



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 Redevelopment Agency will meet in a special session on Thursday, August 29, 2019 in the Council Chambers at Elko City Hall, 1751 College Avenue, Elko, Nevada, beginning at 1:00 P.M., P.D.S.T.

Attached with this notice is the agenda for said meeting of the Redevelopment Agency. 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: August 23, 2019 2:10 p.m.

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

Date/Time Posted: August 23, 2019 2:05 p.m.

ELKO POLICE DEPARTMENT – 1448 Silver Street, Elko NV 89801

Date/Time Posted: August 23, 2019 2:15 p.m.

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

Date/Time Posted: August 23, 2019 2:00 p.m.

Posted by: Shelby Archuleta, Planning Technician
Name Title

Shelby Archuleta
Signature

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

Dated this 23rd day of August 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.

Scott A. Wilkinson
Scott Wilkinson, Assistant City Manager

CITY OF ELKO
REDEVELOPMENT AGENCY
SPECIAL MEETING AGENDA
1:00 P.M., P.D.S.T., THURSDAY, AUGUST 29, 2019
ELKO CITY HALL, COUNCIL CHAMBERS,
1751 COLLEGE AVENUE, ELKO, NEVADA

CALL TO ORDER

The agenda for this meeting of the City of Elko Redevelopment Agency (RDA) 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**

I. NEW BUSINESS

- A.** Review, consideration, and possible recommendation to Planning Commission for Conditional Use Permit 7-19, for the expansion of Big O Tires to be located at 285 12th Street, and matters related thereto. **FOR POSSIBLE ACTION**

All building permits within the Redevelopment Area and Planning Commission Applications are reviewed by the Agency and/or Redevelopment Manager. The Agency is responsible for reviewing applications for consistency with the goals and objectives of the Redevelopment Plan.


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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 Redevelopment Agency reserves the right to combine two or more agenda items, and/or remove an item from the agenda, or delay discussion relating to an item on the agenda at any time.

ADJOURNMENT

Respectfully submitted,

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

Scott Wilkinson
Assistant City Manager

City of Elko Redevelopment Agency
Agenda Action Sheet

1. Title: **Review, consideration, and possible recommendation to Planning Commission for Conditional Use Permit 7-19, for the expansion of Big O Tires to be located at 285 12th Street, and matters related thereto. FOR POSSIBLE ACTION**
2. Meeting Date: **August 29, 2019**
3. Agenda Category: **NEW BUSINESS**
4. Time Required: **10 minutes**
5. Background Information: **All building permits within the Redevelopment Area and Planning Commission Applications are reviewed by the Agency and/or Redevelopment Manager. The Agency is responsible for reviewing applications for consistency with the goals and objectives of the Redevelopment Plan.**
6. Budget Information:
 Appropriation Required: **N/A**
 Budget amount available: **N/A**
 Fund name: **N/A**
7. Business Impact Statement: **Not Required**
8. Supplemental Agenda Information: **CUP Application, Goals and Objectives of the Redevelopment Plan**
9. Recommended Motion: **Pleasure of the RDA**
10. Prepared By: **Cathy Laughlin, City Planner**
11. Committee/Other Agency Review:
12. Agency Action:
13. Agenda Distribution: **Petersen Holdings, LLC**
 330 11th Street
 Elko, NV 89801

