



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 special session on Monday, July 9, 2018 in the Council Chambers at Elko City Hall, 1751 College Avenue, Elko, Nevada, and beginning at 5:30 P.M., P.D.S.T.

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

ELKO COUNTY COURTHOUSE– 571 Idaho Street, Street, Elko, NV 89801

Date/Time Posted: July 2, 2018 2:10 p.m.

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

Date/Time Posted: July 2, 2018 2:05 p.m.

ELKO POLICE DEPARTMENT– 1448 Silver Street, Elko NV 89801

Date/Time Posted: July 2, 2018 2:15 p.m.

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

Date/Time Posted: July 2, 2018 2:00 p.m.

Posted by: Shelby Archuleta, Planning Technician
Name Title

Shelby Archuleta
Signature

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

Dated this 2nd day of July, 2018.

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
SPECIAL MEETING AGENDA
5:30 P.M., P.D.S.T., MONDAY, JULY 9, 2018
ELKO CITY HALL, COUNCIL CHAMBERS,
1751 COLLEGE AVENUE, ELKO, NEVADA

CALL TO ORDER

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

ROLL CALL

PLEDGE OF ALLEGIANCE

COMMENTS BY THE GENERAL PUBLIC

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

APPROVAL OF MINUTES

June 5, 2018 – Regular Meeting **FOR POSSIBLE ACTION**

I. UNFINISHED BUSINESS

A. PUBLIC HEARING

1. Review and consideration of Preliminary Plat No. 7-18, filed by DDS Properties, LLC, for the development of a subdivision entitled Humboldt Hills involving the proposed division of approximately 9.443 acres of property into 26 lots for residential development within the R1 (Single-Family Residential) Zoning District, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located generally on the east side of Jennings Way, approximately 120' north of Courtney Drive. (APN 001-01H-001).

II. NEW BUSINESS

A. PUBLIC HEARING

1. Review, consideration, and possible action on Variance No. 5-18, filed by Golden Gate Petroleum of Nevada, LLC, to allow for a second freestanding sign on the parcel, for an increase in allowable sign area from 200 sq. ft. to 678.5 sq. ft. and the

allowed sign height from 45' to 60', within an C -General Commercial Zoning District, (APN 001-679-011), and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located generally on the north side of West Idaho Street, approximately 742 feet east of I-80, Exit 298. (3600 W. Idaho Street -APN 001-679-011)

2. Review, consideration, and possible recommendation to City Council for Rezone No. 5-18, filed by High Desert Engineering, on behalf of Elko County, HCPI/UTAH, LLC, and Veterans of Foreign Wars, for a change in zoning from R (Single-Family and Multiple-Family Residential) to PQP (Public, Quasi-Public), approximately 2.797 acres of property, and matters related thereto. **FOR POSSIBLE ACTION**

The subject properties are located generally on the northeast side of 14th Street between Cedar Street and College Avenue. (APNs 001-200-004, 001-200-005, 001-200-001).

3. Review, consideration, and possible action on Variance No. 6-18, filed by Veterans of Foreign Wars for a reduction of the required setback from any street line; VFW Drive street line 18' required to 1.3', College Avenue street line 19.5' required to 15.4', 14th St. street line 16.5' required to 2.7', in conjunction with a zone change from R (Single Family and Multiple Family Residential) to PQP (Public, Quasi-Public), and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located generally on the west corner of the intersection of College Avenue and VFW Drive. (646 VFW Drive - APN 001-200-001)

4. Review, consideration, and possible action on Variance No. 7-18, filed by HCPI/UTAH, LLC for a reduction of the required setback from any interior lot line, from 27' to 0' on the Northwest, 29' to 5.1' on the Northeast, 27' to 10.3' on the Southeast, 29' to 9.7' on the Southwest, and increase the maximum lot coverage from 35% to 73% within a PQP (Public, Quasi-Public) Zoning District, in conjunction with a zone change application, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located generally on the west side of Golf Course Drive, approximately 205' south of Cedar Street. (855 Golf Course Drive - APN 001-200-005)

