

PROJECT INFORMATION

- ZONING: C - COMMERCIAL
- APN = 001-363-003 AND 001-363-006
- PARCEL ADDRESS = 285 12TH STREET AND 1120 RAILROAD STREET, ELKO, NEVADA 89801
- LEGAL DESCRIPTION = PARCEL 4 OF FILE NO 237417 AND PARCEL 2 FILE NO 595245 IN THE OFFICE OF THE ELKO COUNTY RECORDER.
- AREAS:
 PARCEL 4 = 0.569 AC. OR 24,786 S.F.
 PARCEL 2 = 0.203 AC. OR 8,851 S.F.
- SET BACK:
 FRONT YARD = 0 FEET
 SIDE YARD = 0 FEET
 BACK YARD = 0 FEET
- TOPOGRAPHIC SURVEY BY CHILTON ENGINEERING PERFORMED ON MARCH 12TH, 2013.

LANDSCAPING TABLE

LANDSCAPE REQUIREMENTS PER CITY OF ELKO CODE 3-2-10 B. 2. a (COMMERCIAL ZONE).

a. FOR EVERY NEW CONSTRUCTION IN THE C GENERAL COMMERCIAL ZONING DISTRICT WHICH IS OUTSIDE OF THE CENTRAL BUSINESS DISTRICT (CBD), MINIMUM LANDSCAPE AREA SHALL BE PROVIDED IN AN AMOUNT EQUAL TO FIFTEEN PERCENT (15%) OF THE SURFACE AREA OF THE DEVELOPED PORTION OF THE PROPERTY FOR LOT SIZES ONE ACRE OR GREATER AND TEN PERCENT (10%) OF THE SURFACE AREA OF THE DEVELOPED PORTION OF THE PROPERTY FOR LOT SIZES SMALLER THAN ONE ACRE, TO INCLUDE PROPERTY CONSISTING OF MULTIPLE PARCELS WHICH FORM A SINGLE DEVELOPMENT.

DEVELOPED AREA = 33,637 S.F. AT 10% = 3,364 S.F. ACRES OF LANDSCAPE REQUIRE FOR COMMERCIAL ZONE.

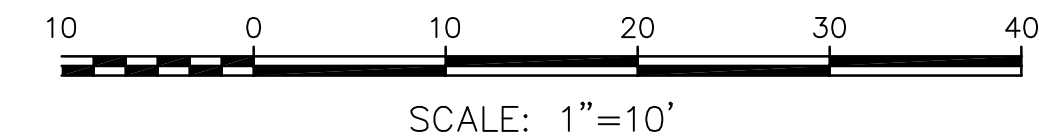
TOTAL PROPOSED PROPOSED LANDSCAPING = 12,320 S.F.

PARKING TABLE

PARKING REQUIREMENTS PER CITY OF ELKO CODE 3-2-17 F.

SERVICE SHOP
 5,530 S.F. @ SPACE PER 800 S.F. = 7 SPACES REQUIRED

GRAND TOTAL STANDARD SPACES REQUIRED = 7 SPACES
 GRAND TOTAL STANDARD SPACES PROVIDED = 21 SPACES
 TOTAL ACCESSIBLE SPACES REQUIRED = 1 SPACES
 TOTAL ACCESSIBLE SPACES PROVIDED = 2 SPACES (ALL VAN ACCESSIBLE)



REV	DATE	DESCRIPTION
1	8-23-19	REPLACE MEDIAN CURB WITH FORK CHOP ENTRANCE

Carter Engineering, LLC
 Civil Engineering
 P. O. Box 784
 Elko, Nevada 89803
 775-397-2531

**BIG O TIRES SERVICE SHOP
 CONDITIONAL USE PERMIT
 SITE PLAN
 ELKO, NEVADA**

DESIGN BY:	LLC
DRAWN BY:	LLC
CHECKED BY:	LLC
DATE:	8-24-19
JOB NO.:	08-2019
DWG. NO.:	2019-10

SCALE
 HORIZ: 1"=10'
 VERT: N/A

SHEET
 1
 OF 1