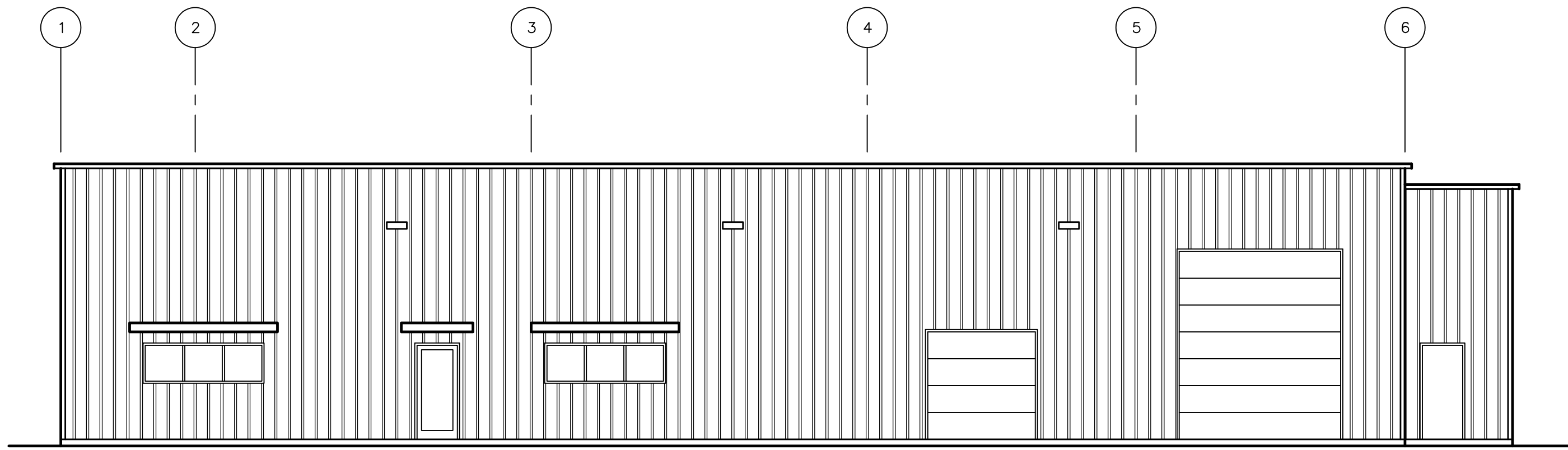
develop, and proceed with necessary specific plans, projects, and solutions.

In general, the goals and objectives of the redevelopment program in the Redevelopment Area are as follows:

1. To promote and insure public safety and welfare; to eliminate and prevent the spread of blight and deterioration, and the conservation, rehabilitation and redevelopment of the Redevelopment Area in accord with the Master Plan, the Redevelopment Plan and local codes and ordinances.
2. To promote and support a pedestrian oriented downtown; and, to achieve an environment reflecting a high level of concern for architectural, landscape, and urban design and land use principles appropriate for attainment of the objectives of the Redevelopment Plan.
3. To benefit, sustain and support the visual enhancement and beautification; and to minimize unplanned growth by guiding revitalization activities and new development in such fashion as to meet the needs of the Redevelopment Area, the City and its citizens.
4. To ensure adequate vehicular access and circulation; to retain and sustain existing businesses by means of redevelopment and rehabilitation activities, and encourage cooperation and participation of owners, businesses and public agencies in the revitalization of the Redevelopment Area.
5. To promote historic and cultural interest in the Redevelopment Area; and, encourage investment by the private sector in the development and redevelopment of the Redevelopment Area by eliminating impediments to such development and redevelopment.
6. To respect the efforts and accomplishments of the past; and, encourage maximum participation of residents, business persons, property owners, and community organizations in the redevelopment of the Redevelopment Area through enduring public/private partnerships.
7. To achieve Plan conformance and advancement through re-planning, redesign and the redevelopment of areas which are stagnant or improperly used.

