



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, November 2, 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/478986805>. You can also dial in using your phone at **+1 (224) 501-3412**. The **Access Code** for this meeting is **478-986-805**. 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: October 26, 2021 2:00 p.m.

Posted by: Shelby Knopp, Administrative Assistant
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 www.elkocity.com.

Dated this 26th day of October, 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, NOVEMBER 2, 2021
ELKO CITY HALL, COUNCIL CHAMBERS,
1751 COLLEGE AVENUE, ELKO, NEVADA
[HTTPS://GLOBAL.GOTOMEETING.COM/JOIN/478986805](https://global.gotomeeting.com/join/478986805)

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

October 5, 2021 – Regular Meeting **FOR POSSIBLE ACTION**

I. NEW BUSINESS

A. PUBLIC HEARING

1. Review, consideration, and possible action on Conditional Use Permit No. 4-21, filed by JRW & Associates on behalf of the Church of Jesus Christ of Latter Day Saints, which would allow for the new Temple development within the C- General Commercial zoning district and abutting a residential zone, and matters related thereto. **FOR POSSIBLE ACTION**

A conditional use permit is required for every new development on a lot or parcel in the C-General Commercial zoning district which abuts a residential zoning district.

2. Review, consideration, and possible action on an amendment to 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.

B. MISCELLANEOUS ITEMS, PETITIONS, AND COMMUNICATIONS

1. Review, consideration, and possible action on Temporary Use Permit No. 1-21, filed by MP Elko LLC., for the temporary use of storage unit within a C (General Commercial) Zoning District, and matters related thereto. **FOR POSSIBLE ACTION**

Extra temporary storage is needed by Marshalls for holiday merchandise. An 8'x40' container is proposed for this storage on the back side of the Marshalls building.

2. Special election of Secretary for the remainder of 2021, and matters related thereto. **FOR POSSIBLE ACTION**

Pursuant to Section 3-4-1 (E) of the City Code, vacancies occurring otherwise than through the expiration of term shall be filled for the unexpired term. The planning commission appointed Ms. Tera Hooiman Vice Chairman of the Planning Commission at their special election October 5, 2021 leaving the secretary position vacant.

3. Review, consideration, and possible action to set regular meeting dates as well as special meeting dates for 2022, and matters related thereto. **FOR POSSIBLE ACTION**

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**

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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 blue ink, reading "Cathy Laughlin". The signature is fluid and cursive, with a long horizontal flourish 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, OCTOBER 5, 2021
ELKO CITY HALL, COUNCIL CHAMBERS,
1751 COLLEGE AVENUE, ELKO, NEVADA
[HTTPS://GLOBAL.GOTOMEETING.COM/JOIN/654165397](https://global.gotomeeting.com/join/654165397)

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
 Stefan Beck
 Gratton Miller
 John Lemich

Absent: **John Anderson**

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

September 7, 2021 – Regular Meeting **FOR POSSIBLE ACTION**

*****Motion: Approve the minutes from the September 7, 2021 meeting as presented.**

Moved by Tera Hooiman, Seconded by Stefan Beck.

**Motion Passed. (5-0, Commissioner John Lemich Abstained)*

I. NEW BUSINESS

A. PUBLIC HEARING

1. Review, consideration, and possible action on Variance No. 5-21, filed by Koinonia Construction on behalf of Lisa Turner, to allow required off street parking to be located within the interior side yard setback to within 3 ½' of the property line in an R (Single-Family and Multi-Family Residential) Zoning District, and matters related thereto. **FOR POSSIBLE ACTION**

The property owner and applicant are proposing to build a single family dwelling on each of the parcels with parking located in the rear, adjacent to the alley. In order to accommodate the required off street parking, parking would encroach into the interior side yard setbacks.

Cathy Laughlin, City Planner, went over the City of Elko Staff Report dated September 17, 2021. Staff recommended conditional approval with the findings and conditions listed in the Staff Report.

Michele Rambo, Development Manager, had no comments or concerns.

Bob Thibault, Civil Engineer, recommended approval as presented.

Jamie Winrod, Fire Marshal, had no comments or concerns.

Scott Wilkinson, Assistant City Manager, had no comments.

Commissioner John Lemich thought with the traffic on 5th & Cedar it would be good to get as many cars off the street as they could.

*****Motion: Conditionally approve Variance No. 5-21 subject to the conditions in the City of Elko Staff Report dated September 17, 2021, listed as follows:**

1. **Variance 5-21 from Elko City Code section 3-2-17(D)(2)(a) is for approval of required off street parking in interior side yard setback with access from the alley.**
2. **Commencement within one year and completion within eighteen (18) months.**
3. **Conformance to plans approved as a part of the variance.**
4. **Subject to review in two (2) years if determined necessary by the planning commission**

Commissioner Beck's findings to support the recommendation were that the proposed variance is in conformance with the Land Use Component of the Master Plan and is consistent with existing land uses in the immediate vicinity. The proposed variance is consistent with the Transportation Component of the Master Plan. The property is not located within the redevelopment area and consideration of the plan is not required. The proposed variance is consistent with City of Elko Wellhead Protection Plan. The proposed development as a single family residence conforms to Section 3-2-4 of city code. A single lot or parcel of land of record in the office of the county recorder as of the effective date of the city subdivision ordinance (December 9, 1975), and which does not meet minimum

requirements for lot area, lot width or lot depth shall be considered a buildable lot for one single-family dwelling. Therefore, the minimum lot width of 60' and lot area of 5,000 sq. ft. is not required based on this exception. The proposed development is in conformance with Elko City Code 3-2-5(G) for the principal permitted use of a single family residence. The proposed development does not conform to Section 3-2-17 of city code. A variance for the parking in the interior side yard setback would be required to be approved for the proposed development to be in conformance. In accordance with Section 3-2-22, the applicant has demonstrated that the hardship is the narrow lots created by Elko First Addition File #5 and the required width of 18' for the 2 off street parking. In accordance with Section 3-2-22, the applicant has demonstrated that the property has unique circumstances based on the fact that the lots are narrow and the width of 25' minus the 18' parking required is less than the required interior side yard setbacks. Granting of the variance will not result in material damage or prejudice to other properties in the vicinity. This finding is based on other similar properties within City of Elko which were built within the last 15 years. Granting of the variance will not substantially impair the intent or purpose of the zoning ordinance. Single family is listed as a principal use in the underlying zone. Granting of the variance will not impair natural resources. The parcel is not located within a designated Special Flood Hazard Area.

Moved by Commissioner Stefan Beck, Seconded by Commissioner Gratton Miller.

**Motion passed unanimously. (6-0)*

B. MISCELLANEOUS ITEMS, PETITIONS, AND COMMUNICATIONS

1. Special election of Vice-Chairperson for the remainder of 2021, and matters related thereto. **FOR POSSIBLE ACTION**

Pursuant to Section 3-4-1 (E) of the City Code, vacancies occurring otherwise than through the expiration of term shall be filled for the unexpired term. With City Council appointing Mr. Puccinelli to the City Council, it leaves the Vice-Chairperson position vacant.

***Chairman Jeff Dalling nominated Tera Hooiman for Vice-Chairman; a vote was taken and passed.**

II. REPORTS

A. Summary of City Council Actions.

Ms. Laughlin reported that at the September 14th City Council meeting they approved the Division of Large Parcel Final Map for N 5th Street. They also approved a Revocable Permit for Express Car Wash for some landscaping and a sign adjacent to the 12th Street bridge. They approved the City of Elko Land Inventory and appointed Mr. Lemich as the new Planning Commissioner. During the public hearing for the appeal for DAG, LLC, which was Variance No. 3-21, the City Council reversed the denial of the Planning Commission, which means they approved the variance. The City Council gave them 90

days to have the wall issue resolved. If they don't meet the conditions, then they would have to start all over.

Chairman Dalling asked what the Council's findings were.

Shelby Knopp, Planning Technician, read the findings into the record, listed as follows:

- There are special circumstances or features, i.e., unusual shape, configuration, exceptional topographic conditions or other extraordinary situations or conditions applying to the property under consideration, configuration and no alley access.
- The special circumstances or extraordinary situation or condition results in exceptional practical difficulties or exceptional undue hardships, and where the strict application of the provision or requirement constitutes an abridgement of property right and deprives the property owner of reasonable use of property.
- Such special circumstances or conditions do not apply generally to other properties in the same zoning district.
- The granting of the variance will not result in material damage or prejudice to other properties in the vicinity, nor be detrimental to the public interest, health, safety, and general welfare.
- The granting of the variance will not substantially impair the intent or purpose of the zoning ordinance or effect a change of land use or zoning classification.
- The granting of the variance will not substantially impair affected natural resources.
- It will reduce blight.

Commissioner Gratton Miller asked if the State issues were resolved.

Ms. Laughlin explained that the applicants had a meeting with NDOT and NDOT stated that if the City gave them approval, then they would go to the next step for NDOT approval.

Commissioner Stefan Beck recalled that the Planning Commission really wrested with the application and wanted to approve it. He said that there were rules for a reason. He asked if the City Council circumnavigated the rules, or changed them.

Ms. Laughlin explained that in the City Code there are six items that you have to have findings for in order to approve a variance. All six of those have to be met, not just one or two. What the City Council did was took those six items and stated the opposite of what the Planning Commission stated, and said that the applicants had an undue hardship because of the property. They came up with their findings by taking the six items and met them for an approval.

Mr. Wilkinson added that there was a lot of testimony in favor of the project. The Planning Commission heard some of the same testimony and there was some new testimony.

Commissioner Tera Hooiman said there were people that were in support, but she didn't think reiterating the same findings over and over was sufficient.

Mr. Wilkinson explained that the City Planner testified that the property could see other uses, and that there were other properties that didn't have alley access. The City Council

chose to put more weight on other testimony pointing to that as an issue, rather than the testimony of the City Planner.

Commissioner Miller thought it was a really bad idea.

Ms. Laughlin added that here was also the outstanding issue of the demolition permit for the wall. The application shouldn't have been heard at the Planning Commission level until that was resolved. She explained that she chose to take the word of the adjacent property owner's attorney that all was being taken care of. The BLA was submitted to the Planning Department, along with a copy of the Deed that was going to record with it and Ms. Laughlin felt confident that it was going to get done. Now, she looked back and thought that she shouldn't have brought it to Planning Commission, because during the City Council meeting the adjacent property owner said he had no intention of doing any of the agreements or recording the map. It is long ways from being actually approved. They have 90 days to complete the conditions that need to be met.

Ms. Laughlin went on to report that at the September 28th City Council meeting they approved a Revocable Permit to occupy a part of the Jennings Way right-of-way with a fence. They also approved a Revocable Permit for Blind Union for 4th Street to occupy that ROW, in return they will be building new sidewalk. Normally, staff would issue an Outdoor Dining Permit, but they have plans for a railing and canopy, so we had to do a revocable permit. The City Council approved a Resolution for Vacation 5-21 for the vacation of Deerfield Way.

B. Summary of Redevelopment Agency Actions.

Ms. Laughlin reported that there would be a RAC Meeting in October. We are waiting on an RDA meeting for final acceptance for the Downtown Block Ends. The RDA funded out some improvements that were done a week or so ago in the downtown corridor. There was a group of individuals from Living Stones Church & the DBA that got together. The RDA purchased bark and weed barrier. The volunteers redid the planters in the 400 Block and 300 Block. They were going to plan another work day for the 500 and 600 block.

C. Professional articles, publications, etc.

1. Zoning Bulletin

D. Miscellaneous Elko County

E. Training

Ms. Laughlin reported that an email was included in the packet with a link for a video of the Open Meeting Law Training.

Commissioner Hooiman asked if there were any plans to do a photo or anything with the new buildings at the High School. She said that the Planning Commission saw that project from idea to conception. She asked if they could get together for a photo.

There was some discussion regarding doing a photo and how it would work.

Mr. Wilkinson stated that the Planning Commission does a good job, deliberates some tough issues, and makes good decisions. He added that they should not be discouraged if the City Council overturns a decision.

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. 4-21, filed by JRW & Associates on behalf of the Church of Jesus Christ of Latter Day Saints, which would allow for the new Temple development within the C- General Commercial zoning district and abutting a residential zone, and matters related thereto. FOR POSSIBLE ACTION**
2. Meeting Date: **November 2, 2021**
3. Agenda Category: **NEW BUSINESS, PUBLIC HEARINGS**
4. Time Required: **15 Minutes**
5. Background Information: **A conditional use permit is required for every new development on a lot or parcel in the C-General Commercial zoning district which abuts a residential zoning district.**
6. Business Impact Statement: **Not Required**
7. Supplemental Agenda Information: **Application, Staff report**
8. Recommended Motion: **Conditionally approve Conditional Use Permit 4-21 based on the facts, findings and conditions as presented in Staff Report dated October 12, 2021**
9. Findings: **See Staff Report dated October 12, 2021.**
10. Prepared By: **Cathy Laughlin, City Planner**
11. Agenda Distribution: **JRW & Associates
Johnny Watson
1152 Bond Ave.
Rexburg, ID 83440
jwatson@jrwa.com**

STAFF COMMENT FLOW SHEET
PLANNING COMMISSION AGENDA DATE: 11/2

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

Title: Conditional Use Permit No. 4-21

Applicant(s): JBW + Associates, on behalf of the Church of Jesus Christ of Latter Day Saints

Site Location: W side Ruby Vista ≈ 130' S of Masters Ln - APNs 001-5164-036, 037 + 038

Current Zoning: C Date Received: 9/28/21 Date Public Notice: 10/22

COMMENT: This is to allow for the new Temple development within the General Commercial zoning district + abutting a residential zone.

If additional space is needed please provide a separate memorandum

Assistant City Manager: Date: 10/21/21

Recommend approval as presented by staff

SAW

Initial

City Manager: Date: 10/22/21

No comments/concerns.

CC

Initial



City of Elko
1751 College Avenue
Elko, NV 89801
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CITY OF ELKO STAFF REPORT

MEMO DATE: October 12, 2021
PLANNING COMMISSION DATE: November 2, 2021
APPLICATION NUMBER: Conditional Use Permit 4-21
APPLICANT: JRW & Associates on behalf of the Church of Jesus Christ of Latter Day Saints
PROJECT DESCRIPTION: 1930 Idaho Street

A Conditional Use Permit to allow for an LDS Temple to be built in a C- General Commercial zoning district.



STAFF RECOMMENDATION:

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

PROJECT INFORMATION

PARCEL NUMBERS: 001-564-036, 037 & 038

PROPERTY SIZE: ±5.38 Acres

EXISTING ZONING: General Commercial

MASTER PLAN DESIGNATION: Commercial Highway

EXISTING LAND USE: Vacant

NEIGHBORHOOD CHARACTERISTICS:

The property is surrounded by:
North: (R1) Single Family Residential / Developed &
(C) General Commercial / Developed & Undeveloped
South: I-80 / Developed
West: (A) Agricultural / Developed
East: (C) General Commercial / Developed & Undeveloped

PROPERTY CHARACTERISTICS:

- The property is zoned C (General Commercial) Zoning District
- The property is fairly flat and elevated above Ruby Vista Drive.
- There is no curb, gutter or sidewalk along Ruby Vista Drive.
- There are three parcels in which a parcel map will be submitted to combine the three into one.

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 Church of Jesus Christ of Latter Day Saints purchased the property on 6/3/2021

MASTER PLAN:

Land Use:

1. The Master Plan Land Use Atlas shows the area as Commercial Highway.
2. C- General Commercial is listed as a corresponding zoning district for Commercial Highway 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 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.
5. Objective 6: Encourage multiple scales of commercial development to serve the needs of the region, the community, and that of individual neighborhoods.
6. 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 Ruby Vista Drive.
2. The site does not currently have pedestrian access along Ruby Vista Drive 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:

The proposed project is located outside the Redevelopment area so therefore the Redevelopment Plan was not considered for this application.

ELKO WELLHEAD PROTECTION PLAN

1. The property is located within the 10-year capture zone for City wells.
2. Conformance with the Wellhead Protection Plan is required.

The proposed 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) Other uses. All other uses which do not meet the criteria for, but are similar in function and character to any of the principal uses permitted or to uses which are specifically identified as being permitted with a conditional use permit.*
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. *Commercial Zone Abutting Residential Zone: A conditional use permit pursuant to section [3-2-18](#) of this chapter is required for every new development on a lot or parcel in the C general commercial zoning district which abuts a residential zoning district. All*

such developments are subject to the screen wall requirements set forth in subsection 3-2-3J of this chapter.

- The property abuts a residential zone so therefore it is 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 with the condition of conformance with ECC 3-2-3J screen wall requirement.

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

1. Conformance with this section is required as the property develops.

The proposed site plans states that 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

A portion of the parcel is located within a designated flood plain and therefore conformance with Section 3-8 is required.

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 City Code 3-2-10 (B) General Commercial with the approval of the Conditional Use Permit
6. 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 4-21 with the following conditions:

1. That Conditional Use Permit No. 4-21 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. 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.
4. The area to be landscaped with a combination of trees and shrubs as presented in the landscape plan and shall be maintained by the property owner.
5. The property and the buildings to be maintained in an acceptable condition at all times.
6. A required screen wall between the proposed use and residential use is required to comply with 3-2-3(J).

Development Department:

1. Three existing parcels to be merged and recorded prior to issuance of a Building Permit.
2. The driveway at the southwest corner to be limited to right-in/right-out movements only.
3. Stormwater General Construction Permit from the Nevada Department of Environmental Protection required prior to issuance of a Building or Grading Permit. Please see the NDEP website for submittal information.
4. Surface Area Disturbance Permit from the Nevada Department of Environmental Protection required prior to site disturbance. Please see the NDEP website for submittal information.
5. Low Impact Development design is required as part of the drainage and landscape plan. Please identify the LID features on the construction drawings.



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

October 25, 2021

JRW & Associates
Attn: Johnny Watson
1152 Bond Ave
Rexburg, ID 83440
jwatson@jrwa.com emailed

Re: Conditional Use Permit No. 04-21

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/478986805>. You can also dial in using your phone at **+1 (224) 501-3412**. The **Access Code** for this meeting is **478-986-805**.

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
Administrative Assistant

Enclosures

CC:

Conditional Use Permit. 4-21 Watson / LDS Church

YPNO	PANAME	PMADD1	PMADD2	PMCTST	PZIP
001564021	3 QS HP SERIES LLC		PO BOX 536	EUREKA NV	89316-0536
001565018	ARNOLD BECK CONSTRUCTION INC		283 GREENCREST DR	SPRING CREEK NV	89815
001565001	CHANTRILL, JOSEPH A TR ET AL		109 WOODS CT	ELKO NV	89801-3004
001530001	ELKO CITY OF		1755 COLLEGE AVE	ELKO NV	89801
001560007	ELKO CITY OF		1755 COLLEGE AVE	ELKO NV	89801
001564028	ELKO RESIDENCES LLC		1310 26TH AVE NW	GIG HARBOR WA	98335-7841
001565032	KHAIR, SAMI I & NAJAH K TR		113 WOODS CT	ELKO NV	89801-3004
001565017	MACPHERSON, BREANNA & JAMES		203 PALMERS CT	ELKO NV	89801-4517
001564029	MARDINI, GEORGE & RABAB F TR		126 WOODS CT	ELKO NV	89801-3004
001565033	RICE, THOMAS O & DIANE B TR		115 WOODS CT	ELKO NV	89801-3004
001565028	RUBY VIEW ESTATES HOMEOWNERS AS		301 MASTERS LN	ELKO NV	89801-4511
001565031	RUBY VISTA LODGING ASSOC II LLC		180 N UNIVERSITY AVE STE 250	PROVO UT	84601-5932
001565002	SIMPSON, STEVEN & KELSI		111 WOODS CT	ELKO NV	89801-3004

11

Post Marked 10/22/21

NOTICE OF PUBLIC HEARINGS .

NOTICE IS HEREBY GIVEN that the Elko Planning Commission will conduct a series of public hearings on Tuesday, November 2, 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/478986805>. You can also dial in using your phone at **+1 (224) 501-3412**. The **Access Code** for this meeting is **478-986-805**. Comments can also be emailed to planning@elkocitynv.gov.

