wedding venue.

The Township's Zoning Ordinance was originally silent as to the use of barn as a wedding venue in the Township. In September 2016, the Township's Planning Commission proposed an amendment to the Zoning Ordinance to address wedding barn venues. Three draft ordinances were eventually considered, with one voted down by the Township's Board of Supervisors (the "Board") and the other forwarded to the Lawrence County and Township Planning Commissions for review and comment but never advertised for adoption as of the end of June 2017.

In July 2017, the Wimers challenged the Township's Zoning Ordinance as unconstitutionally exclusionary. They contended that the Ordinance failed to provide for a use of a wedding barn facility, special event venue, or similar facility. The Wimers proposed a curative amendment.

The Board ultimately denied the Wimers' challenge to the Zoning Ordinance and voted not to accept the proposed curative amendment.

The Wimers then appealed to the trial court. The trial court found in favor of the Wimers. Among other things, the court concluded: (1) that a use as a wedding barn in the Township was "entirely reasonable;" (2) the Wimers had proven that the Zoning Ordinance failed to adequately provide for use as a special event; and (3) the Board failed to "sufficiently justify" its decision to decline the Wimers' challenge because the Township "failed to demonstrate that the Wimers' use of their property as a special event venue would have an [e]ffect on the public health, safety and welfare in a meaningful way." Thus, the court concluded that the Wimers' request for a challenge to the Zoning Ordinance and proposed curative amendment should have been granted by the Board.

The Township appealed.

DECISION: Judgment of Court of Common Pleas affirmed.

The Commonwealth Court of Pennsylvania agreed with the Wimers and the trial court that the Township's Zoning Ordinance was unconstitutionally exclusionary. The court explained that a zoning ordinance that does not contain a specific provision addressing a proposed use "is not, by itself, a basis for finding an unconstitutional exclusion of that use." Rather, the court explained that "[w]here an ordinance does not mention a specific use," the court "must determine whether the proposed use is included within another use that has been specifically provided." There is no unconstitutional exclusion if the proposed use can be considered within another zoning classification or where a zoning ordinance is broad enough to encompass the proposed use, said the court.

Here, the court found that the Wimers had shown that a wedding barn facility, special event venue, or similar facility was not provided for in any part of the Ordinance, including the "use not specifically listed" provision. The court explained that since the Wimers had met their burden of proof, the burden then shifted to the Township "to show, with evidence, that the exclusion bore 'a substantial relationship to the public health, safety, morality, or welfare." The court found that the Township failed to meet that

burden, and had not offered any such evidence. To the contrary, since the Township had considered draft zoning amendments to permit such uses with limitations, the court found that the Township had appeared to concede the opposite.

The court next noted that with regard to relief for such exclusionary zoning, the remedy is "to allow the use somewhere" at least in the form of "partial approval" of the proposed use. Here, the trial court had determined that it was appropriate to permit the Wimers to use their Property in accordance with the terms of the proposed curative amendments, given that the court had determined such a use to be "entirely reasonable." The appellate court "could not concluded that . . . relief was an error of law or abuse of discretion."

See also: Casey v. Zoning Hearing Bd. of Warwick Tp., 459 Pa. 219, 328 A.2d 464 (1974).

See also: Caln Nether Co., L.P. v. Bd. of Sup'rs, Thornbury Tp., 840 A.2d 484 (Pa. Commw. Ct. 2004).

