



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, September 7, 2021 beginning at 5:30 P.M., P.D.S.T. in the Council Chambers at Elko City Hall, 1751 College Avenue, Elko, Nevada, and by utilizing **GoToMeeting.com**.

The public can view or participate in the virtual meeting on a computer, laptop, tablet or smart phone at: <https://global.gotomeeting.com/join/392925397>. You can also dial in using your phone at **+1 (571) 317-3122**. The **Access Code** for this meeting is **392-925-397**. Comments can also be emailed to planning@elkocitynv.gov.

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

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

Date/Time Posted: August 31, 2021 2:00 p.m.

Posted by: Shelby Knopp, Planning Technician
Name Title

Shelby Knopp
Signature

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

Dated this 31st day of August, 2021.

NOTICE TO PERSONS WITH DISABILITIES

Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify the City of Elko Planning Department, 1751 College Avenue, Elko, Nevada, 89801 or by calling (775) 777-7160.

Cathy Laughlin
Cathy Laughlin, City Planner

CITY OF ELKO
PLANNING COMMISSION
REGULAR MEETING AGENDA
5:30 P.M., P.D.S.T., TUESDAY, SEPTEMBER 7, 2021
ELKO CITY HALL, COUNCIL CHAMBERS,
1751 COLLEGE AVENUE, ELKO, NEVADA
<https://global.gotomeeting.com/join/392925397>

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

August 3, 2021 – Regular Meeting **FOR POSSIBLE ACTION**

I. NEW BUSINESS

A. PUBLIC HEARING

1. Review, consideration, and possible action on Conditional Use Permit No. 3-21, filed by Dharni Hotels, LLC., which would allow for the development of an apartment building within the C- General Commercial zoning district, and matters related thereto. **FOR POSSIBLE ACTION**

Multi-family residential units within the C-General Commercial zoning district require approval of a conditional use permit. The subject property is located on the southeast side of Idaho Street, approximately 364' southwest of the intersection of Idaho Street and Manzanita Lane. (APN 001-590-010, 1930 Idaho Street)

B. MISCELLANEOUS ITEMS, PETITIONS, AND COMMUNICATIONS

1. Review, consideration, and possible recommendation to City Council for Vacation No. 5-21, filed by Kenneth R. Moores Revocable Living Trust, for the vacation of the northwesterly portion of Deerfield Way, consisting of an area approximately 2,740 sq. ft., and matters related thereto. **FOR POSSIBLE ACTION**

The area requesting to be vacated was dedicated to the City of Elko with Tower Hill Unit 1 subdivision. It was intended originally as a pull out area for the local mailboxes but the design was later changed during construction. It is not being used for any purpose at this time. City Council accepted the petition for the vacation on August 10, 2021.

2. Review, consideration and possible approval of Division of Large Parcels No. 2-21, a Final Map filed by Section Five Associates, LLC for the division of approximately 590.258 acres of property into eight lots for future development. Approximately 314.652 acres fall within an A (General Agriculture) Zoning District in the City of Elko and approximately 275.60 acres of property fall within Elko County, and matters related thereto. **FOR POSSIBLE ACTION**

Subject property is located at the northern terminus of North 5th Street. (APNs 001-01D-001 and 006-09L-002).

3. Review, consideration and possible recommendation to City Council for the 2021 City of Elko Land Inventory update. **FOR POSSIBLE ACTION**

City of Elko Land Inventory spreadsheet is to be updated when necessary.

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,

A handwritten signature in black ink, appearing to read "Cathy Laughlin", with a long, sweeping horizontal line extending to the right.

Cathy Laughlin
City Planner

CITY OF ELKO
PLANNING COMMISSION
REGULAR MEETING MINUTES
5:30 P.M., P.D.S.T., TUESDAY, AUGUST 3, 2021
ELKO CITY HALL, COUNCIL CHAMBERS,
1751 COLLEGE AVENUE, ELKO, NEVADA
<https://global.gotomeeting.com/join/228952349>

CALL TO ORDER

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

ROLL CALL

Present: **Jeff Dalling**
 Mercedes Mendive
 Tera Hooiman
 John Anderson
 Stefan Beck
 Gratton Miller
 Giovanni Puccinelli

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

PLEDGE OF ALLEGIANCE

COMMENTS BY THE GENERAL PUBLIC

There were no public comments made at this time.

APPROVAL OF MINUTES

July 6, 2021 – Regular Meeting **FOR POSSIBLE ACTION**

*****Motion: Approve the minutes from the July 6, 2021 Planning Commission Meeting.**

Moved by Tera Hooiman, Seconded by Gratton Miller.

**Motion passed unanimously. (7-0)*

I. NEW BUSINESS

A. PUBLIC HEARING

1. Review, consideration, and possible action on Zoning Ordinance Amendment 3-21, Ordinance No. 864, an amendment to the City Zoning Ordinance, specifically Title 3, Chapter 2, Section 17 (Traffic, Access, Parking, and Loading Regulations), and matters related thereto. **FOR POSSIBLE ACTION**

At the July 6, 2021 meeting, Planning Commission took action to initiate an amendment to the City Zoning Ordinance Section 3-2-17.

Michele Rambo, Development Manager, briefly went over the proposed changes. She explained that staff hadn't received any public comments and there had been no changes since the last meeting.

Bob Thibault, Civil Engineer, recommended approval as presented.

Jamie Winrod, Fire Marshal, had nothing further to add and recommended approval.

Scott Wilkinson, Assistant City Manager, had nothing to add.

*****Motion: Forward a recommendation to City Council to adopt an ordinance, which approves Zoning Ordinance Amendment No. 3-21 of the Elko City Code, specifically Title 3, Chapter 2, Section 17 (Traffic, Access, Parking, and Loading Regulations).**

Moved by Giovanni Puccinelli, Seconded by Gratton Miller.

**Motion passed unanimously. (7-0)*

B. MISCELLANEOUS ITEMS, PETITIONS, AND COMMUNICATIONS

1. Review and consideration of Division of Large Parcels 1-21, a Tentative Map filed by Section Five Associates, LLC for the division of approximately 590.258 acres of property into eight lots for future development. Approximately 314.652 acres fall within an A (General Agriculture) Zoning District in the City of Elko and approximately 275.60 acres of property fall within Elko County. **FOR POSSIBLE ACTION**

Subject property is located at the northern terminus of North 5th Street. (APNs 001-01D-001 and 006-09L-002)

Bob Morley, 640 Idaho Street, said that he was available for questions.

Ms. Rambo went over the City of Elko Staff Report dated July 16, 2021. Staff recommended conditional approval with the conditions listed in the Staff Report.

Mr. Thibault recommended approval as presented by staff.

Cathy Laughlin, City Planner, stated that she was online and available for questions.

Ms. Winrod had no comments and recommended approval.

Mr. Wilkinson recommended approval as presented by staff.

*****Motion: Forward a recommendation to the City Council to conditionally approve Division of Large Parcels 1-21 based on the facts, findings, and conditions as presented in the City of Elko Staff Report dated July 16, 2021, listed as follows:**

Development Department:

1. Approval from Elko County shall be obtained.
2. The divider is to comply with all provisions of the NAC and NRS pertaining to the proposed division.
3. Tentative Map approval constitutes authorization for the divider to proceed with preparation of the Final Map.
4. Tentative Map approval does not constitute authorization to proceed with development of areas within city limits.
5. The applicant must submit an application for Final Map within a period of one (1) year in accordance with NRS.278.472(2)(b). Approval of the Tentative Map will automatically lapse at that time.
6. All applicable permits and fees shall be received from and paid to the City and Elko County.

Engineering Department:

7. Prior to consideration by the City Council, add dimensions to the start of the slope easement line and to the centerline of the roadway easement along the easterly line of Lot 5.

Commissioner Miller's findings to support the motion were that the proposed division is in conformance with both the Land Use and Transportation Components of the Master Plan. The proposed division does not conflict with the Airport Master Plan; the City of Elko Development Feasibility, Land Use, Water Infrastructure, Sanitary Sewer Infrastructure, Transportation Infrastructure, and Annexation Potential Report – November 2012; the Wellhead Protection Program; or applicable sections of the Elko City Code. The property is not located within the Redevelopment Area. Therefore, there is no conflict with the Redevelopment Plan.

Moved by Gratton Miller, seconded by Giovanni Puccinelli.

**Motion passed unanimously. (7-0)*

II. REPORTS

A. Summary of City Council Actions.

Ms. Rambo reported at the City Council Meeting on July 13th they reappointed Gratton Miller for a four-year term; they approved Final Map 4-31 for Jarbidge Estates and the associated Performance Agreement; they also approved the public improvements for Cambridge Estates; and they approved the resolutions and sale agreement associated with the land sale to the VA for the future cemetery. Bird Rides, LLC, which is a scooter company, was approved for entering into an agreement for the scooter business in Elko. The Council extended the Copper Trails, Unit 2, Phase 1 Performance Agreement for 6 months. At the July 27th meeting there were several vacations that were approved; 15th Street was vacated to The Igloo and Flyers, and the same was done with Golf Course Rd, which is adjacent to Elko County property and NV Health Centers. A revocable agreement between the City and Bird Rides for the scooters was approved. The Council also approved Tentative Map 3-21 for Cedar Estates Phase 3.

B. Summary of Redevelopment Agency Actions.

Ms. Rambo reported that there was a RAC Meeting on July 22th. At that meeting they approved modifications to the recognition program, which will now be every 5 years. There is an RDA meeting scheduled for August 10th.

C. Professional articles, publications, etc.

1. Zoning Bulletin

D. Miscellaneous Elko County

E. Training

COMMENTS BY THE GENERAL PUBLIC

There were no public comments made at this time.

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ADJOURNMENT

There being no further business, the meeting was adjourned.

Jeff Dalling, Chairman

Tera Hooiman, Secretary

**Elko City Planning Commission
Agenda Action Sheet**

1. Title: **Review, consideration, and possible action on Conditional Use Permit No. 3-21, filed by Dharni Hotels, LLC., which would allow for the development of an apartment building within the C- General Commercial zoning district, and matters related thereto. FOR POSSIBLE ACTION**
2. Meeting Date: **September 7, 2021**
3. Agenda Category: **NEW BUSINESS, PUBLIC HEARINGS**
4. Time Required: **15 Minutes**
5. Background Information: **Multi-family residential units within the C-General Commercial zoning district require approval of a conditional use permit.**
6. Business Impact Statement: **Not Required**
7. Supplemental Agenda Information: **Application, Staff report**
8. Recommended Motion: **Conditionally approve Conditional Use Permit 3-21 based on the facts, findings and conditions as presented in Staff Report dated August 12, 2021**
9. Findings: **See Staff Report dated August 12, 2021.**
10. Prepared By: **Cathy Laughlin, City Planner**
11. Agenda Distribution: **Dharni Hotels, LLC
12161 S. Lil Dickens Ln
Riverton, UT 84065
dharnisatish@hotmail.com**

Shelby Knopp

From: Cathy Laughlin
Sent: Monday, August 30, 2021 3:58 PM
To: Shelby Knopp
Subject: FW: DHARNI HOTELS AGENDA ITEM FOR SEPTEMBER 7th MEETING ABOUT APARTMENT COMPLEX AT 1930 IDAHO STREET.

Cathy Laughlin
City Planner

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

City of Elko
1751 College Avenue
Elko, NV 89801

-----Original Message-----

From: satish dharni [mailto:dharnisatish@hotmail.com]
Sent: Monday, August 30, 2021 2:29 PM
To: Cathy Laughlin <claughlin@elkocitynv.gov>
Cc: Grace Hill <grace@aceconstructionlv.com>; Jaspal Singh <jaspal@aceengineering.us>; devendu81 <devendu81@gmail.com>; Varun Dharni <varun@ourbestwestern.com>
Subject: DHARNI HOTELS AGENDA ITEM FOR SEPTEMBER 7th MEETING ABOUT APARTMENT COMPLEX AT 1930 IDAHO STREET.

Hi,

This is Satish Dharni, Managing Member for Dharni Hotels. Referring to the above Agenda item, we authorize Mr Jaspal Singh of Ace Designs, to join virtually to represent us and to answer any questions during the meeting about our project. In addition, our other Members namely Satish Dharni, Devendu Dharni and Varun Dharni may also attend the meeting virtually. Please let me know if you have any questions.

Warm Regards,

Satish Dharni
801-691-8973.

Sent from my iPhone

STAFF COMMENT FLOW SHEET
PLANNING COMMISSION AGENDA DATE: 9/7

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

Title: Conditional Use Permit No. 3-21

Applicant(s): Dharni Hotels, LLC

Site Location: 1930 Idaho Street - APN 001-590-010

Current Zoning: C Date Received: 7/29/21 Date Public Notice: 8/24/21

COMMENT: This is to allow for the development of an apartment building within the General Commercial Zoning District.

If additional space is needed please provide a separate memorandum

Assistant City Manager: Date: 8/24/21

Recommend approval as presented by staff

SAW

Initial

City Manager: Date: 8/24/21

No comments/concerns.

W

Initial



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

CITY OF ELKO STAFF REPORT

MEMO DATE: August 12, 2021
PLANNING COMMISSION DATE: September 7, 2021
APPLICATION NUMBER: Conditional Use Permit 3-21
APPLICANT: Dharni Hotels, LLC.
PROJECT DESCRIPTION: 1930 Idaho Street

A Conditional Use Permit for an apartment building consisting of 32 apartments in one four story building located on the same parcel as Best Western Elko Inn.



STAFF RECOMMENDATION:

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

PROJECT INFORMATION

PARCEL NUMBERS:	001-590-010
PROPERTY SIZE:	± 3.21 Acres
EXISTING ZONING:	General Commercial
MASTER PLAN DESIGNATION:	General Commercial
EXISTING LAND USE:	Existing Hotel

NEIGHBORHOOD CHARACTERISTICS:

The property is surrounded by:
North: (PQP) Public Quasi-Public / Developed
(C) General Commercial / Developed
East: (C) General Commercial / Developed
South: (C) General Commercial / Developed
(GI) General Industrial / Undeveloped, UP Property
West: (PQP) Public Quasi Public / Developed
(C) General Commercial / Developed

PROPERTY CHARACTERISTICS:

- The property is zoned C (General Commercial) Zoning District, which allows this type of development.
- The property is fairly flat.
- There is undeveloped frontage along Manzanita Drive.

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 3-2-10 General Commercial (C)
- 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 3-8 Flood Plain Management

BACKGROUND:

1. The application for the Conditional Use Permit (CUP) was filed as required under City Code 3-2-10 (B)8.
2. The property has been developed as a hotel for numerous years.

MASTER PLAN:

Land Use:

1. The Master Plan Land Use Atlas shows the area as Commercial General.
2. C- General Commercial is listed as a corresponding zoning district for Commercial General in the Master Plan Land Use.
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: Promote a diverse mix of housing options to meet the needs of a variety of lifestyles, incomes, and age groups.
5. Objective 4: Consider a mixed-use pattern of development for the downtown area, and for major centers and corridors, to ensure the area’s adaptability, longevity, and overall sustainability.
6. Objective 6: Encourage multiple scales of commercial development to serve the needs of the region, the community, and that of individual neighborhoods.
7. Objective 8: 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.

The conditional use is in conformance with the Land Use Component of the Master Plan.

Transportation:

1. The area will be accessed from Idaho Street and Manzanita Lane.
2. The site does not currently have pedestrian access along Manzanita Lane but will be a condition of the approval.

The conditional use is in conformance with the Transportation Component of the Master Plan and existing transportation infrastructure.

REDEVELOPMENT PLAN:

1. The proposed project is located within the Redevelopment area.
2. The development of the apartment complex meets several of the goals and objectives listed in the Redevelopment Plan including but not limited to expansion and improvement of housing for low and moderate income persons and strengthening of the economic base of the Redevelopment Area by stimulating new investment.

The conditional use is in conformance with the Redevelopment Plan.

ELKO WELLHEAD PROTECTION PLAN

1. The property is located within the 2-year capture zone for City wells.

2. Conformance with the Wellhead Protection Plan is required.

The proposed residential use of the property does not present a hazard to City wells.

SECTION 3-2-3 GENERAL PROVISIONS

3. 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 use is required to have an approval as a conditional use to be in conformance with ECC 3-2-3 as required in ECC 3-2-10(B).

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 3-2-10 COMMERCIAL DISTRICTS

1. Section 3-2-10(B)(4) Multiple-family residential developments which contain five (5) or more units located on a single lot or parcel are listed as a permitted conditional use.

Residential uses must meet the setback standards in subsection 3-2-5(G) of this chapter and development standards applicable to multiple-family residential developments set forth in subsection 3-2-5(E)6 of this chapter.

2. Height Restrictions: All structures within the C general commercial zoning district must comply with the height and other requirements of the current city airport master plan, to the extent the plan applies to that location.
3. The property does not abut a residential zone so therefore is not subject to the screen wall requirements set forth in subsection 3-2-3(J).
4. Development of the property is required to be in conformance with City code and conditions for the CUP.

The proposed use is in conformance with Elko City Code 3-2-10.

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

- Conformance with this section is required. The current facility is in conformance for the existing uses as well as the applicant has demonstrated they will meet parking requirements for the combined uses of the hotel and apartments.

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.

The proposed use conforms to section 3-2-18 of Elko City Code with the approval of the Conditional Use Permit.

SECTION 3-8 FLOOD PLAIN MANAGEMENT

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

FINDINGS

1. The proposed development is in conformance with the Land Use component of the Master Plan
2. The proposed development with the recommended conditions is in conformance with the existing transportation infrastructure and the Transportation component of the Master Plan
3. The site is suitable for the proposed use.
4. The proposed development is in conformance with the City Wellhead Protection Program.
5. The proposed use is in conformance with the Redevelopment Plan.
6. The proposed use is in conformance with City Code 3-2-10 (B) General Commercial 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.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of CUP 3-21 with the following conditions:

1. That Conditional Use Permit No. 3-21 shall be personal to the permittee and applicable only to the submitted application conforming to the exhibits as presented.
2. The Conditional Use Permit will expire within one (1) year of the date of approval if the Applicant is not actively engaged in developing the property.
3. The complex shall comply with the development standards as outlined in City Code Section 3-2-5(E)6.
4. The public improvements shall be installed, completed, and accepted prior to a certificate of occupancy.
5. That the development shall comply with City Code Section 3-2-17.
6. Exterior lighting for the complex shall be shielded and cutoff with minimal lighting spilling over into the neighboring properties. An illumination schedule is required to ensure lighting is adequate for safety with minimal impact to adjacent properties.
7. There shall not be any placement of any mail gang boxes, kiosks or signage in association with this complex placed in the city's right of way and shall remain internal to the complex.
8. The common area to be landscaped with a combination of trees and shrubs and shall be maintained by the property owner. A Landscaping Plan showing locations and quantities of all landscape materials will be submitted and approved during building permit submittal.
9. The property and the buildings to be maintained in an acceptable condition at all times.

Development Department:

1. Public improvements are required for Manzanita Lane along both frontages of the property.

Engineering Department:

1. Full frontage improvements are required along Manzanita Drive, to include, but not necessarily be limited to; curb and gutter, sidewalk, some asphalt, and possibly a water main, and are to be built per the design by High Desert Engineering.

Public Works Department:

1. All public improvements to be installed at time of development per Elko City Code.



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

August 30, 2021

Dharni Hotels, LLC
12161 S. Lil Dickens Ln
Riverton, UT 84065
dharnisatish@hotmail.com

Re: Conditional Use Permit No. 03-21

Dear Applicant/Agent:

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

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

To participate in the virtual meeting on a computer, laptop, tablet, or smart phone go to: <https://global.gotomeeting.com/join/392925397>. You can also dial in using your phone at **+1 (571) 317-3122**. The **Access Code** for this meeting is **392-925-397**.