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

- **Review, consideration, and possible action on Conditional Use Permit No. 4-21, filed by JRW & Associates on behalf of the Church of Jesus Christ of Latter Day Saints, which would allow for the new Temple development within the C- General Commercial zoning district and abutting a residential zone, and matters related thereto. A conditional use permit is required for every new development on a lot or parcel in the C-General Commercial zoning district which abuts a residential zoning district.**

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): Johnny R. Watson - JRW & Associates - Owner's Agent

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

MAILING ADDRESS: 1152 Bond Ave., Rexburg, Idaho 83440

PHONE NO. (Home) 208-390-2667

(Business) 208-359-2309

NAME OF PROPERTY OWNER (If different): Church of Jesus Christ of Latter-day Saints, a Utah corporation sole

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

MAILING ADDRESS: 50 E. North Temple Street, 10th Floor, Salt Lake City, Utah 84150

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

ASSESSOR'S PARCEL NO.: 001564036,037&038 **Address:** Ruby Vista Drive

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

1. Current zoning of the property: Commercial
2. Cite the provision of the Zoning Ordinance for which the Conditional Use Permit is required:
3-3-10:PC C Commercial Districts: 4 Conditional Uses Permitted: Other Uses.
3. Explain in detail the type and nature of the use proposed on the property:
Religious Facility (LDS Temple & Ancillary Waiting/Distribution Building) and associated parking. Temple is <10,000 s.f. and Ancillary Waiting/Distribution Building is 2,400 s.f..
4. Explain how the use relates with other properties and uses in the immediate area:
The quiet reverent nature of the facility creates a good transition between the commercial zones and the existing residential neighborhood.
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: Due to the existing slopes, all of the fore mentioned challenges will be addressed by Summit Engineering.
With proper civil design, the existing slopes will provide for an exciting location for an beautiful structure and landscape.
6. Describe the general suitability and adequacy of the property to accommodate the proposed use: The proposed location provides an accessible site for local attendance. This facility/landscape will provide an incredible addition to the Ruby Vista street scape.

7. Describe in detail the proposed development in terms of grading, excavation, terracing, drainage, etc.: See attached site/landscape plan

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

The Temple has one 40 seat assembly space with a couple ancillary education areas. The maximum occupancy based on the IBC is <250. Minimal Traffic is distributed throughout operation hours. There will not be any particular peak periods associated with a typical meetinghouse(church).

9. Describe the means and adequacy of off-street parking, loading and unloading provided on the property: The attached site plan shows 160-170 parking stalls. That number of stalls far exceeds the required amount.

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

There will be a small monument sign.

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

All storage/equipment is stored in an enclosed maintenance yard.

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

The Ancillary Waiting/Distribution Building provides a small waiting area for this not attending the services.

The Distribution Area is a small, religious, clothing retail area. The combined structure is about 2,400 s.f.

(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

Johnny R. Watson

(Please print or type)

Mailing Address

1152 Bond Ave

Street Address or P.O. Box

Rexburg, Idaho 83440

City, State, Zip Code

Phone Number:

208-390-2667

Email address:

jwatson@jrwa.com

SIGNATURE:

Johnny Watson

Digitally signed by Johnny Watson
DN: C=US, E=jwatson@jrwa.com, O=JRWA
& Associates, CN=Johnny Watson
Date: 2021.09.27 16:38:10-06'00'

FOR OFFICE USE ONLY

File No.: 4-21 Date Filed: 9/28/21 Fee Paid: \$ 750.00 CK# 17738

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

SPECIAL PROJECTS DEPARTMENT
Tenth Floor
50 E. North Temple Street
Salt Lake City, Utah 84150-6310

City of Elko
1751 College Avenue
Elko, Nevada 89801
775-777-7160

September 22, 2021

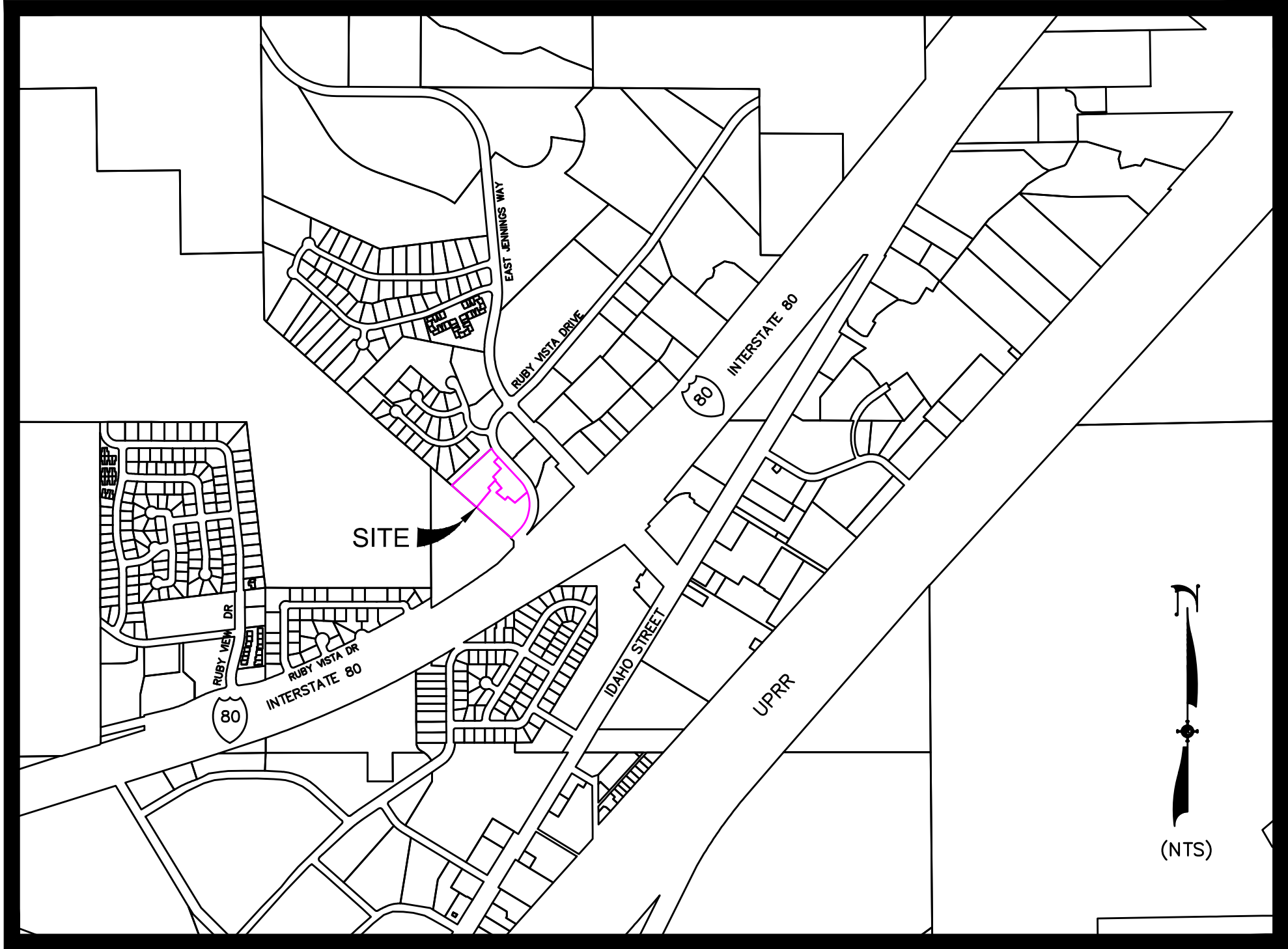
To whom it may concern,
Johnny R. Watson 1152 Bond Ave., Rexburg, Idaho 83440 is granted approval by the owner to act as the applicant/agent. This approval pertains to Parcels #001-564-036, #001-564-037 and #001-564-038.

Sincerely,

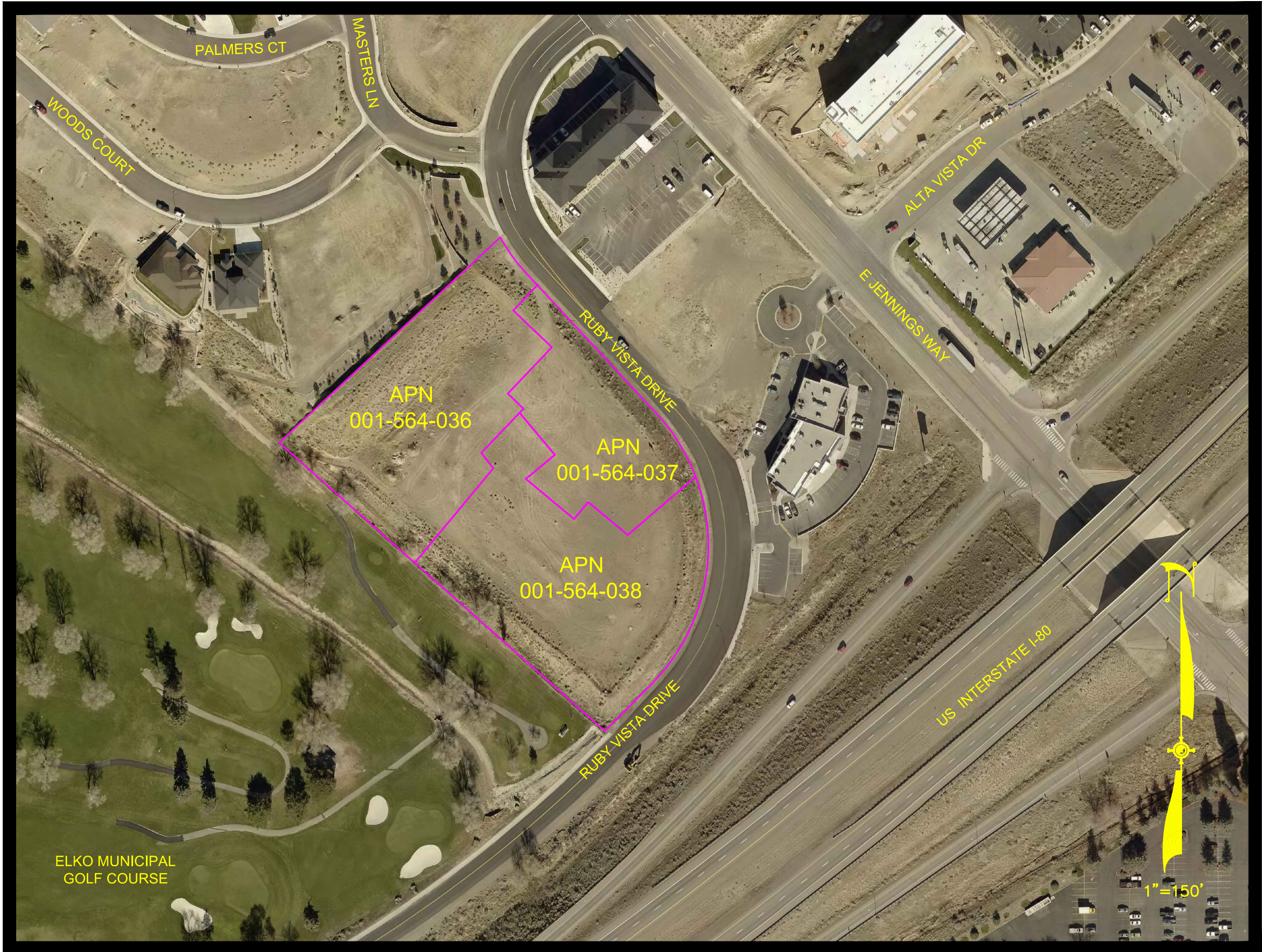


Randy Mendenhall
Project Manager

ALTA / NSPS LAND TITLE SURVEY
OF
678 RUBY VISTA DRIVE
APN 001-564-036, 037 & 038
CITY OF ELKO, ELKO COUNTY, NEVADA



VICINITY MAP
(NOT TO SCALE)



PHOTOGRAPHY NOTE

THE ORTHOPHOTOGRAPH SHOWN WAS ACQUIRED FROM ELKO COUNTY WITH A FLIGHT DATE OF FALL 2016-SPRING 2017. OBJECTS WHICH ARE VERTICAL (I.E. BUILDINGS, FENCES, POWER POLES, ETC.) CANNOT BE TOTALLY CORRECTED FOR RELIEF DISPLACEMENT. THE BASE OF THE VERTICAL OBJECTS ARE SHOWN AS CLOSE AS POSSIBLE TO THEIR CORRECT POSITIONS. BUILDING LINES SHOWN REFLECT DIMENSIONS TO ACTUAL BUILDING CORNERS, AND MAY EXHIBIT SIGNIFICANT VISUAL DISPLACEMENT FROM THE ROOF LINE VISIBLE IN THE PHOTOGRAPH.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF NEVADA, COUNTY OF ELKO, DESCRIBED AS FOLLOWS: PARCEL 1, 2 AND 3 AS SHOWN ON THAT CERTAIN PARCEL MAP FOR ELKO HOTEL INVESTORS, LLC FILED IN THE OFFICE OF THE COUNTY RECORDER OF ELKO COUNTY, STATE OF NEVADA, ON FEBRUARY 11, 2010, AS FILE NO. 623022, BEING A PORTION OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 55 EAST, M.D.B.&M..

EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL MINERALS AND MINERAL RIGHTS, INCLUDING GAS, PETROLEUM AND THE PRODUCTS THEREOF, AS RESERVED IN DEED FROM THE ESTATE OF JOSEPH JEFFERSON HENDERSON, DECEASED, RECORDED JULY 23, 1952 IN BOOK 61, PAGE 486, DEED RECORDS, ELKO COUNTY, NEVADA.

TITLE COMPANY REFERENCES

THE FOLLOWING ARE COMMENTS RELATIVE TO THE PRELIMINARY REPORT BY STEWART TITLE COMPANY, ORDER NO. 1156891, DATED MARCH 12, 2021.

THE ESTATE OR INTEREST IN THE LAND DESCRIBED IN THIS REPORT IS:

FEE

TITLE TO SAID ESTATE OF INTEREST AT THE DATE HEREOF IS VESTED IN:

GROUP MANAGEMENT, INC., A HAWAII CORPORATION.

SCHEDULE B EXCEPTIONS:

1. TAXES OR ASSESSMENTS WHICH ARE NOT NOW PAYABLE OR WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; PROCEEDINGS BY A PUBLIC AGENCY WHICH MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.

2. (A) UNPAID MINING CLAIMS, (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER; WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS, (D) INDIAN TRIBAL CODES OR REGULATIONS, INDIAN TREATY OR ABORIGINAL RIGHTS, INCLUDING EASEMENTS OR EQUITABLE SERVITUDES.

3. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B; THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.

4. TAXES FOR THE FISCAL YEAR 2020 - 2021 HAVE BEEN PAID IN FULL IN THE AMOUNT OF \$3,639.42 ASSESSORS PARCEL NO.: 001-564-036

5. TAXES FOR THE FISCAL YEAR 2020 - 2021 HAVE BEEN PAID IN FULL IN THE AMOUNT OF \$2,039.97 ASSESSORS PARCEL NO.: 001-564-037

6. TAXES FOR THE FISCAL YEAR 2020 - 2021 HAVE BEEN PAID IN FULL IN THE AMOUNT OF \$4,151.32 ASSESSORS PARCEL NO.: 001-564-038

7. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 361.260 OF THE NEVADA REVISED STATUTES.

[SURVEYOR'S COMMENT: ITEMS 1 THROUGH 7 ABOVE ARE NOT SURVEY ITEMS]

8. EASEMENTS, DEDICATIONS, RESERVATIONS, PROVISIONS, RELINQUISHMENTS, RECITALS, BUILDING SET BACK LINES, CERTIFICATES, AND ANY OTHER MATTERS AS PROVIDED FOR OR DELINEATED ON THE MAP REFERENCED IN THE LEGAL DESCRIPTION CONTAINED HEREIN.

REFERENCE IS HEREBY MADE TO SAID PLAT FOR PARTICULARS. IF ONE IS NOT INCLUDED HERewith, ONE WILL BE FURNISHED UPON REQUEST.

[SURVEYOR'S COMMENT: ALL SUCH MATTERS ARE SHOWN OR NOTED HEREON]

9. AN EASEMENT AFFECTING A PORTION OF SAID LAND FOR THE PURPOSES STATED HEREIN, TOGETHER WITH INCIDENTAL RIGHTS THERETO, GRANTED TO : SOUTHWEST GAS CORPORATION PURPOSE : GAS PIPELINE OR PIPELINES RECORDED : DECEMBER 13, 1996, BOOK 972, PAGE 297, OFFICIAL RECORDS OF ELKO COUNTY, NEVADA [SURVEYOR'S COMMENT: DOES NOT AFFECT THE PROPERTY IN QUESTION, BUT IS PLOTTED HEREON]

10. WE FIND NO OPEN DEEDS OF TRUST OF RECORD, PLEASE VERIFY BY INQUIRY OF ESCROW PERSONNEL AND/OR AGENTS WHETHER OR NOT WE HAVE OVERLOOKED SOMETHING AND ADVISE THE TITLE DEPARTMENT, PRIOR TO CLOSING. [SURVEYOR'S COMMENT: NOT A SURVEY ITEM.]

FLOOD ZONE NOTE

THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF UNSHADED ZONE "X", ZONE AE AND REGULATORY FLOODWAY ZONE AE, BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NOS. 32007C5607E AND 32007C5628E WITH A DATE OF SEPTEMBER 4, 2013, FOR COMMUNITY NO. 320010, IN WASHOE COUNTY, STATE OF NEVADA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

UNSHADED ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONES AE AND FLOODWAY ZONE AE ARE SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATIONS.

GENERAL NOTES

- THIS ALTA SURVEY WAS BASED ON INFORMATION REFERENCED IN PRELIMINARY REPORT PREPARED BY STEWART TITLE COMPANY, ORDER NO. 1156891, DATED MARCH 12, 2021 AT 8:00 AM.
- GROSS LAND AREA OF THE SUBJECT PARCEL IS 5.38± ACRES (TABLE A, ITEM 4).
- THERE ARE NO BUILDINGS LOCATED ON THE SUBJECT PARCEL.
- THE SUBJECT PARCEL DOES NOT INCLUDE ANY PARKING SPACES, INCLUDING DISABLED, MOTORCYCLE, REGULAR OR OTHER SPECIALIZED TYPES.
- UNDERGROUND SERVICE ALERT (USA) DOES NOT RESPOND TO UTILITY LOCATION REQUESTS UNLESS ACTUAL FIELD EXCAVATION IS PLANNED. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THIS ALTA SURVEY ARE APPROXIMATE ONLY AND ARE BASED UPON VISIBLE SURFACE EVIDENCE. OBSERVED EVIDENCE OF UTILITIES HAS BEEN SHOWN PURSUANT TO SECTION 5 PARAGRAPH E (IV) OF THE ALTA/NSPS MINIMUM STANDARD DETAIL REQUIREMENTS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OF ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES (TABLE A, ITEM 11A).
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OF BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK (TABLE A, ITEM 16).
- NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (TABLE A, ITEM 17).
- THERE ARE NO OFFSITE PLOTTABLE EASEMENTS DISCLOSED IN THE DOCUMENTS PROVIDE THE SURVEYOR. HOWEVER INFORMATION ABOUT A 20' UNDERGROUND TELEPHONE EASEMENT DOC NO. 79166, AS SHOWN ON MAP 623022 AND A 20' UNDERGROUND FIBER OPTICS LINE EASEMENT AS ON MAP NO. 529005 WERE NOT INCLUDED IN THE TITLE REPORT PROVIDED. THOSE ITEMS ARE PLOTTED AND NOTED HEREON. (TABLE A, ITEM 16).

ZONING NOTE

AS OF THE DATE OF THE SURVEY, NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR BY THE CLIENT.

PER THE CITY OF ELKO (<https://elkocity.com>) THE SUBJECT PARCEL IS ZONED ZC (COMMERCIAL)

REFER TO SECTION 3-2-10(B) OF THE ELKO CITY CODE FOR SPECIFICS.

SURVEYOR'S CERTIFICATE

TO:
THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS, A UTAH CORPORATION
GROUP MANAGEMENT, INC., A HAWAII CORPORATION
AND STEWART TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 11, 13, 16, 17 AND 18, FROM TABLE A OPTIONAL ITEMS THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 20, 2021.