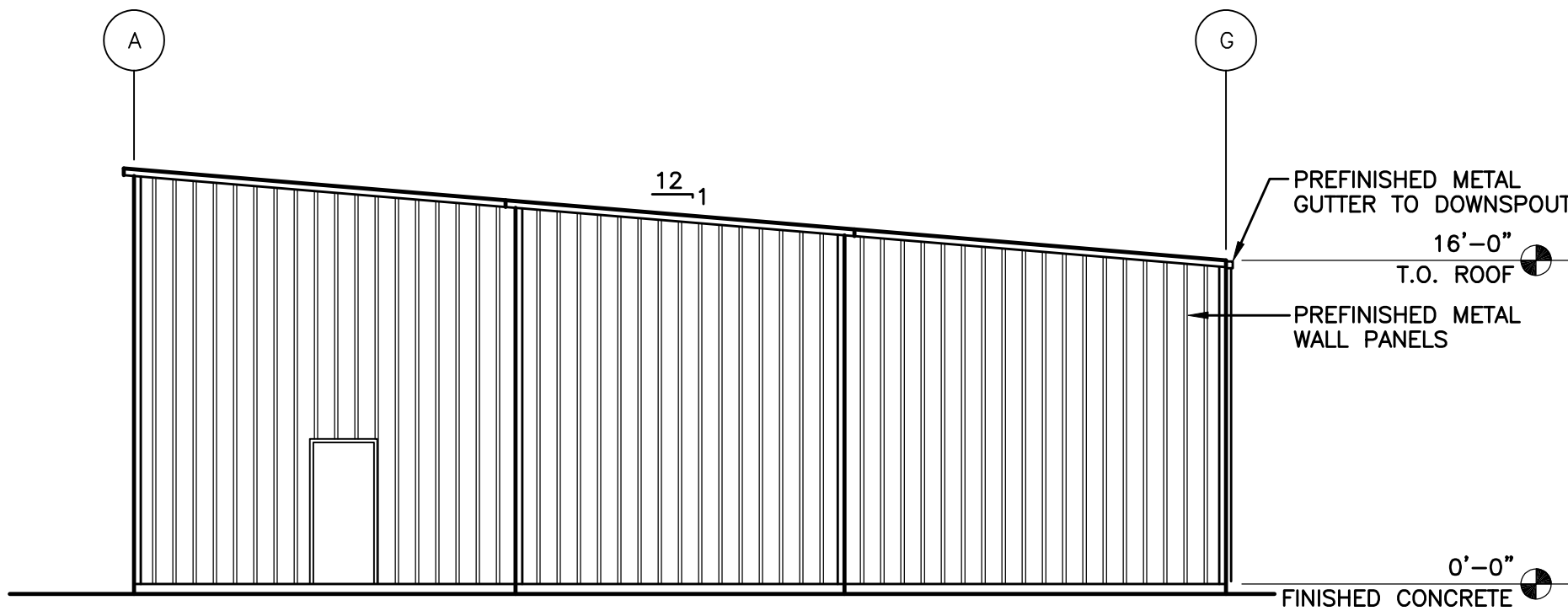
Redevelopment of the Redevelopment Area pursuant to this Redevelopment Plan and the above goals and objectives will attain the purposes established within the City's Master Plan and Nevada Revised Statutes Chapter 279 by:

- (1) The elimination of blighting influences and the correction of environmental deficiencies including among others, buildings in which it is unsafe for persons to live or work, incompatible and uneconomic land uses, and small and/or irregular lots.
- (2) The assembly of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation.
- (3) The re-planning, re-design, and redevelopment of areas which are stagnant or improperly used in ways which could not be accomplished solely by private enterprise without public participation and assistance.
- (4) The provision of opportunities for participation by owners and tenants in the revitalization of their properties.
- (5) The strengthening of retail and other commercial functions within the Redevelopment Area.
- (6) The strengthening of the economic base of the Redevelopment Area by stimulating new investment.
- (7) The expansion of employment opportunities.
- (8) The provision of an environment for social and economic growth.
- (9) The expansion and improvement of housing for low and moderate income persons through research, policies, financial programs and standards.
- (10) The installation of new, or replacement of existing public improvements, facilities, and utilities in areas which are currently inadequately served in regard to such improvements, facilities, and utilities.
- (11) Other means as deemed appropriate.