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 Knopp
Planning Technician

Enclosures

CC:

Conditional Use Permit 3-21 Dharni Hotels, LLC

YPNO	PANAME	PMADD1	PMADD2	PMCTST	PZIP
001590020	1940 IDAHO STREET, LLC	ATTN: SEAN PHELAN	800 MARIQUITA RD	CORRALES, NM	87048-8240
001601009	BEEHIVE TELEPHONE COMPANY INC		PO BOX 1169	TOOELE UT	84074-1169
001601008	BRAVO-ZARATE, JORGE ET AL		1871 MANZANITA LN	ELKO NV	89801-2886
001590010	DHARNI HOTELS LLC		9481 N 3830 W	CEDAR HILLS UT	84062-8004
001590008	ELKO CITY OF NOP.C.		1755 COLLEGE AVE	ELKO NV	89801
001601011	ELKO PROPERTIES LLC		1750 MANZANITA DR STE 1	ELKO NV	89801-1600
001560003	FRANCHISE REALTY INTERSTATE COR	C/O KASSITY, CHRISTOPHE	4010 TECHNOLOGY WAY STE E	CARSON CITY NV	89706-2012
001601012	GBK PROPERTIES LLC	ATTN: JIM TAGGART	76 W 13775 S STE 2	DRAPER UT	84020-8875
001590021	GM INVESTMENTS LLC		7124 BEACON DR	RENO NV	89506-5638
001601013	HALL, CHARLES		3315 ARGENT AVE	ELKO NV	89801-4415
001560008	HANINGTON, GARY ET AL	C/O AMERICAN HIGH VOL	2002 IDAHO ST	ELKO NV	89801-2627
001601007	KELSEY, IRA T		1889 MANZANITA DR	ELKO NV	89801-2601
001601006	KRUEGER, AUGUST W		1921 MANZANITA DR	ELKO NV	89801-2603
001601005	KULISEK, MICHAEL L JR ET AL		197 WESTER HILLS DR UNIT 15	SPRING CREEK NV	89815
001560002	NEVADA STATE OF	C/O BUILDINGS & GROUND	1263 S STEWART ST	CARSON CITY NV	89712-0001
001590017	PLAZA FORTY LLC		2702 W OCEANFRONT	NEWPORT BEACH CA	92663-3426
001560067	PURCELL PROPERTIES III LLC		PO BOX 100	POTOSI MO	63664-0100
001601010	RUIZ, PEDRO C SR & EVANGELINA		327 W FIR ST	ELKO NV	89801-2930
001601004	SEIP, FRANK THOMAS & JULENE		1951 MANZANITA DR	ELKO NV	89801-2603

18

Post marked 8/27/21

NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the Elko Planning Commission will conduct a series of public hearings on Tuesday, September 7, 2021 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, by representative, or via Gotomeeting.com.

The public can view or participate in the virtual meeting on a computer, laptop, tablet or smart phone at: <https://global.gotomeeting.com/join/392925397>.

You can also dial in using your phone at **+1 (571) 317-3122**. The **Access Code** for this meeting is **392-925-397**.

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

- **Review, consideration, and possible action on Conditional Use Permit No. 3-21, filed by Dharni Hotels, LLC., which would allow for the development of an apartment building within the C- General Commercial zoning district, and matters related thereto. Multi-family residential units within the C-General Commercial zoning district require approval of a conditional use permit. The subject property is located on the southeast side of Idaho Street, approximately 364' southwest of the intersection of Idaho Street and Manzanita Lane. (APN 001-590-010, 1930 Idaho Street)**

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): Dharni Hotels, LLC

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

MAILING ADDRESS: 12161 S Lil Dickens Ln, Riverton, UT, 84065

PHONE NO. (Home) 801-691-8973

(Business)

NAME OF PROPERTY OWNER (If different): Dharni Hotels, LLC

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

MAILING ADDRESS: 12161 S Lil Dickens Ln, Riverton, UT, 84065

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

ASSESSOR'S PARCEL NO.: 001-590-010 **Address** 1930 Idaho Street, Elko, NV, 89801

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

Or Parcel(s) & File No.

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.

RECEIVED

SK

JUL 29 2021

1. Current zoning of the property: C- General Commercial

2. Cite the provision of the Zoning Ordinance for which the Conditional Use Permit is required:
We're proposing multi-family residential apartments of 4 story with 32 apartments as per point 4 of section 3-2-10 of Elko NV code of ordinance.

3. Explain in detail the type and nature of the use proposed on the property: Construction of
4 story multi-family apartment building with 32 apartments.
(8 units of 1 bedroom apartments and 24 units of 2 bedroom apartments)

4. Explain how the use relates with other properties and uses in the immediate area:
On northern side, Wendy's takeout delivery. On southern side, Best western hotel on the same site.
On western side, gas station with some vacant lots. On Eastern side, some single family residential areas.
So this 4 story multi-family use compliments the adjacent 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: The project site lies on east of Idaho Street and Southwest of Manzanita Drive. The proposed
apartment building is to be built on 0.85 Acre undeveloped area of a 3.2 acre site. The rest of the site is
already developed and consists of a 108 room, 2 story hotel building and parking lot. The existing site has driveway
from Idaho Street. The proposed apartment building development will have driveway from Maznanita Drive.
In existing condition the site sheet flows from West to east towards Manzanita Drive. There is a fall of 3.5' from
west to east property line of the site. The site has flat gradient and slope is around 2.0%.
The Drainage Class of the soils at the site are classified as well drained. Project site has Hydrologic Soil Group of C.

6. Describe the general suitability and adequacy of the property to accommodate the proposed use: The total site area is 3.2 acres in which an apartment building has been proposed on approx 0.85 acres of
land. Its 4 story multi-family apartment building with 32 apartments. There is existing Best Western hotel with 2 story and 108 guestrooms.
We required 156 parking spaces gross and total 153 parking spaces provided. Site having mix use (hotel and apartment), hotel don't
have 100% occupancy in peak days. So 3 parking spaces can be easily adjusted.



7. Describe in detail the proposed development in terms of grading, excavation, terracing, drainage, etc.: ☐ The proposed development will be graded to drain the project site towards southeast corner of the site. Excavation and Cutting will be balanced. Soil terracing at the site is required as site has a flat gradient. The runoff from the site will be drained off to Manzanita Drive (as draining in existing condition) after providing the necessary treatment to storm water runoff generated by the impervious area.

8. Describe the amounts and type of traffic likely to be generated by the proposed use: ☐ Approximate traffic flow generated by the project site having 32 dwelling units will be around 10 -12 Passenger Car Units (PCU)/ peak hour (@ 0.3 PCUs/apartment/hr - Entry/Exit) . The traffic generation will be from residents of the apartments as no commercial activity is proposed in the project site.

9. Describe the means and adequacy of off-street parking, loading and unloading provided on the property: ☐ 48 off-street parking spaces have been provided for 32 dwelling units. As the proposed site is to be used for residential purpose and no public areas have been incorporated so, no loading and unloading is required.

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

11. Identify any outside storage of goods, materials or equipment on the property: ☐ No storage other than trash has been proposed on the site.

12. Identify any accessory buildings or structures associated with the proposed use on the property: ☐ Not applicable.

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

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 Dharni Hotels, LLC
(Please print or type)

Mailing Address 12161 S Lil Dickens Ln,
Street Address or P.O. Box

Riverton, UT, 84065
City, State, Zip Code

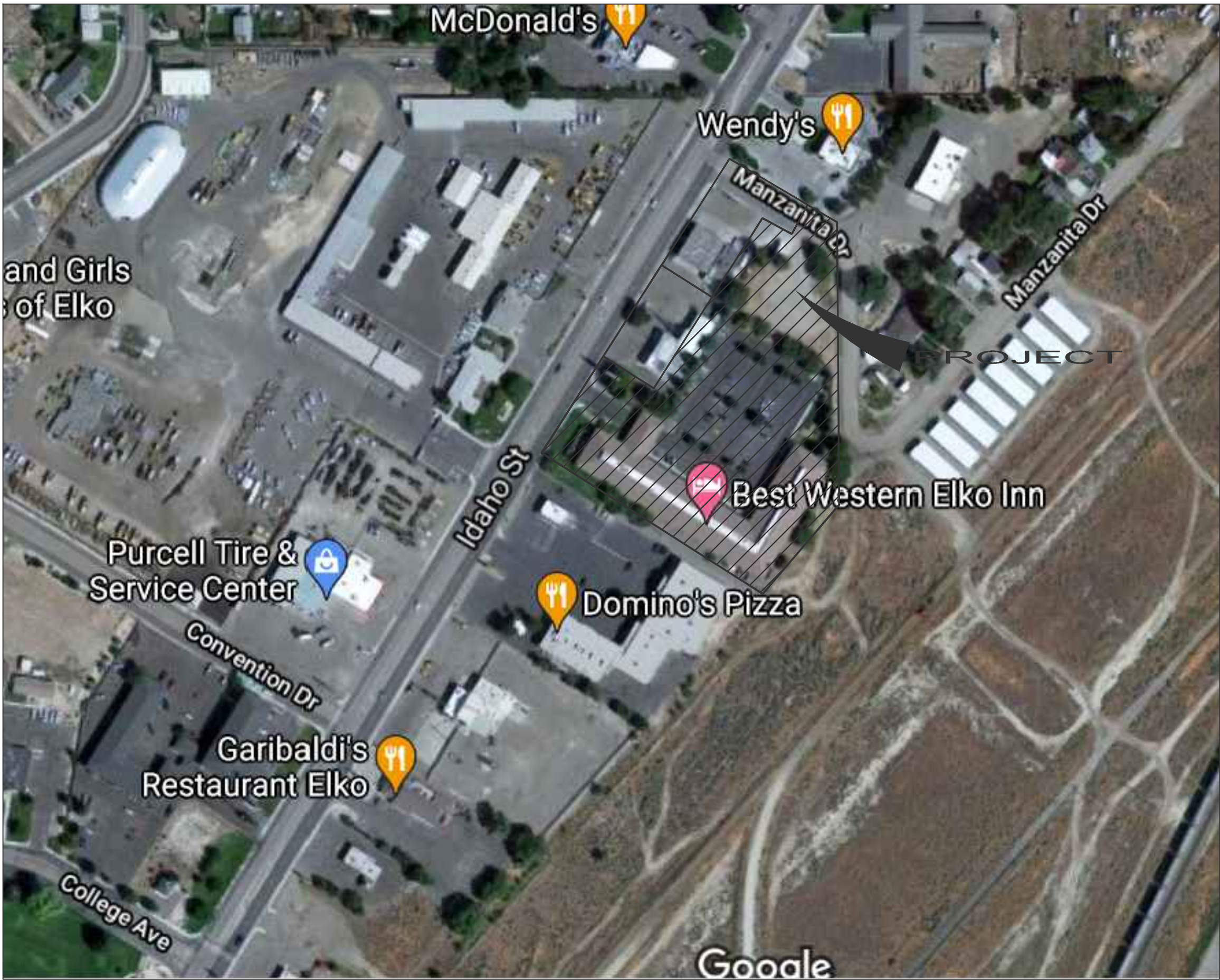
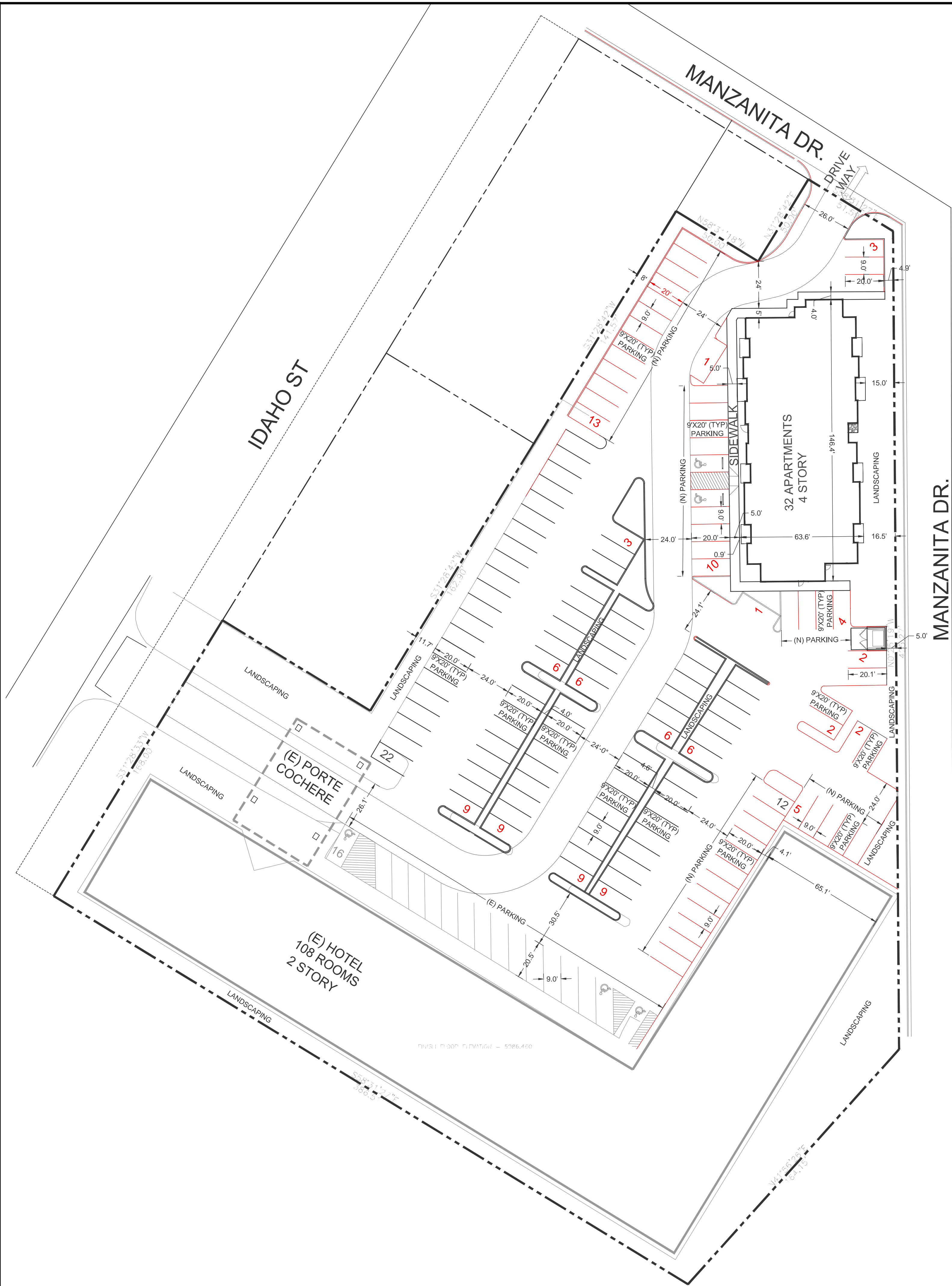
Phone Number: 801-691-8973

Email address: dharnisatish@hotmail.com

SIGNATURE:  (SATISH K. DHARNI)

FOR OFFICE USE ONLY

File No.: 3-21 Date Filed: 7/29/21 Fee Paid: \$750 Cx# 1011



VICINITY MAP:

PROJECT DATA

ASSESSOR'S PARCEL NUMBER: ---
ADDRESS: 1930, IDAHO STREET
ELKO, NEVADA

CODE ANALYSIS (APARTMENT)

- OCCUPANCY CLASSIFICATION: R-2
- CONSTRUCTION TYPE: V-A
- ZONING: C (COMMERCIAL)
- FIRE SPRINKLERS: YES
- HEIGHT (MAXIMUM):
ACTUAL: 45'-0" ROOF LINE
51'-0" TOP OF PARAPET
54'-6" STAIRCASE TOWER
70' R2 (TABLE 504.3)
ALLOWABLE: 4
ALLOWABLE: 4 (TABLE 504.4)
- STORIES (MAXIMUM):
ACTUAL: 4
ALLOWABLE: 4 (TABLE 504.4)
- AREA:
GROSS SITE AREA: 140130 S.F. (3.2 AC)
TOTAL APARTMENT UNITS: 32
DENSITY OF APARTMENTS: 10 DU/AC

BUILDING AREA BREAKDOWN (APARTMENTS):
FIRST FLOOR AREA: 8179 S.F.
SECOND FLOOR AREA: 8179 S.F.
THIRD FLOOR AREA: 8179 S.F.
FOURTH FLOOR AREA: 8179 S.F.
GROSS AREA: 32,716 S.F.
TOTAL NO. OF 1 BEDROOM APARTMENTS: 8 UNITS
TOTAL NO. OF 2 BEDROOM APARTMENTS: 24 UNITS

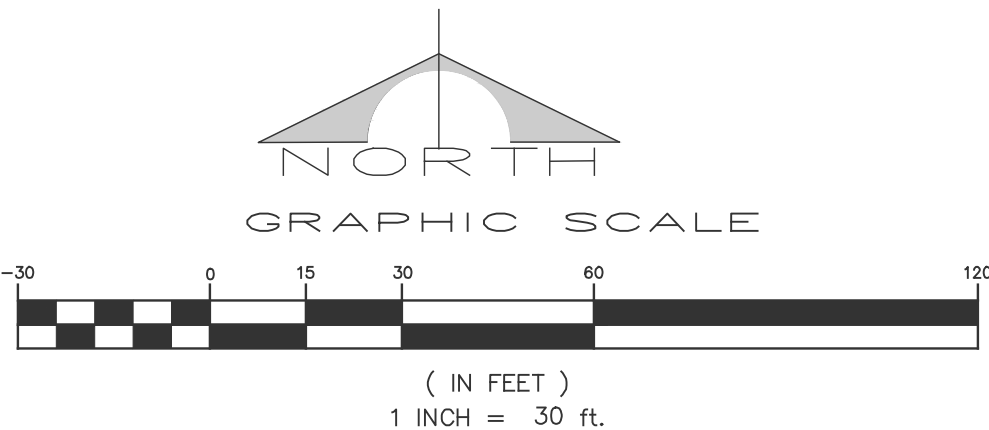
8. LOT COVERAGE (GROSS SITE AREA):
LANDSCAPE AREA: 27500 S.F. (19.62% OF SITE AREA)
PAVED AREA: 67411 S.F. (48.11% OF SITE AREA)
APARTMENTS + (E) HOTEL:
BUILDING FOOTPRINT AREA: 45219 S.F. (32.27% OF SITE AREA)

PARKING ANALYSIS

- a) PARKING FOR (E)108 ROOM HOTEL (1 SPACE:1 ROOM)
PARKING REQUIRED: 108 SPACES
- b) PARKING FOR (N) 32 APARTMENT UNITS (1.5 SPACE @ PER BEDROOM)
PARKING REQUIRED: 48 SPACES
- | | |
|--|------------|
| TOTAL PARKING REQUIRED | 156 SPACES |
| TOTAL (N) & (E) STANDARD PARKING PROVIDED | 156 SPACES |
| TOTAL (E) STANDARD PARKING PROVIDED (9'x20') | 98 SPACES |
| TOTAL (N) STANDARD PARKING PROVIDED (9'x20') | 58 SPACES |

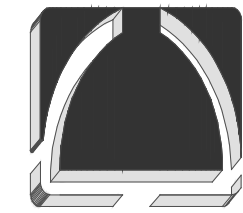
LEGEND:

- PROPERTY LINE
- PARKING STRIPS
- CENTER LINE
- BLDG LINE



REVISIONS:	REVISION	ISSUE	DATED
A			

ACE Design LLC

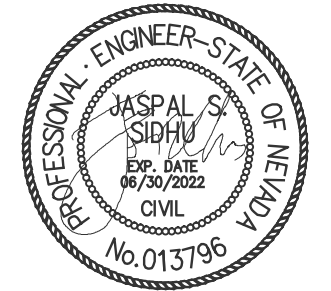


1024 Iron Point Road, Suite 1046
Folsom, CA 95630
Phone: (702) 396-5113, Fax: (702) 446-8155
Land Planning • Civil Engineering • Architectural Design • Structural Engineering