DATE OF PLAT OR MAP: MAY 8, 2021

NEVADA PROFESSIONAL LAND SURVEYOR NO. 15224

RYAN G. COOK
SUMMIT ENGINEERING CORP.
5405 MAC ANNE AVE.
RENO, NV 89523
775-747-8550
ryan@summitnv.com
JOB NUMBER 82615



SHEET INDEX

SHEET 1.....TITLE INFORMATION, CERTIFICATION, NOTES, & ORTHOPHOTO
SHEET 2.....BOUNDARY & EASEMENTS
SHEET 3.....IMPROVEMENTS & TOPOGRAPHY

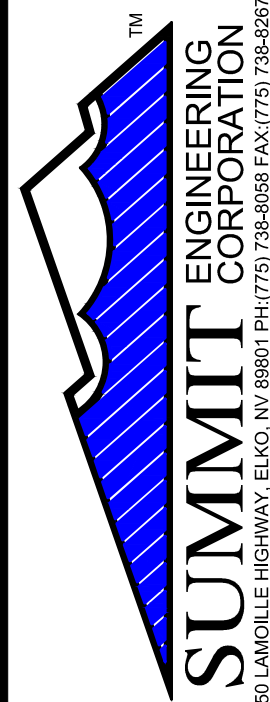
ALTANSPS LAND TITLE SURVEY OF
ELKO COUNTY APNS 001-564-036,
001-564-037, & 001-564-038

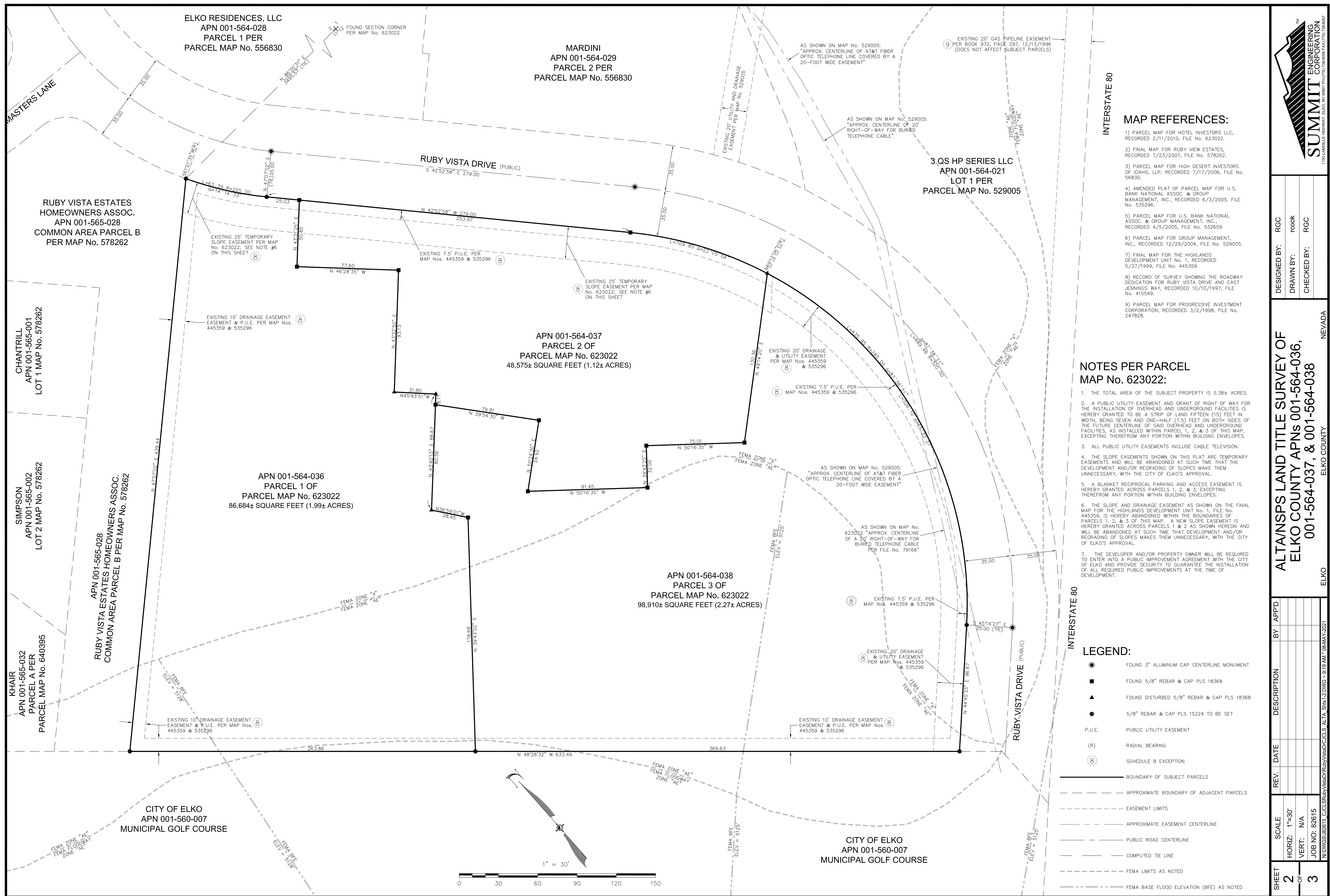
ELKO

ELKO COUNTY

NEVADA

DESIGNED BY: RGC
DRAWN BY: rcook
CHECKED BY: RGC





DESIGNED BY:	RCO
DRAWN BY:	rcook
CHECKED BY:	RGC

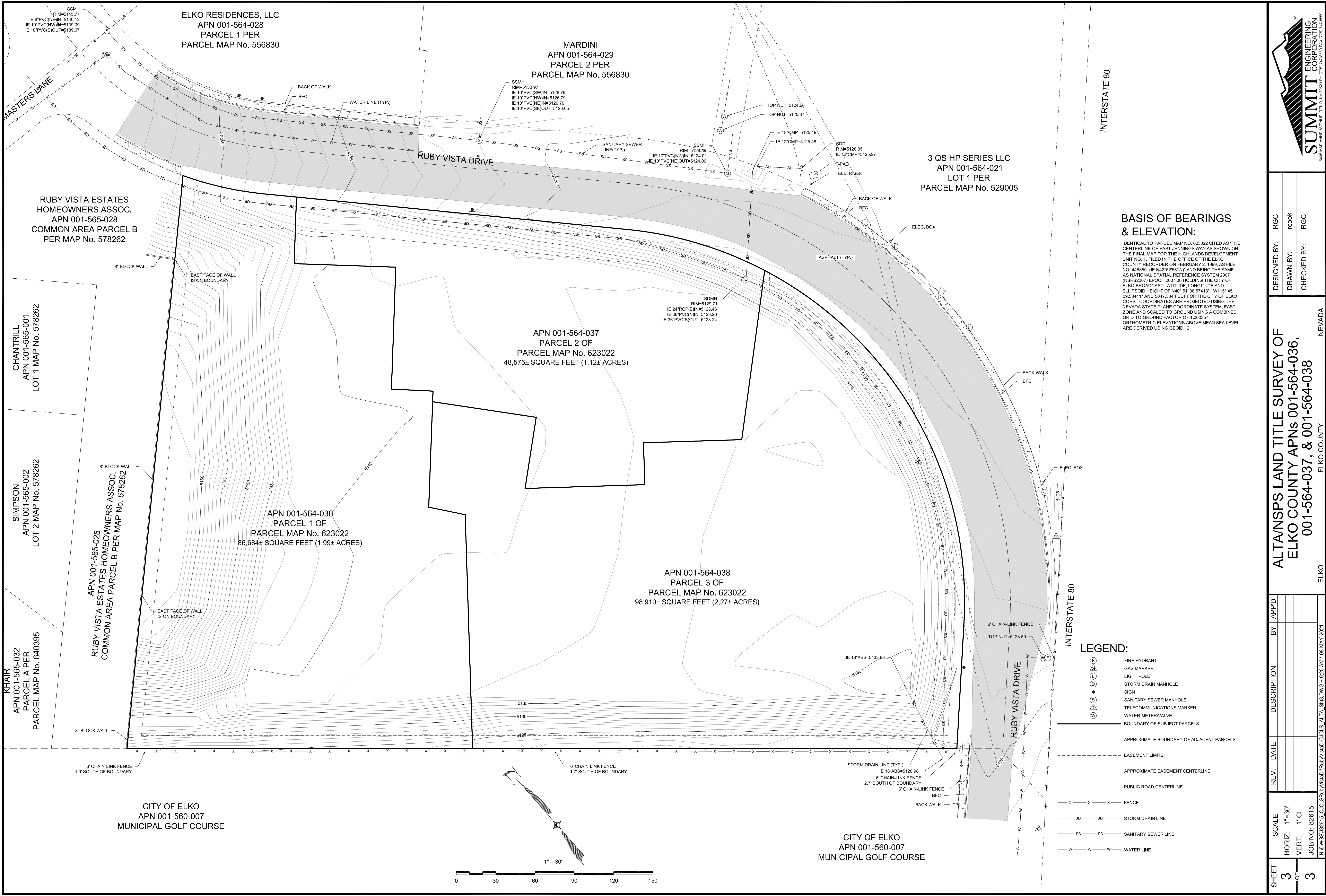
ELKO COUNTY APNs 001-564-036,
001-564-037, & 001-564-038

ELKO

2021

[illegible]

2 OF 3
HORIZ: 1"=30'
VERT: N/A
JOB NO: 82615
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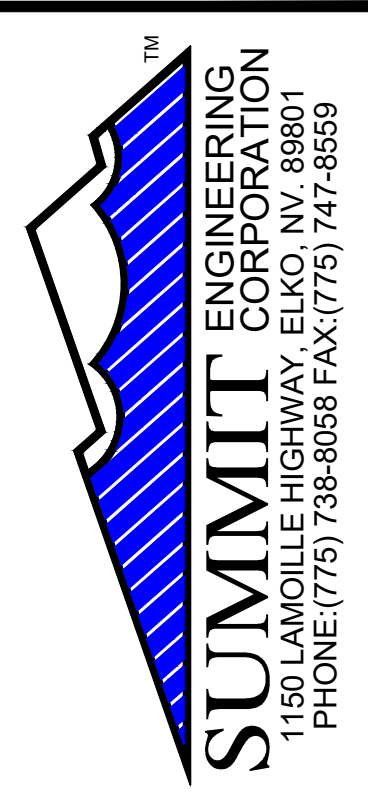


DESIGNED BY:	RGC
DRAWN BY:	rcook
CHECKED BY:	RGC

ALTANSPS LAND TITLE SURVEY OF
ELKO COUNTY APNs 001-564-036,
001-564-037, & 001-564-038

REV.	DATE	DESCRIPTION	BY	APP'D

SHEET	3	OF	3
SCALE	HORIZ: 1"=30'	VERT: 1"=1'	JOB NO: 82615
N:\DWG\82615_C\GIS\RubyVista\RubyVista.dwg - 9:20 AM - 08-MAY-2021			



September 23, 2021

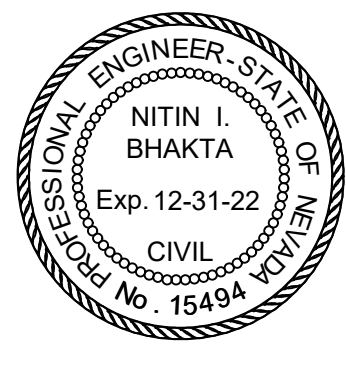
CIVIL IMPROVEMENT PLANS FOR
CJCLSD - ELKO TEMPLE
SITE PLAN

NEVADA

ELKO COUNTY

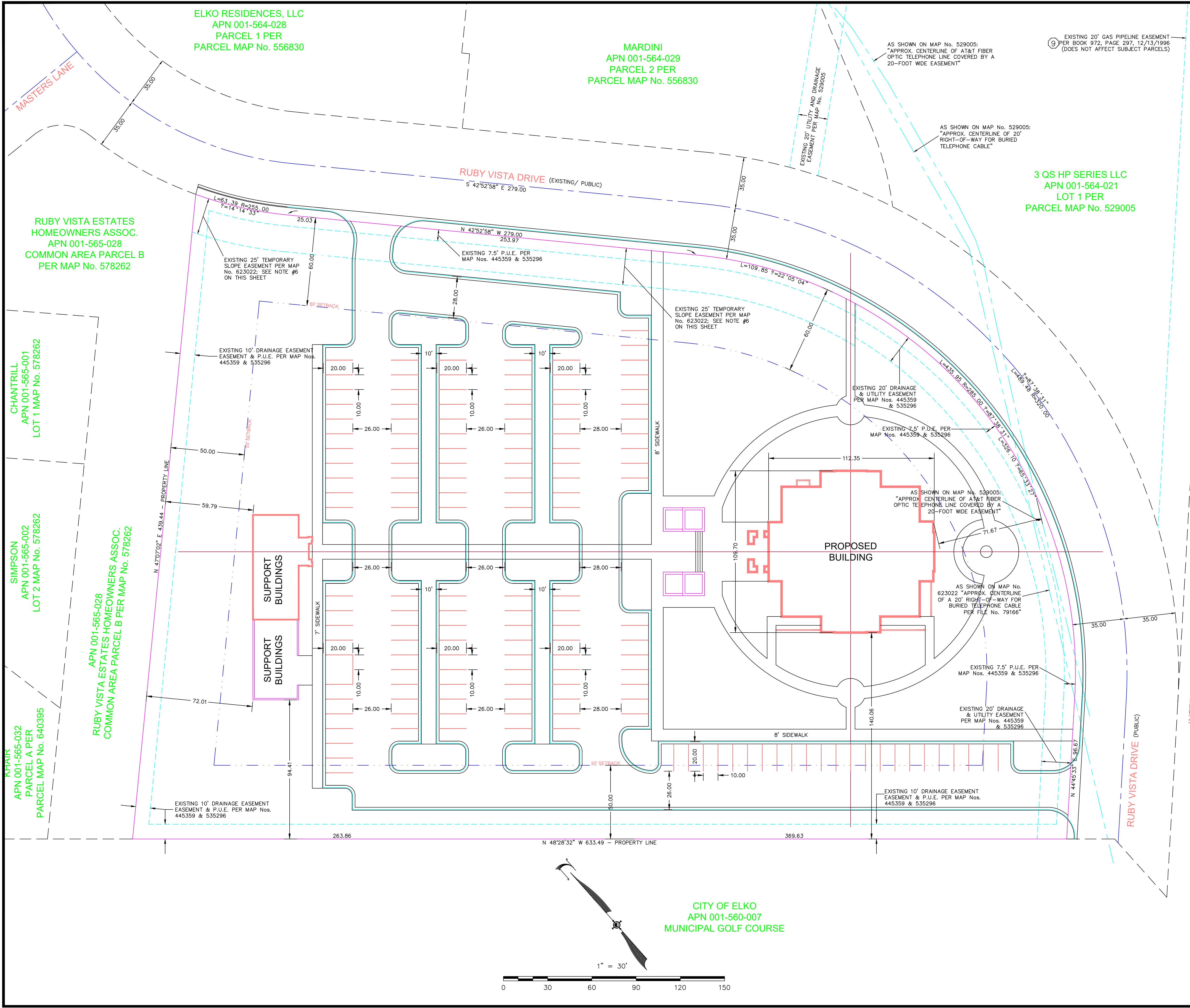
ELKO

DESIGNED BY: NIB
CHECKED BY: NIB
SCALE
HORIZ: NTS
VERT:
JOB NO: 3-72712



SHEET
S-2 OF 2

N:\Drawings\2712-CJCLSD-Elko-Temple-JRW-Asso-CIVIL\82712_LDS TEMPLE SITE.dwg



MAP REFERENCES:

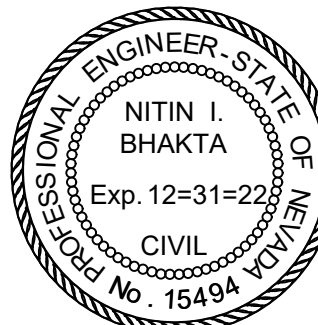
- 1) PARCEL MAP FOR HOTEL INVESTORS LLC, RECORDED 2/11/2010, FILE No. 623022.
- 2) FINAL MAP FOR RUBY VIEW ESTATES, RECORDED 7/23/2007, FILE No. 578262.
- 3) PARCEL MAP FOR HIGH DESERT INVESTORS OF IDAHO, LLP, RECORDED 7/17/2006, FILE No. 56830.
- 4) AMENDED PLAT OF PARCEL MAP FOR U.S. BANK NATIONAL ASSOC. & GROUP MANAGEMENT, INC., RECORDED 6/3/2005, FILE No. 535296.
- 5) PARCEL MAP FOR U.S. BANK NATIONAL ASSOC. & GROUP MANAGEMENT, INC., RECORDED 4/5/2005, FILE No. 532659.
- 6) PARCEL MAP FOR GROUP MANAGEMENT, INC., RECORDED 12/29/2004, FILE No. 529005.
- 7) FINAL MAP FOR THE HIGHLANDS DEVELOPMENT UNIT No. 1, RECORDED 5/27/1999, FILE No. 445359.
- 8) RECORD OF SURVEY SHOWING THE ROADWAY DEDICATION FOR RUBY VISTA DRIVE AND EAST JENNINGS WAY, RECORDED 10/10/1997, FILE No. 415549.
- 9) PARCEL MAP FOR PROGRESSIVE INVESTMENT CORPORATION, RECORDED 3/2/1998, FILE No. 247828.

NOTES PER PARCEL MAP No. 623022:

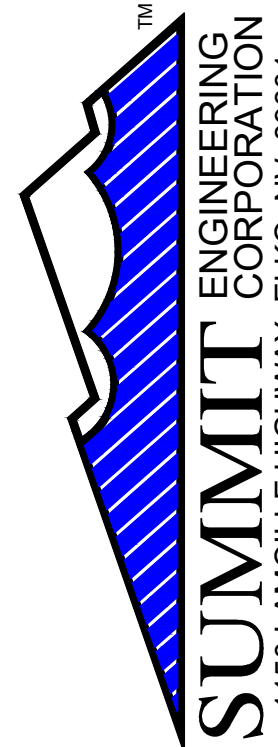
1. THE TOTAL AREA OF THE SUBJECT PROPERTY IS 5.38± ACRES.
2. A PUBLIC UTILITY EASEMENT AND GRANT OF RIGHT OF WAY FOR THE INSTALLATION OF OVERHEAD AND UNDERGROUND FACILITIES IS HEREBY GRANTED TO BE A STRIP OF LAND FIFTEEN (15) FEET IN WIDTH, BEING SEVEN AND ONE-HALF (7.5) FEET ON BOTH SIDES OF THE FUTURE CENTERLINE OF SAID OVERHEAD AND UNDERGROUND FACILITIES, AS INSTALLED WITHIN PARCELS 1, 2, & 3 OF THIS MAP, EXCEPTING THEREFROM ANY PORTION WITHIN BUILDING ENVELOPES.
3. ALL PUBLIC UTILITY EASEMENTS INCLUDE CABLE TELEVISION.
4. THE SLOPE EASEMENTS SHOWN ON THIS PLAT ARE TEMPORARY EASEMENTS AND WILL BE ABANDONED AT SUCH TIME THAT THE DEVELOPMENT AND/OR REGRADING OF SLOPES MAKE THEM UNNECESSARY, WITH THE CITY OF ELKO'S APPROVAL.
5. A BLANKET RECIPROCAL PARKING AND ACCESS EASEMENT IS HEREBY GRANTED ACROSS PARCELS 1, 2, & 3, EXCEPTING THEREFROM ANY PORTION WITHIN BUILDING ENVELOPES.
6. THE SLOPE AND DRAINAGE EASEMENT AS SHOWN ON THE FINAL MAP FOR THE HIGHLANDS DEVELOPMENT UNIT No. 1, FILE No. 445359, IS HEREBY ABANDONED WITHIN THE BOUNDARIES OF PARCELS 1, 2, & 3 OF THIS MAP. A NEW SLOPE EASEMENT IS HEREBY GRANTED ACROSS PARCELS 1 & 2 AS SHOWN HEREON AND WILL BE ABANDONED AT SUCH TIME THAT DEVELOPMENT AND/OR REGRADING OF SLOPES MAKES THEM UNNECESSARY, WITH THE CITY OF ELKO'S APPROVAL.
7. THE DEVELOPER AND/OR PROPERTY OWNER WILL BE REQUIRED TO ENTER INTO A PUBLIC IMPROVEMENT AGREEMENT WITH THE CITY OF ELKO AND PROVIDE SECURITY TO GUARANTEE THE INSTALLATION OF ALL REQUIRED PUBLIC IMPROVEMENTS AT THE TIME OF DEVELOPMENT.

CIVIL IMPROVEMENT PLANS FOR
CJCLDS - ELKO TEMPLE SITE
SITE PLAN

DESIGNED BY: NIB
CHECKED BY: NIB
SCALE
HORIZ: 1"=30'
VERT:
JOB NO: 3-82712



SHEET
S-1 OF 1



**Elko City Planning Commission
Agenda Action Sheet**

1. Title: **Review, consideration, and possible action on an amendment to 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**
2. Meeting Date: **November 2, 2021**
3. Agenda Category: **NEW BUSINESS, PUBLIC HEARINGS**
4. Time Required: **15 Minutes**
5. Background Information: **The subject property is located generally on the south side of Errecart Boulevard, approximately 545' west of Lamoille Highway.**
6. Business Impact Statement: **Not Required**
7. Supplemental Agenda Information: **Application, Staff Report**
8. Recommended Motion: **Move to conditionally approve the amendment to Conditional Use Permit 8-19 based on the facts, findings and conditions presented in Staff Report dated October 15, 2021.**
9. Findings: **See Staff Report dated October 15, 2021**
10. Prepared By: **Cathy Laughlin, City Planner**
11. Agenda Distribution: **Elko West Properties LLC
Sheldon Hetzel
sheldon.springcreek@gmail.com

Summit Engineering
nitin@summitnv.com**

STAFF COMMENT FLOW SHEET
PLANNING COMMISSION AGENDA DATE: 11/2

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

Title: Conditional Use Permit No. 8-19 Amendment

Applicant(s): Elko West Properties, LLC

Site Location: S side of Errecart ≈ 545' W of Lamoille Hwy - APN 001-770-004

Current Zoning: C Date Received: 10/12/21 Date Public Notice: 10/22/21

COMMENT: This is an amendment to Conditional Use Permit No. 8-19
to allow for the development of an apartment complex within a C-
General Commercial Zoning District.