NORTH ELEVATION

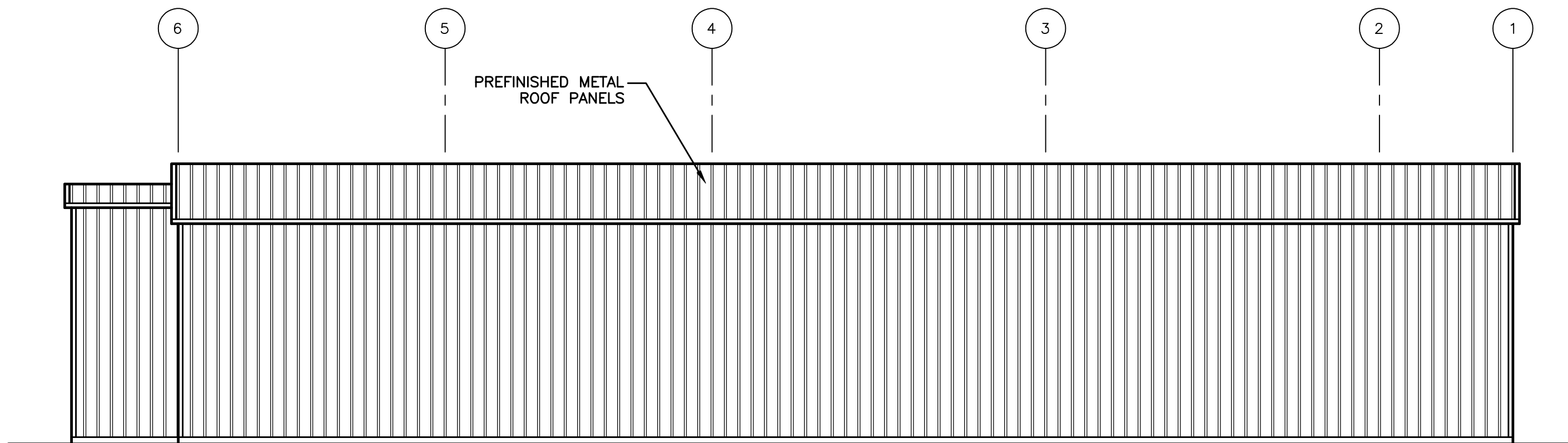
1/8" = 1'- 0"



WEST ELEVATION

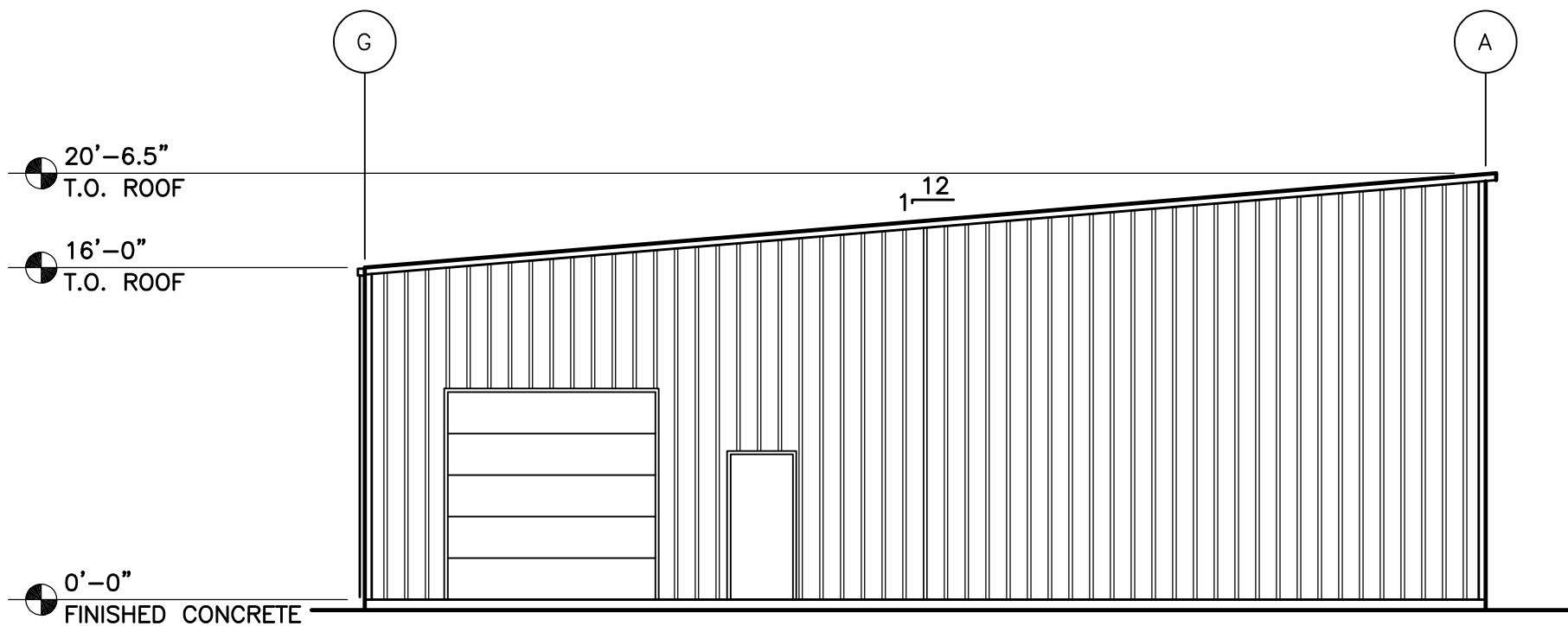
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Edit Date: 07-15-19 (12:36:41)



