**P U B L I C M E E T I N G N O T I C E**

The City of Elko Planning Commission will meet in a regular session on Tuesday, April 3, 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: March 28, 2018 2:10 p.m.

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

Date/Time Posted: March 28, 2018 2:05 p.m.

ELKO POLICE DEPARTMENT – 1448 Silver Street, Elko NV 89801

Date/Time Posted: March 28, 2018 2:15 p.m.

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

Date/Time Posted: March 28, 2018 2:00 p.m.

Posted by: Shelby Archuleta, Planning Technician

Name Title 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 28th day of March, 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, City Planner

CITY OF ELKO

PLANNING COMMISSION

**REGULAR MEETING AGENDA**

**5:30 P.M., P.D.S.T., TUESDAY, APRIL 3, 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

March 6, 2018 – Regular Meeting **FOR POSSIBLE ACTION**

1. **NEW BUSINESS**
   1. **PUBLIC HEARING**
      1. Review, consideration, and possible action of Conditional Use Permit No. 3-18, filed by Jason B. Land on behalf on Blaine Branscomb, which would allow for a professional office within an RO (Residential Office) Zoning District, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located generally on the south side of Court Street, approximately 50 feet east of 9th Street (910 Court Street, APN 001-281-002).

* + 1. Review, consideration, and possible recommendation to City Council for Rezone No. 1-18, filed by The City of Elko, for a change in zoning from R (Single-Family and Multiple-Family Residential) to PQP (Public, Quasi-Public), approximately 1.314 acres of property, to allow for incorporation into the Elko City Parks, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located generally on the northwest corner of the intersection of College Avenue and Golf Course Road (1401 College Ave, APN 001-200-002).

* + 1. Review, consideration, and possible action on Variance No. 3-18, filed by Daniel Broockmann for a reduction of the required front yard setback from 15’ to 11.6’, the required interior side yard setback from 7’ to 4.8’, and the required exterior side yard setback from 12’ to 10.7’ within an R (Single-Family and Multi-Family Residential) Zoning District, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located generally on the southeast corner of the intersection of W. Ash Street and A Street. (189 W. Ash St. - APN 001-091-001)

* + 1. Review, consideration, and possible action on Variance No. 4-18, filed by Al Latimer on behalf of Kenworth Sales Company, for an increase in the allowable sign area from 194 square feet to 275 square feet within an IBP (Industrial Business Park) Zoning District, and matters related thereto. **FOR POSSIBLE ACTION**

The subject property is located generally on the corner of the intersection of Ruby Vista Drive and Statice Street. (4224 Ruby Vista Dr. - APN 001-860-110)

* 1. **MISCELLANEOUS ITEMS, PETITIONS, AND COMMUNICATIONS**
     1. Review and consideration of Annexation No. 1-18 filed by Legend Engineering on behalf of Ed and Sharon Netherton and JoyGlobal Surface Mining Inc., consisting of approximately 32.74 acres of property located southwest of the intersection of West Idaho Street and P&H Drive, and matters related thereto. **FOR POSSIBLE ACTION**

#### REPORTS

* 1. Summary of City Council Actions.
  2. Summary of Redevelopment Agency Actions.
  3. Professional articles, publications, etc.
     1. Zoning Bulletin
  4. Preliminary agendas for Planning Commission meetings.
  5. Elko County Agendas and Minutes.
  6. Planning Commission evaluation. General discussion pertaining to motions, findings, and other items related to meeting procedures.
  7. Staff.

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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,

Cathy Laughlin

City Planner