If additional space is needed please provide a separate memorandum

Assistant City Manager: Date: 10/26/21

Recommend approval as presented by staff

SAW

Initial

City Manager: Date: 10/22/2021

No comments/concerns. Recommend approval.

CC

Initial

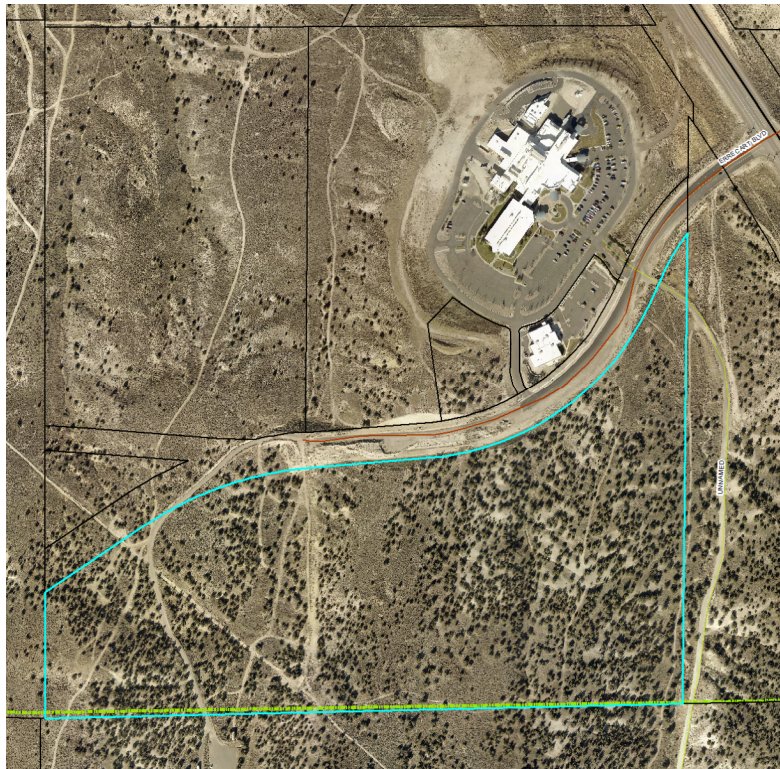


City of Elko
1751 College Avenue
Elko, NV 89801
(775) 777-7160
FAX (775) 777-7119

CITY OF ELKO STAFF REPORT

DATE:	October 15, 2021
PLANNING COMMISSION DATE:	November 2, 2021
APPLICATION NUMBER:	Amendment to Conditional Use Permit 8-19
APPLICANT:	Elko West Properties, LLC
PROJECT DESCRIPTION:	Development of 107 Multi-Family Apartment Units and 1 clubhouse / office unit
RELATED APPLICATIONS:	REZ 4-19

An amendment to Conditional Use Permit 4-18 for the development of 107 multi-family apartment units and 1 clubhouse / office unit within a C – General Commercial zoning district.



STAFF RECOMMENDATION:

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

PROJECT INFORMATION

PARCEL NUMBER:	A portion of 001-770-004
PROPERTY SIZE:	60.75 acres
EXISTING ZONING:	C – General Commercial
MASTER PLAN DESIGNATION:	(COMM-HWY) Highway Commercial
EXISTING LAND USE:	Undeveloped

NEIGHBORHOOD CHARACTERISTICS:

- The property is surrounded by:
 - North: PC- Planned Commercial / Developed
 - East: AG, General Agriculture / Undeveloped
 - West: R- Residential / Undeveloped
 - South: County Single Family Residential / Undeveloped

PROPERTY CHARACTERISTICS:

- The area is currently undeveloped.
- The area is generally slopes from south to the north, with several topographic challenges
- Only a portion of the property is within the 5400 water zone and can be serviced with water at this time.
- The area is accessed from Errecart Boulevard.

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 District (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 INFORMATION

- APN 001-770-004 is owned by Elko West Properties, LLC
- The rezone applicant was approved on November 26, 2019 changing the zoning of APN 001-770-004 to C-General Commercial.

- The area fronts Errecart Boulevard.
- Only a portion of the property can currently be served by City of Elko water due to elevation of the properties. The property can be served by City of Elko sewer and other non-city utilities.
- The proposed development includes 107 apartment units in 9 buildings, 3 stories high, with one additional unit for the rental office, community center and maintenance room.
- CUP 8-19 was approved by Elko City Planning Commission on October 1, 2019. The applicant is actively engaged in the development of this project with an application for a grading permit submitted to the building department. The previously approved application had the improvements for Summit Raceway Rd grading onto the adjacent property. The applicant was not able to get a slope easement from the adjacent property owner so therefore the design of the street improvements had to be modified. Allowing for this change, it shifted the westerly property line further to the west which allowed for the alignment of the driveway across Errecart Blvd. which then eliminated some of the previous conditions.
- The previously approved CUP had all 2 bedroom units in all of the buildings. The applicant has changed five of the buildings to be 3 bedroom units which also requires additional parking which they have provided. The layout of the buildings has changed with the larger parcel and additional parking.

MASTER PLAN

Land Use

1. Land Use is shown as Highway Commercial.
2. Supporting zone districts for Highway Commercial include C, General Commercial.
3. The proposed use of the property is allowed with the approval of a Conditional Use Permit.
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 6: Encourage multiple scales of commercial development to serve the needs of the region, the community and individual neighborhoods.
6. 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 proposed conditional use permit is in conformance with the Land Use Component of the Master Plan

Transportation

1. The area will be accessed from Errecart Boulevard.
2. Errecart Boulevard is identified as a Minor Arterial, and a Major Arterial once the road is connected from east to west.

The proposed conditional use permit is compatible with the Master Plan Transportation Component and is consistent with the existing transportation infrastructure.

ELKO WELLHEAD PROTECTION PLAN

- The property is located outside the 30-year capture zone for several City wells.

ELKO REDEVELOPMENT PLAN:

1. The property is not located within the redevelopment area.

SECTION 3-2-3 GENERAL PROVISIONS

- Section 3-2-3 (C) 1 of City code specifies use restrictions. The following use restrictions shall apply.
 1. Principal Uses: Only those uses and groups of uses specifically designated as “principal uses permitted” in zoning district regulations shall be permitted as principal uses; all other uses shall be prohibited as principal uses
 2. Conditional Uses: Certain specified uses designated as “conditional uses permitted” may be permitted as principal uses subject to special conditions of location, design, construction, operation and maintenance hereinafter specified in this chapter or imposed by the planning commission or city council.
 3. Accessory Uses: Uses normally accessory and incidental to permitted principal or conditional uses may be permitted as hereinafter specified.

Other uses may apply under certain conditions with application to the City.

1. Section 3-2-3(C) states that 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 specified in Chapter 3 or imposed by the Planning Commission or City Council.
2. 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 development is required to have an approval as a conditional use to be in conformance with this section of code.

SECTION 3-2-4 ESTABLISHMENT OF ZONING DISTRICTS

1. Section 3-2-4(B) Required Conformity To District Regulations: The regulations set forth in this chapter for each zoning district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, except as provided in this subsection.
2. Section 3-2-4(B)(4) stipulates that no yard or lot existing on the effective date hereof shall be reduced in dimension or area below the minimum requirements set forth in this title.

The proposed development with the approval of Rezone 4-19 conforms to Section 3-2-4 of the City Code.

SECTION 3-2-10-B-GENERAL COMMERCIAL DISTRICT (C)

1. Section 3-2-10(B)(4)-Conditional Uses Permitted- Residential Uses. Multiple-family residential developments which contain five (5) or more units located on a single lot or parcel; townhouse or condominium or attached housing developments. Residential uses must meet the setback standards in subsection 3-2-5(G) and development standards applicable to multiple family residential developments set forth in 3-2-5(E)-6 of this chapter.
2. Section 3-2-5(G) The minimum setback standards for multi-family dwellings shall be the following.
 - Front Yard: 15 feet, 20 feet for a garage
 - Interior Side Yard: 7 feet
 - Exterior Side Yard: 15 feet
 - Rear Yard: 20 feet
3. Section 3-2-5(E)-6 The following development standards for multiple-family residential developments shall apply.
 - The minimum distance between the opposing exterior walls of detached buildings, or parts of attached or semi-attached building, on the same lot, shall be:
 - If both walls are front walls, or contain main entrances or living room windows: thirty feet (30')
 - If one wall is a front wall, or contains a main entrance or living room windows, and one wall is a side or rear wall containing no doors or windows, twenty four feet (24')
 - If both walls are side or rear walls containing windows or secondary entrances, twenty four feet (24')
 - If one wall is a side or rear wall containing windows or secondary entrances and one wall contains no doors or windows, eighteen feet (18')
 - If neither wall contains windows or doors, ten feet (10')
 - If the front of a building, or part thereof, faces on an interior side or rear lot line, the building, or that part thereof, shall be set back from such lot lines not less than twenty feet (20')
 - When, for the purposes of sale or separate ownership, a two-family or multi-family dwelling and the land in and upon which such dwellings are situated, is to be

subdivide into separate lots having one dwelling unit per lot, such lots shall be exempt from all interior side yard requirements.

Dimensions showing the separation of the buildings have been provided, it does appear that the minimum separation between buildings on a single lot is met for the apartment buildings. The proposed development is required to conform to this section of city code. 3-2-10(B).

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

- The plan has been changed from 21 enclosed garage parking stalls to 22.
- The plan has been to provide for the driveway to line up with the Golden Health Clinic driveway. This is a significant improvement from the previous plan.
- It would appear that the multi-family apartment buildings exceed the required parking of one and one half (1 ½) parking spaces per 2 bedroom dwelling unit and 2 per 3 bedroom unit. 193 stalls are required and 199 parking stalls are provided including the 22 enclosed garage parking stalls.
- Conformance with this section is required

As the property develops, conformance with Section 3-2-17 is required.

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 conditional use permit is in compliance with 3-2-18 with the submittal of this application.

3-8 FLOOD PLAIN MANAGEMENT

1. Approximately 15,880 sq. ft. of the parcel is located in a designated Special Flood Hazard Area (SFHA).
2. The applicant is not proposing any development in the area which is designated Special Flood Hazard Area (SFHA).
3. The proposed dedicated right-of-way will separate the designated Special Flood Hazard area from the parcel in which is proposed for the apartment development.

As the property develops, conformance with Section 3-8 will be required.

FINDINGS

- The proposed development is in conformance with the Land Use component of the Master Plan
- The proposed development is in conformance with the existing transportation infrastructure and the Transportation component of the Master Plan
- The site is suitable for the proposed use.
- The proposed development is in conformance with the City Wellhead Protection Program.
- The proposed use is consistent with surrounding land uses.
- The proposed use is in conformance with City Code 3-2-10 (B) General Commercial district, the proposed use meets the required separation of dwelling units as found in City Code 3-2-5-(E)-6.
- The proposed development is in conformance with 3-2-3, 3-2-4, 3-2-17, 3-2-18, and 3-8 of the Elko City Code.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of CUP 8-19 with the following conditions:

1. The CUP 8-19 shall be personal to the permittee and applicable only to the submitted application conforming to the exhibits as presented.
2. The Errecart Boulevard right-of-way is to be landscaped. A landscape plan will be required for submittal and approval. All landscaping shall include a combination of trees and shrubs. Landscaping shall be installed and not obstruct the view of oncoming traffic at the intersections. The landscape plan is to include features which create a “front” for the development adjacent to Errecart Boulevard and should be similar in nature to the landscaping along the north side of Errecart Boulevard. Owner or developer is to provide such maintenance and care as is required to obtain the effect intended by the original landscape plan for the development.
3. CUP 8-19 to be recorded with the Elko County Recorder within 90 days after commencement of work.

4. The permit shall be personal to the permittee, Elko West Properties, LLC. and applicable only to the specific use of multiple family residential 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.
5. Civil improvement plans are required for review and possible approval. Civil improvements are required on all frontages. No on-street parking will be allowed on Errecart Boulevard or Summit Raceway Rd.
6. No RV storage allowed.
7. Building #1 which includes the clubhouse /office shall be completed prior to the issuance of any certificate of occupancy for any other buildings.
8. All parking lot lighting is to be shielded or cut-off design.
9. An illumination schedule is required to ensure lighting is adequate for safety with minimal impact to adjacent properties.
10. There shall not be any placement of any mail gang boxes or kiosks in association with this complex placed in the city's right of way and shall remain internal to the complex
11. The exterior of the building shall be compatible with surrounding areas and shall be similar to what is presented in the application.
12. The common areas are to be maintained in an acceptable manner at all times.
13. The applicant shall file a parcel map for the proposed parcels shown in the application. Such parcel map shall be approved and recorded prior to certificate of occupancy on any building.

Development Department Conditions:

1. Provide a crosswalk across Errecart to facilitate pedestrian movement to the north along Lamoille Highway.

Utility Department Conditions:

1. Water and sewer utilities will need to be extended along the frontage of Summit Raceway for future development per city code.

Fire Department Conditions:

1. No Concerns

Building Department Conditions:

1. Buildings on the same lot shall comply with 2018 IBC, Chapter 7 section 705 (see Section 705.3 Building on the same lot for identification requirements). For opening and exterior wall separation requirements see table 602.



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

October 25, 2021

Elko West Properties, LLC
Sheldon Hetzel

Sheldon.springcreek@gmail.com - emailed

Re: Conditional Use Permit No. 08-19 Amendment

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/478986805>. You can also dial in using your phone at +1 (224) 501-3412. The Access Code for this meeting is 478-986-805.

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
Administrative Assistant

Enclosures

CC: Summit Engineering – Nitin Bhakta
nitin@summitnv.com



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

October 19, 2021

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

Re: Conditional Use Permit No. 8-19 Amendment/Elko West Properties, LLC

In accordance with the Communication Policy between the City of Elko and Elko County, the City of Elko hereby notices and advises the Board of County Commissioners of the County of Elko of the City's intention to consider an amendment to Conditional Use Permit No. 8-19, filed by Elko West Properties, LLC. Please find enclosed a copy of the application and related site plans for your review and comment.

The subject property consists of approximately 60.75 acres and is located generally on the south side of Errecart Blvd, approximately 545' west of Lamoille Hwy, as shown in the attached site plan.

Review by the Elko City Planning Commission is tentatively scheduled for their November 2, 2021 regular meeting.

Please submit written comments to the Elko City Planning Department. If we do not receive written comments prior to the scheduled meeting, we will assume you have no concerns regarding this application.

Please feel free to contact me if you have any questions concerning this matter.

Sincerely,

Shelby Knopp
Administrative Assistant

Enclosures

Conditional Use Permit 8-19 Amendment - ELKO West Properties, LLC

YPNO	PANAME	PMADD1	PMADD2	PMCTST	PZIP
001770003	ELKO CITY OF <i>Nope</i>		1755 COLLEGE AVE	ELKO NV	89801
006090009	ELKO COUNTY OF		571 IDAHO ST	ELKO NV	89801-3715
001770005	ELKO HOLDING GROUP LLC	C/O BACCARAT LADY, LLC	301 VILBERTI CT	LAS VEGAS NV	89144-4013
001770004	ELKO WEST PROPERTIES LLC		780 SILVER ST STE 104	ELKO NV	89801
006090048	HEATON, JON C		4567 S COTTAGE CREEK LN	SALT LAKE CITY UT	84107-3872
001770014	PBDK LLC		PO BOX 339	ELKO NV	89803-0339
001770013	PBDK LLC <i>} 1pc</i>		PO BOX 339	ELKO NV	89803-0339
001770012	PHC-ELKO INC	C/O PROPERTY VALUATION SERVICE	14400 METCALF AVE	OVERLAND PARK KS	66223-2989
001730010	TIPTON, R THOMAS TR ET AL		510 S 170 W	SPRINGVILLE UT	84663-2203

⑦

Post marked 10/22/21

NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the Elko Planning Commission will conduct a series of public hearings on Tuesday, November 2, 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/478986805>. You can also dial in using your phone at **+1 (224) 501-3412**. The **Access Code** for this meeting is **478-986-805**. Comments can also be emailed to planning@elkocitynv.gov.

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

- **Review, consideration, and possible action on an amendment to 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. The subject property is located generally on the south side of Errecart Boulevard, approximately 545' west of Lamoille Highway.**

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): ELKO WEST PROPERTIES LLC

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

MAILING ADDRESS: 780 WEST SILVER STREET, SUITE #104

PHONE NO. (Home): 775-777-7773 **(Business):** SAME

NAME OF PROPERTY OWNER (If different):

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

MAILING ADDRESS:

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

ASSESSOR'S PARCEL NO.: 001-770-004 **Address:** TO BE DETERMINED

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

Or Parcel(s) & File No.: PARCEL 3 OF FILE #443291

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

1. Current zoning of the property: **C - COMMERCIAL**
2. Cite the provision of the Zoning Ordinance for which the Conditional Use Permit is required:
3-2-10
3. Explain in detail the type and nature of the use proposed on the property:
Multi-Family development of 9 unit apartment complex, with a mix of 2 bedroom ad 3 bedroom units, three story tall buildings with office and maintenance and community space.
4. Explain how the use relates with other properties and uses in the immediate area:
The Parcel is surrounded mostly by undeveloped land to the South, West, and East. The property immediately North is the Regional Hospital Zoned Planned Commercial.
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 property generally slopes from Southwest to Northeast . There are several culvert crossings that convey runoff across Errecart and to the North drainageways. The soils are typical of the area as sandy silts with some cobbles with low erosion potential stablized.
6. Describe the general suitability and adequacy of the property to accommodate the proposed use: The property is served by Errecart Blvd. Water and Sewer are stubbed to the property from the development (hospital) to the North. The property is within the current water zone service area.

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

Moderate Grading is required to develop the property as shown in the attached grading plan. The historic drainage for the property will be maintained with the improvements. Site drainage detention has been anticipated with the design.

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

Traffic will be generated for the project expected at 7.30 trips/unit at 107 units. A total of 781 trips which is less than 1,000 daily trips to require traffic study as per table 9 master plan page 31.

9. Describe the means and adequacy of off-street parking, loading and unloading provided on the property: Parking is calculated at 1.5/2 bedroom unit & 2/3 bedroom unit & 2 for the Office, for a total of 193 parking spaces. 199 parking spaces have been provided (see sheets T-1 and S-1).

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

Monument signs leading into the complex will be placed at each entrance, a full design and layout of the signs will be presented to the City of Elko for Approval.

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

No outdoor storage will be allowed. Maintenance equipment will be kept in the maintenance room in one of the buildings.

12. Identify any accessory buildings or structures associated with the proposed use on the property: There are 22 enclosed garages provided on site. Covered parking stalls will be provided along the frontage of each building.