SITE PLAN

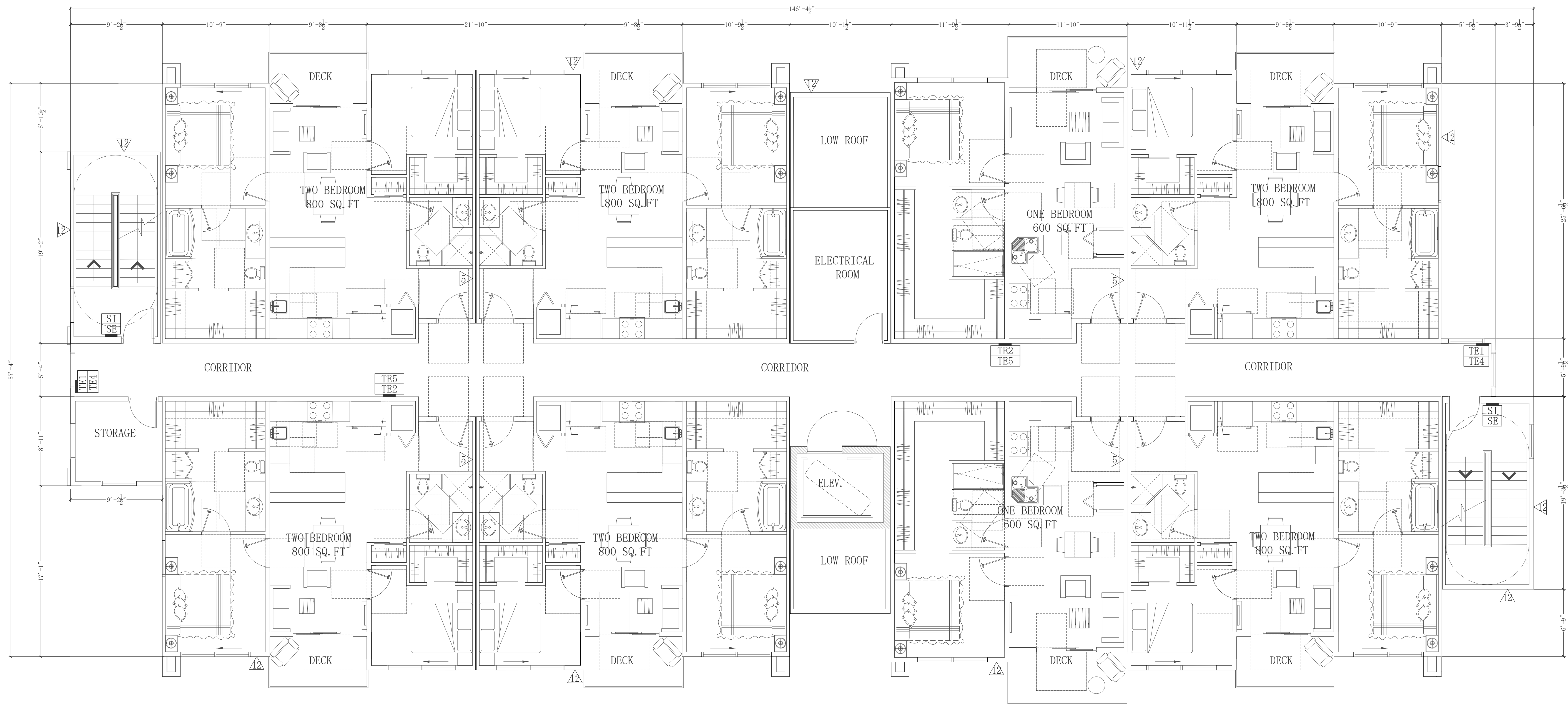
APARTMENTS
1930, IDAHO STREET
ELKO, NEVADA

TITLE
PROJECT



DATE: 07/31/2021
JOB: 20-15
DWG. BY: HS
CHK. BY: MG

A1.0.0
SHEET
1 OF 6



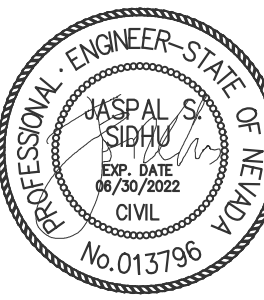
TYPICAL FLOOR PLAN
SCALE: 3/16"=1'-0"

REVISIONS:		DATED
REVISION	ISSUE	

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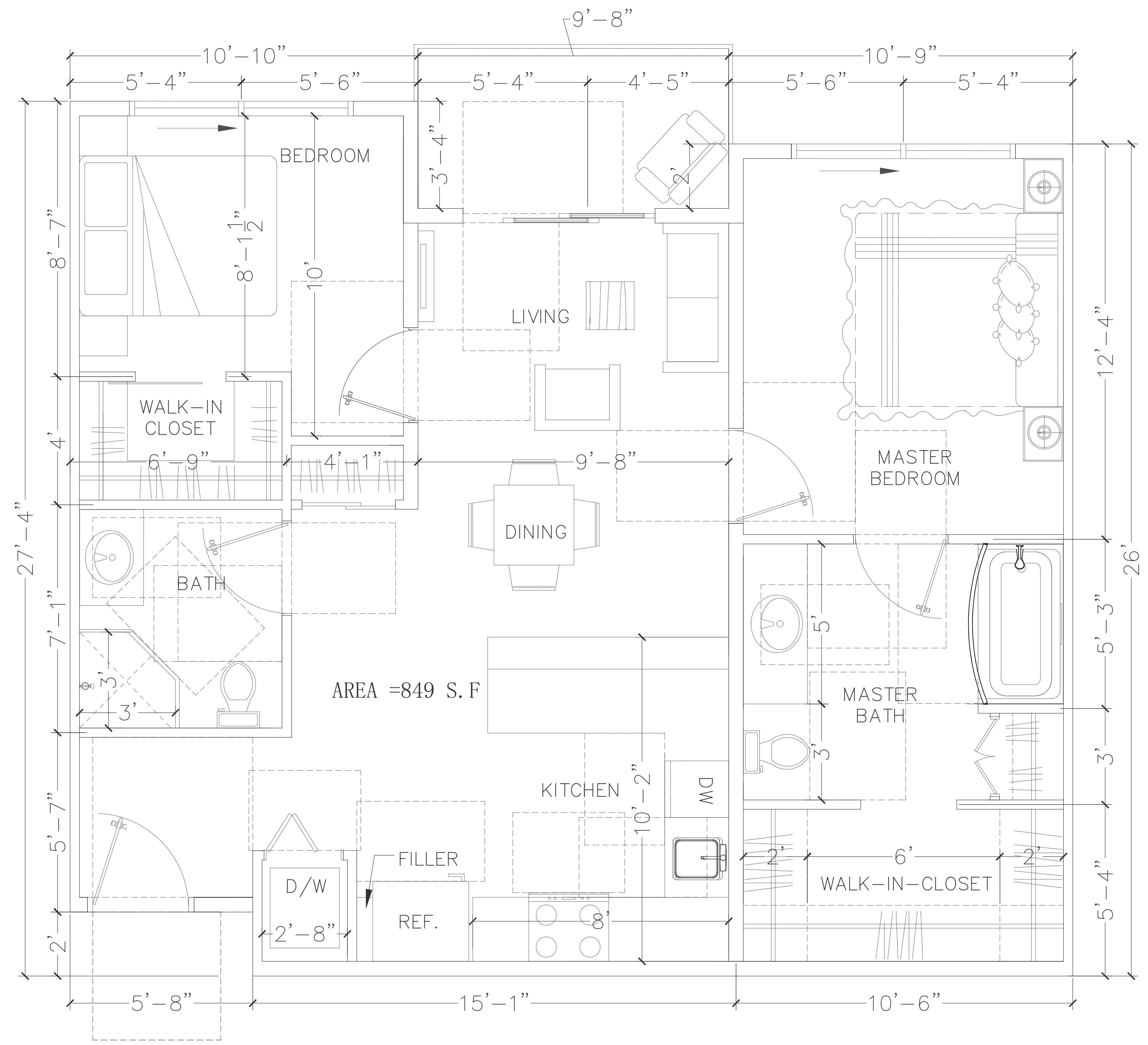
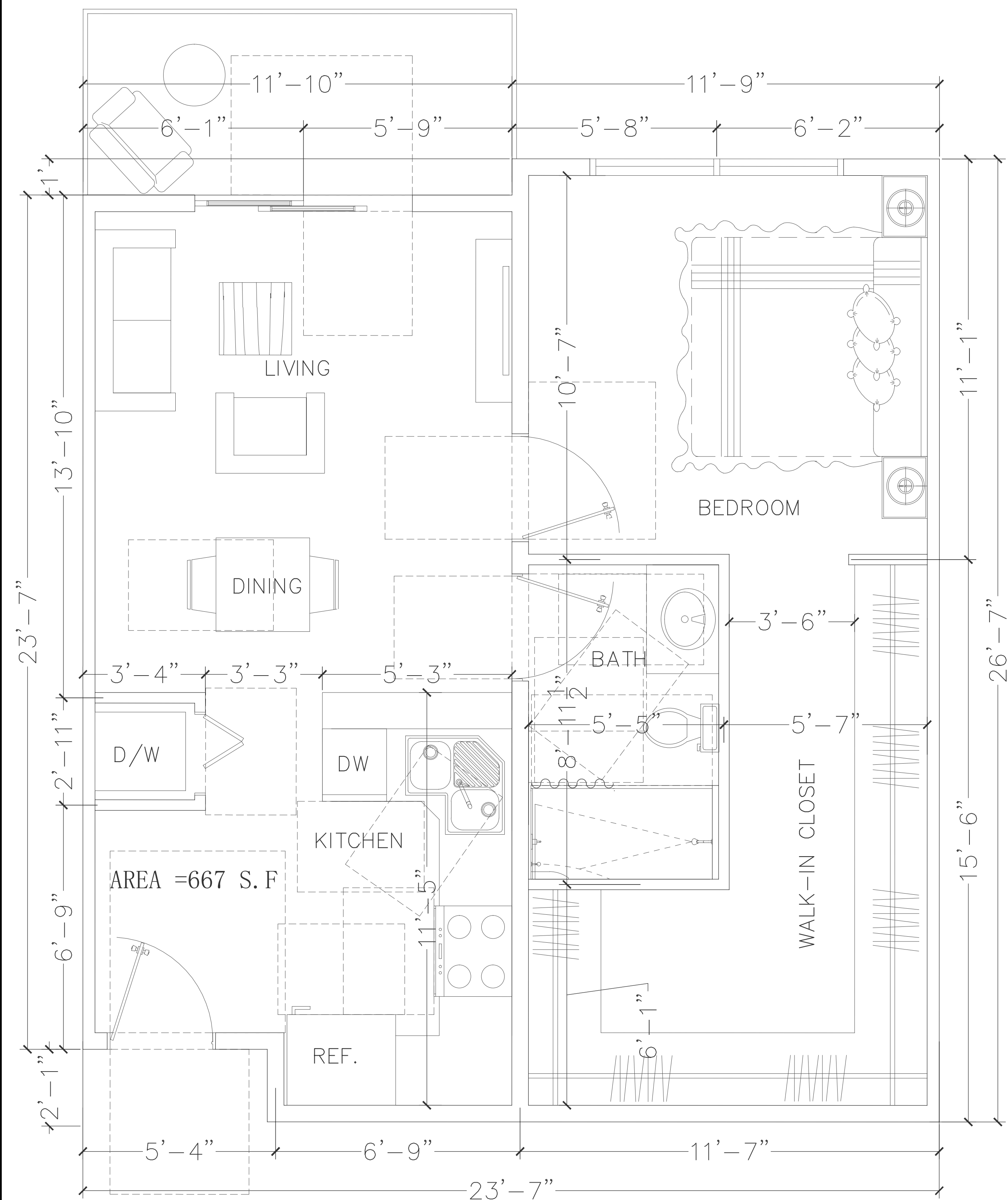
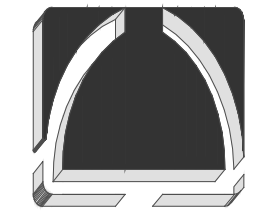
TITLE
TYPICAL FLOOR PLAN

PROJECT
**APARTMENTS
1930, IDAHO STREET
ELKO, NEVADA**



DATE: 07/20/2021
JOB : 20-15
DWG. BY: HS
CHK. BY: MG

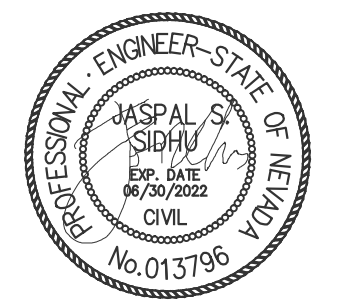
A1.2.0
SHEET
3 OF 6

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• Civil Engineering • Architectural Design • Structural Engineering

ENLARGED APARTMENT DIMENSION PLANS

APARTMENTS
1930, IDAHO STREET
ELKO, NEVADA



DATE: 07/20/2021
JOB : 20-15
DWG. BY: HS
CHK. BY: MG

A1.3.0

SHEET
4 OF 6



1 FRONT ELEVATION
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"



3 RIGHT SIDE ELEVATION
1/8" = 1'-0"



4 LEFT SIDE ELEVATION
1/8" = 1'-0"



EXTERIOR MATERIAL BOARD				
MARK	MATERIAL	MANUFACTURER	COLOR	COLOR IMAGE
P-1	STUCCO	SHERWIN WILLIAMS	SW 6538 DIGNIFIED	
	STUCCO	SHERWIN WILLIAMS	SW 6550 MYTHICAL	
P-3	STUCCO	SHERWIN WILLIAMS	SW 6551 PURPLE PASSAGE	
	STUCCO	SHERWIN WILLIAMS	SW 7012 CREAMY	
	STUCCO	SHERWIN WILLIAMS	SW 7709 COPPER POT	
	STUCCO	SHERWIN WILLIAMS	SW 9074 GENTLE GRAPE	

REVISIONS:		DATE
REVISION	ISSUE	
1		

ACE Design LLC

1024 Iron Point Road, Suite 1046
Folsom, CA 95630
Phone: (702) 396-5113, Fax: (702) 446-8155

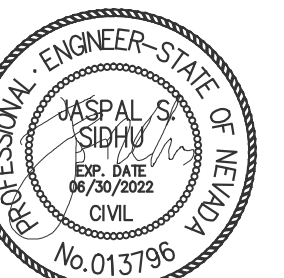
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COLORED EXTERIOR ELEVATIONS

APARTMENTS

1930, IDAHO STREET

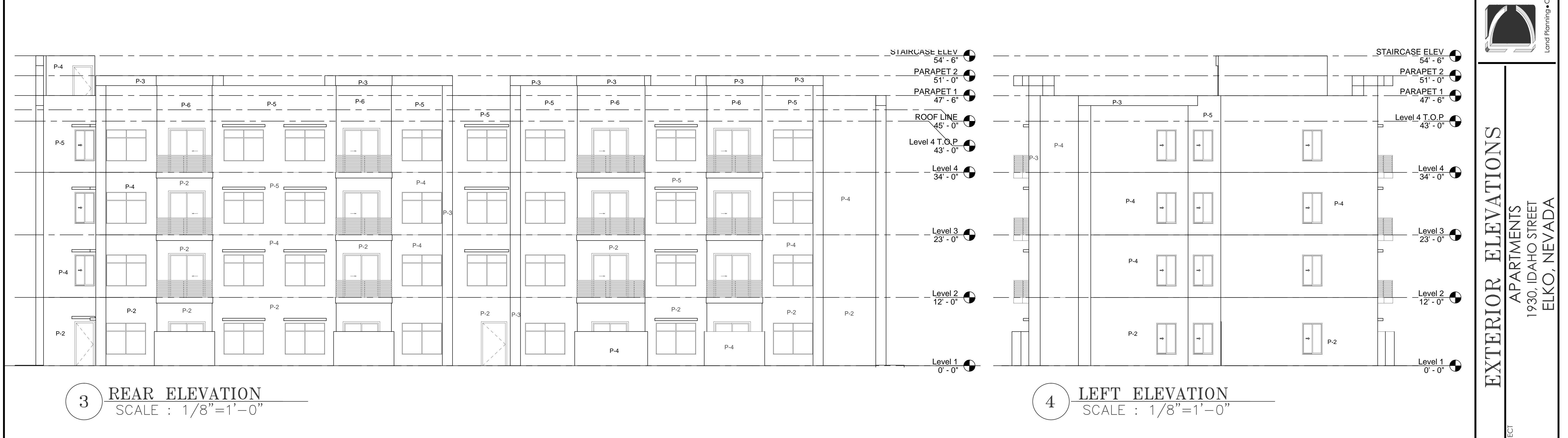
ELKO, NEVADA









DATE: 07/20/2021
JOB: 20-15
DWG. BY: RK
CHK. BY: MG

A2.0.0

SHEET
5 OF 6



Exterior Material Board														
Mark	Material	Manufacturer	Color	Color: Image	Mark	Material	Manufacturer	Color	Color: Image	Mark	Material	Manufacturer	Color	Color: Image
P-1	Stucco	Sherwin Williams	SW 6538 Dignified		P-3	Stucco	Sherwin Williams	SW 6551 Purple Passage		P-5	Stucco	Sherwin Williams	SW 7709 Copper Pot	
P-2	Stucco	Sherwin Williams	SW 6550 Mythical		P-4	Stucco	Sherwin Williams	SW 7012 Creamy		P-6	Stucco	Sherwin Williams	SW 9074 Gentle Grape	

[illegible]

**Elko City Planning Commission
Agenda Action Sheet**

1. Title: **Review, consideration, and possible recommendation to City Council for Vacation No. 5-21, filed by Kenneth R. Moores Revocable Living Trust, for the vacation of the northwesterly portion of Deerfield Way, consisting of an area approximately 2,740 sq. ft., and matters related thereto. FOR POSSIBLE ACTION**
2. Meeting Date: **September 7, 2021**
3. Agenda Category: **NEW BUSINESS, MISCELLANEOUS ITEMS, PETITIONS, AND COMMUNICATIONS**
4. Time Required: **15 Minutes**
5. Background Information: **The area requesting to be vacated was dedicated to the City of Elko with Tower Hill Unit 1 subdivision. It was intended originally as a pull out area for the local mailboxes but the design was later changed during construction. It is not being used for any purpose at this time. City Council accepted the petition for the vacation on August 10, 2021. 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. 5-21 based on facts, findings and conditions as presented in the Staff Report dated August 24, 2021.**
9. Findings: **See Staff Report dated August 24, 2021.**
10. Prepared By: **Cathy Laughlin, City Planner**
11. Agenda Distribution: **Kenneth Moores
371 Berry Creek Place
Spring Creek, NV 89815
kenmoores@frontiernet.net

High Desert Engineering
640 Idaho Street
Elko, NV 89801
remorley@frontiernet.net**

STAFF COMMENT FLOW SHEET
PLANNING COMMISSION AGENDA DATE: 9/7

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

Title: Vacation No. 5-21

Applicant(s): Kenneth R. Moores Revocable Living Trust

Site Location: SE of APN 001-920-068

Current Zoning: R1 Date Received: 7/14/21 Date Public Notice: N/A

COMMENT: This is to vacate a portion of the Deerfield Way
right-of-way adjacent to APN 001-920-068, consisting of
approximately 2,740 square feet.

If additional space is needed please provide a separate memorandum

Assistant City Manager: Date: 8/24/21

Recommend approval as presented
by staff

SAW

Initial

City Manager: Date: 8/24/21

No comments/concerns.

cy

Initial



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

CITY OF ELKO STAFF REPORT

MEMO DATE:	August 24, 2021
PLANNING COMMISSION DATE:	September 7, 2021
APPLICATION NUMBER:	Vacation 5-21
APPLICANT:	Kenneth R. Moores Revocable Living Trust
PROJECT DESCRIPTION:	APN 001-920-068

Vacation of the Deerfield Way right-of-way



STAFF RECOMMENDATION:

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

PROJECT INFORMATION

PARCEL NUMBER: 001-920-068

EXISTING ZONING: R1- Single Family Residential

MASTER PLAN DESIGNATION: Medium Density Residential

EXISTING LAND USE: Undeveloped

BACKGROUND:

1. The property is undeveloped as residential land use.
2. The area proposed to be vacated is approximately 2,740 sq. ft.
3. Deerfield Way was dedicated to the City of Elko with the Tower Hill Unit 1 Subdivision.
4. City Council accepted the petition for vacation at their meeting August 10, 2021 and referred the matter to Planning Commission for their review.