SOUTH ELEVATION

1/8" = 1'- 0"



EAST ELEVATION

1/8" = 1'- 0"

File Name: 10p-a21.dwg
Edit Date: 08-08-18 (10:57:02)

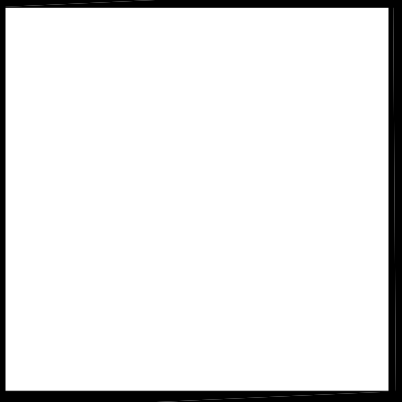
REVISIONS	BY

dra

PLC

DESIGN RESOURCES
ARCHITECTS

1014 S. LA POINTE STREET
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208.343.5511
www.dresarch.com
administrator@dresarch.com



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CORPORATION

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NEW SERVICE FACILITY
FOR:
BIG O TIRES
ELKO, NEVADA

DRAWN
TJM
CHECKED
TJM
DATE
MAY 8, 2018
SCALE
AS NOTED
JOB NO.
18-110
SHEET

A2.1

OF SHEETS

Print Date: 7/15/2019 12:37 PM





CITY OF ELKO PLANNING DEPARTMENT

1751 College Avenue * Elko * Nevada * 89801

(775) 777-7160 phone * (775) 777-7119 fax

APPLICATION FOR CONDITIONAL USE PERMIT APPROVAL

APPLICANT(s): Petersen Holdings, LLC

(Applicant must be the owner or lessee of the **proposed** structure or use.)

MAILING ADDRESS: 330 11th Street, Elko Nevada 89801

PHONE NO. (Home) _____ (Business) 775-738-2877

NAME OF PROPERTY OWNER (If different): Same as Applicant

(Property owner's consent in writing must be provided.)

MAILING ADDRESS: _____

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

Parcel 4 of File No. 237417 and Parcel 2 of File No. 595245

ASSESSOR'S PARCEL NO.: 001-363-003 and 001-363-006

Address 285 12th St and 1120 Railroad Street, Elko Nevada

Lot(s), Block(s), & Subdivision N/A Or Parcel(s) & File No. Same as above

RECEIVED

JUL 16 2019

FILING REQUIREMENTS

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

Fee: A \$750.00 non-refundable fee.

Plot Plan: 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.