(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

Sheldon Frank Hetzel

(Please print or type)

Mailing Address

780 W. Silver St., Suite 104

Street Address or P.O. Box

Elko, NV 89801

City, State, Zip Code

Phone Number:

775-777-7773

Email address:

info@newhomeselko.com

SIGNATURE:

FOR OFFICE USE ONLY

File No.: 8-19 Date Filed: 10/12/21 Fee Paid: Fee Waived for Amendment
Amendment

OWNER

ELKO WEST PROPERTIES LLC
780 WEST SILVER STREET, #104
ELKO, NEVADA 89801

ATTN: SHELDON HETZEL
775-777-7773
INFO@NEWHOMESSELKO.COM

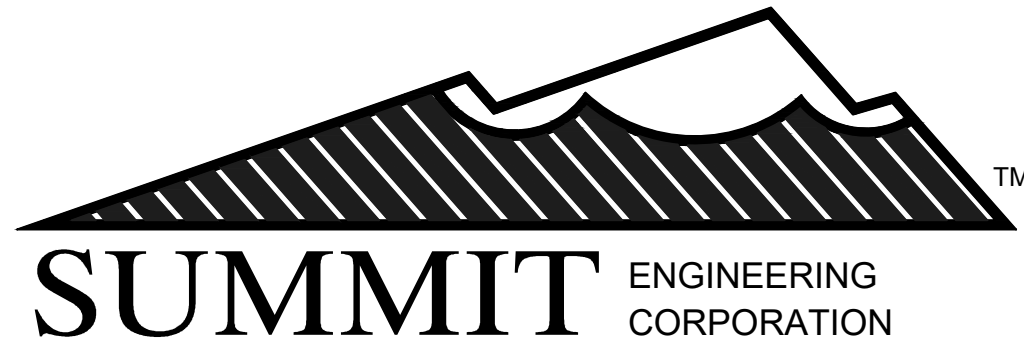
AMENDMENT TO
CONDITIONAL USE PERMIT
JUNIPER RIDGE APARTMENTS
ELKO, NEVADA

ELKO

ELKO COUNTY

NEVADA

ENGINEER



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

WWW.SUMMITNV.COM
NITIN@SUMMITNV.COM



October 11, 2021

PROJECT DATA

SITE PLAN INFORMATION:

CURRENT ZONING: C

SITE AREA: 6.01 AC
TOTAL UNITS: (60) 3 BEDROOM
(47) 2 BATHROOM
(1) OFFICE/COMMUNITY SPACE

TOTAL BUILDINGS: 9 - 12PLEX
OFFICE REC ROOM LOCATED IN BUILDING ONE
DENSITY: 17.8 DU/AC

STANDARD PARKING STALLS: 9' x 20'
PARKING REQUIRED: 2 BEDROOM x 1.5 - 70.5 SPACES
3 BEDROOM x 2 - 120 SPACES
1 OFFICE SPACE - 2 SPACES

TOTAL SPACES REQUIRED - 193 SPACES

ACCESSIBLE PARKING STALLS: (8) 9' x 20' VAN ACCESSIBLE
GARAGE PARKING STALLS: (22) 10' x 20' ENCLOSED
TOTAL PARKING PROVIDED: (197) PARKING STALLS PROVIDED

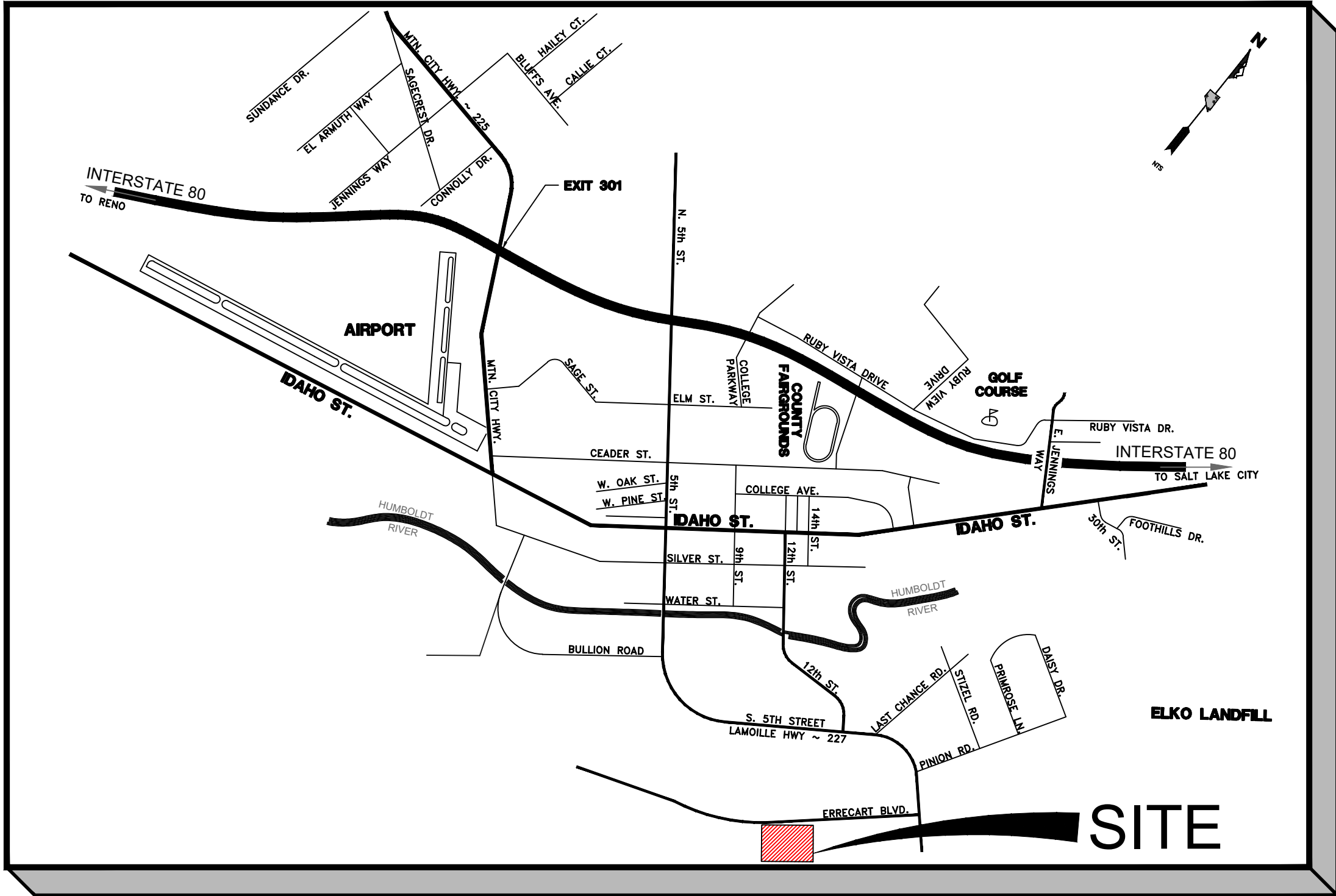
UTILITY PLAN INFORMATION:

WATER:
ONSITE 10" WATER MAIN C900 PVC DR - 1,355 LF
18" DI MAIN x 10" SADDLE TAP - (2)
6" FIRE LINES PVC AWWA DR 18 - 765 LF
6" FHA W/ 6" GATE VALVES - (3)
2" POLY PIPE DOMESTIC SERVICE - 720 LF
2" METERS - (9)
1.5" LANDSCAPE METERS - (1)

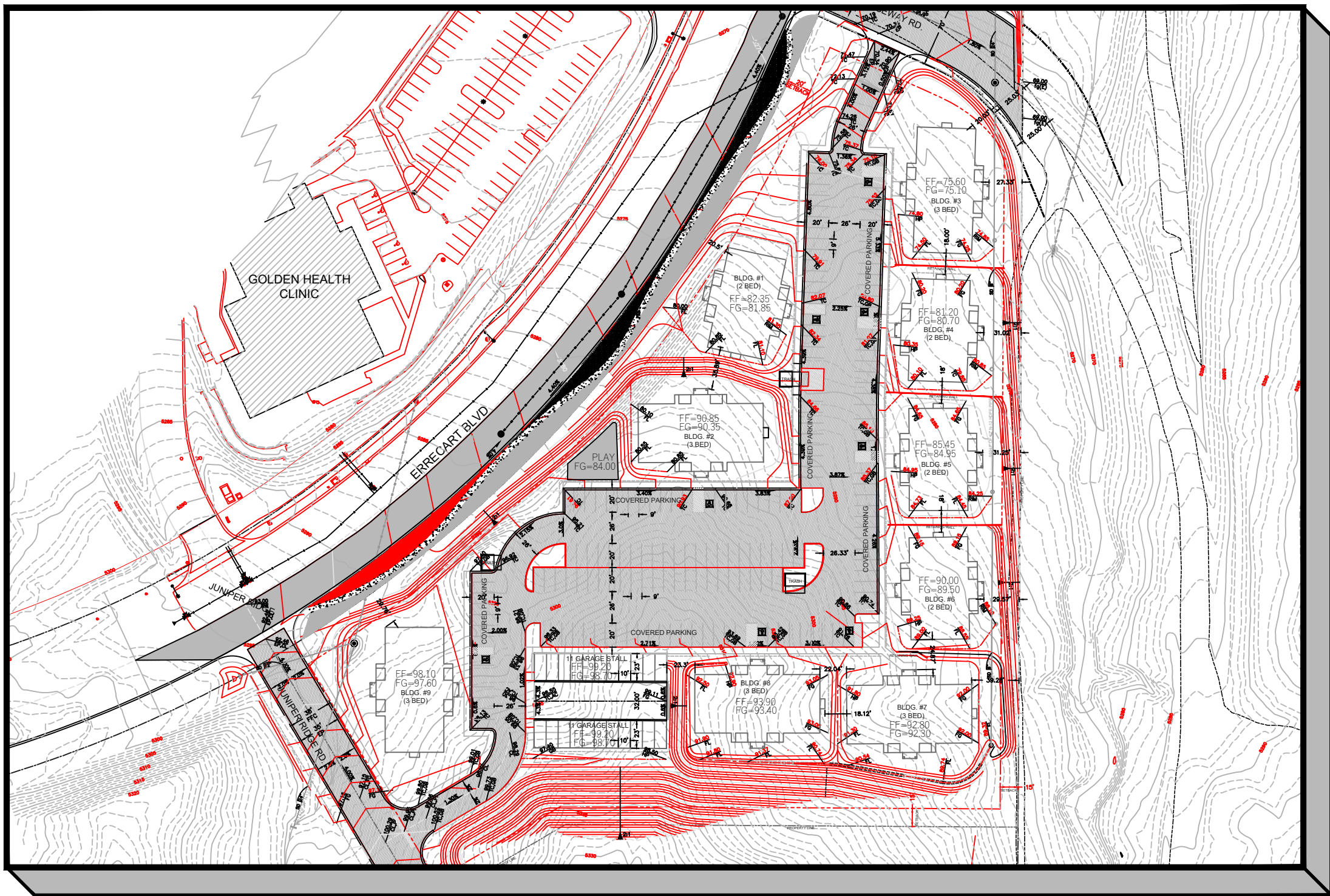
ONSITE 8" SEWER MAIN SDR 35 PVC - 810 LF
48" SSMH - (4)
6" SSLAT (9) - 560 LF

SURFACE IMPROVEMENTS:

ERRECART BLVD. ASPHALT PAVING - 28,850 SF
ERRECART BLVD. C&G - 970 LF
ERRECART BLVD. 5' SW - 970 LF
PARKING LOT PAVING - 73,400 SF
SUMMIT RACEWAY RD. - 10,500 SF



VICINITY MAP



SITE PLAN

SHEET INDEX

T-1 TITLE SHEET
N-1 GENERAL NOTES SHEET
S-1 SITE / GRADING PLAN
U-1 SITE UTILITY PLAN
L-1 LANDSCAPE PLAN

LAND USE CLASSIFICATION

C (ZONED COMMERCIAL - MULTI-FAMILY DEVELOPMENT)

EASEMENTS: ALL LOTS TO CONTAIN A 5.00' UTILITY AND DRAINAGE EASEMENT ALONG THE SIDES AND REAR LOT LINES AND A 7.50' DRAINAGE AND UTILITY EASEMENT ALONG THE CITY RIGHT-OF-WAY

FLOOD PLAIN: BASED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF ELKO, 32007C5628E, DATED SEPTEMBER 4, 2013 THE ENTIRE SITE LIES OUTSIDE THE 100 YEAR FLOOD PLAIN

SITE INFO: BASED UPON THE CITY OF ELKO AND BLM HISTORIC DATA THE SUBJECT PROPERTY HAS BEEN EXCLUSIVELY USED AS OPEN RANGE.

LOCATION: THIS SITE IS LOCATED WITHIN SECTION 24, TOWNSHIP 34 NORTH RANGE 55 EAST IN ELKO, NEVADA

ADJACENT ZONING: NORTH - EXISTING - NORTHERN NEVADA REGIONAL HOSPITAL
SOUTH - EXISTING UNDEVELOPED - COUNTY LAND
EAST - EXISTING UNDEVELOPED
WEST - EXISTING UNDEVELOPED - CITY OF ELKO

UTILITIES

ELECTRIC ~ NV ENERGY

TELEPHONE ~ FRONTIER COMMUNICATION
GAS ~ SOUTHWEST GAS CORPORATION

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

SPECIFICATIONS

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

ENGINEER'S STATEMENT

THESE PLANS (SHEETS T-1 OF 5 THROUGH L-1 OF 5) HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PROCEDURES AND GUIDELINES, AND ARE IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTES, CITY ORDINANCES, AND CODES. IN THE EVENT OF CONFLICT BETWEEN ANY PORTION OF THESE PLANS AND CITY CODES, THE CITY CODES SHALL PREVAIL.

ABBREVIATIONS

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

CIVIL IMPROVEMENTS PLANS FOR
JUNIPER RIDGE APARTMENTS
TITLE SHEET

NEVADA

ELKO COUNTY

ELKO

DESIGNED BY: NIB

CHECKED BY: NIB

SCALE

HORIZ: 1"=40'

VERT: NONE

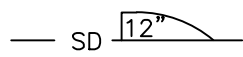
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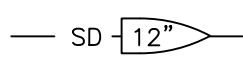



SHEET
T-1 OF 5

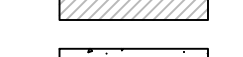
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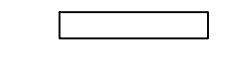
LEGEND


- 

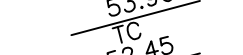
SD 12" PROPOSED STORM DRAIN / SANITARY SEWER W/SIZE & DIRECTION INDICATOR
- 

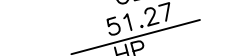
SD 12" EXISTING STORM DRAIN/SANITARY SEWER W/SIZE & DIRECTION INDICATOR
- 


SEWER LATERAL
- 

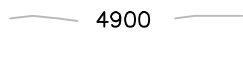
AC PAVEMENT AREA
- 

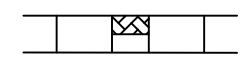
CONCRETE AREA (4000 PSI)
- 


TYPE 2 BASE GRAVEL AREA (95% MDD)
- 

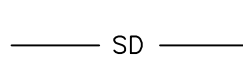
EXISTING AC PAVEMENT
- 

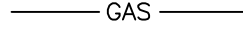
GRADE BREAK
- 


PROPOSED ELEV. ● FRONT FACE TOP OF CURB
- 

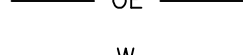
PROPOSED ELEV. ● GRADE BREAK
- 

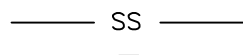
PROPOSED ELEV. ● HIGH PT.
- 


PROPOSED ELEV. ● FLOW LINE
- 


PROPOSED ELEV. ● FINISHED GRADE
- 


4900 EXISTING CONTOUR LINE
- 


4900 PROPOSED CONTOUR LINE
- 

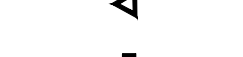
ACCESSIBLE RAMP
- 


DRAINAGE SWALE FLOW LINE
- 


CUT OR FILL SLOPE
- 


SD EXISTING STORM DRAIN
- 


GAS EXISTING GAS
- 

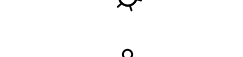
X PROPOSED FENCE
- 


TELE EXISTING TELEPHONE
- 


OE EXISTING ELECTRIC OVERHEAD LINE
- 


W EXISTING WATERLINE
- 


SS EXISTING SANITARY SEWER
- 


BACKFLOW PREVENTOR
- 


CHECK VALVE
- 


CHECK VALVE-DOUBLE
- 


FLUSH VALVE
- 

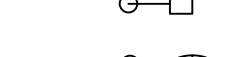
METER-DUAL
- 


METER-SINGLE
- 


REDUCER
- 


SERVICE-DUAL
- 


SERVICE-SINGLE
- 


TEE
- 


VALVE
- 


EX ELECTRIC VAULT/BOX
- 


EXISTING TEELPHONE PEDESTAL
- 


EXISTING LIGHT
- 


EXISTING SIGN
- 


PROPOSED SIGN
- 

PROPOSED SS CLEANOUT
- 

EXISTING FIRE HYDRANT
- 

CAP W/ THRUST BLOCK
- 

11.25° ELBOW
- 

22.5° ELBOW
- 

45° ELBOW
-

90° ELBOW
-

ELECTRIC PULL BOX
-

PROPOSED FIRE HYDRANT
-

PROPOSED WTR METER VAULT
-

EXISTING STREET LIGHT
-

TYPE 7 STREET LIGHT
-

PROPOSED MONUMENT
-

WATER VALVE (HOLLOW IF EXISTING)
-

EXISTING GAS VALVE
-

EXISTING METER PIT
-

SS & SD MANHOLE (HOLLOW IF EXISTING)
-

CATCH BASIN (HOLLOW IF EXISTING)
-

FIRE SERVICE
-

GUY WIRE
-

RIPRAP EROSION CONTROL

GENERAL NOTES

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

Avoid cutting underground utility lines. It's costly.

before you Dig

1-800-227-2600

UNDERGROUND SERVICE (USA)

STORMWATER POLLUTION PREVENTION NOTES

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

EROSION CONTROL NOTES

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

SIGNAGE & STRIPING NOTES

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

SLOPE STABILIZATION

- 1) ALL DISTURBED SLOPES STEEPER THAN 3:1 SHALL BE RIPRAPPED. RIPRAP SHALL BE RUN OF MINE OR UNSCREENED.
- 2) ALL SLOPES 3:1 OR LESS SHALL BE PLANTED AS FOLLOWS:

a. HAND SPREAD ENTIRE SEEDED AREA.

b. IRRIGATION IS TO MATCH THE AVAILABLE WATER HOLDING CAPACITY OF THE SOIL (AWC) FOR EACH SLOPE TAKING INTO ACCOUNT THE PLANT CONSUMPTIVE USE PLUS A FACTOR FOR IRRIGATION SYSTEM EFFICIENCY.

c. PROVIDE TEMPORARY IRRIGATION UNTIL VEGETATION IS ESTABLISHED.
- 3) PROTECT EXISTING AND PROPOSED DRAINAGE INLETS DURING CONSTRUCTION IN ACCORDANCE WITH THE FOLLOWING DETAILS:

a. STORMDRAIN INLET PROTECTION – (BMP DP-3)

b. CATCH BASIN FILTERS (BMP- DP-4)
- 4) MAINTENANCE

a. EXCLUDE FOOT TRAFFIC AS MUCH AS POSSIBLE DURING PLANT ESTABLISHMENT.

b. AREAS THAT FAIL TO RESPOND OR BECOME DAMAGED SHOULD BE TREATED AGAIN USING SAME TREATMENT INITIALLY APPLIED
- 5) RECLAMATION SEED MIX (TOTAL 60 BULK POUNDS PER ACRE):

SPECIES	BULK POUND PER ACRE
1. BIG SAGEBRUSH	4.0
2. RABBITBRUSH	4.0
3. BITTERBRUSH	4.0
4. INDIAN RICEGRASS	5.0
5. GREAT BASIN WILDRYE	5.0
6. COVER SHEEP FESCUE	10.0
7. SODAR STREAMBANK WHEATGRASS	9.0
8. ANNUAL RYEGRASS	15.0
9. PURPLE SAGE (SALVIA DORII)	1.0
10. FOUR WING SALTBRUSH	1.0
- 6) FERTILIZER

16-16-8


400/ACRE
- 7) TOPSOIL AND VEGETATIVE STRIPPINGS SHALL BE STOCKPILED FOR REAPPLICATION TO ALL DISTURBED AREAS.
- 8) PLANTING MIX (A MIXTURE OF THE FOLLOWING COMPONENTS MEASURED BY VOLUME):


a. 60% NATURAL SOIL


b. 30% SOIL CONDITIONER / COMPOST


c. 10% AXIS SOIL CONDITIONER


LEGEND

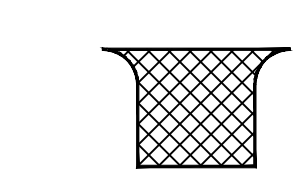
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AND 


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


GRAVEL OR SAND BAG BARRIERS (BMP SC-3)
- 

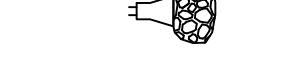
HANDLING AND DISPOSAL OF CONCRETE AND CEMENT (BMP GM-9)
- 


SOLID AND DEMOLITION WASTE MANAGEMENT (BMP GM-3)
- 


CONSTRUCTION SITE ENTRANCE & EXIT (BMP SC-8)
- 

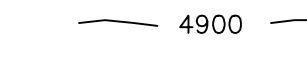
RIPRAP MECHANICAL STABILIZATION (BMP EC-7)
- 