Case Note:

Among other things, the Township had also argued that Wimers' challenge to the validity of the Zoning Ordinance should have been dismissed pursuant to the "pending ordinance doctrine." Under that doctrine, when there is a pending ordinance and a landowner seeks a permit for a use under the current ordinance, which is prohibited under the pending ordinance, the pending ordinance applies "if the governing body had 'resolved to consider a particular scheme of rezoning and ha[d] advertised to the public its intention to hold public hearings on the rezoning' before the landowner sought the permit." Here, the court concluded that the Township's actions with regard to the pending ordinances to address wedding barn venues did not "constitute a 'sufficient public declaration' of the Township's intention to continue to address the wedding barn issue six months later when the Wimers filed their challenge and proposed curative amendment." The court stated that in order for the Township to have taken advantage of the pending ordinance doctrine, "it should have advertised its intention to continue to address the wedding barn issue-specifically, by giving the public notice that it revised [those draft ordinances]." Instead, the court found no evidence that the public had any reason to know any continued consideration of the draft ordinances. Accordingly, the court concluded that this basis for dismissal of the Wimers' challenge proffered by the Township failed.

Zoning News from Around the Nation

ARIZONA

Pending in the state Legislature, Senate Bill 1147 would reportedly preempt local zoning regulation of tobacco

sales, but would permit local government control of tobacco and vaping use on government property, and allow for "reasonable zoning requirements" for the sale of tobacco and vaping products.

Source: Arizona Daily Star; https://tucson.com FLORIDA

The state House of Representatives recently passed HB 7103, which "would preempt local governments from establishing their own rules on a number of developmentrelated issues that could affect housing prices and cities' ability to spend building fees and shorten the window of time the public has to review new construction projects." The bill would reportedly "prohibit local governments from establishing a maximum rent or sale price for homes as is done for affordable housing," and would add "a series of restrictions on a municipality's ability to mandate such price-controlled housing units be set aside for any particular group of people." The bill would further restrict impact fees tied to building permits, and would reduce the time for review of permit applications from 30 days to five. A similar companion bill is being considered in the state Senate. That bill awaits scheduling for a floor vote.

Source: *Miami Herald*; <u>www.miamiherald.com</u> MASSACHUSETTS

In an attempt to encourage new housing production in the Commonwealth, Governor Charles Baker has filed legislation, called "An Act to Promote Housing Choices." The legislation targets zoning reform by allowing municipalities to "adopt certain zoning best practices by a simple majority for certain multifamily or mixed-use projects with at least 10 percent affordable units in locations near transit or, in centers of commercial activity within a municipality." The proposed legislation would also allow for certain other zoning changes to qualify for simple majority vote, including: allowing the development of accessory dwelling units, or "in-law" apartments; approving Smart Growth or Starter Homes districts that put housing near existing activity centers; allowing increased density through a special permit process; allowing for the transfer of development rights and enacting natural resource protection zoning; reducing parking requirements and dimensional requirements, such as minimum lot sizes.

Source: Worcester Telegram; www.telegram.com VIRGINIA

In late April 2019, Governor Northam vetoed legislation (HB 2686), which would have reduced the number of votes required for local board of zoning appeals ("BZA"). More specifically, the bill would have lowered the required vote from a majority of the full BZA membership to a majority of those present and voting. The Governor had proposed a "compromise" version of the bill "that would have allowed a locality to reduce, by ordinance, the number of votes required for a BZA to approve a variance or reverse a zoning determination." The General Assembly did not accept that proposed amendment.

Source: Blue Virginia; https://bluevirginia.us



Elko County Planning Commission

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David Galyen
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Jack Larason
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Mark Wetmore

SENIOR PLANNER Corey L. Rice, PLS, WRS GIS/CADD OPERATOR Peggy Pierce-Fitzgerald, CFM

PUBLIC MEETING NOTICE

The Elko County Planning Commission, County of Elko, State of Nevada, will meet on <u>Thursday, May 16, 2019</u>, in the Nannini Administration Building, Suite 102, 540 Court Street, Elko, Nevada 89801 at 5:15 PM. Pacific Time Zone

Attached with this Notice is the Agenda for said meeting of the Board.

