



# CITY OF ELY

501 Mill Street Ely, Nevada 89301  
City Hall (775) 289-2430 - Fax (775) 289-1463

## ELY PLANNING COMMISSION CITY OF ELY, NEVADA

Application Fee: \$500.00 ~~\_\_\_\_\_~~ WAIVED  
Publication Fee: \$100.00 ~~\_\_\_\_\_~~ 100  
Certified Mailings: \$10.00 ea. ~~29 = 290~~  
**\$390**

### Application for Reclassification of Property Zoning

Pursuant to Ordinance # 410 a land use ordinance for portions of the City of Ely, Nevada, the undersigned owner of the property hereinafter described hereby presents his/her application requesting that certain property be reclassified from the R-1750 land use district to a C-2 land use district, as established by said Ordinance # 410 of the City of Ely for the following reason(s) to-wit:

This property was built in 1980 for commercial use by Eastern Nevada Medical Group. Since & prior this property has always been used for commercial use. I believe this zoning was a over site.

Attached hereto and filed herewith is a map showing boundaries of the property proposed to be reclassified, together with a list containing the names and addresses of all owners of property therein and within a distance of three hundred (300) feet outside the outer boundaries of such property, as shown by the latest assessment rolls of White Pine County, Nevada.

The property hereinbefore referred to and in relation to which said changes are hereby applied for is described as follows: to-wit: 480 Campton Street  
001-291-03

I John O'Flaherty, am the owner of the property in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.

Signed John O'Flaherty Date June 9 2018  
Mailing Address 965 Pluche Hwy Ely NV 89301  
E-Mail Address O'Flaherty.ph@Sbcglobal.net  
Phone Number 775 289 2801



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June 12, 2018

## NOTICE OF PUBLIC HEARING

The City Planning Commission will hold a Public Hearing at the regularly scheduled meeting to be held on June 28, 2018 at 2:00 p.m. The meeting will be held at the Ely Volunteer Fire Hall located at 499 Mill Street, Ely. The purpose of the Hearing is to consider a proposed Application for Reclassification of Zoning of the Property. The Applicant wishes to change the zoning from R-M-50 (Residential) to C-2 (Commercial). The property location is 480 Campton Street, Lots 12, 13, 14, & 15, Block Y, City of Ely City. The Assessor's Parcel # is 001-291-03. The Applicant is John O'Flaherty - O'Flaherty Rentals, LLC.

The City Council will hold a Public Hearing at 5:30 p.m. or soon thereafter, during the regularly scheduled meeting to be held on June 28, 2018 at 5:00 p.m.. The meeting will be held at the Ely Volunteer Fire Hall located at 499 Mill Street, Ely. The purpose of the Hearing is to consider the same.

You may voice your opinion concerning this action by appearing at the meetings or by sending written comments to the City of Ely no later than June 28, 2018. Any correspondence received after 1:00 p.m. on June 28, 2018 will not be considered.

A handwritten signature in blue ink that reads "Jennifer Drew".

Jennifer Drew  
Administrative Assistant



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Jennifer Drew  
Administrative Assistant

**Publish: The Ely Times, June 15, 2018**

**BUILDING AND PLANNING DEPARTMENT**

**FINDING OF FACTS SUMMARY**

**APPLICANT: John O'Flaherty**

**ACTION REQUESTED: Reclassification of Zoning**

**ASSESSOR'S PARCEL NUMBER(S) APN 001-291-03**

**STREET ADDRESS & GENERAL LOCATION OF PROPERTY: 480 Campton Street Ely, Nevada**

**OWNER: O'Flaherty Rentals, LLC**

**NAME: John O'Flaherty**

**MAILING ADDRESS: 965 Pioche Highway**

**CITY, STATE: Ely, Nevada 89301**

**TELEPHONE #: 775-289-2801**

**EMAIL: oflahertyph@sbcglobal.net**

**FINDING OF FACT:**

**CONCLUSIONS:**

<b>1. Compliance with NRS and City Code:</b>	<b>NRS 278 and City Codes and Ord. 410 with approval.</b>
<b>2. Notice for Paper &amp; Mailings:</b>	<b>Yes</b>
<b>3. Zoning: Current</b>	<b>R-M-50 (Residential-Multi Family-5000sq. ft. lot)</b>
<b>4. Proposed Activity</b>	<b>Re-Zone from an R-M-50 (Residential-Multi Family-5000sq. ft. lot) to a C-2 (General Commercial). Waive the \$500.00 application fee.</b>
<b>5. Compatibility with Surrounding Use:</b>	<b>Yes</b>
<b>6. Access:</b>	<b>Emergency Access should be coordinated with WPCO-SO, City of Ely Fire Department.</b>
<b>7. Compliance with Regulations:</b>	<b>Yes, with application approval</b>
<b>8. Potential Impact on Neighboring Property (including noise, odor, dangerous materials, et.)</b>	<b>No additional impact from current use</b>
<b>9. Access/Traffic:</b>	<b>Campton and 5<sup>th</sup> Street</b>
<b>10. Emergency Services:</b>	<b>Does not affect services.</b>
<b>11. City Attorney</b>	<b>Recommend approval to allow parcel to be zoned for its historical use.</b>

<b>12. Fire Department</b>	<b>No Comment</b>
<b>13. Building and Planning Department</b>	<b>Records show this property has been used as commercial property since 1980 (38yrs). Recommend approval</b>
<b>14. Sheriff's Department</b>	<b>No Concerns</b>
<b>15. Road Department</b>	<b>No Comment</b>

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