NEIGHBORHOOD CHARACTERISTICS:

The property is surrounded by:

Northeast: R1-Residential / Developed
Northwest: R1-Residential / Undeveloped
Southeast: R1- Residential / Developed
Southwest: R1-Residential / Developed and Undeveloped

PROPERTY CHARACTERISTICS:

The property is currently undeveloped.
The property is fairly flat.

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

NRS 278.479 to 278.480 inclusive

1. 278.480(4) If any right-of-way or easement required for a public purpose that is owned by a city or a county is proposed to be vacated, the governing body, or the planning commission, hearing examiner or other designee, if authorized to take final action by the governing body, shall, not less than 10 business days before the public hearing described in subsection 5.
2. NRS 278.480 (5) Except as otherwise provided in subsection 6, if, upon public hearing, the governing body, or the planning commission, hearing examiner or other designee, if authorized to take final action by the governing body, is satisfied that the public will not

be materially injured by the proposed vacation, it shall order the street or easement vacated. The governing body, or the planning commission, hearing examiner or other designee, if authorized to take final action by the governing body, may make the order conditional, and the order becomes effective only upon the fulfillment of the conditions prescribed. An applicant or other person aggrieved by the decision of the planning commission, hearing examiner or other designee may appeal the decision in accordance with the ordinance adopted pursuant to NRS 278.31895.

3. Per NRS 278.480(6) Public utility companies will be notified of the vacation on August 12, 2021 via first class mail.

MASTER PLAN – Land Use:

1. The Master Plan Land Use Atlas shows the area as Medium Density Residential.
2. R1- Single Family Residential is a corresponding zoning district for Medium Density Residential.

The proposed vacation is in conformance with the Master Plan Land Use component.

MASTER PLAN - Transportation:

1. The area is accessed from Deerfield Way and Stitzel Road.
2. Deerfield Way is classified as a Residential local and Stitzel Road is classified as a residential collector. With these classifications, the City of Elko would prefer access to these parcels from Deerfield Way rather than Stitzel Road.

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

REDEVELOPMENT PLAN

- The area is located inside 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 August 10, 2021 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

- 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 proposed vacation is in conformance with NRS 278.479 to 278.480, inclusive.
- The proposed vacation is in conformance with City Code 8-7

STAFF RECOMMENDATION:

Staff recommends the Planning Commission forward a recommendation to City Council to adopt a resolution which conditionally APPROVES the proposed vacation with the following conditions:

1. Approved conditions are to be included in the Resolution.
2. The applicant is responsible for all costs associated with the recordation of the vacation.
3. 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.



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

August 30, 2021

Kenneth Moores
371 Berry Creek Place
Spring Creek, NV 89815
kenmoores@frontiernet.net

Re: Vacation No. 05-21

Dear Applicant/Agent:

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

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

To participate in the virtual meeting on a computer, laptop, tablet, or smart phone go to: <https://global.gotomeeting.com/join/392925397>. You can also dial in using your phone at **+1 (571) 317-3122**. The **Access Code** for this meeting is **392-925-397**.

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 Knopp
Planning Technician

Enclosures

CC: High Desert Engineering, Attn: Bob Morley, 640 Idaho Street, Elko, NV 89801
Via Email: remorley@frontiernet.net



August 20, 2021

Shelby Knopp
City of Elko Planning Department
1751 College Avenue
Elko, Nevada 89801

RE: Proposed Vacation No. 05-21

Dear Ms. Knopp:

Per your request in the letter dated August 12, 2021 regarding the proposed vacation of a portion of the Deerfield Way right-of-way located generally along the southeast side of APN 001-920-068. NV Energy does not have facilities within the area to be vacated.

If you have any questions/concerns please feel free to contact me at 775-834-5430 or at Katherine.perkins@nvenergy.com

Sincerely,

Katherine Perkins

Katherine Perkins
NV Energy



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

August 12, 2021

NV Energy
Attn: Katherine Perkins
6100 Neil Road
Reno, NV 89511

SUBJECT: Proposed Vacation No. 05-21

Dear Ms. Perkins:

Please be advised that the City of Elko Planning Department is processing a request filed by the Kenneth R. Moores Revocable Living Trust to vacate a portion of Deerfield Way located generally on the southeast side of APN 001-920-068. 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 keep responses from all local utilities per NRS 278.480(6)**. The Planning Commission will consider this item on September 7, 2021. Thank you for your time and effort in this matter!

If you have any questions, please contact our office at 777-7160.

Sincerely,

Shelby Knopp
Planning Technician

Enclosures

Shelby Knopp

From: Michele L. Rambo
Sent: Wednesday, August 18, 2021 10:32 AM
To: Cathy Laughlin; Shelby Knopp
Subject: RE: Proposed Vacation No. 5-21

Yes, 15th Street has a utility easement over the whole thing.

Michele Rambo, AICP
Development Manager
City of Elko
1751 College Avenue
Elko, NV 89801
775-777-7217
mrambo@elkocitynv.gov

From: Cathy Laughlin <claughlin@elkocitynv.gov>
Sent: Wednesday, August 18, 2021 10:29 AM
To: Shelby Knopp <sknopp@elkocitynv.gov>; Michele L. Rambo <mrambo@elkocitynv.gov>
Subject: RE: Proposed Vacation No. 5-21

I believe the Deerfield is in the easement and the 15th Street will be a blanket easement over the entire area.

Cathy Laughlin
City Planner

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

City of Elko
1751 College Avenue
Elko, NV 89801

From: Shelby Knopp
Sent: Wednesday, August 18, 2021 10:23 AM
To: Cathy Laughlin <claughlin@elkocitynv.gov>; Michele L. Rambo <mrambo@elkocitynv.gov>
Subject: FW: Proposed Vacation No. 5-21

FYI

Shelby Knopp
Planning Technician
City of Elko
Planning Department
Ph (775) 777-7160

FX (775) 777-7219

From: Willing, Chris S. [<mailto:chris.s.willing@ftr.com>]
Sent: Wednesday, August 18, 2021 9:04 AM
To: Shelby Knopp <sknopp@elkocitynv.gov>
Subject: Re: Proposed Vacation No. 5-21

Shelby,

I have attached the prints showing where we have facilities.

For VAC 1-21 and 2-21 we do not have any facilities in the vacated location.

FRONTIER
CHRIS WILLING
SR. NETWORK ENGINEER
GARDNERVILLE, NV
775-782-0910

From: Shelby Knopp <sknopp@elkocitynv.gov>
Sent: Wednesday, August 18, 2021 8:06 AM
To: Willing, Chris S. <chris.s.willing@ftr.com>
Subject: RE: Proposed Vacation No. 5-21

Good Morning Chris,
I apologize for not getting back to you sooner, I was out of the office on vacation.
For these Vacation reviews we just ask that you let us know if you have any utilities in the area and if you will need an easement over those utilities. If you would like to provide a drawing showing where they are located that would be helpful.
Let me know if you have any questions.

Thank you!

Shelby Knopp
Planning Technician
City of Elko
Planning Department
Ph (775) 777-7160
FX (775) 777-7219

From: Willing, Chris S. [<mailto:chris.s.willing@ftr.com>]
Sent: Tuesday, August 17, 2021 11:20 AM
To: Shelby Knopp <sknopp@elkocitynv.gov>
Subject: Re: Proposed Vacation No. 5-21

Shelby,

Since this is the first time for me doing these do you need a statement saying where our facilities are or do you need a drawing showing the facilities location?

FRONTIER
CHRIS WILLING
SR. NETWORK ENGINEER
GARDNERVILLE, NV
775-782-0910

From: Shelby Knopp <sknopp@elkocitynv.gov>
Sent: Wednesday, August 11, 2021 11:26 AM
To: Willing, Chris S. <chris.s.willing@ftr.com>
Subject: RE: Proposed Vacation No. 5-21

Here you go.
Let me know if you have any questions.

Shelby Knopp
Planning Technician
City of Elko
Planning Department
Ph (775) 777-7160
FX (775) 777-7219

From: Willing, Chris S. [<mailto:chris.s.willing@ftr.com>]
Sent: Wednesday, August 11, 2021 11:25 AM
To: Shelby Knopp <sknopp@elkocitynv.gov>
Subject: Re: Proposed Vacation No. 5-21

Shelby,

I apologize for not responding sooner but I don't seem to be able to find the other vacations that were sent, can you please resend them.

FRONTIER
CHRIS WILLING
SR. NETWORK ENGINEER
GARDNERVILLE, NV
775-782-0910

From: Shelby Knopp <sknopp@elkocitynv.gov>
Sent: Wednesday, August 11, 2021 10:14 AM
To: Willing, Chris S. <chris.s.willing@ftr.com>
Cc: Whitaker, William <william.whitaker@ftr.com>
Subject: Proposed Vacation No. 5-21

WARNING: External email. Please verify sender before opening attachments or clicking on links.

Good Morning,

Please see the attached correspondence regarding proposed Vacation No. 5-21, filed by the Kenneth R. Moores Revocable Living Trust to vacate a portion of Deerfield Way.
Let me know if you have any questions.

Thank you!

Just a reminder that I have also not received responses for Vacation No. 1-21 through 4-21. In order to record these vacations and make them of record we need a response from Frontier.

Shelby Knopp
Planning Technician
City of Elko
Planning Department
Ph (775) 777-7160
FX (775) 777-7219

This communication is confidential. Frontier only sends and receives email on the basis of the terms set out at http://www.frontier.com/email_disclaimer.



ELKO-50 PED 2

101

102

103

DEERFIELD WAY

STITZEL RD

115

01.2004

920'



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

August 12, 2021

Frontier Communication
Mr. Chris S. Willing
1520 Church Street
Gardnerville, NV 89410
Chris.s.willing@ftr.com

SUBJECT: Proposed Vacation No. 05-21

Dear Mr. Willing:

Please be advised that the City of Elko Planning Department is processing a request filed by the Kenneth R. Moores Revocable Living Trust to vacate a portion of Deerfield Way located generally on the southeast side of APN 001-920-068. 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 keep responses from all local utilities per NRS 278.480(6)**. The Planning Commission will consider this item on September 7, 2021. Thank you for your time and effort in this matter!

If you have any questions, please contact our office at 777-7160.

Sincerely,

Shelby Knopp
Planning Technician

Enclosures

Shelby Knopp

From: Pamela Lattin <p.lattin@canyonconstructionco.com>
Sent: Wednesday, August 11, 2021 2:57 PM
To: Shelby Knopp
Subject: RE: Proposed Vacation No. 5-21

Shelby, please be advised that Elko Heat Company DOES NOT have any utilities in the area of Proposed Vacation No. 5-21,
APN: 001-920-068

Thanks, Pam

Pamela Lattin
Secretary/Treasurer
Canyon Construction Company
PO Box 2030 Elko, NV 89801
775.738.2210 x 106
775.934.1934 (cell)

From: Shelby Knopp <sknopp@elkocitynv.gov>
Sent: Wednesday, August 11, 2021 10:18 AM
To: Pamela Lattin <p.lattin@canyonconstructionco.com>
Subject: Proposed Vacation No. 5-21

Good Morning,

Please see the attached correspondence regarding proposed Vacation No. 5-21, filed by the Kenneth R. Moores Revocable Living Trust to vacate a portion of Deerfield Way.
Let me know if you have any questions.

Thank you!

Shelby Knopp
Planning Technician
City of Elko
Planning Department
Ph (775) 777-7160
FX (775) 777-7219



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

August 12, 2021

Elko Heat
P.O. Box 2347
Elko, NV 89803

SUBJECT: Proposed Vacation No. 05-21

To Whom It May Concern:

Please be advised that the City of Elko Planning Department is processing a request filed by the Kenneth R. Moores Revocable Living Trust to vacate a portion of Deerfield Way located generally on the southeast side of APN 001-920-068. 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 keep responses from all local utilities per NRS 278.480(6)**. The Planning Commission will consider this item on September 7, 2021. Thank you for your time and effort in this matter!

If you have any questions, please contact our office at 777-7160.

Sincerely,

Shelby Knopp
Planning Technician

Enclosures



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

August 12, 2021

Southwest Gas Corporation
Engineering Department
PO Box 1190
Carson City, NV 89702-1190
nndengineering@swgas.com

SUBJECT: Proposed Vacation No. 05-21

To Whom It May Concern:

Please be advised that the City of Elko Planning Department is processing a request filed by the Kenneth R. Moores Revocable Living Trust to vacate a portion of Deerfield Way located generally on the southeast side of APN 001-920-068. 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 keep responses from all local utilities per NRS 278.480(6)**. The Planning Commission will consider this item on September 7, 2021. Thank you for your time and effort in this matter!

If you have any questions, please contact our office at 777-7160.

Sincerely,

Shelby Knopp
Planning Technician

Enclosures



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

August 12, 2021

Beehive Broadband
2000 N. Sunset Road
Lake Point, UT 84074

SUBJECT: Proposed Vacation No. 05-21

To Whom It May Concern:

Please be advised that the City of Elko Planning Department is processing a request filed by the Kenneth R. Moores Revocable Living Trust to vacate a portion of Deerfield Way located generally on the southeast side of APN 001-920-068. 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 keep responses from all local utilities per NRS 278.480(6)**. The Planning Commission will consider this item on September 7, 2021. Thank you for your time and effort in this matter!

If you have any questions, please contact our office at 777-7160.

Sincerely,

Shelby Knopp
Planning Technician

Enclosures



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

August 12, 2021

Zito Media

Mr. Dustin Hurd

VIA Email: dustin.hurd@zitomedia.com

SUBJECT: Proposed Vacation No. 05-21

Dear Mr. Hurd:

Please be advised that the City of Elko Planning Department is processing a request filed by the Kenneth R. Moores Revocable Living Trust to vacate a portion of Deerfield Way located generally on the southeast side of APN 001-920-068. 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 keep responses from all local utilities per NRS 278.480(6)**. The Planning Commission will consider this item on September 7, 2021. Thank you for your time and effort in this matter!

If you have any questions, please contact our office at 777-7160.

Sincerely,

Shelby Knopp
Planning Technician

Enclosures

Shelby Knopp

From: Bob Thibault
Sent: Tuesday, July 27, 2021 11:46 AM
To: Cathy Laughlin; Shelby Knopp
Subject: RE: Vacation procedure issues

That makes sense to me. Does that leave the mailboxes in the area that abuts the church property?

Sincerely,

Bob Thibault, PE, PLS

Civil Engineer

City of Elko

1751 College Ave

Elko, NV 89801

Phone: 775-777-7214

Fax: 775-777-7219



From: Cathy Laughlin <claughlin@elkocitynv.gov>
Sent: Tuesday, July 27, 2021 11:41 AM
To: Shelby Knopp <sknopp@elkocitynv.gov>
Cc: Bob Thibault <bthibault@elkocitynv.gov>
Subject: FW: Vacation procedure issues

Shelby,

With this legal opinion, we can move forward with the vacation once we receive the new documents from Bob Morley. Bob, do you agree to have him vacate to the 25' from centerline as the other properties are along Deerfield and to square up with the rear property line leaving the small area not vacated that abuts the church property?

Cathy

From: David M. Stanton [<mailto:davidstanton@elkolawyers.com>]
Sent: Tuesday, July 27, 2021 9:38 AM
To: Cathy Laughlin <claughlin@elkocitynv.gov>
Cc: Bob Thibault <bthibault@elkocitynv.gov>; Michele L. Rambo <mrambo@elkocitynv.gov>
Subject: Re: Vacation procedure issues

Cathy,

I'm assuming the City accepted the right-of-way dedication upon recordation of the final map in accordance with NRS 278.390. Based on that assumption, I believe the city can vacate a portion of the dedicated right-of-way to the abutting property owner pursuant to NRS 278.480. The language of NRS 278.480(1) allows "**any** abutting owner" to request a vacation of any street or easement owned by the city, "or any portion thereof." I interpret that to mean that an abutting property owner can request a vacation of a dedicated area even if the abutting parcels are located outside of the subdivision in which the right-of-way was dedicated.

You mentioned that the area was never used for a public purpose and is now just dirt. If the portion of the dedicated right-of-way has never been used for a public purpose, it should satisfy the requirement of NRS 278.480(5) that the public will not be materially injured by the proposed vacation.

Regarding the dedicated right-of-way not having been acquired from the abutting property owner's predecessor in interest, I think that only affects the issue of whether the city is entitled to compensation pursuant to NRS 278.480(8). That section provides that if the city acquired the dedicated area from the abutting property owners or their predecessors in interest, no payment is required for that portion of the dedicated area. Otherwise, the city can (but is not required to) ask for compensation. Either way, though, the city can vacate the portion of the dedicated right of way that isn't being used to the abutting property owner.

Please let me know if you have further questions about this.

David M. Stanton
Goicoechea, DiGrazia, Coyle & Stanton, Ltd.
P.O. Box 1358
530 Idaho Street
Elko, Nevada 89801
Ph. 775-738-8091 Fax 775-738-4220

PLEASE DO NOT FORWARD THIS EMAIL WITHOUT PERMISSION

IMPORTANT NOTICE: If this e-mail is being sent to a client, or a representative of a client, it contains privileged and confidential attorney-client communications. If this e-mail is received by an unintended recipient, please immediately destroy and delete this e-mail, and, in such event: (1) the preservation or distribution of this e-mail is strictly prohibited; and (2) the attorney-client and work product privileges are not waived.

On Monday, July 19, 2021, 4:46:15 PM PDT, Cathy Laughlin <claughlin@elkocitynv.gov> wrote:

Attached

Cathy Laughlin

City Planner

(775)777-7160 ph

(775)777-7219 fax

claughlin@elkocitynv.gov

City of Elko

1751 College Avenue

Elko, NV 89801

From: David M. Stanton <davidstanton@elkolawyers.com>
Sent: Monday, July 19, 2021 4:42 PM
To: Cathy Laughlin <claughlin@elkocitynv.gov>
Cc: Bob Thibault <bthibault@elkocitynv.gov>; Michele L. Rambo <mrambo@elkocitynv.gov>
Subject: Re: Vacation procedure issues

Cathy, Do you have a deed of dedication?

David M. Stanton

Goicoechea, DiGrazia, Coyle & Stanton, Ltd.

P.O. Box 1358

530 Idaho Street

Elko, Nevada 89801

Ph. 775-738-8091 Fax 775-738-4220

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IMPORTANT NOTICE: If this e-mail is being sent to a client, or a representative of a client, it contains privileged and confidential attorney-client communications. If this e-mail is received by an unintended recipient, please immediately destroy and delete this e-mail, and, in such event: (1) the preservation or distribution of this e-mail is strictly prohibited; and (2) the attorney-client and work product privileges are not waived.

On Monday, July 19, 2021, 11:47:34 AM PDT, Cathy Laughlin <claughlin@elkocitynv.gov> wrote:

Dave,

We have ran into an issue with a vacation request and we need your assistance.

The two lots outlined in cyan are owned by the applicant requesting the area outlined in red to be vacated. Keep in mind our GIS is off a bit as the property line is at the back of sidewalk on both sides. The area outlined in red was dedicated as right of way with the subdivision process for Tower Hills. It was intended to be a widened area of the street so people could pull off and get their mail but when the curb, gutter and sidewalk was built consistent with the rest of the street, the

City went ahead and approved that subdivision without making the developer build as designed. Now it is just a patch of dirt and the new owner of the cyan outlined parcels would like it vacated to him so he can combine his lots and build one large house taking access from Deerfield Way. Because those parcels were not part of the subdivision that gave the dedication it complicated this as NRS states we have to sell it to abutting property owner. Can you please take a look at this as well as the NRS and let us know a procedure we need to go by for this.