This Notice is posted pursuant to NRS 241 as amended by the 2017 Legislature and is to be posted at the following places no later than three full working days before the meeting:

ELKO COUNTY MANAGER'S OFFICE

ELKO COUNTY COURTHOUSE

ELKO COUNTY LIBRARY

ELKO CITY HALL

ELKO COUNTY WEBSITE: www.elkocountynv.net

ROBERT K. STOKES Elko County Manager

WELCOME TO AN ELKO COUNTY BOARD OR COMMISSION MEETING!

We are pleased you are interested in a meeting of one of Elko County's Boards or Commissions. Below is some basic information about our meetings and procedures for you to participate in your government.

AGENDAS

The agenda is available on the Elko County website at www.elkocountynv.net. Hard copies are made available at the meeting, upon request at the County Manager's Office or posted as per NRS 241. Meetings are broadcast live from our website, under the Meetings tab on the home page of the website and then under Agendas, Videos, etc. You can also click the Watch Our Meetings tab on the right side of the home page. Videos of the meeting are available within 24 hours of the end of the meeting. Minutes, when finalized and approved by the Board/Commission, are also posted to that page.

PUBLIC COMMENT

The public's participation in our meetings is valued and appreciated. The Board/Commission can only take action on items that are listed on an agenda properly posted prior to the meeting. During Comments by the General Public, speakers may address matters not listed on the agenda. The Open Meeting Law does not expressly prohibit responses to public comment by the Commissioners, but no deliberation on a matter can be considered without notice to the public. Public comment will be called for on all agenda items marked For Possible Action.

If you are planning to speak during the meeting, please sign the sign-in-sheet at the back of the meeting room. This helps our recording clerk get the correct spelling of your name. When comments are called for, please approach the podium and state your name and who you represent.

If submitting comments or information on an agenda item, please submit to the County Manager's Office as soon as possible in order to provide opportunity for Board/Commission members to review and to avoid possible delays in a decision if not all information is presented previous to the start of a meeting. If information is presented at the meeting, you need to provide at least 10 copies, making sure to submit a copy to the recording secretary for the official public record. All information submitted becomes part of the public record and is added to the backup information for that agenda item on our website with 24 hours of the adjournment of the meeting.

Another avenue for making comments on agenda items, especially if you can't make a meeting, is called e-Comment. If you open the agenda under the process described above, you will find a link by the agenda called e-Comment. Click on the link and follow the directions to register to comment and you are set to comment on specific agenda items. Please note that the e-comment period for a specific agenda closes 24 hours before the start of the meeting to allow those comments to be transmitted to our Board/Commission members and recording staff. Those reports are also uploaded to our agenda on the website.

CONSENT AGENDA

Items listed under the Consent Agenda are considered to be routine in nature and are normally approved by one motion without extensive discussion. If a Board/Commission member wishes to comment or discuss a particular item, that item can be removed from the consent agenda and considered as a separate action during the meeting.



ELKO COUNTY PLANNING COMMISSION COUNTY OF ELKO, STATE OF NEVADA MEETING THE NANNINI ADMINISTRATION BUILDING, SUITE 102, 540 COURT STREET, ELKO, NEVADA 89801.

| 5:15 PM | Pacific Time Zone |
|---------|-------------------|
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Thursday, May 16, 2019

IN ACCORDANCE WITH NRS 241, THE COMMISSION MAY: (I) CHANGE THE ORDER OF THE AGENDA, (II) COMBINE TWO OR MORE AGENDA ITEMS FOR CONSIDERATION, (III) REMOVE AN ITEM FROM THE AGENDA OR DELAY DISCUSSION RELATING TO AN ITEM ON THE AGENDA AT ANY TIME, (IV) AND IF THE AGENDA IS NOT COMPLETED, RECESS THE MEETING AND CONTINUE ON ANOTHER SPECIFIED DATE AND TIME. THE PUBLIC CAN COMMENT ON ANY AGENDA ITEM BY BEING ACKNOWLEDGED BY THE CHAIR WHILE THE COMMISSION CONSIDERS THAT AGENDA ITEM.

