



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, October 1, 2019 in the Council Chambers at Elko City Hall, 1751 College Avenue, Elko, Nevada, and beginning at 5:30 P.M., P.D.S.T.

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

ELKO COUNTY COURTHOUSE – 571 Idaho Street, Street, Elko, NV 89801
Date/Time Posted: September 25, 2019 2:10 p.m.

ELKO COUNTY LIBRARY – 720 Court Street, Elko, NV 89801
Date/Time Posted: September 25, 2019 2:05 p.m.

ELKO POLICE DEPARTMENT – 1448 Silver Street, Elko NV 89801
Date/Time Posted: September 25, 2019 2:15 p.m.

ELKO CITY HALL – 1751 College Avenue, Elko, NV 89801
Date/Time Posted: September 25, 2019 2:00 p.m.

Posted by: Shelby Archuleta, Planning Technician
Name Title

Shelby Archuleta
Signature

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

Dated this 25th day of September, 2019.

NOTICE TO PERSONS WITH DISABILITIES

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

Cathy Laughlin
Cathy Laughlin, City Planner

CITY OF ELKO
PLANNING COMMISSION
REGULAR MEETING AGENDA
5:30 P.M., P.D.S.T., TUESDAY, OCTOBER 1, 2019
ELKO CITY HALL, COUNCIL CHAMBERS,
1751 COLLEGE AVENUE, ELKO, NEVADA

CALL TO ORDER

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

ROLL CALL

PLEDGE OF ALLEGIANCE

COMMENTS BY THE GENERAL PUBLIC

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

APPROVAL OF MINUTES

September 3, 2019 – Regular Meeting **FOR POSSIBLE ACTION**

I. NEW BUSINESS

A. PUBLIC HEARING

1. Review, consideration and possible recommendation to City Council for Rezone No. 4-19, filed by Elko West Properties, LLC, for a change in zoning from PC (Planned Commercial) to C (General Commercial) Zoning District, approximately 60.75 acres of property, to allow for multi-family residential and commercial development, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is generally located on the south side of Errecart Boulevard, approximately 545' west of Lamoille Highway. (APN 001-770-004)

2. Review, consideration, and possible action of Conditional Use Permit No. 8-19, filed by Elko West Properties, LLC, which would allow for the development of an apartment complex within a C (General Commercial) Zoning District, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located generally on the south side of Errecart Boulevard, approximately 545' west of Lamoille Highway. (APN 001-770-004)

3. Review, consideration, and possible action of Conditional Use Permit No. 9-19, filed by KLB Enterprises, LLC, which would allow for a bar to be located within the Central Business District, specifically 548 Commercial Street, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located generally on the southeast side of Commercial Street, approximately 160' southwest of 6th Street. (548 Commercial Street - APN 001-343-006)

4. Review, consideration, and possible action on Zoning Ordinance Amendment 2-19, Ordinance No. 845, specifically an amendment to Title 3, Chapter 4, Section 1 of the Elko City Code entitled "Planning Commission" and matters related thereto. **FOR POSSIBLE ACTION**

NRS 278.040 was revised in 1985 and Elko City Code needs to be revised to reflect those changes.

B. MISCELLANEOUS ITEMS, PETITIONS, AND COMMUNICATIONS

1. Review, consideration and possible approval of Final Map No. 9-19, filed by Bailey & Associates, LLC, for the development of a subdivision entitled Cambridge Estates involving the proposed division of approximately 8.02 acres of property into 35 lots and a remainder parcel for residential development within the R1 (Single-Family Residential) Zoning District, and matters related thereto. **FOR POSSIBLE ACTION**

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

2. Review, consideration, and possible recommendation to City Council for Vacation No. 4-19, filed by the City of Elko, for the vacation of a portion of the Commercial Street right-of-way, consisting of an area approximately 52 sq. ft. adjacent to APN 001-343-001, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located generally on the east corner of the intersection of Commercial Street and 5th Street. (500 Commercial Street- APN 001-343-001)

3. Review, consideration, and possible recommendation to City Council for Vacation No. 5-19, filed by the City of Elko, for the vacation of a portion of the Commercial Street right-of-way, consisting of an area approximately 101 sq. ft. adjacent to APN 001-343-002, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located generally on the southeast side of Commercial Street, approximately 25' northeast of 5th Street. (512 Commercial Street- APN 001-343-002)

4. Review, consideration, and possible recommendation to City Council for Vacation No. 6-19, filed by the City of Elko, for the vacation of a portion of the Commercial Street right-of-way, consisting of an area approximately 50 sq. ft. adjacent to APN 001-343-003, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located generally on the southeast side of Commercial Street, approximately 106' northeast of 5th Street. (524 Commercial Street- APN 001-343-003)

5. Review, consideration, and possible recommendation to City Council for Vacation No. 7-19, filed by the City of Elko, for the vacation of a portion of the Commercial Street right-of-way, consisting of an area approximately 50 sq. ft. adjacent to APN 001-343-004, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located generally on the southeast side of Commercial Street, approximately 130' northeast of 5th Street. (536 Commercial Street- APN 001-343-004)

6. Review, consideration, and possible recommendation to City Council for Vacation No. 8-19, filed by the City of Elko, for the vacation of a portion of the Commercial Street right-of-way, consisting of an area approximately 50 sq. ft. adjacent to APN 001-343-005, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located generally on the southeast side of Commercial Street, approximately 155' northeast of 5th Street. (542 Commercial Street- APN 001-343-005)

7. Review, consideration, and possible recommendation to City Council for Vacation No. 9-19, filed by the City of Elko, for the vacation of a portion of the Commercial Street right-of-way, consisting of an area approximately 53 sq. ft. adjacent to APN 001-343-006, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located generally on the southeast side of Commercial Street, approximately 181' northeast of 5th Street. (548 Commercial Street- APN 001-343-006)

8. Review, consideration, and possible recommendation to City Council for Vacation No. 10-19, filed by the City of Elko, for the vacation of a portion of the Commercial Street right-of-way, consisting of an area approximately 147 sq. ft. adjacent to APN 001-343-007, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located generally on the southeast side of Commercial Street, approximately 84' southwest of 6th Street. (570 Commercial Street- APN 001-343-007)

II. REPORTS

A. Summary of City Council Actions.

B. Summary of Redevelopment Agency Actions.

C. Professional articles, publications, etc.

1. Zoning Bulletin

D. Miscellaneous Elko County

E. Training


COMMENTS BY THE GENERAL PUBLIC

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

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

ADJOURNMENT

Respectfully submitted,


Cathy Laughlin
City Planner