NRS 278.480 Vacation or abandonment of street or easement; Procedures, prerequisites and effect; appeal; reservation of certain easements; sale of vacated portion.

- 1 Except as otherwise provided in subsections 11 and 12, any abutting owner or local government desiring the vacation or abandonment of any street or easement owned by a city or a county, or any portion thereof, shall file a petition in writing with the planning commission or the governing body having jurisdiction.
- 2 The governing body may establish by ordinance a procedure by which, after compliance with the requirements for notification of public hearing set forth in this section, a vacation or abandonment of a street or an easement may be approved in conjunction with the approval of a tentative map pursuant to NRS 278.349.
- 3 A government patent easement which is no longer required for a public purpose may be vacated by:
 - (a) The governing body, or
 - (b) The planning commission, hearing examiner or other designee, if authorized to take final action by the governing body, without conducting a hearing on the vacation if the applicant for the vacation obtains the written consent of each owner of property abutting the proposed vacation and any utility that is affected by the proposed vacation.
- 4 Except as otherwise provided in subsection 3, if any right of way or easement required for a public purpose that is owned by a city or a county is proposed to be vacated, the governing body, or the planning commission, hearing examiner or other designee, if authorized to take final action by the governing body, shall not less than 10 business days before the public hearing described in subsection 5:
 - (a) Notify each owner of property abutting the proposed abandonment. Such notice must be provided by mail pursuant to a method that provides confirmation of delivery and does not require the signature of the recipient.
 - (b) Cause a notice to be published at least once in a newspaper of general circulation in the city or county, setting forth the extent of the proposed abandonment and setting a date for public hearing.
- 5 Except as otherwise provided in subsection 6, if upon public hearing the governing body, or the planning commission, hearing examiner or other designee, if authorized to take final action by the governing body, is satisfied that the public will not be materially injured by the proposed vacation, it shall order the street or easement vacated. The governing body, or the planning commission, hearing examiner or other designee, if authorized to take final action by the governing body, may make the order conditional, and the order becomes effective only upon the fulfillment of the conditions prescribed. An applicant or other person aggrieved by the decision of the planning commission, hearing examiner or other designee may appeal the decision in accordance with the ordinance adopted pursuant to NRS 278.4195.
- 6 In addition to any other applicable requirements set forth in this section, before vacating or abandoning a street, the governing body of the local government having jurisdiction over the street, or the planning commission, hearing examiner or other designee, if authorized to take final action by the governing body, shall provide each public utility and video service provider serving the affected area with written notice that a petition has been filed requesting the vacation or abandonment of the street. After receiving the written notice, the public utility or video service provider, as applicable, shall respond in writing, indicating either that the public utility or video service provider, as applicable, does not require an easement or that the public utility or video service provider, as applicable, wishes to request the reservation of an easement. If a public utility or video service provider indicates in writing that it wishes to request the reservation of an easement, the governing body of the local government having jurisdiction over the street that is proposed to be vacated or abandoned, or the planning commission, hearing examiner or other designee, if authorized to take final action by the governing body, shall reserve and convey an easement in favor of the public utility or video service provider, as applicable, and shall ensure that such easement is recorded in the office of the county recorder.
- 7 The order must be recorded in the office of the county recorder, if all the conditions of the order have been fulfilled, and upon the recordation, title to the street or easement reverts to the abutting property owners in the approximate proportion that the property was dedicated by the abutting property owners or their predecessors in interest. In the event of a partial vacation of a street where the vacated portion is separated from the property from which it was acquired by the unvacated portion of it, the governing body may sell the vacated portion upon such terms and conditions as it deems desirable and in the best interests of the city or county. If the governing body sells the vacated portion, it shall afford the right of first refusal to each abutting property owner as to that part of the vacated portion which abuts his or her property, but no action may be taken by the governing body to force the owner to purchase that portion and that portion may not be sold to any person other than the owner if the sale would result in a complete loss of access to a street from the abutting property.
- 8 If the street was acquired by dedication from the abutting property owners or their predecessors in interest, no payment is required for title to the proportionate part of the street reverted to each abutting property owner. If the street was not acquired by dedication, the governing body may make its order conditional upon payment by the abutting property owners for their proportionate part of the street of such consideration as the governing body determines to be reasonable. If the governing body determines that the vacation has a public benefit, it may apply the benefit as an offset against a determination of reasonable consideration which did not take into account the public benefit.
- 9 If an easement for light and air owned by a city or a county is adjacent to a street vacated pursuant to the provisions of this section, the easement is vacated upon the vacation of the street.
- 10 In any vacation or abandonment of any street owned by a city or a county, or any portion thereof, the governing body, or the planning commission, hearing examiner or other designee, if authorized to take final action by the governing body, may reserve and except therefrom all easements, rights or interests therein which the governing body, or the planning commission, hearing examiner or other designee, if authorized to take final action by the governing body, deems desirable for the use of the city or county.
- 11 The governing body may establish by local ordinance a simplified procedure for the vacation or abandonment of an easement for a public utility owned or controlled by the governing body.
- 12 The governing body may establish by local ordinance a simplified procedure for the vacation or abandonment of a street for the purpose of conforming the legal description of real property to a recorded map or survey of the area in which the real property is located. Any such simplified procedure must include, without limitation, the requirements set forth in subsection 6.
- 13 As used in this section:
 - (a) Government patent easement means an easement for a public purpose owned by the governing body over land which was conveyed by a patent.
 - (b) Public utility has the meaning ascribed to it in NRS 360.815.
 - (c) Video service provider has the meaning ascribed to it in NRS 711.151.

30 110 1941 1943 NCL § 5063.291 — (NRS A 1967 268 696 1969 588 1973 1830 1975 164 1977 1506 1979 680 1981 165 580 1987 663 1993 2580 1997 2436 2001 1451 2815 2822 2007 992 2013 2000)

Cathy Laughlin

City Planner

(775)777-7160 ph

(775)777-7219 fax

claughlin@elkocitynv.gov

City of Elko

1751 College Avenue

Elko, NV 89801



CITY OF ELKO 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

APPLICANT(s): Kenneth R. Moores Revocable Living Trust
MAILING ADDRESS: 371 Berry Creek Place, Spring Creek, Nevada 89815
PHONE NO (Home) (775) 934-4272 (Business) _____
NAME OF PROPERTY OWNER (If different): _____
(Property owner's consent in writing must be provided.)
MAILING ADDRESS: Same as Applicant
LEGAL DESCRIPTION AND LOCATION OF PROPERTY INVOLVED (Attach if necessary):
ASSESSOR'S PARCEL NO.: 001-920-068 Address Deerfield Way & Stitzel Road
Lot(s), Block(s), & Subdivision _____
Or Parcel(s) & File No. Parcel 6, File No. 510614

FILING REQUIREMENTS:

Complete Application Form: 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.

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

Legal Description: A complete legal description of the area proposed for vacation along with an exhibit depicting the area for vacation.

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

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

RECEIVED

JUL 14 2021

OWNER(S) OF THE PROPERTY ABUTTING THE AREA BEING REQUESTED FOR VACATION:

<u>Kenneth R. Moores Trust</u>	<u>Corner of Stitzel Road & Deerfield Way, Elko, NV 89801</u>
(Name)	(Address)

OWNER(S) OF THE PROPERTY ABUTTING THE AREA BEING REQUESTED FOR VACATION:

_____	_____
(Name)	(Address)

1. Describe the nature of the request: The owner wishes to vacate a portion of Deerfield Way
adjacent to Parcel 6, File No. 510614

2. Describe any utilities currently located in the area proposed for vacation, and if any are present
how they will be addressed: The utility easements in the area are to remain in effect.

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 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 Kenneth R. Moores
(Please print or type)

Mailing Address 371 Berry Creek Place
Street Address or P.O. Box

Spring Creek, Nevada 89815
City, State, Zip Code

Phone Number: (775) 934-4272

Email address: kenmoores@frontiernet.net

SIGNATURE: *Ken Moores*

FOR OFFICE USE ONLY

File No.: 5-21 Date Filed: 7/14/21 Fee Paid: \$600 ex # 110517

EXHIBIT A
VACATION OF A PORTION OF DEERFIELD WAY
FOR THE KENNETH R. MOORES REVOCABLE LIVING TRUST

July 30, 2021

A parcel of land located in Section 13, Township 34 North, Range 55 East, M.D.B. & M., City of Elko, Nevada, being a portion of Deerfield Way as shown on the Final Map of Tower Hill Subdivision, Unit Number 1, on file in the Office of the Elko County Recorder, Elko, Nevada, as File No. 741117, more particularly described as follows:

Commencing at the centerline Street Monument at the intersection of Stitzel Road and said Deerfield Way, thence S 40° 33' 46" W, 30.00 feet along the said centerline of Deerfield Way to a point, thence N 49° 26' 14" W, 35.00 feet to Corner No. 1, a point being the most Easterly Corner of Parcel 6 as shown on the Parcel Map for Faith Evangelical Lutheran Church of Elko, Inc., on file in the Office of the Elko County Recorder, Elko, Nevada, as File No. 510614, the True Point of Beginning;

Thence S 02° 36' 14" W, 1.57 to Corner No. 2;

Thence from a tangent bearing S 26° 01' 45" E, on a curve to the right with a radius of 15.00 feet, through a central angle of 66° 35' 31", for an arc length of 17.43 feet to Corner No. 3;

Thence from a tangent bearing S 40° 33' 46" W, on a curve to the left with a radius of 382.35 feet, through a central angle of 07° 30' 00", for an arc length of 50.05 feet to Corner No. 4;

Thence S 33° 03' 46" W, 35.80 feet to Corner No. 5;

Thence N 56° 56' 14" W, 33.23 feet to Corner No. 6, a point being the most Southerly Corner of said Parcel 6, File No. 510614;

Thence N 40° 33' 46" E, 89.74 feet along the Southeasterly Line of said Parcel 6, File No. 510614, to Corner No. 7;

Continued on Page 2

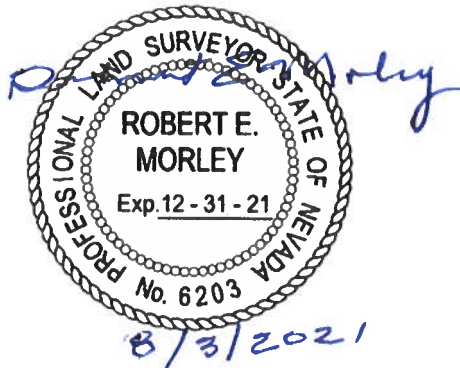
Continued from Page 1
Vacation of a portion of Deerfield Way
for the Kenneth R. Moores Revocable Living Trust

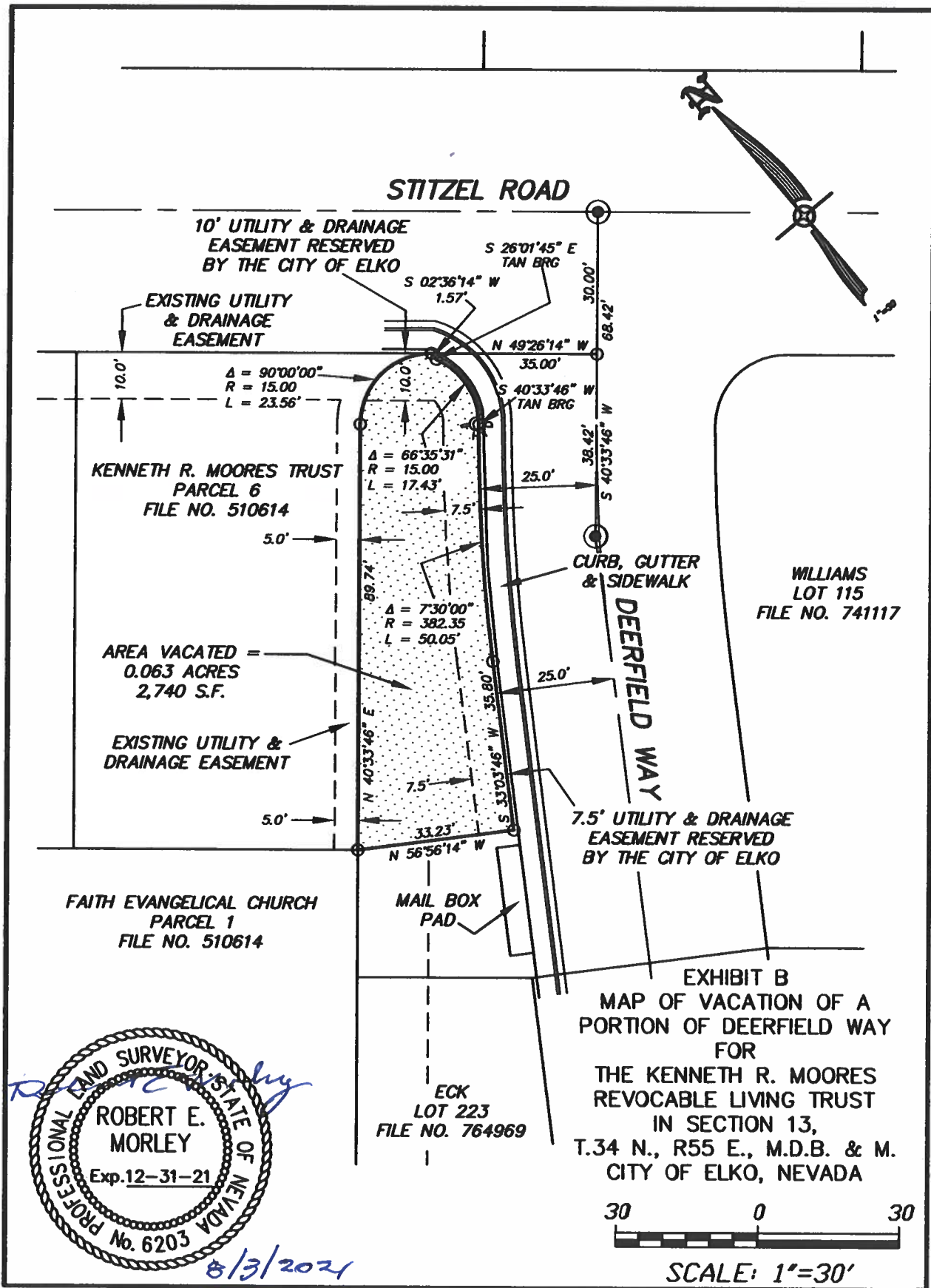
Thence from a tangent bearing N 40° 33' 46" E, on a curve to the right with a radius of 15.00 feet, through a central angle of 90° 00' 00", for an arc length of 23.56 feet along the said Southeasterly Line of Parcel 6, File No. 510614 to Corner No. 1, the point of beginning, containing 2,740 square feet, more or less.

RESERVING THEREFROM a 10.00 foot utility and drainage easement along the frontage of Stitzel Road and a 7.50 foot utility and drainage easement along the frontage of Deerfield Way as shown on Exhibit B.

Reference is hereby made to Exhibit B, Map of Vacation of a Portion of Deerfield Way for the Kenneth R. Moores Revocable Living Trust, attached hereto and made a part hereof.

The basis of bearings for the above described parcel is the Final Map of Tower Hill Subdivision, Unit Number 1, on file in the Office of the Elko County Recorder, Elko, Nevada, as File No. 741117;





**Elko City Planning Commission
Agenda Action Sheet**

1. **Review, consideration and possible approval of Division of Large Parcels No. 2-21, a Final Map filed by Section Five Associates, LLC for the division of approximately 590.258 acres of property into eight lots for future development. Approximately 314.652 acres fall within an A (General Agriculture) Zoning District in the City of Elko and approximately 275.60 acres of property fall within Elko County, and matters related thereto. FOR POSSIBLE ACTION**
2. Meeting Date: **September 7, 2021**
3. Agenda Category: **NEW BUSINESS**
4. Time Required: **15 Minutes**
5. Background Information: **Subject property is located at the northern terminus of North 5th Street. (APNs 001-01D-001 and 006-09L-002).**
6. Business Impact Statement: **Not Required**
7. Supplemental Agenda Information: **Staff Report, Map, and Application**
8. Recommended Motion: **Recommend that the City Council accept, on behalf of the public, the offered drainage and utility easements; that the final map substantially complies with the tentative map; and conditionally approve Division of Large Parcels 2-21 with findings and conditions listed in the Staff Report dated August 18, 2021.**
9. Findings: **See Staff Report dated August 18, 2021**
10. Prepared By: **Michele Rambo, AICP, Development Manager**
1. Agenda Distribution: **Section Five Associates, LLC
Attn: Mark Paris
215 Bluffs Avenue, Suite 300
Elko, NV 89801

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

STAFF COMMENT FLOW SHEET
PLANNING COMMISSION AGENDA DATE: 9/7

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

Title: Division of Large Parcels No. 2-21
Applicant(s): Section Five Associates, LLC
Site Location: N terminus of N 5th St. APN - 001-01D-001 + 006-09L-002
Current Zoning: AG Date Received: 8/12/21 Date Public Notice: N/A
COMMENT: This is for the division of approximately 590.258 acres of property into eight lots for future development.

If additional space is needed please provide a separate memorandum

Assistant City Manager: Date: 8/24/21
Recommend approval as presented by staff

SAW

Initial

City Manager: Date: 8/24/21
No comments/concerns.

CC

Initial

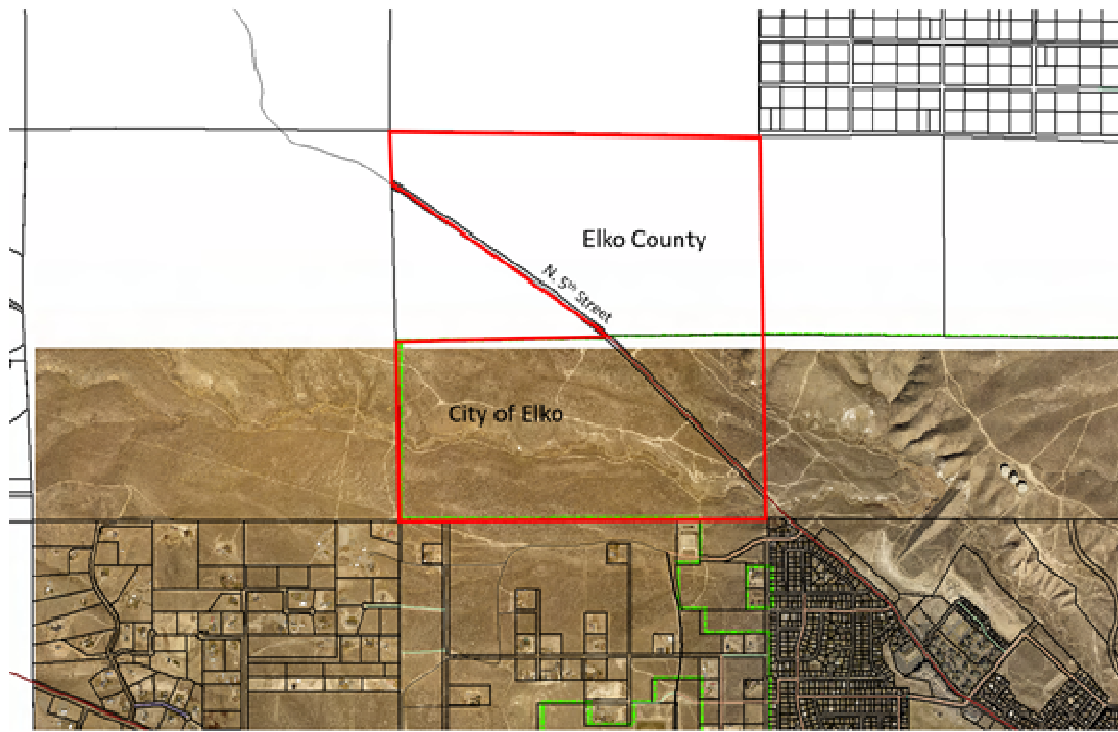


City of Elko
1751 College Avenue
Elko, NV 89801
(775) 777-7160
FAX (775) 777-7119

CITY OF ELKO STAFF REPORT

REPORT DATE: August 18, 2021
PLANNING COMMISSION DATE: September 7, 2021
AGENDA ITEM NUMBER:
APPLICATION NUMBER: Division of Large Parcels 2-21
APPLICANT: Section Five Associates, LLC
PROJECT DESCRIPTION: N. 5th Street Large Parcels Final Map

A Final Map for the division of approximately 590.258 acres of property into eight lots for future development. Approximately 314.652 acres fall within an A (General Agriculture) Zoning District in the City of Elko and approximately 275.60 acres of property fall within Elko County.