POSTING

This agenda is posted pursuant to NRS 241 as amended by the 2017 Legislature and was posted at the following locations no later than 9:00 a.m. (Pacific Time Zone), on May 13, 2019: ELKO COUNTY COMMUNITY DEVELOPMENT, ELKO COUNTY MANAGER'S OFFICE, ELKO COUNTY COURTHOUSE, ELKO COUNTY LIBRARY, ELKO CITY HALL, ELKO COUNTY WEBSITE (www.elkocountynv.net), STATE OF NEVADA's PUBLIC NOTICE WEBSITE (https://notice.nv.gov).

REQUEST FOR AGENDA INFORMATION

The public may acquire this agenda and supporting materials, pursuant to NRS 241 by contacting Corey Rice at (775) 748-0214 or via email to crice@elkocountynv.net or, Peggy Pierce Fitzgerald at (775) 748-0215 or via email to pfitzgerald@elkocountynv.net. Materials are available from the Elko County Planning and Zoning Office, Nannini Administration Building, located at 540 Court Street, Suite 104, Elko, Nevada 89801 or on the Elko County website at www.elkocountynv.net.

NOTICE OF THE APPEAL PROCESS

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

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 County Planning Commission in writing at 540 Court Street, Suite 104, Elko, Nevada 89801, email pfitzgerald@elkocountynv.net or crice@elkocountynv.net or by calling (775) 738-6816.

PROCEDURES

The public will be given the opportunity to comment on any agenda item by being acknowledged by the chair prior to action being taken by the Planning Commission.

Breaks and recess actions shall be called for at the pleasure of the Commission rather than by agenda schedule. Please place your cell phones on manner mode.

"FOR POSSIBLE ACTION" identifies an action item subject to a vote of the Commission.

A. CALL TO ORDER AT 5:15 P.M.

B. PLEDGE OF ALLEGIANCE

C. ORGANIZATION OF BOARD

C.1. Discussion and consideration of nominations and consideration of appointment of the 2019 Planning Commission Chairman (recently vacated by David Galyen).

FOR POSSIBLE ACTION

D. APPROVAL OF MINUTES

D.1. Discussion and consideration of approval of minutes from April 18, 2019.

FOR POSSIBLE ACTION

ECPC April 18, 2019 Minutes Draft.pdf

E. COMMENTS BY THE GENERAL PUBLIC

Pursuant to NRS 241 this time is devoted to comments by the general public, if any, and discussion of those comments. No action may be taken upon a matter raised under this item on the agenda until the matter itself has been specifically included on a successive agenda and identified to be an action item.

NON-ACTION

F. PRELIMINARY HEARINGS

F.1. Discussion and consideration of Application 19-2000-0001, Vega Ranch, LLC et al, requesting a change in zoning from Open Space to Special Lands.

APPLICATION: Application submitted by Vegas Ranch, LLC et al, requesting a change in zoning from Open Space (OS) to Special Lands (SL) for the creation of one (1) 10+/- acre parcel for residential use.

LOCATION: APN 006-180-017. A portion of APN 006-180-017 situated in a portion of Section 21, Township 43 North, Range 55 East, M.D.B.&M. APPLICANT/OWNER: Vega Ranch, LLC et al. FOR POSSIBLE ACTION

19-2000-0001 CoZ Vega Ranch ECPC Map.pdf

G. OTHER BUSINESS

NON-ACTION

H. STAFF UPDATE AND COMMISSIONERS COMMENTS

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

I. COMMENTS BY THE GENERAL PUBLIC

Pursuant to NRS 241 this time is devoted to comments by the general public, if any, and discussion of those comments. No action may be taken upon a matter raised under this item on the agenda until the matter itself has been specifically included on a successive agenda and identified to be an action item.

NON-ACTION

J. ADJOURNMENT

E-COMMENT

e-Comment Report

e-Comment for Planning Com 051619.JPG

POSTING CERTIFICATE

ELKO COUNTY IS AN EQUAL OPPORTUNITY PROVIDER AND EMPLOYER.

