



# CITY OF ELKO

## Planning Department

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

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### PUBLIC MEETING NOTICE

The City of Elko Planning Commission will meet in a regular session on Tuesday, August 6, 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 COURTHOUSE – 571 Idaho Street, Street, Elko, NV 89801

Date/Time Posted: July 31, 2019 2:10 p.m.

ELKO COUNTY LIBRARY – 720 Court Street, Elko, NV 89801

Date/Time Posted: July 31, 2019 2:05 p.m.

ELKO POLICE DEPARTMENT – 1448 Silver Street, Elko NV 89801

Date/Time Posted: July 31, 2019 2:15 p.m.

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

Date/Time Posted: July 31, 2019 2:00 p.m.

Posted by: Shelby Archuleta, Planning Technician

Name

Title

Signature

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

Dated this 31<sup>st</sup> day of July, 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.

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Cathy Laughlin, City Planner

**CITY OF ELKO**  
**PLANNING COMMISSION**  
**REGULAR MEETING AGENDA**  
**5:30 P.M., P.D.S.T., TUESDAY, AUGUST 6, 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**

July 2, 2019 – Regular Meeting **FOR POSSIBLE ACTION**

**I. UNFINISHED BUSINESS**

**A. PUBLIC HEARING**

1. 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).

**II. NEW BUSINESS**

**A. PUBLIC HEARING**

1. Review, consideration and possible recommendation to City Council for Rezone No. 3-19, filed by John and See Lambert as Trustees of the Lambert Family Trust, for a change in zoning from R (Single-Family and Multi-Family Residential) to RO

(Residential Office) Zoning District, approximately 0.14 acres of property, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is generally located on the north corner of the intersection of 6<sup>th</sup> Street and Pine Street. (603 Pine Street - APN 001-231-009)

2. Review, consideration, and possible action on Variance No. 3-19, filed by John and See Lambert as Trustees of the Lambert Family Trust, for a reduction of the required interior side yard setback from 10' to 0' for a professional office in an RO (Residential Office) Zoning District, in conjunction with a Zone Change Application, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located generally on the north corner of the intersection of 6<sup>th</sup> Street and Pine Street. (603 Pine Street - APN 001-231-009)

3. Review, consideration, and possible action of Conditional Use Permit No. 6-19, filed by John and See Lambert as Trustees of the Lambert Family Trust, which would allow for a professional office within an RO (Residential Office) Zoning District, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located generally on the north corner of the intersection of 6<sup>th</sup> Street and Pine Street. (603 Pine Street - APN 001-231-009)

4. Review, consideration, and possible action of Conditional Use Permit No. 7-19, filed by Petersen Holdings LLC, which would allow for the development of a facility that provides maintenance and repairs to automobiles within a C (General Commercial) Zoning District, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located generally on the south corner of the intersection of 12<sup>th</sup> Street and Railroad Street. (285 12<sup>th</sup> Street & 1120 Railroad Street - APN 001-363-003 & 001-363-006)

5. Review, consideration, and possible action on an amendment to 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 11<sup>th</sup> Street and College Avenue. (1297 College Avenue - APN 001-191-001 & 001-191-004).

### **III. REPORTS**

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

1. Zoning Bulletin

D. Miscellaneous Elko County

E. Training

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

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

### **ADJOURNMENT**

Respectfully submitted,

Cathy Laughlin  
City Planner