STAFF RECOMMENDATION:

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

PROJECT INFORMATION

PARCEL NUMBER:	001-01D-001 (City of Elko) 006-09L-002 (Elko County)
PARCEL SIZE:	314.65 Acres (City of Elko) 275.60 Acres (Elko County)
EXISTING ZONING:	(A) General Agriculture (City of Elko) (OS) Open Space (Elko County)
MASTER PLAN DESIGNATION:	(RES-MD) Residential Medium Density (City of Elko) (RES-LD) Residential Low Density (Elko County)
EXISTING LAND USE:	Vacant

BACKGROUND:

1. The Final Map for the proposed Division of Large Parcels has been presented before expiration of the subdivision proceedings in accordance with NRS 278.472(2)(b).
2. The Planning Commission reviewed and recommended a conditional approval to the City Council on the Division of Large Parcels Tentative Map on August 3, 2021.
3. The City Council conditionally approved the Division of Large Parcels Tentative Map on August 10, 2021.
4. The subdivision is located on APN 001-01D-001 and 006-09L-002.
5. The proposed subdivision consists of 8 lots for future development.
6. The total subdivided area is approximately 590.258 acres.
7. No dedication for street development is offered or required.
8. Drainage and utility easements are provided along all lot lines.
9. The property is located at the northern end of North 5th Street.
10. Current City of Elko Code does not include provisions for Division into Large Parcels maps, so many of the items normally required on Parcel Maps or subdivision maps cannot be required.
11. Analysis of the proposed division in the following sections is done only for the portion of the map located within the City of Elko boundary. Elko County will be reviewing the portion of the map within their jurisdiction for compliance with their regulations.

NEIGHBORHOOD CHARACTERISTICS:

The property is surrounded by:

- North: Un-zoned BLM land / Vacant
- South: Un-zoned BLM land / Vacant
Scattered Residential Agriculture (AR) / Developed (Elko County)
- East: General Agriculture (A) / Vacant (City of Elko)
Un-zoned BLM land / Vacant

- West: Un-zoned BLM land / Vacant

PROPERTY CHARACTERISTICS:

- The property is an undeveloped parcel.
- The site abuts vacant properties to the north, east, and west. Scattered residential development exists to the south.
- The parcel includes many different slopes and grade changes, but the area generally slopes to the southeast. No development is proposed with this map, so the slopes will remain until the lots are developed in the future.
- The property will be accessed by North 5th Street.

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, 3-2-4, and 3-2-13
- 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:

The property is not located within 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.

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

SECTIONS 3-2-3, 3-2-4, AND 3-2-13

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

The proposed development conforms with these sections of City code.

SECTION 3-8 FLOODPLAIN MANAGEMENT:

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

FINDINGS

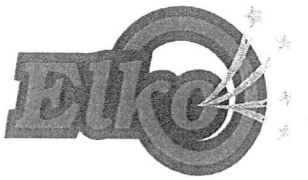
1. The Final Map for the Division of Large Parcels has been presented before expiration of the subdivision proceedings in accordance with NRS NRS.278.472(2)(b).
2. The Final Map is in conformance with the Tentative Map.
3. The proposed map is in conformance with the Land Use and Transportation Components of the Master Plan.
4. The proposed development conforms to Sections 3-2-3, 3-2-4, and 3-2-13 of City code.

STAFF RECOMMENDATION/CONDITIONS OF APPROVAL:

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

Development Department:

1. The Final Map for is approved for 8 lots for future development. Two of these lots fall within Elko city limits.
2. Site disturbance, including clearing and grubbing, shall not commence prior to the issuance of a grading permit by the City of Elko.
3. Conformance with the conditions of approval of the Tentative Map is required.
4. Public improvements to be installed at time of development or further division of individual lots.



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

August 30, 2021

Section Five Associates, LLC
Attn: Mark Paris
215 Bluffs Avenue, Suite 300
Elko, NV 89801

Re: Division of Large Parcels No. 02-21

Dear Applicant/Agent:

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

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

To participate in the virtual meeting on a computer, laptop, tablet, or smart phone go to: <https://global.gotomeeting.com/join/392925397>. You can also dial in using your phone at **+1 (571) 317-3122**. The **Access Code** for this meeting is **392-925-397**.

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 Knopp
Planning Technician

Enclosures

CC: High Desert Engineering, Attn: Bob Morley, 640 Idaho Street, Elko, NV 89801
Via email: remorley@frontiernet.net

AUG 12 2021

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page 1

Project: Carter Section 5 Associates North 5th
2021

Wed June 16 11:28:52

Parcel Map Check

Parcel name: LOT 1

North: 15589.8038	East : 4542.4732
Line Course: S 89-29-07 E	Length: 1986.93
North: 15571.9543	East : 6529.3230
Line Course: S 34-14-01 W	Length: 1677.09
North: 14185.4189	East : 5585.8451
Line Course: N 55-45-59 W	Length: 1242.14
North: 14884.2077	East : 4558.9049
Line Course: N 01-20-03 W	Length: 705.79
North: 15589.8064	East : 4542.4717

Perimeter: 5611.95 Area: 1,742,400 sq.ft. 40.000 acres

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

Error Closure: 0.0030 Course: N 30-07-32 W

Error North: 0.00259 East : -0.00150

Precision 1: 1,870,650.00

Parcel name: LOT 2

North: 15571.9575	East : 6529.3244
Line Course: S 89-29-07 E	Length: 670.66
North: 15565.9327	East : 7199.9573
Line Course: S 89-29-24 E	Length: 391.66
North: 15562.4465	East : 7591.6018
Line Course: S 34-14-01 W	Length: 2266.84
North: 13688.3349	East : 6316.3491
Line Course: N 55-45-59 W	Length: 883.59
North: 14185.4148	East : 5585.8404
Line Course: N 34-14-01 E	Length: 1677.09
North: 15571.9501	East : 6529.3184

Perimeter: 5889.84 Area: 1,742,400 sq.ft. 40.000 acres

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

Error Closure: 0.0095 Course: S 38-56-50 W

Error North: -0.00740 East : -0.00598

Precision 1: 619,983.16

Parcel name: LOT 3

North: 15562.4480 East : 7591.6055
Line Course: S 89-29-24 E Length: 903.20
North: 15554.4085 East : 8494.7697
Line Course: S 36-27-42 W Length: 2774.19
North: 13323.2533 East : 6846.1106
Curve Length: 195.99 Radius: 5040.00
Delta: 2-13-41 Tangent: 98.00
Chord: 195.97 Course: N 54-39-09 W

♀

page 2

Project: Carter Section 5 Associates North 5th
2021

Wed June 16 11:28:52

Parcel Map Check

Course In: S 36-27-42 W Course Out: N 34-14-01 E
RP North: 9269.8099 East : 3850.9151
End North: 13436.6335 East : 6686.2601
Line Course: N 55-45-59 W Length: 447.43
North: 13688.3435 East : 6316.3471
Line Course: N 34-14-01 E Length: 2266.84
North: 15562.4550 East : 7591.5998

Perimeter: 6587.64 Area: 1,742,400 sq.ft. 40.000 acres

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

Error Closure: 0.0091 Course: N 38-57-11 W
Error North: 0.00707 East : -0.00572
Precision 1: 723,917.58

Parcel name: LOT 4

North: 15554.4094 East : 8494.7684
Line Course: S 89-29-24 E Length: 779.30
North: 15547.4728 East : 9274.0375
Line Course: S 38-09-50 W Length: 3246.81
North: 12994.6798 East : 7267.7915
Line Course: N 51-50-10 W Length: 384.86
North: 13232.4898 East : 6965.1966
Curve Length: 149.74 Radius: 5040.00
Delta: 1-42-08 Tangent: 74.87
Chord: 149.73 Course: N 52-41-14 W
Course In: S 38-09-50 W Course Out: N 36-27-42 E

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RP North: 9269.8075 East : 3850.9152
End North: 13323.2509 East : 6846.1108
Line Course: N 36-27-42 E Length: 2774.19
North: 15554.4061 East : 8494.7699

Perimeter: 7334.89 Area: 1,742,400 sq.ft. 40.000 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0036 Course: S 24-02-27 E
Error North: -0.00333 East : 0.00149
Precision 1: 2,037,472.22

Parcel name: LOT 5

North: 15547.4736 East : 9274.0355
Line Course: S 89-29-24 E Length: 593.30
North: 15542.1926 East : 9867.3119
Line Course: S 01-20-13 E Length: 993.12
North: 14549.3429 East : 9890.4834
Line Course: S 53-47-27 W Length: 2952.06
North: 12805.4585 East : 7508.5671
Line Course: N 51-50-10 W Length: 306.23
North: 12994.6820 East : 7267.7948
Line Course: N 38-09-50 E Length: 3246.81
North: 15547.4749 East : 9274.0409

♀

page 3

Project: Carter Section 5 Associates North 5th
2021

Wed June 16 11:28:52

Parcel Map Check

Perimeter: 8091.52 Area: 2,517,826 sq.ft. 57.801 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0056 Course: N 75-58-24 E
Error North: 0.00136 East : 0.00543
Precision 1: 1,444,914.29

Parcel name: LOT 6

North: 14549.3439 East : 9890.4846
Line Course: S 53-47-27 W Length: 2952.06
North: 12805.4595 East : 7508.5683
Line Course: S 51-50-10 E Length: 173.96

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North: 12697.9673	East : 7645.3437
Curve Length: 132.31	Radius: 3040.00
Delta: 2-29-37	Tangent: 66.16
Chord: 132.29	Course: S 50-35-22 E
Course In: S 38-09-50 W	Course Out: N 40-39-27 E
RP North: 10307.7780	East : 5766.8883
End North: 12613.9762	East : 7747.5573
Line Course: N 89-08-59 E	Length: 2187.58
North: 12646.4390	East : 9934.8964
Line Course: N 01-20-13 W	Length: 1903.42
North: 14549.3408	East : 9890.4859

Perimeter: 7349.33 Area: 2,517,986 sq.ft. 57.805 acres

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

Error Closure: 0.0034	Course: S 23-05-55 E
Error North: -0.00309	East : 0.00132

Precision 1: 2,161,567.65

Parcel name: LOT 7

North: 12613.9755	East : 7747.5566
Line Course: N 89-08-59 E	Length: 2187.58
North: 12646.4383	East : 9934.8957
Line Course: S 01-24-03 E	Length: 2288.69
North: 10358.4323	East : 9990.8466
Curve Length: 117.28	Radius: 2540.00
Delta: 2-38-44	Tangent: 58.65
Chord: 117.27	Course: N 43-23-29 W
Course In: S 47-55-53 W	Course Out: N 45-17-09 E
RP North: 8656.5814	East : 8105.2954
End North: 10443.6503	East : 9910.2842
Line Course: N 44-42-51 W	Length: 2818.60
North: 12446.6194	East : 7927.2006
Curve Length: 245.57	Radius: 3040.00
Delta: 4-37-42	Tangent: 122.86
Chord: 245.51	Course: N 47-01-42 W
Course In: S 45-17-09 W	Course Out: N 40-39-27 E
RP North: 10307.7653	East : 5766.8990

♀
page 4

Project: Carter Section 5 Associates North 5th
2021

Wed June 16 11:28:52

Parcel Map Check

End North: 12613.9635	East : 7747.5680
-----------------------	------------------

Perimeter: 7657.73 Area: 2,484,067 sq.ft. 57.026 acres

Page 4

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

Error Closure: 0.0166

Course: S 43-51-49 E

Error North: -0.01194

East : 0.01147

Precision 1: 461,308.43

Parcel name: LOT 8

North: 12511.3726

East : 4614.1692

Line Course: N 88-39-57 E Length: 3047.74

North: 12582.3346

East : 7661.0829

Curve Length: 284.10

Radius: 2960.00

Delta: 5-29-57

Tangent: 142.16

Chord: 283.99

Course: S 47-27-49 E

Course In: S 39-47-12 W

Course Out: N 45-17-09 E

RP North: 10307.7745

East : 5766.8875

End North: 12390.3430

East : 7870.3391

Line Course: S 44-42-51 E Length: 2818.60

North: 10387.3739

East : 9853.4227

Curve Length: 170.87

Radius: 2460.00

Delta: 3-58-47

Tangent: 85.47

Chord: 170.83

Course: S 42-43-28 E

Course In: S 45-17-09 W

Course Out: N 49-15-56 E

RP North: 8656.5906

East : 8105.2839

End North: 10261.8736

East : 9969.3296

Line Course: S 40-44-04 E Length: 37.65

North: 10233.3446

East : 9993.8983

Line Course: S 01-24-03 E Length: 263.88

North: 9969.5434

East : 10000.3493

Line Course: S 89-47-00 W Length: 2663.28

North: 9959.4722

East : 7337.0883

Line Course: S 89-47-00 W Length: 2663.28

North: 9949.4009

East : 4673.8274

Line Course: N 01-20-03 W Length: 2562.67

North: 12511.3761

East : 4614.1595

Perimeter: 14512.06 Area: 11,222,200 sq.ft. 257.626 acres

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

Error Closure: 0.0103

Course: N 69-53-00 W

Error North: 0.00356

East : -0.00972

Precision 1: 1,408,938.83

♀

APPROVAL – CITY OF ELKO PLANNING COMMISSION

AT A REGULAR MEETING OF THE CITY OF ELKO, NEVADA, PLANNING COMMISSION HELD ON THE _____ DAY OF _____, 2021, A TENTATIVE MAP OF THIS SUBDIVISION WAS DULY AND REGULARLY APPROVED PURSUANT TO N.R.S. 278.471 – 278.4725, INCLUSIVE, THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH SAID TENTATIVE MAP AND ALL CONDITIONS PURSUANT THERETO HAVE BEEN MET.

CHAIRMAN, CITY OF ELKO PLANNING COMMISSION DATE

APPROVAL – CITY OF ELKO CITY COUNCIL

AT A REGULAR MEETING OF THE CITY OF ELKO, NEVADA, CITY COUNCIL HELD ON THE _____ DAY OF _____, 2021, THIS MAP WAS APPROVED FOR SUBDIVISION PURPOSES PURSUANT TO N.R.S. 278.471 – 278.4725, INCLUSIVE, AND ALL APPLICABLE LOCAL ORDINANCES. ALL OFFERS OF DEDICATION, AS SHOWN HEREON, WERE ACCEPTED FOR PUBLIC USE.

MAYOR, CITY OF ELKO, NEVADA DATE

ATTEST: CITY CLERK, CITY OF ELKO, NEVADA DATE

CITY ENGINEER’S REPRESENTATIVE CERTIFICATE

I, _____, BEING THE REPRESENTATIVE FOR THE CITY OF ELKO, NEVADA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND FIND THAT ALL PROVISIONS OF N.R.S. 278.471 – 278.4725, INCLUSIVE, AND ALL LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

CITY ENGINEER OR ENGINEERING REPRESENTATIVE DATE

APPROVAL – PUBLIC UTILITIES

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

FRONTIER COMMUNICATIONS DATE

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

ZITO MEDIA DATE

SOUTHWEST GAS CORPORATION DATE

COUNTY ASSESSOR’S CERTIFICATE

I, JANET IRIBARNE, CERTIFY THAT THE ASSESSOR’S PARCEL NUMBER SHOWN ON THIS PLAT ARE CORRECT AND THAT THE PROPOSED PARCELS ARE A DIVISION OF SAID ASSESSOR’S PARCEL NO. 001-01D-001 AND NO. 008-09L-002.

ELKO COUNTY ASSESSOR DATE

COUNTY TREASURER’S CERTIFICATE

I, CHERYL PAUL, CERTIFY THAT ALL PROPERTY TAXES ON PARCEL NO. 001-01D-001 AND NO. 008-09L-002 HAVE BEEN PAID FOR THIS FISCAL YEAR.

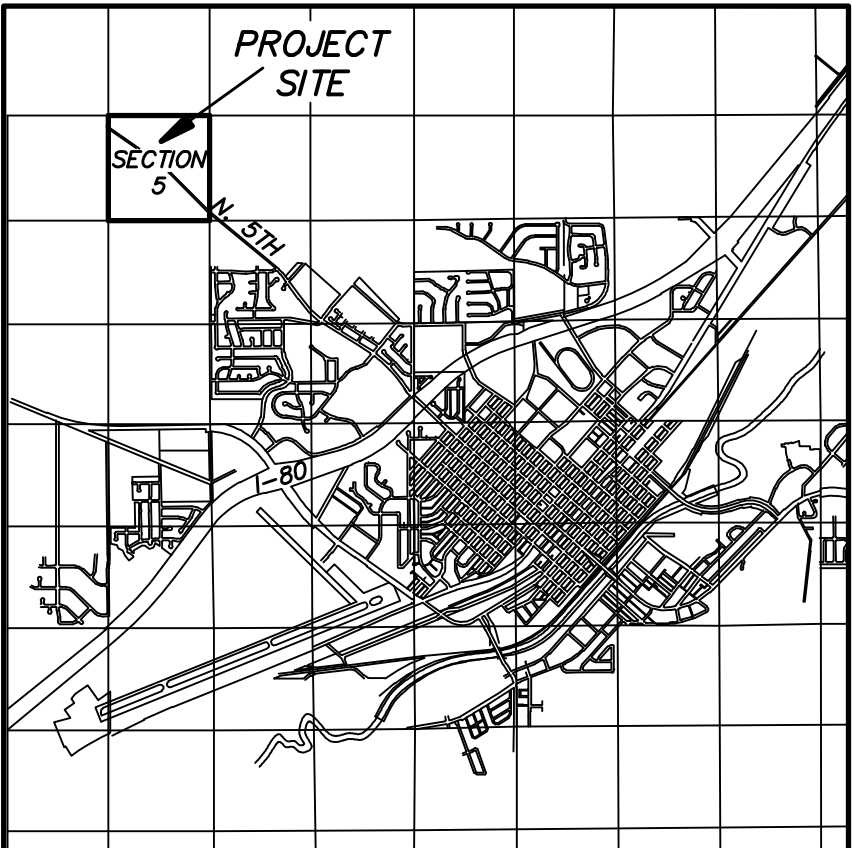
ELKO COUNTY TREASURER DATE

FLOOD NOTE:

THE PARCELS SHOWN ON THIS MAP DO NOT LIE WITHIN A FEMA SPECIAL FLOOD HAZARD AREA. THESE PARCELS WOULD BE LOCATED ON FLOOD INSURANCE RATE MAP 32007C5608E WHICH IS NOT PRINTED. PER THE COUNTY OF ELKO, THE PARCELS ARE LOCATED IN AREAS DEFINED AS “OTHER AREAS – UNSHADED ZONE X”. THESE AREAS ARE DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. FLOOD INSURANCE IS NOT REQUIRED FOR PROPERTIES IN “OTHER AREAS – UNSHADED ZONE X”.