Ethics in Government Law: NRS 281A Public Officers and Employees



Presented by:

Yvonne M. Nevarez-Goodson, Esq. Executive Director

Nevada Commission on Ethics

Let's Get Ethical:

https://www.youtube.com/watch?v=9sgJ1VRNuDE

What is the Nevada Commission on Ethics?

The Commission

- The Ethics Commission consists of 8 members appointed to serve 4-year terms
 - 4 members appointed by the Governor
 - 4 members appointed by the Legislative Commission.

Interpret and enforce the Ethics In Government Law – NRS 281A "Conflicts of Interest" for Public Officers and Public Employees



Nevada Commission on Ethics

OUR MISSION

To enhance the public's faith and confidence in government and uphold the public trust by ensuring that public officers and public employees commit themselves to avoiding conflicts between their private interests and their public duties.

TOP U.S. Scandal:

https://youtu.be/WrTf6CaTTc0

Commission Jurisdiction (2 years)

- Public Officers
- Public Employees
- State Legislators
 - Exceptions



- Exceptions:
 - Judicial Officers
 - Advisory Board Members



Nevada Commission on Ethics

- 3 Primary Functions:
 - Advisory Opinions (Confidential)
 - Ethics Complaints (Investigation Confidential)
 - Outreach/Education
 - AB 70
 - Exempts Ethics Training from OML
- Acknowledgment of Statutory Ethical Standards Form
 - Appointed: 30 days of appointment/reappointment; January 15 each evennumbered year for appointed officer who doesn't have definite term.
 - Elected: January 15 after General election; 30 days after special election

Advisory Opinions

Any public officer or public employee with questions regarding his or her own past, present or future conduct related to the Ethics in Government Law may request a <u>confidential advisory opinion</u> from the Commission. Consideration of these advisory opinions has been statutorily exempted from Nevada's Open Meeting Law.



Ethics Complaints – Filing

Who May File:

- 1) Any person
 - Not an incarcerated person
 - Confidential Requester if:
 - Requester works in same agency as Subject; or
 - Bona fide threat of physical harm
- 2) Commission may initiate
- 3) Local/Special Ethics Committee

Ethics Law Statutes

Prohibited conduct

 Misuse of Official Position (decisions/conduct) in conflict with certain Private Interests ...

Private Interests:

- "Pecuniary" (NRS 281A.139)
- "Commitments in a Private Capacity" (NRS 281A.065)
 - Family/Relatives 3rd Degree of Consanguinity/Affinity
 - Employers
 - Business Relationships
 - Household Members
 - Substantially Similar Relationships
 - Fiduciary Positions Nonprofit Boards of Directors

GIFTS...



(Improper Influence)

NRS 281A.400(1)

Scandal - Blagovevich:

https://youtu.be/NnBN9DyOgrs

- IMPROPER USE OF POSITION
 - Unwarranted Benefits



NRS 281A.400(2)

Scandal - Bridgegate:

https://youtu.be/Pk8pa85awQI

IMPROPER USE OF POSITION

Improper Contracts/Employment

(Negotiating/Entering)

New Limitations – SB 129 (2019)

- Contracts with agency



NRS 281A.400(3,10); 281A.430

IMPROPER USE OF POSITION

Additional Compensation – Private Source



NRS 281A.400(4)

IMPROPER USE OF POSITION

Using/Suppressing Non-public Government Information



NRS 281A.400(5,6)

MISUSE GOVERNMENT RESOURCES

Limited Use Exceptions



NRS 281A.400(7)

Scandal - Stolen Time:

https://youtu.be/xjyC5pv-hGc

Scandal: IRS Spending/Gifts

https://youtu.be/0QqPwoU7ic4

PROHIBITED CONDUCT

IMPROPER USE OF POSITION

Influencing Subordinate – Personal Purpose



NRS 281A.400(9)

PROHIBITED CONDUCT

Honoraria for performing your public duty.



