

John Charchalts, Chairman
Leah Brown, Vice Chairman
Kenna AlMBERG, Member
Jesse MURDOCK, Member
Rod MCKENZIE, Member
George Chachas, Member

501 Mill Street
Ely, Nevada 89301
(775) 289-6500 Ext 214
Fax: (775) 289-1463
JDrew@a.whitepinecounty.nv.gov
Jennifer Drew-Lesher, Clerk of the Board

REGIONAL PLANNING COMMISSION

February 16, 2023

Ely City Council

RE: Notice of Decision - Pine West Project Abandonments

Dear Council Members,

At the Regional Planning Commission held on February 15, 2023, the RPC Board voted on 3 agenda items, all of which pertained to the Pine West Project. The agenda items and decisions are as follows:

1. Approval of an Application for a Reclassification of Zoning on Properties. The Applicants, represented by Pine West LLC, are requesting the properties be changed from M-H-3 (Manufactured Housing-Single Family) to C-2 (General Commercial). The Applicants and the property addresses and/or general locations in Ely, NV are as follows:

Address	Assessor's Parcel #'s	Owner
466 East 7th Street	001-082-10 & 001-082-11	Carol Ruth Silver
777 Avenue E	001-082-06	Thomas Edwards
Avenue D (Block 29)	001-082-07 & 001-082-08	James Ramsey & Mimi Yi
Avenue D (Block 29)	001-082-12	A Team Development, LLC
Avenue E (Block 29)	001-082-13	A Team Development, LLC

The Board chose to approve the rezoning of the parcels, but it is conditional upon all Parcel's falling under one ownership. The new zoning will not take effect until such time.

2. For the consideration of a Petition for Vacation or Abandonment of Road or Easement The Applicants, represented by Pine West Holdings, LLC, are requesting that an approximate 280' L x 20' W (5,600 sf.) of the Alleyway of Block 29 between Avenue D and E be vacated/abandoned to accommodate a future Commercial Development. The Applicants and the property addresses and/or general locations in Ely, NV are as follows:

Address	Assessor's Parcel #'s	Owner
466 East 7th Street	001-082-10 & 001-082-11	Silver 2005 Revised RFT.
777 Avenue E	001-082-06	Thomas Edwards
701 East Aultman	001-082-08	James Ramsey & Mimi Yi
Avenue D (Block 29)	001-082-12	A Team Development, LLC
Avenue E (Block 29)	001-082-13	A Team Development, LLC

John Charchalis, Chairman
Andy Bath, Vice Chairman
Leah Brown, Member
Jesse Murdock, Member
Rod McKenzie, Member
Kenna Alnberg, Member

501 Mill Street
Ely, Nevada 89301
(775) 289-6500 Ext 214
Fax: (775) 289-1463
JDrew@whitepinecounty.nv.gov
Jennifer Drew-Lesher, Clerk of the Board

REGIONAL PLANNING COMMISSION

The RPC Board recommends approval of this abandonment to the Ely City Council, but to also make it conditional upon all Parcel's falling under one ownership. The abandonment will not take effect until such time.

3. Recommendation of Approval to the Ely City Council of a Petition for Vacation or Abandonment of Road or Easement The Applicants, represented by Pine West Holdings, LLC, are requesting that an approximate 280' L x 80' W portion of Avenue E between Blocks 29 & 32 be vacated/abandoned to accommodate a future Commercial Development. The Applicants and the property addresses and/or general locations in Ely, NV are as follows:

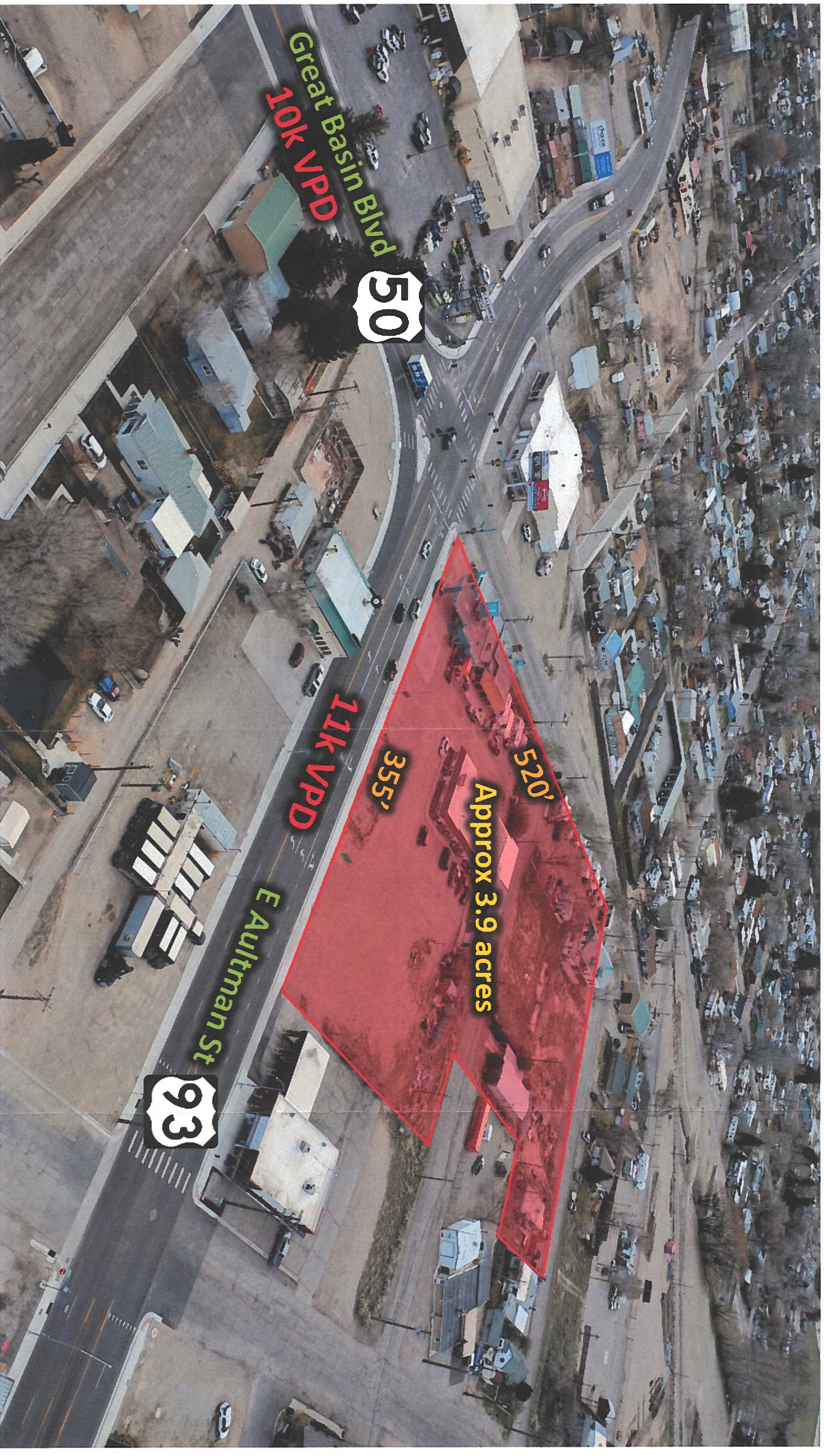
Address	Assessor's Parcel #'s	Owner
466 East 7th Street	001-082-11	Silver 2005 Revised RFT.
777 Avenue E	001-082-06	Thomas Edwards
701 East Aultman	002-053-07, 002-053-08 & 002-053-09,	James Ramsey & Mimi Yi
Avenue E (Block 29)	001-082-13	A Team Development, LLC

The RPC Board recommends approval of this abandonment to the Ely City Council, but to also make it conditional upon all Parcel's falling under one ownership. The abandonment will not take effect until such time.

Respectfully,



John Charchalis
Regional Planning Commission
Chairman



PARCEL A
APPROX. PROPERTY
AREA
3.9 ± AC



Proposed Development
 Great Basin Boulevard
 Ely, NV

Pine West Development, LLC
 9330 LBJ Freeway
 Suite 900
 Dallas, TX 75243

B BERGMANN
 ARCHITECTS ENGINEERS PLANNERS

Bergmann Associates, Architects, Engineers,
 Landscape Architects & Surveyors, D.P.C.
 280 East Broad Street
 Suite 200
 Rochester, NY 14604
 office 585.232.5135
 fax 585.232.4652
 www.bergmannpc.com

DATE DESCRIPTION



NOT APPROVED
 THIS PLAN HAS NOT RECEIVED FINAL APPROVAL OF ALL CITY DEPARTMENTS. ANY CHANGES OR MODIFICATIONS TO THIS PLAN SHOULD BE USED FOR CONSTRUCTION PURPOSES.

Copyright © Bergmann Associates, Architects, Engineers,
 Landscape Architects & Surveyors, D.P.C.
 November 6, 2022

CONCEPT SITE PLAN