FIBER ROLLS (BMP SC-1), SILT FENCE (BMP SC-5), SYNTHETIC SEDIMENT CONTROL ROLLS (BMP SC-11)
- 


STREET SWEEPING (BMP GM-5)
- 


STORM DRAIN OUTLET PROTECTION (BMP DP-2)
- 

REVEGETATION (BMP EC-8)
- 

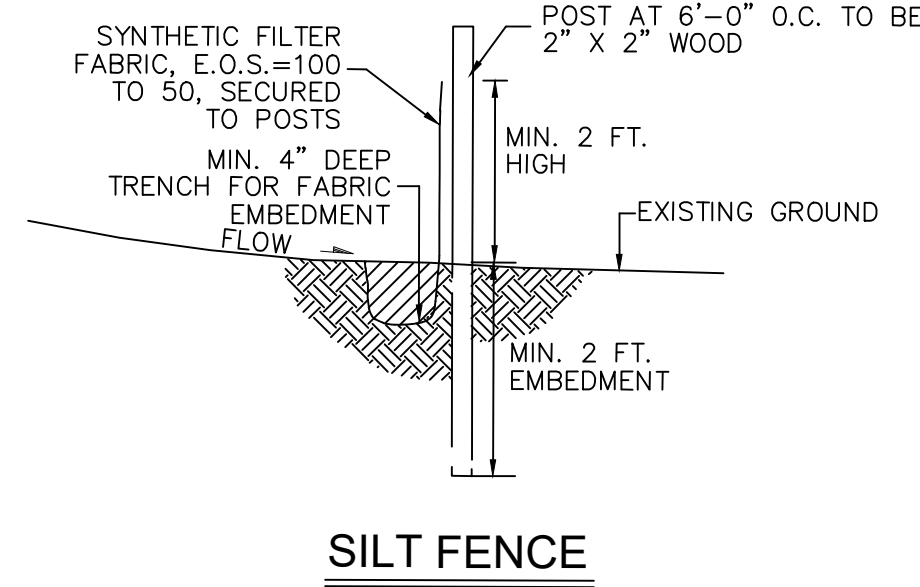
AC PAVEMENT AREA
- 

TYPE 2 BASE GRAVE 95% MDD
- 

4900 EXISTING CONTOUR LINE
- 

4900 PROPOSED CONTOUR LINE
- 

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



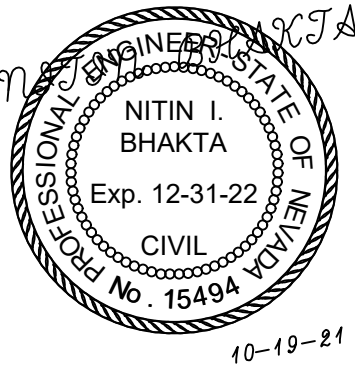
SILT FENCE



REV.	DATE	DESCRIPTION	BY	APPD

CIVIL IMPROVEMENTS PLANS FOR JUNIPER RIDGE APARTMENTS GENERAL NOTES SHEET

DESIGNED BY: NIB
CHECKED BY: NIB
SCALE
HORIZ: NONE
VERT: NONE
JOB NO: 82128

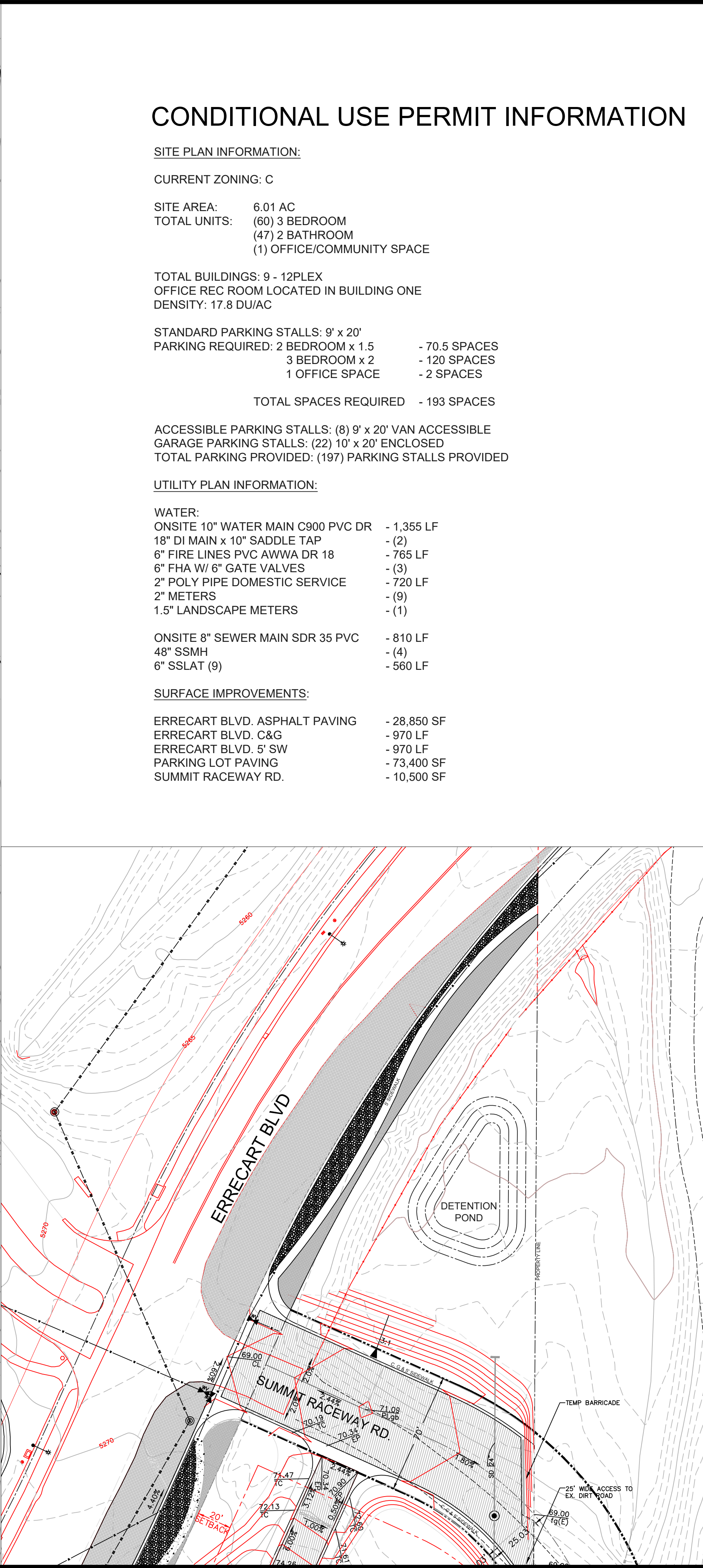
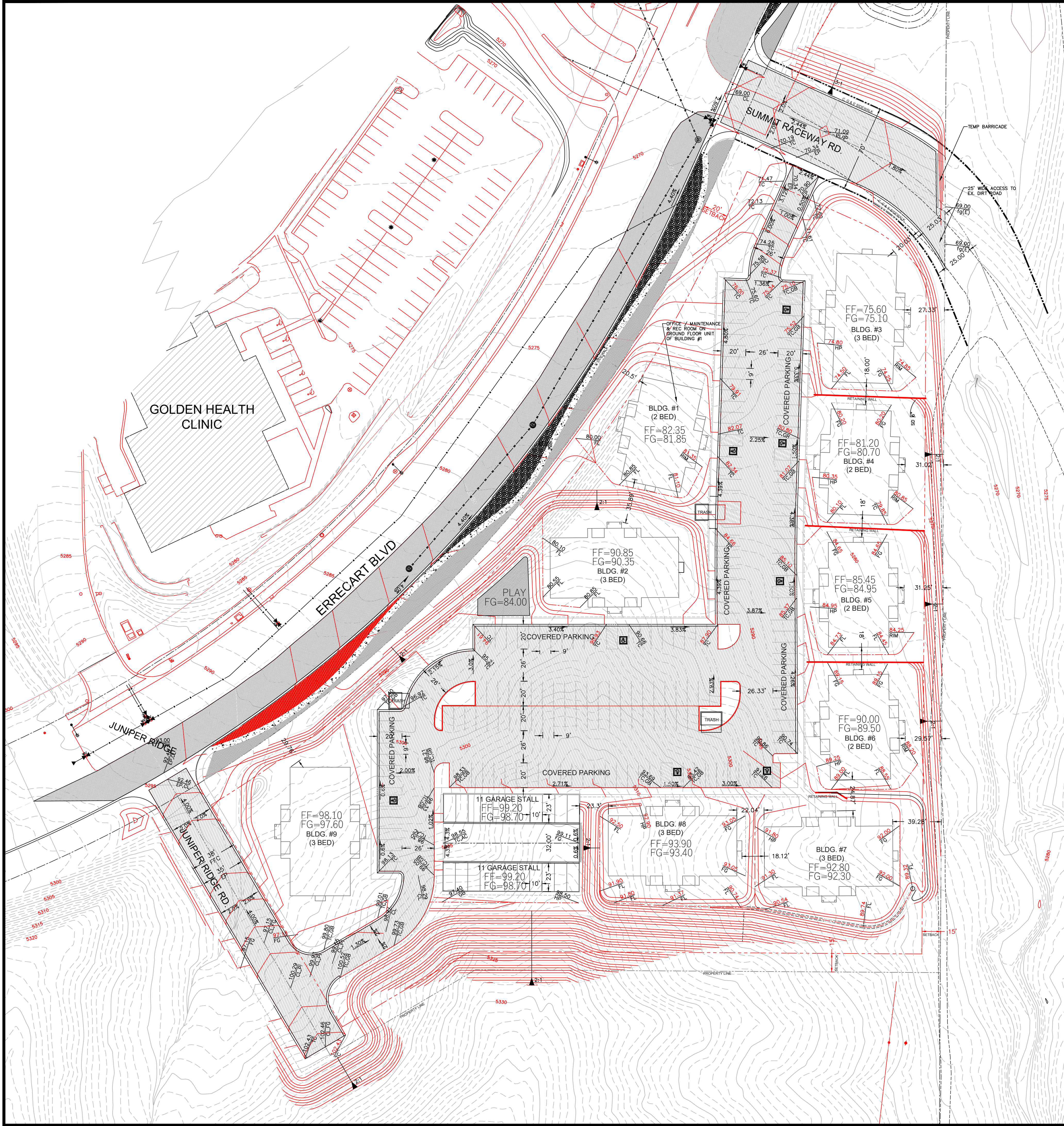


SHEET N-1 OF 4

NEVADA

ELKO COUNTY

ELKO



CONDITIONAL USE PERMIT INFORMATION

SITE PLAN INFORMATION:

CURRENT ZONING: C

SITE AREA: 6.01 AC
TOTAL UNITS: (60) 3 BEDROOM
(47) 2 BATHROOM
(1) OFFICE/COMMUNITY SPACE

TOTAL BUILDINGS: 9 - 12PLEX
OFFICE REC ROOM LOCATED IN BUILDING ONE
DENSITY: 17.8 DU/AC

STANDARD PARKING STALLS: 9' x 20'
PARKING REQUIRED: 2 BEDROOM x 1.5 - 70.5 SPACES
3 BEDROOM x 2 - 120 SPACES
1 OFFICE SPACE - 2 SPACES

TOTAL SPACES REQUIRED - 193 SPACES

ACCESSIBLE PARKING STALLS: (8) 9' x 20' VAN ACCESSIBLE
GARAGE PARKING STALLS: (22) 10' x 20' ENCLOSED
TOTAL PARKING PROVIDED: (197) PARKING STALLS PROVIDED

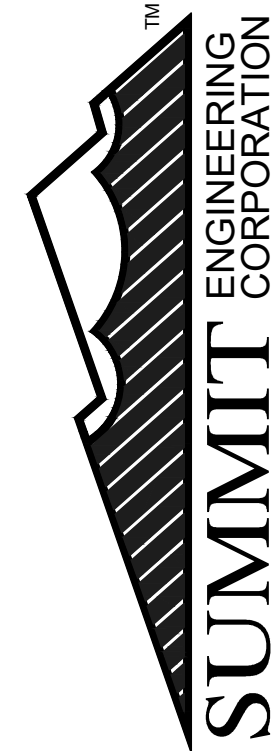
UTILITY PLAN INFORMATION:

WATER:
ONSITE 10" WATER MAIN C900 PVC DR - 1,355 LF
18" DI MAIN x 10" SADDLE TAP - (2)
6" FIRE LINES PVC AWWA DR 18 - 765 LF
6" FHA W/ 6" GATE VALVES - (3)
2" POLY PIPE DOMESTIC SERVICE - 720 LF
2" METERS - (9)
1.5" LANDSCAPE METERS - (1)

ONSITE 8" SEWER MAIN SDR 35 PVC - 810 LF
48" SSMH - (4)
6" SSLAT (9) - 560 LF

SURFACE IMPROVEMENTS:

ERRECART BLVD. ASPHALT PAVING - 28,850 SF
ERRECART BLVD. C&G - 970 LF
ERRECART BLVD. 5' SW - 970 LF
PARKING LOT PAVING - 73,400 SF
SUMMIT RACEWAY RD. - 10,500 SF