NOTES:

- 1) THE TOTAL SUBDIVIDED AREA OF THIS MAP EQUALS 590.258 ACRES.
- 2) BASIS OF BEARINGS: THE PARCEL MAP FOR NEVADA LAND & RESOURCE COMPANY, LLC ON FILE IN THE OFFICE OF THE ELKO COUNTY RECORDER, ELKO, NEVADA AS FILE NO. 384998.
- 3) IN ADDITION TO ANY EASEMENTS SHOWN, A 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT WILL BE GRANTED ALONG ALL STREET FRONTAGES AND EXTERIOR BOUNDARY LINES AND A 5.00 WIDE UTILITY AND DRAINAGE EASEMENT WILL BE GRANTED ALONG ALL INTERIOR BOUNDARY LINES.
- 4) IN ADDITION TO ANY EASEMENTS SHOWN, A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED SPECIFICALLY TO NV ENERGY WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
- 5) A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED SPECIFICALLY TO SOUTHWEST GAS CORP. WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INGRESS/EGRESS, INSTALLING, MAINTAINING, INSPECTING AND REPAIRING UTILITY FACILITIES WHICH PROVIDE SERVICE TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH ADDITIONAL UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS. RIGHTS ARE ALSO GRANTED TO USE EXISTING PUBLIC RIGHTS-OF-WAY FOR THE PURPOSE OF MAINTAINING, INSTALLING, INSPECTING AND REPAIRING SAID UTILITY FACILITIES.
- 6) THE SEPTIC TANK SLUDGE FOR THE PARCELS SHOWN WILL BE COLLECTED AND DISPOSED OF BY A LICENSED PUMPING CONTRACTOR.
- 7) THERE ARE NO PLANS FOR THE DEVELOPMENT OF THE PARCELS SHOWN ON THIS MAP AT THIS TIME. AT THE TIME OF DEVELOPMENT, ALL REQUIREMENTS OF AGENCIES WITH PERMIT AUTHORITY, INCLUDING THE DIVISION OF HEALTH MUST BE MET.
- 8) THIS MAP SUBDIVIDES PARCEL 2 AS SHOWN ON THE PARCEL MAP FOR NEVADA LAND & RESOURCE COMPANY, LLC ON FILE IN THE OFFICE OF THE ELKO COUNTY RECORDER, ELKO, NEVADA AS FILE NO. 384998.
- 9) ALL EXISTING NATURAL DRAINAGES AND DITCHES MUST BE PERPETUATED.



VICINITY MAP

FILING DATA

FILE NO. _____

FILED AT THE REQUEST OF HIGH DESERT ENGINEERING.

DATE _____, 2021

TIME _____M.

D. MIKE SMALES
ELKO COUNTY RECORDER

OWNERS CERTIFICATE

KNOWN OF ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, SECTION FIVE ASSOCIATES, LLC, BEING THE OWNER OF THOSE PARCELS AS SHOWN ON THIS MAP, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND OFFER FOR DEDICATION ALL OF THE STREETS AND EASEMENTS FOR PUBLIC ACCESS AND PUBLIC UTILITY PURPOSES AS DESIGNATED HEREON. IN WITNESS ME, THE OWNERS, SET OUR HANDS ON THE DATE SHOWN.

SECTION FIVE ASSOCIATES, LLC

BY: MARK PARIS, MANAGER DATE

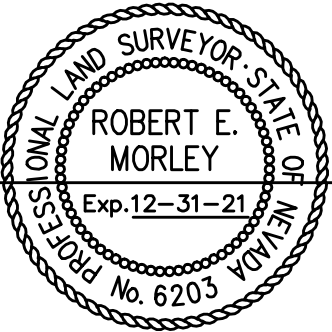
STATE OF NEVADA COUNTY OF ELKO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2021, BY MARK PARIS, MANAGER OF SECTION FIVE ASSOCIATES, LLC.

NOTARY PUBLIC

SURVEYOR’S CERTIFICATE

1. ROBERT E. MORLEY, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:
 - 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF OF MARK PARIS, MANAGER OF SECTION FIVE ASSOCIATES, LLC.
 - 2. THE LANDS SURVEYED LIE WITHIN SECTION 5, T.34 N., R.55 E., AND THE SURVEY WAS COMPLETED ON _____.
 - 3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
 - 4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



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

APPROVAL – ELKO COUNTY PLANNING COMMISSION

AT A REGULAR MEETING OF THE PLANNING COMMISSION OF THE COUNTY OF ELKO, STATE OF NEVADA, HELD ON THE _____ DAY OF _____, 2021, THIS MAP WAS APPROVED PURSUANT TO N.R.S. 278.471 – 278.4725 INCLUSIVE.

CHAIRMAN DATE

APPROVAL – ELKO COUNTY BOARD OF COMMISSIONERS

AT A REGULAR MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF ELKO, STATE OF NEVADA, HELD ON THE _____ DAY OF _____, 2021, THIS MAP WAS DULY AND REGULARLY APPROVED PURSUANT TO N.R.S. 278.471 – 278.4725 INCLUSIVE. THE BOARD DOES HEREBY REJECT ON BEHALF OF THE PUBLIC ALL STREETS OR ROADWAYS FOR MAINTENANCE PURPOSES AND DOES HEREBY ACCEPT ALL STREETS AND EASEMENTS THEREIN OFFERED FOR UTILITY, DRAINAGE, AND ACCESS PURPOSES ONLY AS DEDICATED FOR PUBLIC USE.

CHAIRMAN DATE

CLERK: ATTEST DATE

ELKO COUNTY CERTIFICATE

I, _____, BEING THE REPRESENTATIVE FOR ELKO COUNTY, NEVADA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND FIND THAT ALL PROVISIONS OF NRS 278.471 – 278.4725 INCLUSIVE AND ALL LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

ELKO COUNTY REPRESENTATIVE DATE

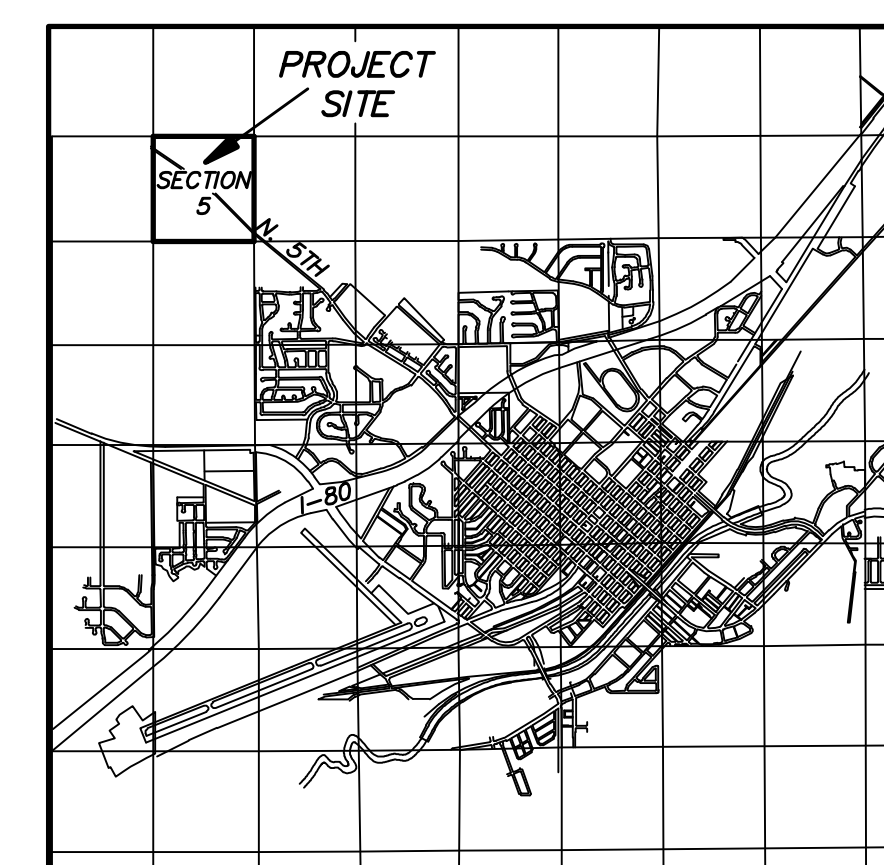


SCALE: 1"=300'
SHEET 1 OF 2

MAP OF DIVISION
INTO LARGE PARCELS
BY
SECTION FIVE ASSOCIATES, LLC
IN
SECTION 5, T.34 N., R.55 E., M.D.B. & M.
ELKO COUNTY, NEVADA

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

221047









VICINITY MAP

NOTES:

1) ALL EXISTING NATURAL DRAINAGES AND DITCHES MUST BE PERPETUATED.

LEGEND

-  = FOUND SECTION CORNER AS NOTED.
 = FOUND 1/4 SECTION CORNER AS NOTED.
 = 5/8" REBAR WITH CAP MARKED PLS 6203 TO BE SET
 = FOUND 5/8" REBAR WITH CAP MARKED PLS 6203
 = CALCULATED POINT, NOTHING FOUND, NOTHING SET.
 = SLOPE EASEMENT

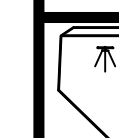


SCALE: 1"=300'

SHEET 2 OF 2

MAP OF DIVISION
INTO LARGE PARCELS

BY
SECTION FIVE ASSOCIATES, LLC
IN
SECTION 5, T.34 N., R.55 E., M.D.B. & M.
ELKO COUNTY, NEVADA



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

221047

**Elko City Planning Commission
Agenda Action Sheet**

1. Title: **Review, consideration and possible recommendation to City Council for the 2021 City of Elko Land Inventory update. FOR POSSIBLE ACTION**
2. Meeting Date: **September 7, 2021**
3. Agenda Category: **MISCELLANEOUS ITEMS, PETITIONS, AND COMMUNICATIONS**
4. Time Required: **10 Minutes**
5. Background Information: **City of Elko Land Inventory spreadsheet is to be updated when necessary**
6. Business Impact Statement: **Not Required**
7. Supplemental Agenda Information: **Spreadsheet, Memo**
8. Recommended Motion: **Forward a recommendation to City Council to update the City of Elko Land Inventory**
9. Findings:
10. Prepared By: **Cathy Laughlin, City Planner**
11. Agenda Distribution:

STAFF COMMENT FLOW SHEET
PLANNING COMMISSION AGENDA DATE: 9/7

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

Title: 2021 City of Elko Land Inventory Update
Applicant(s): City of Elko
Site Location: N/A
Current Zoning: N/A Date Received: N/A Date Public Notice: N/A
COMMENT: This is to update the current City of Elko Land Inventory.

If additional space is needed please provide a separate memorandum

Assistant City Manager: Date: 8/24/21
Recommend approval as presented by staff

SAW

Initial

City Manager: Date: 8/24/21
No comments/concerns.

CE

Initial



City of Elko
1751 College Avenue
Elko, NV 89801
(775) 777-7160
FAX (775) 777-7219

Memorandum

To: Elko Planning Commission
From: Cathy Laughlin, City Planner *CL*
RE: Land Inventory Update
Date: August 24, 2021

MEETING DATE: September 7, 2021

This correspondence is provided to aid in the Planning Commission's review of the above referenced Land Inventory Map and Schedule updates for consideration.

The City of Elko has purchased several parcels since the last update which need to be included in on the land inventory.

#178; 001-630-087 Walters Ct. parcel behind Elko Police Station

#181; 001-374-008 12th and River Street, parcel has existing storm water infrastructure.

#182; 001-710-049 Front Street, parcel was purchased for the extension of the HARP Trail to the sports complex

The City of Elko has sold several parcels since the last update which need to be removed from the land inventory

#46; 001-066-005 8th and Elm Street

#92; 001-200-002 Old Police Station

#96; 001-01R-001 Remove the portion sold to Anthem Broadband

#132; 001-013-018 Well 16 off Sewell Drive

#144; 001-610-075 Two areas of Mountain View Park which we did BLA with adjacent property owners

The City of Elko Airport has also created new lease areas in which need to be added and have leased some properties which state are vacant.

The City of Elko did a parcel map for the sale of land to the VA Cemetery. This took the one parcel shown as 13 and created 4 parcels. One of those parcels were sold to the VA, one will remain as future cemetery for the City of Elko, shown as the new parcel 13 and the other two will be added to the inventory for possible sale which are reference numbers 176 and 177.

Recommendation

Staff recommends Planning Commission review the updated map and schedule and forward a recommendation to City Council to approve all recommended changes.

2015 City Land Inventory Update

PROP_REF_NO	PROPERTY_LOCATION	APN	PROP_SIZE	ZONING	MASTER_PLAN_DESIGNATION	CURRENT_USE	PROPERTY_DETERMINATION	NOTES
1	N 5TH STREET	001-610-094	3.38	AG	RES-MD	VACANT	SELL	RETAIN AN EASMENT FOR WATER LINE
2	N 5TH STREET	001-610-095	2.5	AG	RED-MD	VACANT	SELL	
3	N OF MITTRY AND SPRUCE	001-610-103	84.076	AG	PARKS	VACANT	PARKS	OPEN SPACE,
4	500 FT NORTH OF MITTRY	001-610-104	41.887	AG	RES-MD	VACANT	SELL / RETAIN A PORTION	RESIDENTIAL / FUTURE CEMETERY
5	N OF COPPER ST, 500 FT W OF 5TH ST	001-610-092	3.8	PQP	RES-MD	STORMWATER CHANNEL/DETENTION	UTILITIES	
6	S OF CHRIS AVE, 180 FT SW OF N 5TH ST	002-610-074	19.24	PQP	PUBLIC	STORMWATER DETENTION	UTILITIES	
7	SE OF RUBY VISTA AND COLLEGE PKWY	001-620-059	1.16	PQP	PUBLIC	CADV	LEASED	CADV
8	RUBY VISTA DR, 550 FT E OF COLLEGE PKWY	001-620-060	1.3	PQP	PUBLIC	VACANT	LEASED	AMERICAN LEGION
9	S OF RUBY VISTA	001-620-021	1.69	PQP	PUBLIC	VACANT	RETAIN	
10	S OF RUBY VISTA	001-620-015	1.02	PQP	PUBLIC	VACANT	RETAIN	
11	NW OF RUBY VISTA DR	001-530-024	3.25	PQP	RES-MD	SENIOR CENTER	LEASED	SENIOR CENTER
12	W OF DELAWARE	001-860-106	5.65	AG	PUBLIC	VACANT	SELL	FOR SALE
13	ROCKY ROAD	001-01A-012	38.08	AG	RES-MD	VACANT	SELL	CEMETERY
13	WRIGHT WAY	001-01A-025	7.23	PQP	PUBLIC	VACANT	RETAIN	CEMETERY
14	S OF RUBY VISTA	001-620-061	1.24	PQP	PUBLIC	VACANT	RETAIN	
15	S OF RUBY VISTA	001-620-029	1.44	PQP	PUBLIC	VACANT	RETAIN	
16	S OF RUBY VISTA	001-530-022	0.355	PQP	GI	VACANT	RETAIN	PUBLIC USE
17	SEC 17 T 35N R 55E	006-100-030	800	ELKO COUNTY	RES-LOW	VACANT	SELL	AVAILABLE FOR SALE OR EXCHANGE
18	N OF W. IDAHO ST	006-09G-027	8.69	ELKO COUNTY LI	IBP	VACANT LEASED	AIRPORT	RETAIN FOR AIRPORT EXPANSION
19	W IDAHO ST	006-09G-031	2.55	ELKO COUNTY LI/COM	IBP	LEASED	LEASED	FUTURE AIRPORT EXPANSION
20	W IDAHO ST	006-09G-030	2.96	ELKO COUNTY LI/COM	IBP	LEASED	LEASED	FUTURE AIRPORT EXPANSION
21	W IDAHO ST	006-09G-012	13	ELKO COUNTY AG RES/COM	IBP	VACANT	AIRPORT	FUTURE EXPANSION
22	W OF HOT SPRINGS RD	001-671-001	0.45	LI	IBP	VACANT	SELL	ACCESS IS ACROSS RAILROAD SPUR
22	W OF HOT SPRINGS ROAD	001-673-003	2.61	LI	IBP	VACANT	SELL	SELL WITH 001-671-001
23	398 HOT SPRINGS ROAD	001-677-001	9.34	LI	IBP	VACANT	SELL	
24	W SAGE ST	001-660-003	7.29	PQP	PARKS OPEN SPACE	ANGEL PARK/VACANT	PARKS	
26	WATER ST	001-411-006	0.378	PQP	MIXED USE DOWNTOWN	PEDESTRIAN BRIDGE	CITY FACILITY	MAINTAIN FOR PEDESTRIAN BRIDGE
27	5551 MANZANITA LN	001-860-071	2.29	AG	GI	WELL 38	UTILITIES	RETAIN FOR UTILITIES, PUBLIC WORKS, FREEWAY ON/OFF
28	HIGHLAND DR	001-132-001	1.64	RES	MD-RES	VACANT	AIRPORT	RUNWAY PROTECTION ZONE
29	N OF HIGHLAND DR	001-142-006	1.495	RES	MD-RES	VACANT	AIRPORT	RUNWAY PROTECTION ZONE
30	MTN CITY HGWY	001-660-105	12.21	PLANNED COMMERCIAL	HIGHWAY COMMERCIAL	VACANT LEASED	AIRPORT LEASE	LEASED
31	MTN CITY HGWY & THOMAS GALLAGHER WY	000-660-126	1.373	PC	PC	LEASED	AIRPORT LEASE	ASPEN PLAZA
31	1657 MTN CITY HGWY	001-660-125	0.882	PC	PC	LEASED	AIRPORT LEASE	ASPEN PLAZA
31	1655 MTN CITY HGWY	001-660-124	3	PC	PC	LEASED	AIRPORT LEASE	ASPEN PLAZA
32	W SAGE ST	001-640-033	0.78	RES	MD-RES	VACANT	SELL	
33	W OAK STREET	001-152-002	0.59	RES	MD-RES	VACANT	SELL	PROCEEDS OF SALE GO TO HARP
34	W IDAHO ST	006-09G-009	5	ELKO COUNTY COM	IBP	VACANT	AIRPORT	FUTURE EXPANSION
35	W IDAHO STREET	006-09G-005	2.7	ELKO COUNTY COM	IBP	VACANT	AIRPORT	FUTURE EXPANSION
36	W IDAHO ST	006-09G-008	1.59	ELKO COUNTY COM	IBP	VACANT	AIRPORT	FUTURE EXPANSION
38	LAUREL DR	001-660-103	0.16	RES	MD-RES	VACANT	UTILITIES	DRAINAGE EASEMENT
40	WALNUT	001-026-003	0.057	RES	RES-MD	VACANT	RETAIN	STORM DRAIN
41	SAGE ST	001-026-007	0.057	RES	RES-MD	VACANT	RETAIN	STORM DRAIN
42	SAGE ST	001-061-003	0.057	RES	RES-MD	VACANT	RETAIN	STORM DRAIN
43	ELM ST	001-061-007	0.057	RES	RES-MD	VACANT	RETAIN	STORM DRAIN
44	ELM ST	001-064-004	0.057	RES	RES-MD	VACANT	RETAIN	STORM DRAIN
45	MAPLE ST	001-064-007	0.057	RES	RES-MD	VACANT	RETAIN	STORM DRAIN
46	8TH ST	001-066-005	0.092	RES	RES-MD	VACANT	SELL	
47	8TH ST	001-066-012	0.034	RES	RES-MD	VACANT	SELL	
48	MAPLE ST	001-067-003	0.057	RES	RES-MD	VACANT	RETAIN	POSSIBLE HORNBAGER LEASE
49	ASH ST	001-067-007	0.057	RES	RES-MD	VACANT	RETAIN	
50	ASH ST	001-103-003	0.057	RES	RES-MD	VACANT	RETAIN	STORM DRAIN
51	FIR ST	001-103-006	0.057	RES	RES-MD	VACANT	RETAIN	STORM DRAIN
52	FIR ST	001-106-003	0.057	RES	RES-MD	VACANT	RETAIN	STORM DRAIN
53	CEDAR ST	001-106-005	0.057	RES	RS-MD	VACANT	RETAIN	STORM DRAIN
54	WATER STREET	001-411-004	0.93	GI	MIXED USE DOWNTOWN	FISH BUIDING	LEASED	
55	1060 DOUGLAS ST	001-413-002	0.12	GI	GI	VACANT	CITY FACILITY	RETAIN FOR CITY SHOPS/STORAGE
56	W OF GOLF COURSE ROAD	001-620-018	0.7	PQP	PUBLIC	LDS STORAGE	LEASED	COUNTY ASSESOR SHOWS THIS AS 3.46 ACRES
57	SHARPS ACCESS	001-630-019	0.89	PQP	PUBLIC	SHARPS ACCESS ROW	DEDICATE AS ROW	
58	1415 MTN CITY HGWY	001-660-032	1.38	C	GC	LEASED	AIRPORT LEASE	SHELL GAS STATION
59	IDAHO ST AND MANZANITA LN	001-601-016	0.03	COM	GC	VACANT	RETAIN	
60	MAIN ST	001-691-009	0.07	LI	COM	VACANT	SELL	SELL AS REMNANT TO ADJACENT PROPERTY OWNER
61	S OF SILVER STREET	001-710-044	0.69	GI	IBP	VACANT	RETAIN	LANDLOCKED, DISPOSABLE TO GEOTHERMAL USERS