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

1. Current zoning of the property:

C (Commercial).

2. Cite the provision of the Zoning Ordinance for which the Conditional Use Permit is required:

3-2-10 B. 4 Conditional Uses Permitted. Gas stations. Businesses where gasoline and oil are sold, including businesses with facilities for repairing or maintaining automobiles.

3. Explain in detail the type and nature of the use proposed on the property:

The proposed use of the properties is an additional service shop and parking for Big O Tires. The proposed service shop will be approximately 5530 square feet. The main proposed two-way access is from Railroad Street. A right in only, right out only access from 12th Street is proposed and will be controlled by the installation of a glue down median curb on 12th Street with location and configuration per coordination with City of Elko Public Works. Twenty-one standard parking spaces and two accessible spaces are proposed. A sign meeting the requirements of Chapter 9 Sign Regulations is proposed on the property at the corner of 12th Street and Railroad Street.

4. Explain how the use relates with other properties and uses in the immediate area:

There are several automobile service related businesses adjacent or across the street from this property to include Big O Tires, Napa Auto Parts and Al Park Petroleum. Other non-auto service businesses in the area are commercial in nature. The property is not abutting any residential properties.

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:

Currently there are two properties included in the proposed conditional use permit. These properties are to be combined into one through the parcel map process. It is our understanding from review of this parcel map by City Staff that the remaining public improvements along the Railroad Street right of way must be installed.

The fire service connection and water service connection are proposed from 11th street in existing utility easements to the existing 10-inch water line in 11th street. If water lines were extended along the Railroad Street and 12th Street frontages of these two properties there are no existing waterlines in Railroad Street or 12th Street to connect to. Additionally, existing properties in the area are currently served from other existing lines so it appears that extending the water along the property frontage would serve no purpose. Therefore, the intent is to request a waiver for the requirement to install of water line along the frontages.

6. Describe the general suitability and adequacy of the property to accommodate the proposed use:

The property is adequate for the proposed use as it is large enough to accommodate the use and adequate the infrastructure for this use is available.

7. Describe in detail the proposed development in terms of grading, excavation, terracing, drainage, etc.:

The property will be graded to drain southwesterly towards 12th Street. The design standards for City of Elko storm water management will be followed to address storm water leaving the site. The property is relatively flat and will not require mass grading or terracing.

8. Describe the amounts and type of traffic likely to be generated by the proposed use:

The traffic generated by tire services shops is approximately 4.15 vehicles per 1000 sf of shop = 21 vehicle trips per peak hour. The proposed two-way access is from Railroad Street. A right in only, right out only access from 12th Street is proposed and will be controlled by the installation of a glue down median curb with location and configuration per coordination with City of Elko Public Works.

9. Describe the means and adequacy of off-street parking, loading and unloading provided on the property:

Twenty-one standard parking spaces and two accessible spaces are proposed. This is in excess of the 7 standard parking spaces and one accessible space required by code.

10. Describe the type, dimensions and characteristics of any sign(s) being proposed:

A sign meeting the requirements of Chapter 9 Sign Regulations is proposed on the property at the corner of 12th Street and Railroad Street.

11. Identify any outside storage of goods, materials or equipment on the property:

None

12. Identify any accessory buildings or structures associated with the proposed use on the property:

None

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.

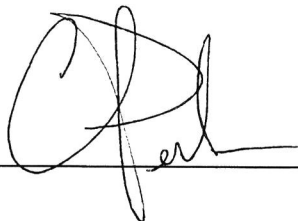
Applicant / Agent Chuck Petersen
(Please print or type)

Mailing Address 330 11th St
Street Address or P.O. Box

ELKO NV 89801
City, State, Zip Code

Phone Number: (775) 340-2391

Email address: ~~Chuck Petersen@~~ petersenchuck@yahoo.com

SIGNATURE: 

FOR OFFICE USE ONLY

File No.: 7-19 **Date Filed:** 7/16/19 **Fee Paid:** \$750 **CX#** 1554