5. Review, consideration, and possible action on Variance No. 8-18, filed by Nevada Health Centers, on behalf of Elko County, for a reduction of the required interior side setback from 43' to 0' within a PQP (Public, Quasi-Public) Zoning District, in conjunction with a zone change application, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located generally on the southeast corner of the intersection of Cedar Street and 14th Street. (762 14th Street - APN 001-200-004)

6. Review, consideration, and possible recommendation to City Council for Rezone No. 6-18, filed by Elko West Properties, LLC, for a change in zoning from PC (Planned Commercial) to C (General Commercial), approximately 60.75 acres of property, to allow for multifamily development, and matters related thereto. **FOR POSSIBLE ACTION**

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

7. Review, consideration, and possible action of Conditional Use Permit No. 4-18, filed by Elko West Properties, LLC, which would allow for development of an apartment complex and townhomes within a C (General Commercial) Zoning District, and matters related thereto. **FOR POSSIBLE ACTION**

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

B. MISCELLANEOUS ITEMS, PETITIONS, AND COMMUNICATIONS

1. Review, consideration and possible action on a transfer of Conditional Use Permit No. 3-03 to new property owner, filed by Melissa Duke on behalf of Sonora LLC., which would allow for a beauty salon within a RO- Residential Office Zoning District, and matters related thereto. **FOR POSSIBLE ACTION**

The location of said property is generally on the west corner of the intersection of 7th Street and Pine Street. (685 Pine Street).

2. Review, consideration, and possible recommendation to City Council for Vacation No. 1-18, filed by DDS Properties, LLC for the vacation of a portion of Jennings Way right-of-way abutting APN 001-01H-001, consisting of an area approximately 7,036 square feet, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located generally on the east side of Jennings Way, approximately 150' north of Courtney Drive. (APN 001-01H-001)

3. Review, consideration and possible recommendation to City Council for Revocable Permit No. 3-18, filed by Veterans of Foreign Wars to occupy a portion of VFW Drive and 14th Street right-of-way to accommodate on-street parking, and a portion of VFW Drive to accommodate an existing awning and sign, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located generally on the northwest corner of the intersection of College Avenue and VFW Drive. (646 VFW Drive - APN 001-200-001)

4. Review, consideration and possible action on Temporary Use Permit No. 1-18, filed by Koinonia Construction, Inc., the temporary use of a single family residence to be used as a model home sales office, APN 001-61J-027, and matters related thereto.

FOR POSSIBLE ACTION

The subject property is located generally on the southwest side of Copper Trail approximately 580 feet northwest of Copper Street (2793 Copper Trail).

5. Review, consideration, and possible approval of Final Plat No. 9-18, filed by Riverside Villas Nevada, LLC, for the development of a subdivision entitled Riverside Villas a Condominium Development Phase 1 involving the proposed division of approximately 7.872 acres divided into 24 lots and 1 remainder for residential development within the C (General Commercial) Zoning District, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located generally on the northwest corner of the intersection of S. 12 Street and Opal Drive (APN 001-630-077).

III. REPORTS

- A. Summary of City Council Actions.
- B. Summary of Redevelopment Agency Actions.
- C. Professional articles, publications, etc.
 1. Zoning Bulletin
- D. Preliminary agendas for Planning Commission meetings.
- E. Elko County Agendas and Minutes.
- F. Planning Commission evaluation. General discussion pertaining to motions, findings, and other items related to meeting procedures.
- G. Staff.

COMMENTS BY THE GENERAL PUBLIC

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NOTE: The Chairman or Vice Chairman reserves the right to change the order of the agenda and if the agenda is not completed, to recess the meeting and continue on another specified date and time. Additionally, the Planning Commission reserves the right to

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

ADJOURNMENT

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Cathy Laughlin", with a stylized flourish extending to the right.

Cathy Laughlin
City Planner