2015 City Land Inventory Update

PROP_REF_NO	PROPERTY_LOCATION	APN	PROP_SIZE	ZONING	MASTER_PLAN_DESIGNATION	CURRENT_USE	PROPERTY_DETERMINATION	NOTES
62	IDAHO ST	001-214-014	0.27	COM	MD-RES	VACANT	RETAIN	SLOPE EASEMENT
63	W IDAHO ST	001-214-010	0.07	RES	MD-RES	VACANT	SELL	AVAILABLE FOR SALE/LANDLOCKED/SELL AS REMNANT
64	ERRECART	001-690-001	69.7	PQP	PQP	VACANT	PARKS	IDENTIFIED FOR SPORTS COMPLEX
65	BULLION ROAD	001-690-001	38.7	RES	MD-RES	VACANT	SELL	
66	BULLION ROAD	001-690-001	11.1	PQP	MD-RES	VACANT	RETAIN	POSSIBLE EXCHANGE WITH SCHOOL DISTRICT
67	ERRECART	001-690-001	4.4	PQP	PQP	VACANT	PARKS	
68	VICTORIA STREET	001-710-055	50	AG	MD-RES	VACANT	SELL	EXCHANGE
69	WASHINGTON AVE	001-730-004	11.76	AG	MD-RES	SOUTHSIDE DAM	UTILITIES	
70	ERRECART BLVD	001-770-003	45.78	PC	IBP	VACANT	SELL	
72	BULLION ROAD	001-690-018	1.27	RMH	MD-RES	VACANT	PARKS	USE FOR PARK ACCESS
73	BULLION ROAD	001-690-019	0.83	RMH	MD-RES	VACANT	PARKS	
74	BULLION ROAD	001-690-020	0.62	RES	MD-RES	VACANT	PARKS	
75	BULLION ROAD	001-690-021	0.228	RES	MD-RES	VACANT	RETAIN	
76	BULLION ROAD	001-700-040	0.039	RMH	MD-RES	VACANT	DEDICATE AS ROW	
77	S OF DOUGLAS ST	001-710-023	0.059	GI	MIXED USE DOWNTOWN	VACANT	RETAIN	
78	STITZEL ROAD	001-920-064	0.147	RES	MD-RES	VACANT	PARKS	
79	STITZEL	001-925-035	0.147	RES	MD-RES	VACANT	PARKS	
80	PINION RD	001-927-002	163.63	AG	PQP	LANDFILL/VACANT	LANDFILL	
81	SEC 6 T 33N R55E	006-080-013	186.82	ELKO COUNTY	UNKNOWN	VACANT	RETAIN, WRF	
82	SEC 32 T 34N R 55E	006-090-014	591.17	ELKO COUNTY	PUBLIC	WRF PERC PONDS	UTILITIES	
83	POWDERHOUSE ROAD	006-09E-019	25.13	ELKO COUNTY	RES-HD	LAMOILLE WATER TANK	UTILITIES	EX TANK AND FUTURE EXPANSION
86	SEC 18	001-995-001	634	AG	RES-MD	VACANT	PURCHASE	RESIDENTIAL DEVELOPMENT
87	STATICE ST	006-10C-002	112	ELKO COUNTY	IBP, PUBLIC	VACANT	PURCHASE:INDUSTRIAL DEVELOPMENT	PURCHASE FROM STATE
88	725 RAILROAD ST	001-275-007	0.23	C	MIXED USE DOWNTOWN	PARKS AND REC/FIRE STATION #2	CITY FACILITY	
89	9TH STREET	001-185-002	0.18	PQP	PQP	CEMETERY	PARKS	PORTION OF MASONS AND ODDFELLOWS CEMETERY
90	12TH STREET	001-293-001	0.12	C	COMM- GEN	12TH STREET TURN LANE	DEDICATE AS ROW	
91	1751 COLLEGE AVE	001-560-051	3	PQP	PQP	CITY HALL	CITY FACILITY	
92	1401 COLLEGE AVE	001-200-002	1.34	R	PQP	OLD ELKO POLICE DEPARTMENT	CITY FACILITY	
93	MANZANITA	001-560-040	0.5	C	COMM-GEN	LEASED TO CAL-RANCH	LEASED	LEASED BY WATER DEPT
94	MANZANITA	001-560-040	1.36	C	COMM-GEN	WELL/LAYDOWN YARD	UTILITIES	
95	IDAHO STREET	001-860-001	0.498	LI	IND-GEN	WELL 33	UTILITIES	CONSTRUCTION WATERWELL
96	FRONT STREET	001-01R-001	38.1	PQP	PARKS	HUMBOLDT RIVER	PARKS	Remove Anthem Parcel
97	12TH STREET	001-630-021	2.16	PQP	PARKS	HUMBOLDT RIVER	PARKS	
98	12TH STREET	001-630-063	0.2	R	RES-HD	ACCESS EASEMENT	RETAIN	RIVER VIEW DRIVE
99	WALNUT	001-024-001	0.023	RES	RES-MD	VACANT	SELL	
100	FRONT STREET	001-710-024	6.77	PQP	PARKS	SOUTHSIDE PARK	PARKS	
101	HUMBOLDT RIVER	001-680-007	2.53	GI	PARKS	HUMBOLDT RIVER	PARKS	
102	875 S. 5TH ST	001-472-014	0.308	C	RES - MD	LEE ENGINE	CITY FACILITY	
103	WASHINGTON AVE	001-730-003	2	AG	PUBLIC	WATER TANK	UTILITIES	
104	301 BULLION RD	001-700-013	0.001	RMH	RES - MD	VACANT	SELL	SELL AS REMNANT
105	RUBY VIEW GOLF COURSE	001-530-001	221	PQP	PARKS	GOLF COURSE	PARKS	
106	SILVER STREET		67.2	C / GI	LI/GI	VACANT/RR LEASE	PURCHASE	
107	AIRPORT	001-660-106	12	PQP	PUBLIC	VACANT	AIRPORT LEASE	
108	AIRPORT	001-660-106	19.7	PQP	PUBLIC	VACANT	AIRPORT LEASE	
109	AIRPORT	001-660-106	16.9	PQP	PUBLIC	VACANT	AIRPORT LEASE	
110	AIRPORT	001-660-106	3.25	PQP	IND- BS PARK	VACANT	AIRPORT LEASE	
111	AIRPORT	001-660-106	13.8	PQP	IND- BS PARK	VACANT	AIRPORT LEASE	
112	AIRPORT	001-660-106	9.9	PQP	IND- BS PARK	VACANT	AIRPORT LEASE	
113	AIRPORT	001-660-106	479	PC/C/PQP	PQP	AIRPORT	AIRPORT	
114	IDAHO STREET		27.48	C / LI	COMM-GEN	RR LEASED	PURCHASE	
115	SAGECREST DRIVE	001-01F-086	1.04	R	RES-MD	STORM DRAIN DETENTION	UTILITIES	
116	MITTRY AVE	001-620-035	2.39		RES-MD	MITTRY AVE	DEDICATE AS ROW	
117	N 5TH ST	001-610-036	2.47	AG		N 5TH ST	DEDICATE AS ROW	
118	RUBY VISTA DR	001-620-015	0.36	PQP	RES-HD	RUBY VISTA	DEDICATE AS ROW	A PORTION OF 001-620-015
119	FLAGVIEW DRIVE		2.4	PQP	PQP	FLAGPOLE LOCATION	PARKS	BALL FIELDS PARCEL 001-620-017 AND ALL OF 001-530-001
120	FAIRGROUNDS ROAD	001-620-014	35	PQP	PUBLIC	FAIRGROUNDS	LEASED	
121	GOLF COURSE ROAD	001-620-017	26.5	PQP	PARKS - OS	KUMP/WORNECK FIELDS	PARKS	
122	IDAHO STREET	001-560-001	21.2	PQP	PARKS - OS	MAIN CITY PARK	PARKS	
123	COUNTRY CLUB DRIVE	001-560-001	12.2	PQP	PARKS - OS	JOHNNY APPLESEED PARK	PARKS	
124	HAWTHORNE DR	001-61F-029	0.63	RES	RES-MD	STORM WATER DETENTION	UTILITIES	100 YR DETENTION AREA
125	N OF INDUSTRIAL		0.006			WELL 24	UTILITIES	PORTION OF 006-090-021
126	3695 MANZANITA LANE	001-860-080	0.115	LI	IND- GEN	WELL 37	UTILITIES	

2015 City Land Inventory Update

PROP_REF_NO	PROPERTY_LOCATION	APN	PROP_SIZE	ZONING	MASTER_PLAN_DESIGNATION	CURRENT_USE	PROPERTY_DETERMINATION	NOTES
126	MTN CITY HWY		0.06	PQP	PUBLIC	WELL 30	UTILITIES	PORTION OF 001-660-106
127	IDAHO ST	001-590-008	0.24	C	COMM- GEN	WELL 12	UTILITIES	
128	30TH ST	001-560-081	0.014	C	COMM- GEN	WELL 25	UTILITIES	ON WILSON BATES PROPERTY
129	WALNUT & 7TH	001-028-001	0.028	R	RES-MD	WELL 18	UTILITIES	
130	IDAHO ST	001-601-012	0.12	C	COMM- GEN	WELL 13	UTILITIES	ON WENDY'S PROPERTY
131	1771 IDAHO ST	001-560-086	0.013	C		WELL 14	UTILITIES	
132	SEWELL	001-013-018	0.071	R	RES-MD	WELL 16	UTILITIES	
133	E OF RAPTOR ST	001-610-074	0.096	PQP	PUBLIC	WELL 15	UTILITIES	
134	IDAHO ST, CHRIS SHERRIN	001-560-001	0.103	PQP	PARKS	WELL 10-A	UTILITIES	
135	4745 MANZANITA	001-860-001	0.264	LI	IND-GEN	WELL 31	UTILITIES	
136	5231 MANZANITA LN	001-860-012	0.23	LI	IND-GEN	WELL 27	UTILITIES	
137	RUBY VISTA DR AND STATICE ST	001-860-065	0.63	IBP	IND- BS PARK	WELL 36	UTILITIES	
138	GOLF COURSE	001-530-001	0.064	AG	PARKS	WELL 20	RETAIN	
140	1535 INDIAN VIEW HEIGHTS DRIVE	001-530-025	2.84	PQP	PUBLIC	VACANT	UTILITIES	WATER TANKS
141	EXIT 298	001-679-007	0.75	LI	IND- BS PARK	UTILITY	RETAIN	FUTURE WELL SITE
142	STP ROAD	001-670-003	77	GI	PQP	SEWER TREATMENT PLANT	UTILITIES	TREATMENT PLANT AND EXPANSION AREA
143	ALLEY BETWEEN ASH AND FIR	001-082-024	0.3	PQP	RES-MD	POCKET PARK	PARKS	
144	MOUNATIN VIEW PARK	001-610-075	24.56 24.005	PQP	PARKS - OS	PARKS	PARKS/ SELL A PORTION	Remove Sold Portions
145	PEACE PARK	001-620-069	8.6	PQP	PARKS -OS	PARKS	PARKS	
146	1090 DOUGLAS ST	001-413-003	0.24	GI	IND-GEN	WATER SHOP	CITY FACILITY	
147	10TH STREET	001-412-001	0.48	GI	IND-GEN	STREET DEPARTMENT	CITY FACILITY	
148	203 10TH ST	001-413-001	0.35	GI	IND-GEN	STREET DEPARTMENT	CITY FACILITY	
149	975 WATER ST	001-412-003	0.36	GI	IND-GEN	FLEET DEPARTMENT	CITY FACILITY	
150	1005 WATER ST	001-413-004	0.7	GI	IND-GEN	FACILITIES	CITY FACILITY	
151	ERRECART BLVD	001-380-006	3	PQP	IND-BS-PARK	ELKO HEAT	LEASED	LEASE TO ELKO HEAT
152	IDAHO ST	006-320-037	1.033		IND-GEN	WELL 1-96	UTILITIES	
154	HUMBOLDT RIVER -5TH TO 370' E. OF LYON	001-01R-001	12.6	PQP	PARKS-OS	HUMBOLDT RIVER	PARKS	
155	CEDAR STREET	001-620-000	11.47	PQP	PUBLIC	CEMETERY	RETAIN	CITY OF ELKO CEMETERY
156	CEDAR STREET	001-185-001	3.61	PQP	PUBLIC	CEMETERY	RETAIN	MASONS AND ODDFELLOWS CEMETERY
157	1448 SILVER STREET	001-630-086	3.066	LI	IND- GEN	POLICE DEPARTMENT	CITY FACILITY	POLICE DEPARTMENT
158	OWL RD	001-926-110	0.304	RMH	RES-MD	VACANT	RETAIN	CEDAR ESTATES STORM DRAINAGE
159	1755 5TH STREET PARK	001-620-023	2.32	PQP	PARKS -OS	PARKS	PARKS	
160	1701 5TH STREET	001-620-001	0.9	PQP	PARKS - OS	VACANT	IN-PROCESS OF PURCHASING PARKS	PARKING FOR 5TH STREET PARK
161	200 WEST RIVER	001-381-010	0.133	GI	IND-GEN	VACANT	RETAIN	EASEMENT TO TOWER AND SEWER
162	SOUTH OF I-80 NORTH OF AIRPORT RUNWAY	001-660-009	60.19	PQP	IND-BS-PARK	VACANT	CITY PURCHASE	AIRPORT MASTER PLAN DESIGNATION
163	NORTH OF GOLF COURSE - JENNINGS WAY EXTENSION	006-090-900	295	ELKO COUNTY	RES-MED	VACANT	CITY PURCHASE	
164	BUS BARN FACILITY	001-562-002	179.96	PQP	PUBLIC	ECSD BUS BARN	CITY PURCHASE	
165	SECTION 22 BLM PARCEL SOUTH OF BULLION	001-710-007	10	AG	RES- MED	VACANT	CITY PURCHASE	
166	JENNINGS WAY BY ADOBE MIDDLE SCHOOL	001-01A-016	10.97	PQP	RES-MED	VACANT	CITY PURCHASE	
167	BLM PROPERTY EAST OF HUMBOLT HILLS SUBDIVISION	006-090-900	10	ELKO COUNTY	RES-MD	VACANT	CITY PURCHASE	
168	SECTION 8 BLM LAND	006-090-900	51.9	ELKO COUNTY	RES-MD	VACANT	CITY PURCHASE	
169	SECTION 8 BLM LAND	006-090-900	135	ELKO COUNTY	RES-MD	VACANT	CITY PURCHASE	
170	SECTION 8 BLM LAND	006-090-900	49.3	ELKO COUNTY	RES-MD	VACANT	CITY PURCHASE	
171	SECTION 8 BLM LAND	006-090-900	2	ELKO COUNTY	RES-MD	VACANT	CITY PURCHASE	
172	SECTION 8 BLM LAND	006-090-900	9	ELKO COUNTY	RES-MD	VACANT	CITY PURCHASE	
173	BLM LAND MONTROSE LANE	006-090-900	9.7	ELKO COUNTY	RES-MD	VACANT	CITY PURCHASE	
174	SECTION 8 BLM LAND	006-090-900	2	ELKO COUNTY	RES-MD	VACANT	CITY PURCHASE	
175	PARCEL ADJACENT TO BUS BARN FACILITY	001-562-003	43.74	AG	RES-MD	VACANT	CITY PURCHASE	
176	ROCKY ROAD	001-01A-023	10.11	PQP	PUBLIC	VACANT	SELL	
177	ROCKY ROAD	001-01A-026	2.36	PQP	PUBLIC	VACANT	SELL	
178	184 WALTERS CT	001-630-087	2.223	GI	IND-GEN	VACANT	RETAIN	POLICE DEPARTMENT
179	THOMAS GALLAGHER WAY	001-660-106		PC	PUBLIC	LEASED	AIRPORT LEASE	
180	THOMAS GALLAGHER WAY	001-660-106		PC	PUBLIC	LEASED	AIRPORT LEASE	
181	104 12TH STREET	001-374-008	0.115	GI	COMM-GEN	VACANT	RETAIN	STORM DRAIN
182	FRONT STREET	001-710-049	4.45	GI	IND-GEN	VACANT	RETAIN	PARKS FOR EXTENTION OF HARP TRAIL

Cathy Laughlin

From: Garrett TerBerg <gtb@ClarkCountyNV.gov>
Sent: Thursday, August 26, 2021 10:56 AM
To: Garrett TerBerg
Subject: Recording of the 2021 NV Legislative Session Planning Related Outcomes and Review is now available!

Good day!

The recorded APA Nevada Chapter Virtual Luncheon Event held Tuesday, August 24th is now available on the Chapter Channel at YouTube. Please access it here: https://www.youtube.com/watch?v=T_I92xj4c7s

NOTE: For those AICP members wishing to log CM Credit for this event, please follow the qualifying criteria established by AICP for logging the session. Thanks!

Best for Planning,
Garrett

Garrett TerBerg III AICP | Principal Planner
APA NV Southern Section Director
Comprehensive Planning Department
Clark County, Nevada
500 S. Grand Central Parkway, Las Vegas, NV 89155
Office: 702.455.5617
Cell: 702.499.5264
gtb@ClarkCountyNV.gov | www.ClarkCountyNV.gov

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*Please note our hours of operation are 7:30 a.m. – 5:30 p.m. Monday thru Thursday.
We are closed every Friday.*



SAVE THE DATE

*The 2021 Annual Conference of the Nevada Chapter of the American Planning Association in
Association with the American Society of Landscape Architects Nevada Chapter*

Building a Strong and Resilient Future for Nevada

The 2021 Annual Conference will be held in-person at the Reno Ballroom in downtown Reno on **Monday, October 18, 2021** through **Wednesday, October 20, 2021** with select plenary sessions and select breakout session tracts offered virtually and online.

Conference registration includes sessions, networking and social events, and the NVAPA annual awards banquet. Additional registration and conference details to follow. If you have any questions about the 2021 Annual Conference, please contact Frederick Steinmann, NVAPA Northern Section Director for NVAPA questions, by email (fred@unr.edu), or Jana Vanderhaar, ASLA Nevada Northern Section Chair for ASLA Nevada questions, by email (jana@verdantconnections.com).



American Planning Association
Nevada Chapter



The College of Business
AT THE UNIVERSITY OF NEVADA, RENO
Nevada Leadership Program



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Professional Institute
**American Institute
of Certified Planners**

Creating Great Communities for All



ASLA
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Conference Cost

THROUGH OCTOBER 1, 2021:	\$200
AFTER OCTOBER 1, 2021:	\$250
Single Day Registration:	\$100
Citizen Planners:	\$50
Students:	FREE

*Registration fees for in-person and virtual/online attendance are the same.

Accommodations

Hotel Room Bookings are Available Now!

Silver Legacy Resort Casino, \$49.00 per Night

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Call 1.800.687.8733

Group Code: SSNVAPA

Whitney Peak, \$130.00 per Night (Standard Two Queens)

\$130.00 per Night (Standard King)

\$170.00 per Night (Club Level, Two Queen)

Hotel Front Desk: 775.398.5400 (mention "NVAPA Annual Conference")