REV.	DATE	DESCRIPTION	BY	APPD

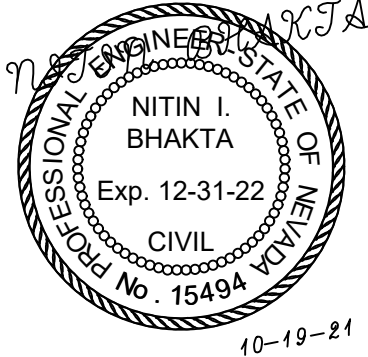
CIVIL IMPROVEMENTS PLANS FOR
JUNIPER RIDGE APARTMENTS
SITE / GRADING PLAN

NEVADA

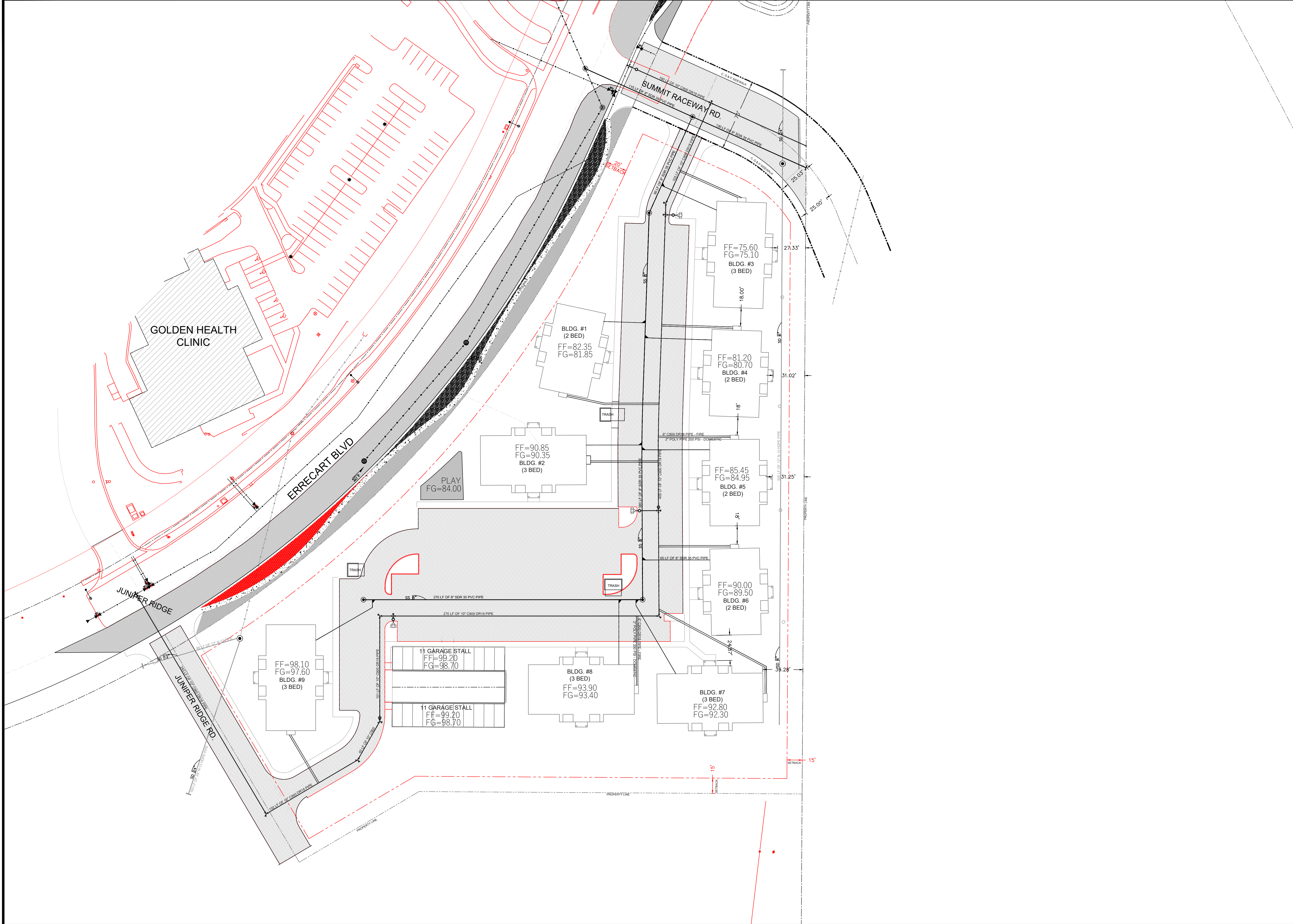
ELKO COUNTY

ELKO

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VERT: NONE
JOB NO: 82128



SHEET
S-1 OF 5

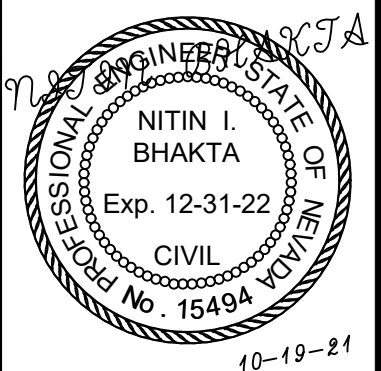


REV.	DATE	DESCRIPTION	BY	APPD

**CIVIL IMPROVEMENTS PLANS FOR
 JUNIPER RIDGE APARTMENTS
 UTILITY PLAN**

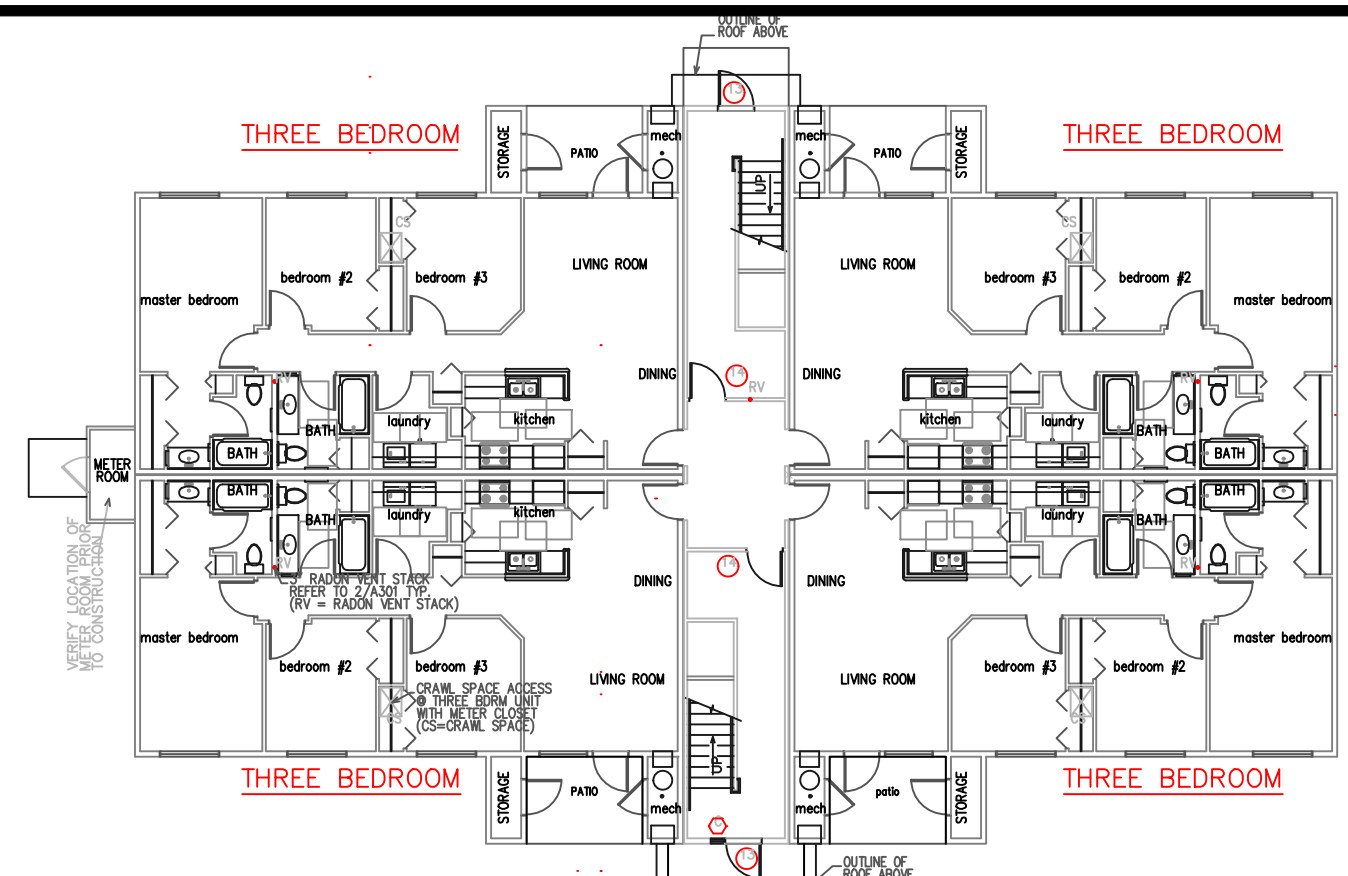
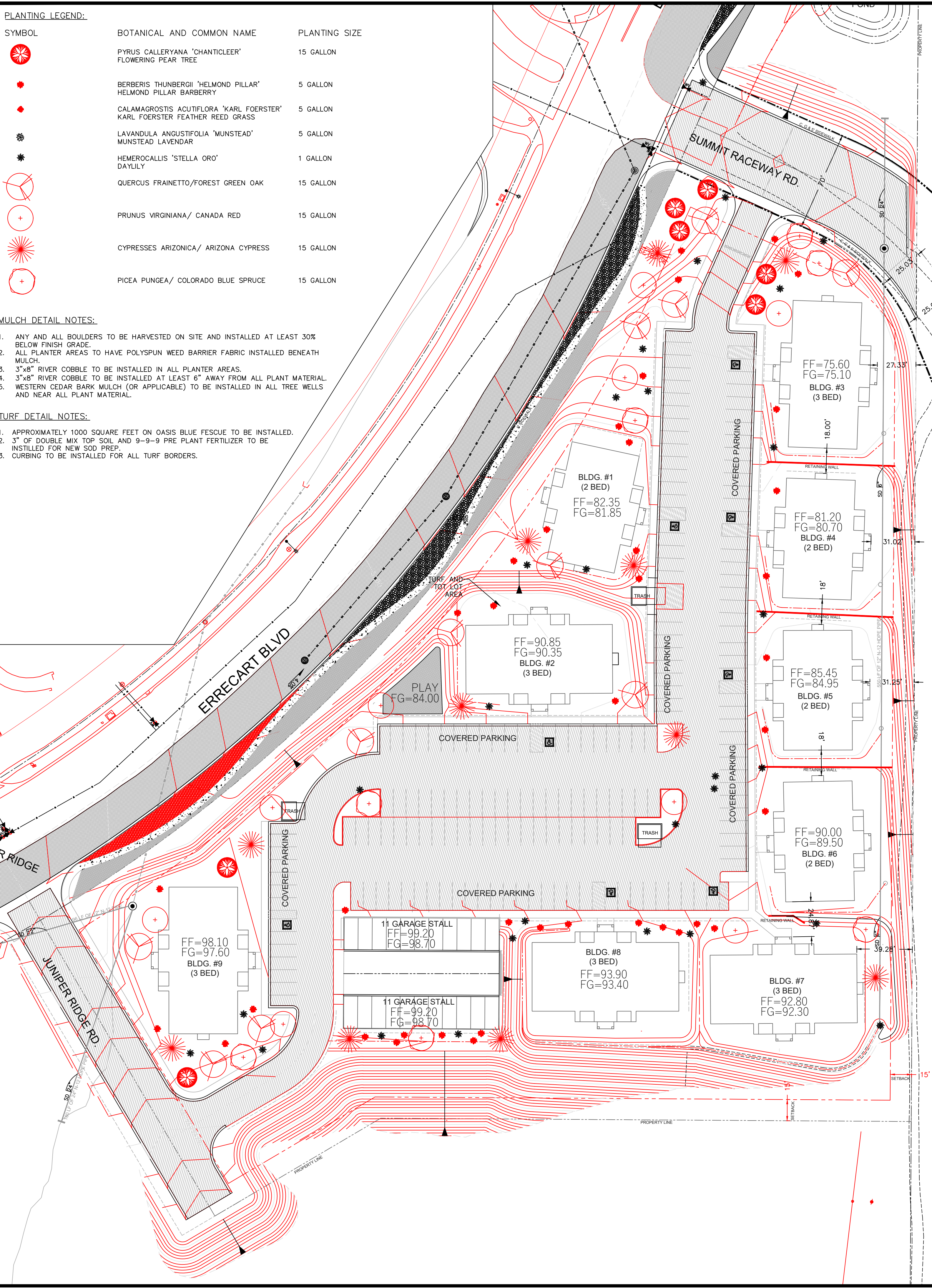
ELKO ELKO COUNTY NEVADA

DESIGNED BY: NIB
 CHECKED BY: NIB
 SCALE
 HORIZ: 1"=40'
 VERT: NONE
 JOB NO: 82128



PLANTING LEGEND:		
SYMBOL	BOTANICAL AND COMMON NAME	PLANTING SIZE
	PYRUS CALLERYANA 'CHANTICLEER' FLOWERING PEAR TREE	15 GALLON
	BERBERIS THUNBERGII 'HELMOND PILLAR' HELMONT PILLAR BARBERRY	5 GALLON
	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	5 GALLON
	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' MUNSTEAD LAVENDER	5 GALLON
	HEMEROCALLIS 'STELLA ORC' DAYLILY	1 GALLON
	QUERCUS FRAINETTO/FOREST GREEN OAK	15 GALLON
	PRUNUS VIRGINIANA/ CANADA RED	15 GALLON
	CYPRESSES ARIZONICA/ ARIZONA CYPRESS	15 GALLON
	PICEA PUNGEA/ COLORADO BLUE SPRUCE	15 GALLON

- MULCH DETAIL NOTES:**
- ANY AND ALL BOULDERS TO BE HARVESTED ON SITE AND INSTALLED AT LEAST 30% BELOW FINISH GRADE.
 - ALL PLANTER AREAS TO HAVE POLYSPUN WEED BARRIER FABRIC INSTALLED BENEATH MULCH.
 - 3"x8" RIVER COBBLE TO BE INSTALLED IN ALL PLANTER AREAS.
 - 3"x8" RIVER COBBLE TO BE INSTALLED AT LEAST 6" AWAY FROM ALL PLANT MATERIAL.
 - WESTERN CEDAR BARK MULCH (OR APPLICABLE) TO BE INSTALLED IN ALL TREE WELLS AND NEAR ALL PLANT MATERIAL.
- TURF DETAIL NOTES:**
- APPROXIMATELY 1000 SQUARE FEET ON OASIS BLUE FESCUE TO BE INSTALLED.
 - 3" OF DOUBLE MIX TOP SOIL AND 9-9-9 PRE PLANT FERTILIZER TO BE INSTALLED FOR NEW SOD PREP.
 - CURBING TO BE INSTALLED FOR ALL TURF BORDERS.

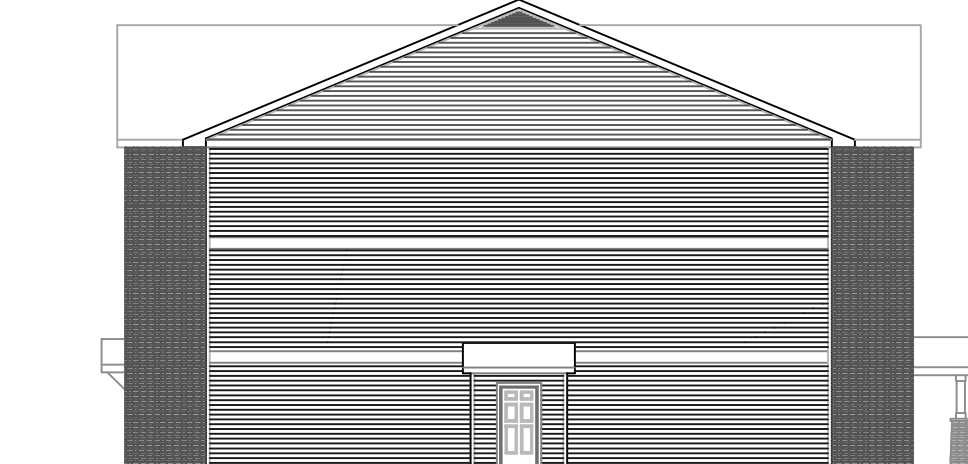


FIRST FLOOR PLAN - BUILDING 'A1'

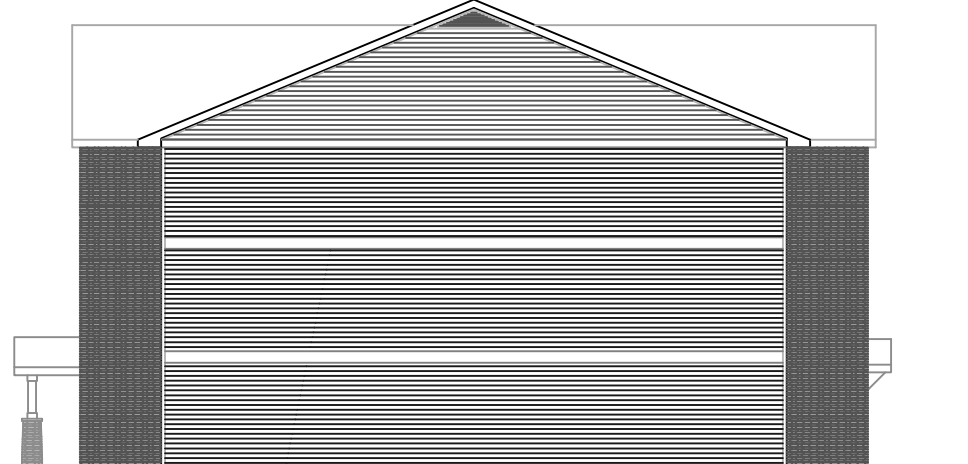


FRONT ELEVATION - BUILDING 'A1'

- 30-YR ARCHITECTURAL COMPOSITE SHINGLE
- HORIZONTAL LAP DECORATIVE SIDING
- VERTICAL LAP DECORATIVE SIDING
- BRICK OR STONE ACCENTS TYP.



LEFT SIDE ELEVATION - BUILDING 'A1'



RIGHT SIDE ELEVATION - BUILDING 'A1'

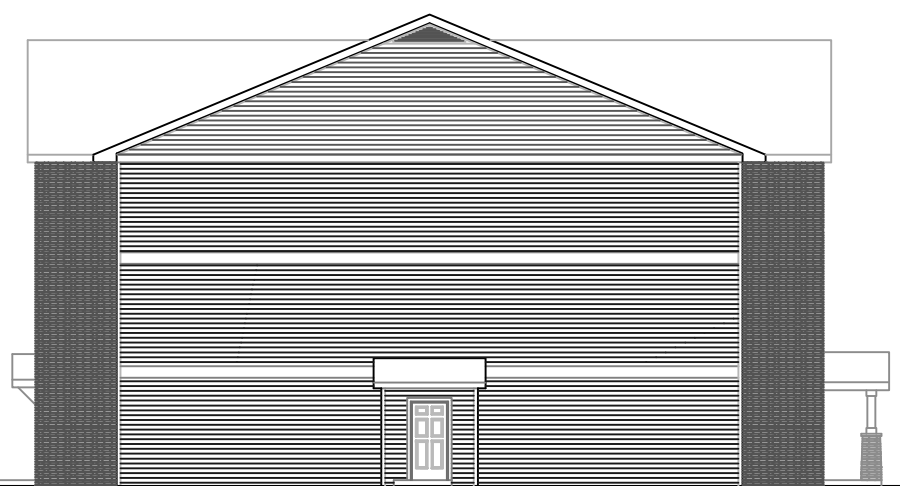


REAR ELEVATION - BUILDING 'C' / 'C1'

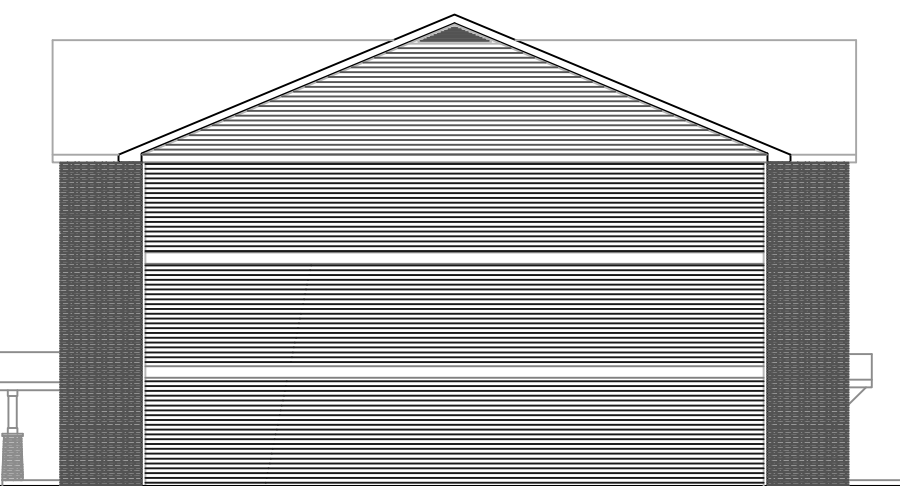


FRONT ELEVATION - BUILDING 'C' / 'C1'

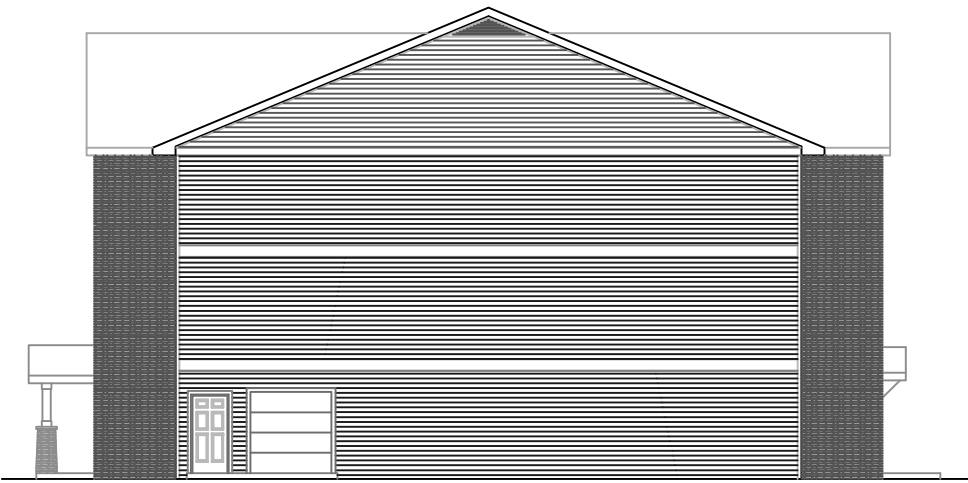
- 30-YR ARCHITECTURAL COMPOSITE SHINGLE
- HORIZONTAL LAP DECORATIVE SIDING
- VERTICAL LAP DECORATIVE SIDING
- BRICK OR STONE ACCENTS TYP.



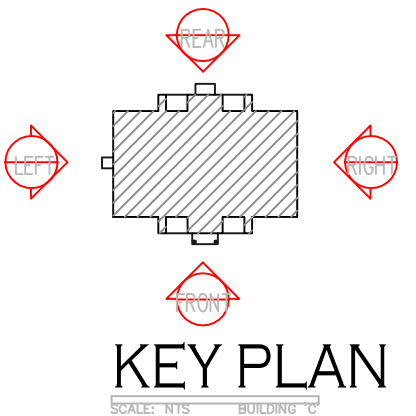
LEFT SIDE ELEVATION - BUILDING 'C'



RIGHT SIDE ELEVATION - BUILDING 'C'



RIGHT SIDE ELEVATION - BUILDING 'C1'



KEY PLAN

SUMMIT ENGINEERING CORPORATION
160 LANVILLE HIGHWAY, ELKO, NV, 89801
PHONE: (775) 738-8888 FAX: (775) 747-8889

REV.	DATE	DESCRIPTION	BY	APPD

**CIVIL IMPROVEMENTS PLANS FOR
JUNIPER RIDGE APARTMENTS
LANDSCAPE PLAN**

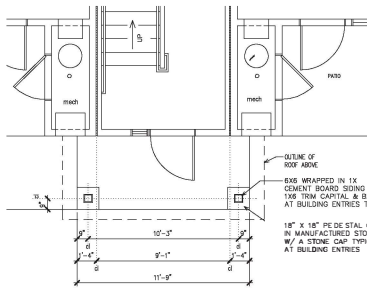
NEVADA
ELKO COUNTY
ELKO

DESIGNED BY: NIB
CHECKED BY: NIB

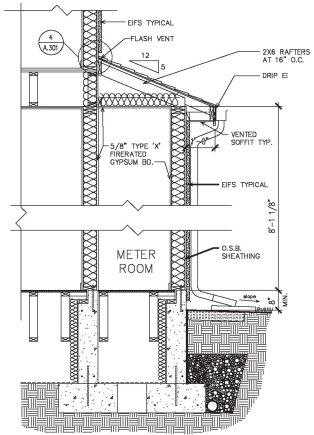
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VERT: NONE
JOB NO: 82128

NITIN I. BHAKTA
Exp. 12-31-22
CIVIL
No. 16494

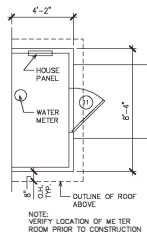
SHEET L-1 OF 5



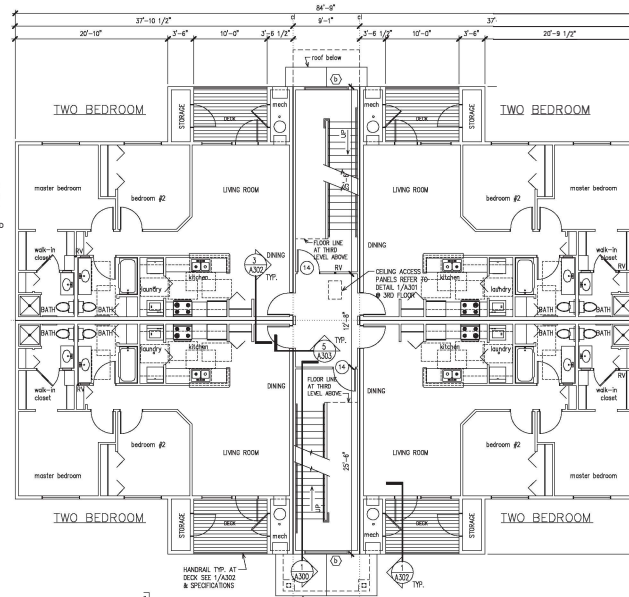
3 MAIN ENTRY PLAN
.101 SCALE: 1/4" = 1'-0"



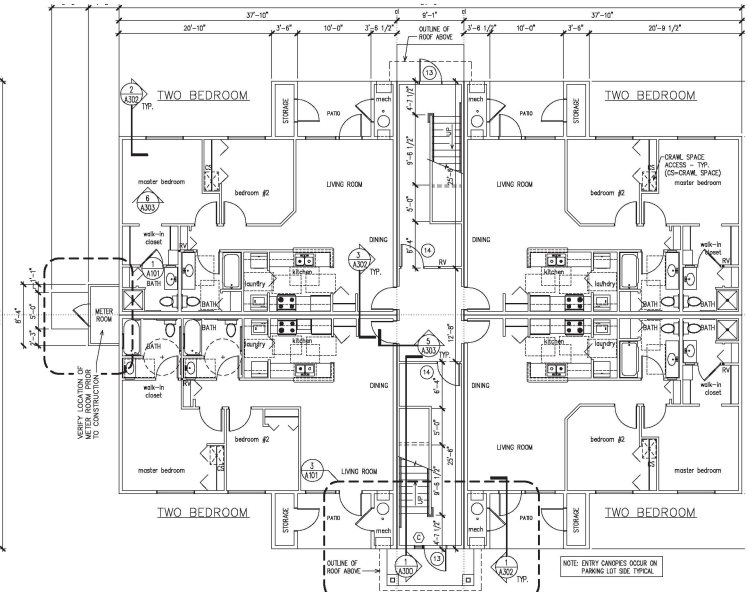
2 WATER METER ROOM SECTION
.101 SCALE: 1/2" = 1'-0"



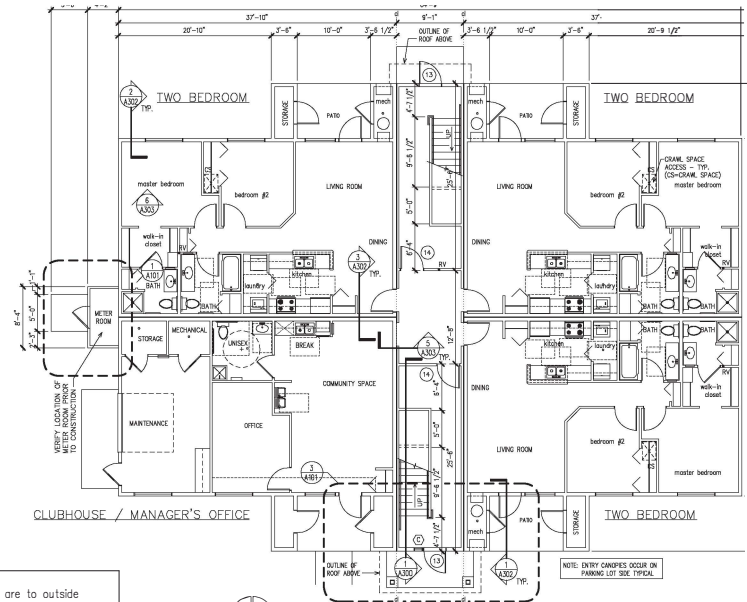
1 WATER METER ROOM PLAN
.101 SCALE: 1/4" = 1'-0"