Causing a governmental entity to make an expenditure to support or oppose a ballot question or candidate (during period between candidate filing and election).

Immunity:

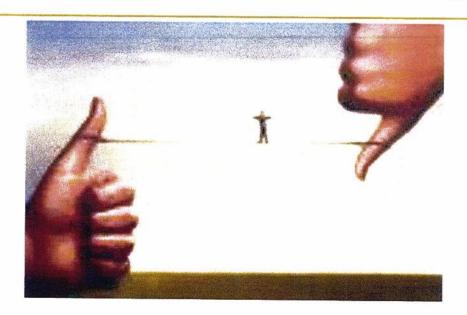
https://youtu.be/V1Xk_w9PHyE

"Cooling-Off" Prohibitions

- One-year cooling off period to <u>seek or accept</u> employment or certain private representations after leaving public service (certain exceptions)
- NRS 281A.550(3) Prohibits Executive Branch officers/employees of State Government from employment by regulated business/industry
- NRS 281A.550(5) Prohibits certain public officer/employee from employment with vendors of agency. (State/Local)
- NRS 281A.410 Prohibits any public officer/employee from representing or counseling private persons/entities on issues that were before the agency.
- Relief may be granted from the strict application of NRS 281A.550(3) and (5). (NRS 281A.550(6))

Disclosure and Abstention for Public Officers and Employees

Walking the Disclosure & Abstention tightrope



Disclosures

- Disclosure is mandatory for <u>any interest</u> created by:
 - A gift or loan
 - A substantial* pecuniary interest
 - A "commitment in a private capacity"
 - Representation of private client
- Disclosure must be made at the time the matter is considered.
- Sufficient to Inform Public Nature and Scope

NRS 281A.420(1)

Disclosure – Public Employees

To supervisory head of organization

Sufficient to inform public



Voting & Abstention

Abstention is *required only* in <u>clear cases</u> where the independence of judgment of a reasonable person in the public officer's situation would be <u>materially</u> affected.

This determination should be made by the public officer and explained on the record.

Voting & Abstention

Voting is presumed permissible if the resulting benefit/detriment to the public officer (or committed person) is no greater than the benefit/detriment to anyone else affected by the matter.

SAFE HARBOR PROVISIONS

No willful violation IF:

(a) The public officer or employee relied in good faith upon the advice of the legal counsel retained by his or her the public body, agency or employer:

and

- (b) The legal advice was:
 - Provided before conduct; and
 - Not contrary to prior published opinions on Commission website.



What Ethics Law is NOT:

- Campaign Finance
- Rude Behavior
- Laziness
- Poor Policy Decisions
- Sexual Harassment
- Discrimination

Office Complainers:

https://youtu.be/2xbjNwgdidk

Commission Opinions & Other Resources

Resources and Opinions of the Nevada Commission on Ethics are indexed on the NCOE website:

www.ethics.nv.gov

Nevada Commission on Ethics

Nevada Commission on Ethics 704 W. Nye Lane, Suite 204 Carson City, NV 89703 775- 687-5469 (Office) 775-687-1279 (Fax)





Website: www.ethics.nv.gov

<u>ynevarez@ethics.nv.gov</u>



OCTOBER 14-16, 2019 SPARKS, NEVADA

APA NEVADA CHAPTER STATE CONFERENCE

Conference registration includes sessions, networking and awards.

CONFERENCE COST: \$200 (THROUGH OCTOBER I, 2019), \$250 THEREAFTER

PER DAY REGISTRATION: \$100 CITIZEN PLANNERS: \$50

STUDENTS: FREE

Registration and conference details to follow.

ACCOMODATIONS: NUGGET CASINO RESORT: \$49/NIGHT

Group Code: GAPA19

Reservations: (800) 338-7760 or (775) 356-3300