SECOND & THIRD FLOOR PLANS



BUILDING 'C' FIRST FLOOR PLAN BUILDING 'C'

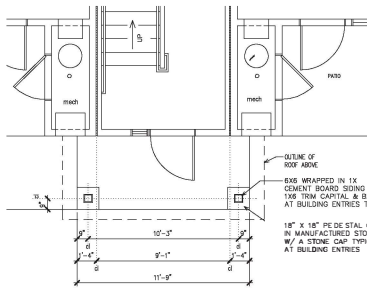


FIRST FLOOR PLAN BUILDING 'C1'

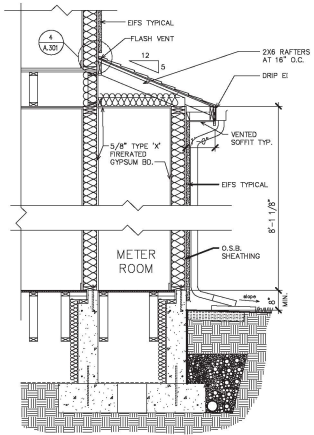
note:
dimensions are to outside
of exterior
unit separation
lines
unless noted otherwise

WARNING	THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF THE ARCHITECT. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
REVISIONS	
01-06-15	
1501	

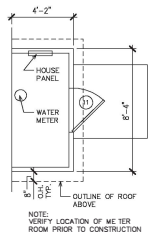
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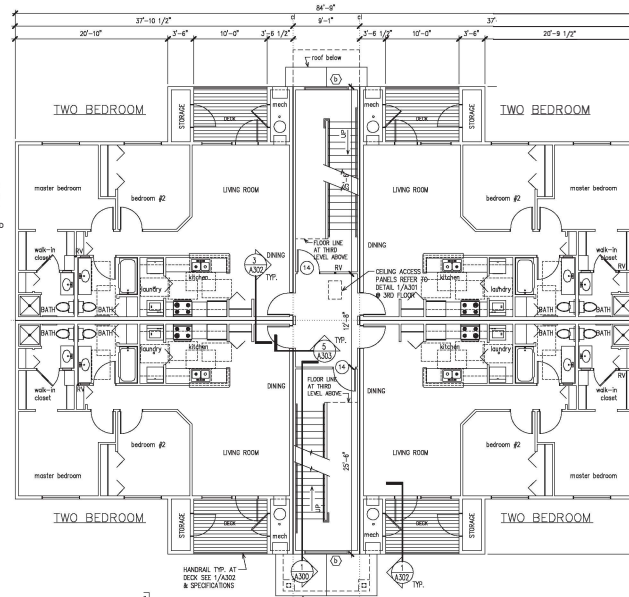
3 MAIN ENTRY PLAN
.101 SCALE: 1/4" = 1'-0"



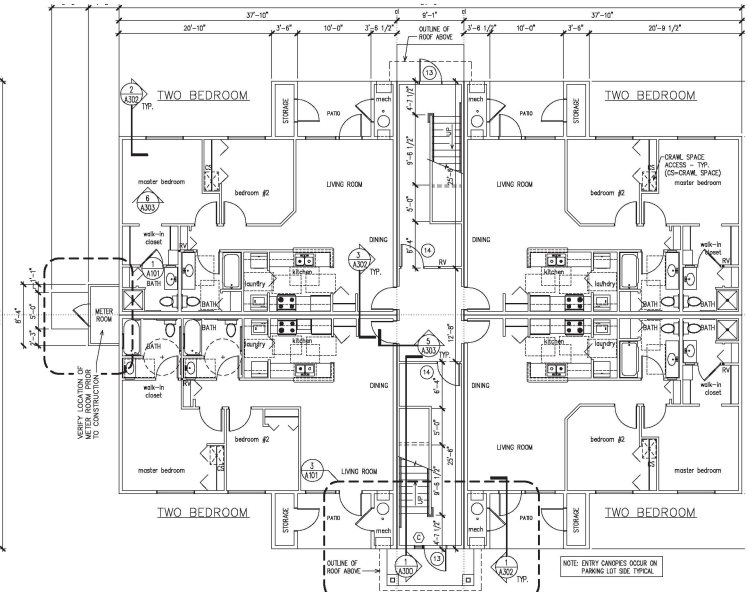
2 WATER METER ROOM SECTION
.101 SCALE: 1/2" = 1'-0"



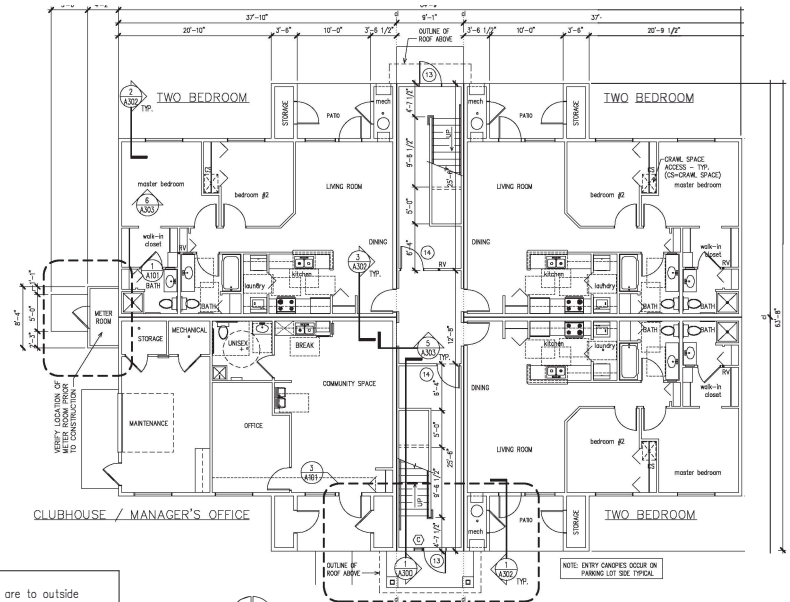
1 WATER METER ROOM PLAN
.101 SCALE: 1/4" = 1'-0"



SECOND & THIRD FLOOR PLANS



BUILDING 'C' FIRST FLOOR PLAN BUILDING 'C'



FIRST FLOOR PLAN BUILDING 'C1'

note:
dimensions are to outside
of exterior
unit separation
lines
unless noted otherwise

WARNING	THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF THE DESIGNER AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.
REVISIONS	
01-06-15	
1501	

A101

**Elko City Planning Commission
Agenda Action Sheet**

1. Title: **Review, consideration, and possible action on Temporary Use Permit No. 1-21, filed by MP Elko LLC., for the temporary use of storage unit within a C (General Commercial) Zoning District, and matters related thereto. FOR POSSIBLE ACTION**
2. Meeting Date: **November 2, 2021**
3. Agenda Category: **NEW BUSINESS, MISCELLANEOUS ITEMS**
4. Time Required: **15 Minutes**
5. Background Information: **Extra temporary storage is needed by Marshalls for holiday merchandise. An 8'x40' container is proposed for this storage on the back side of the Marshalls building.**
6. Business Impact Statement: **Not Required**
7. Supplemental Agenda Information: **Application, Staff Report**
8. Recommended Motion: **Move to conditionally approve Temporary Use Permit 1-21 based on facts, findings and conditions as presented in the Staff Report dated October 15, 2021**
9. Findings: **See Staff Report dated October 15, 2021**
10. Prepared By: **Cathy Laughlin**, City Planner
11. Agenda Distribution: **David Fonua**
1801 Tiburon Blvd. Suite 800
Tiburon, CA 84920-2574
dffinancial@sbcglobal.net

STAFF COMMENT FLOW SHEET
PLANNING COMMISSION AGENDA DATE: 11/2

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

Title: Temporary Use Permit No. 1-21

Applicant(s): WIP EXCO, LLC

Site Location: 2515 + 2505 Mtn City Hwy - APNs 001-6660-133 + 063

Current Zoning: C Date Received: 10/11/21 Date Public Notice: N/A

COMMENT: This is to allow for the temporary use of a storage unit within a C-General Commercial Zoning District.

If additional space is needed please provide a separate memorandum

Assistant City Manager: Date: 10/21/21

Recommend approval as presented by staff

SAW

Initial

City Manager: Date: 10/22/21

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

MEMO DATE:	October 15, 2021
PLANNING COMMISSION DATE:	November 2, 2021
APPLICATION NUMBER:	Temporary Use Permit 1-21
APPLICANT:	MP Elko, LLC
PROJECT DESCRIPTION:	2515 and 2505 Mountain City Hwy.
ADDITIONAL APPLICATIONS:	N/A

A Temporary Use Permit to allow a mobile storage container for holiday use.



STAFF RECOMMENDATION:

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

PROJECT INFORMATION

PARCEL NUMBER: 001-660-133 & 001-660-036

PROPERTY SIZE: +/- 8.524 Acres

EXISTING ZONING: C (General Commercial District)

MASTER PLAN DESIGNATION: Commercial Highway

EXISTING LAND USE: Commercial

NEIGHBORHOOD CHARACTERISTICS:

The property is surrounded by:
North (C) Commercial / Developed
East: (C) Commercial / Developed
South: (C) Commercial / Developed
West: (C) Commercial / Developed

PROPERTY CHARACTERISTICS:

The building is currently being used as a retail.

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 Zoning – Section 3-2-3 (C) (5) Temporary Use Permit
- City of Elko Zoning – Section 3-2-17 Traffic, Access, Parking and Loading Regulations
- City of Elko Zoning – Section 3-8 Flood Plain Management

MASTER PLAN:

Land Use:

1. The Master Plan identifies the area as Commercial Highway
2. C- General Commercial is listed as a corresponding zoning district for Commercial Highway in the Master Plan Land Use.
3. 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.
4. Objective 6: Encourage multiple scales of commercial development to serve the needs of the region, the community, and that of individual neighborhoods.
5. 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 proposed TUP is in conformance with the Land Use Component of the Master Plan.

Transportation:

1. The property is accessed off of Mountain City Highway.
 - a. Mountain City Highway is classified as a Principal Arterial
2. A traffic study is not required for this application.

The proposed TUP is in conformance with the Transportation Component of the Master Plan

SECTION 3-2-3(C)(5)

1. Section 3-2-3(C)(5) of City code specifies temporary uses. The following use restrictions shall apply:

Temporary Uses: Certain temporary uses such as interim administrative and sales offices, sales offices for mobile and manufactured homes, model home sales complex for residential subdivisions, materials storage, mixing, assembly, manufacturing of a portable nature and similar uses determined to be functionally comparable, and, as specified in this subsection C5, temporary emergency shelters, temporary camping and temporary campgrounds may be permitted by temporary use permit.

The proposed TUP is in conformance with Elko City Code 3-2-3(C)(5).

SECTION 3-2-17

1. Parking Requirement: There is sufficient off street parking provided and the area where the temporary storage is proposed to located is not within existing required parking stalls nor does it impact traffic flow.

The proposed TUP is in conformance with Elko City Code 3-2-17.

SECTION 3-8:

1. The parcel is not located in a designated flood zone.

FINDINGS:

1. The proposed TUP is in conformance with the Land Use Component of the Master Plan.
2. The proposed TUP is in conformance with the Transportation Component of the Master Plan.
3. The proposed TUP is in conformance with Elko City Code 3-2-3(C)(5).
4. The proposed TUP is in conformance with Elko City Code 3-2-17.
5. The parcel is not located in a designated flood zone.

STAFF RECOMMENDATION:

City Staff recommends **APPROVAL** of TUP 1-21 as submitted subject to the following conditions.

CONDITIONS:

Planning Department:

1. The use is permitted for a period of 6 months
2. The temporary use applies to APN 001-660-133 & 001-660-036 for the specific use as outlined in the application and site plan.
3. All items/materials stored must be inert.



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

October 25, 2021

David Fonua
1801 Tiburon Blvd. Suite 800
Tiburon, CA 84920-2574
dffinancial@sbcglobal.net - emailed

Re: Temporary Use Permit No. 1-21

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/478986805>. You can also dial in using your phone at **+1 (224) 501-3412**. The **Access Code** for this meeting is **478-986-805**.

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
Administrative Assistant

Enclosures

CC:



CITY OF ELKO PLANNING DEPARTMENT

1751 College Avenue * Elko * Nevada * 89801

(775) 777-7160 phone * (775) 777-7219 fax

APPLICATION FOR TEMPORARY USE PERMIT

APPLICANT(s): MP Elko, LLC

MAILING ADDRESS: 1801 Tiburon Blvd, Suite 800, Tiburon, California 94920-2574

PHONE NO. (Home) **(Business)** 775-318-0011

NAME OF PROPERTY OWNER (If different):

(Property owner consent in writing must be provided.)

MAILING ADDRESS:

ADDRESS AND LOCATION OF PROPERTY INVOLVED (Attach if necessary):

2515 Mountain City Highway & 2505 Mountain City Highway, Elko Nevada 89801

ASSESSOR PARCEL NO(S): 001-660-133 & 001-660-036

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 \$300.00 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, 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 temporary use permit application.

RECEIVED

OCT 11 2021

1. Identify the zoning of the property: Commercial

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

Extra temporary storage is needed by Marshalls for holiday merchandise. An 8'x40' container is proposed at the back of the Marshalls building per the attached site plan. The proposed location will not impact parking, traffic flow, fire department access, utilities, pedestrian movements, neighboring business operations or trash pickup.

3. Describe the type of vehicles and traffic likely to be associated with the proposed temporary use: None. The container will be accessed by Marshalls personnel by foot from the back doors.

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

None. The container will be completely enclosed and secured for the purpose of storing holiday merchandise.

5. Describe the projected time frame associated with the temporary use:

If approved the container will arrive on November 15th, 2021 and be removed by February 28th, 2022

6. Describe any long term plans for permanent buildings or structures on the property:

None. This storage is only needed for 3 months out of the year and therefore temporary storage is the most efficient.

Use additional pages if necessary to address questions)

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

David Fonua

(Please print or type)

Mailing Address

1801 Tiburon Blvd, Suite 800

Street Address or P.O. Box

Tiburon, California 94920-2574

City, State, Zip Code

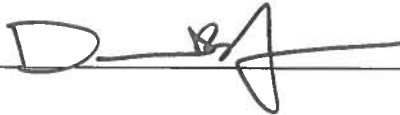
Phone Number:

775-318-0011

Email address:

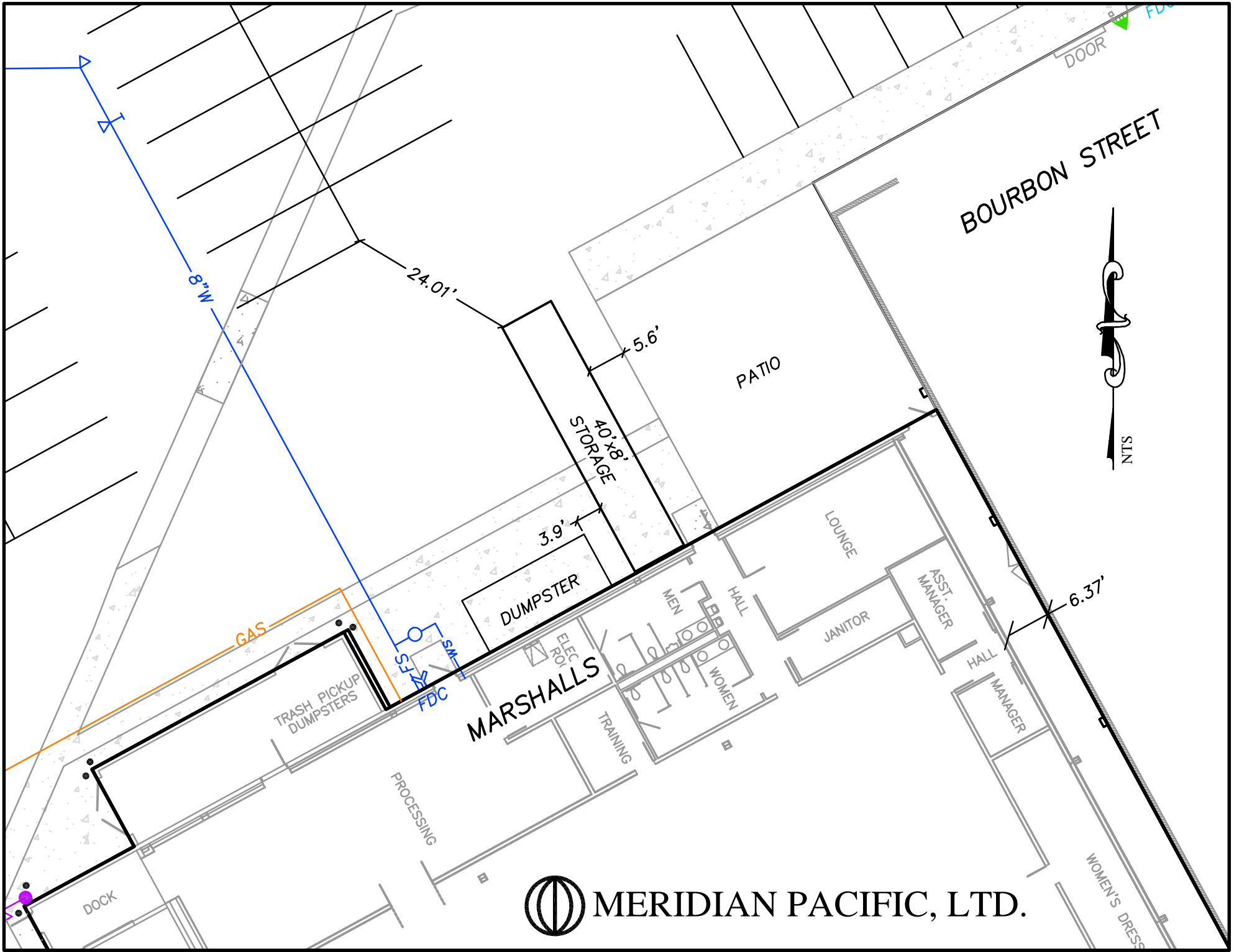
dffinancial@sbcglobal.net

SIGNATURE:



FOR OFFICE USE ONLY

File No.: 1-21 Date Filed: 10/12/21 Fee Paid: \$300.00 CK# 1878





**Elko City Planning Commission
Agenda Action Sheet**

1. Title: **Special election of Secretary for the remainder of 2021, and matters related thereto. FOR POSSIBLE ACTION**
2. Meeting Date: **November 2, 2021**
3. Agenda Category: **MISCELLANEOUS ITEMS, PETITIONS, AND COMMUNICATIONS**
4. Time Required: **10 Minutes**
5. Background Information: **Pursuant to Section 3-4-1 (E) of the City Code, vacancies occurring otherwise than through the expiration of term shall be filled for the unexpired term. The planning commission appointed Ms. Tera Hooiman Vice Chairman of the Planning Commission at their special election October 5, 2021 leaving the secretary position vacant.**
6. Business Impact Statement: **Not Required**
7. Supplemental Agenda Information:
8. Recommended Motion:
9. Findings:
10. Prepared By: **Cathy Laughlin, City Planner**
11. Agenda Distribution:

**Elko City Planning Commission
Agenda Action Sheet**

1. Title: **Review, consideration, and possible action to set regular meeting dates as well as special meeting dates for 2022, and matters related thereto. FOR POSSIBLE ACTION**
2. Meeting Date: **November 2, 2021**
3. Agenda Category: **NEW BUSINESS- MISCELLANEOUS ITEMS, PETITIONS, AND COMMUNICATIONS**
4. Time Required: **10 Minutes**
5. Background Information: **The following dates are the first Tuesday of each month:
January 4, 2022
February 1, 2022
March 1, 2022
April 5, 2022
May 3, 2022
June 7, 2022
July 5, 2022
August 2, 2022
September 6, 2022
October 4, 2022
November 1, 2022
December 6, 2022**
6. Business Impact Statement: **Not Required**
7. Supplemental Agenda Information:
8. Recommended Motion: **Pleasure of the Planning Commission**
9. Findings:
10. Prepared By: **Cathy Laughlin, City Planner**
11. Agenda Distribution:

STAFF COMMENT FLOW SHEET
PLANNING COMMISSION AGENDA DATE: 11/2

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

Title: 2022 Meeting Dates

Applicant(s): _____

Site Location: N/A

Current Zoning: N/A Date Received: N/A Date Public Notice: N/A

COMMENT: This is to set regular meeting dates + special meeting dates for the 2022 calendar year.

If additional space is needed please provide a separate memorandum

Assistant City Manager: Date: 10/21/21

No Comment

SAW

Initial

City Manager: Date: 10/22/21

No comments/concerns.

CK

Initial