

OTHER PARTIES TO BE NOTIFIED:

Name: _____
Mailing Address: _____
Phone: _____ Mobile Phone: _____ Fax: _____
Email Address: _____

ASSESSOR'S PARCEL NO(s):
006510019 _____

(Attach filed map if available)

LOCATION / LEGAL DESCRIPTION: Portions of Sections 10, 14, 15, 21, 22, & 23, T. 32N., R 57E.,
M.D.B. & M., County of Elko, State of Nevada.

PROPERTY OWNER(S) (If other than applicant): Ruby Mountain Ranch Holdings LLC. _____

CURRENT ZONING OF THIS LAND: Open Space _____

CONDITIONAL USE BEING APPLIED FOR: Recreational Lodge _____

Applicable Regulations: Title _____ Chapter _____ Section _____

SPECIFY EXACT NATURE OF BUSINESS, ACTIVITY, OR LAND USE IF THIS CONDITIONAL USE PERMIT IS GRANTED FOR THIS APPLICATION:

In late 2024, the Elko Planning Commission denied our application for a zoning change to Agricultural/Recreation for this parcel such that we might explore the possible development of a public ski area. During that application process, tensions in the community came to the fore, with people on both sides raising issues such as water rights, traffic, development size, recreational needs etc. This culminated in a combative public hearing and an ultimate denial of our request. We are not seeking to reopen that request and do not wish to catalyze more disagreement between neighbors and friends. Over the last 15 months, we have continued to explore the site and are now seeking a much more modest request for a conditional use permit. We are doing this so that we might build a private home/lodge with no more than 5 rooms for rent as well as mechanical chairlifts (we have 5 envisioned) such that we might recreate on and better access the land in summer and winter. This would be primarily for the use of our friends and family and be quite low impact and environmentally conscious compared with other potential uses for the site as well as reduce the need for further road improvements on the land. Our family loves this generational property as well as the surrounding area and this conditional use permit would give us better access to our very rugged and beautiful mountain terrain.

OWNER'S AFFIDAVIT

STATE OF Virginia)

COUNTY OF Virginia Beach)

I / we, Peter G. Christodoulo being duly sworn, depose and state that I am
Please Print Name (s)
the owner of the property herein described in the application, and that I / we consent to the filing of this petition.

Signed: *Peter G. Christodoulo*

Mailing Address 3455 Washington Street
San Francisco, CA 94118

Telephone Number 617-230-9723

On this 17 day of February, 2026, before me personally appeared Peter Christodoulo
whose identity was proven to me on the basis of satisfactory evidence to be the person whose name is
subscribed to this instrument and acknowledged that he/she executed the same

Corey Durham
Notary Public in and for said County and State



appeared by means of online
notarization, and presented CA
drivers license as identification

OPTIONAL USE

I / we further confirm that I / we have given _____ the
authority to act on our behalf, in the matter of this particular request to be heard by the Elko County
Planning Commission and Board of County Commissioners, if applicable.

ELKO COUNTY WILL NOTIFY THE OWNERS OF THE THIRTY CLOSEST PARCELS OF THE LAND
INDICATED ON THIS APPLICATION BY MAIL AS TO THIS APPLICATION AND DATE OF THE PUBLIC
MEETING FOR THE CONDITIONAL USE PERMIT REQUEST.

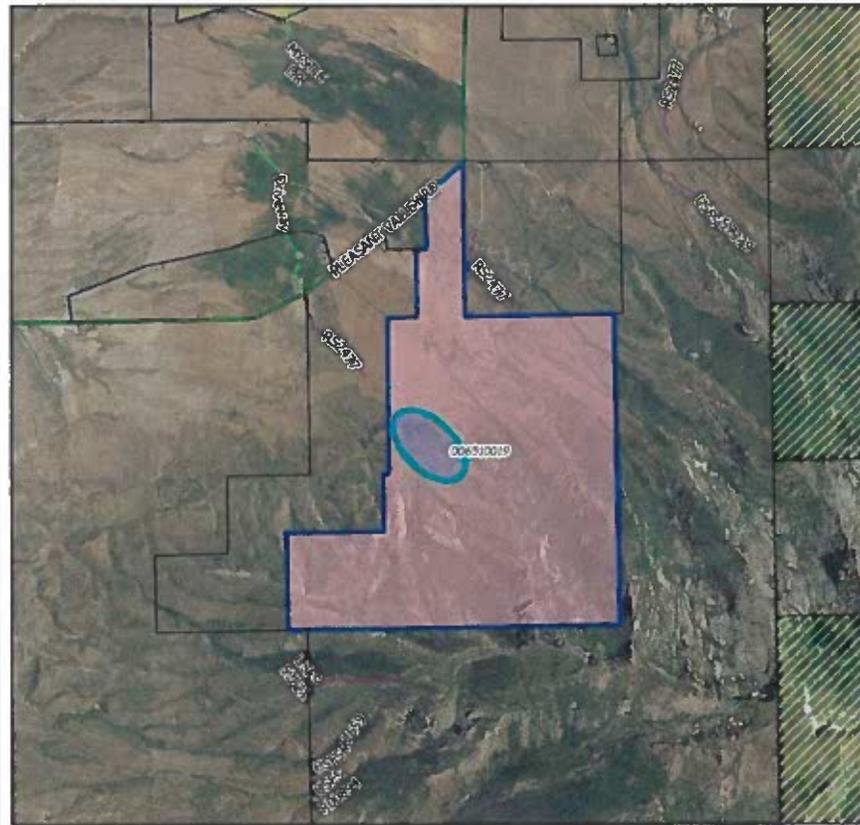
ANY ERRORS IN THE LEGAL DESCRIPTION, INFORMATION OR MAPS PROVIDED MAY NULLIFY THE
GRANTING OF A CONDITIONAL USE PERMIT.

THE ATTACHED OWNER'S AFFIDAVIT SHALL BE COMPLETE, PROPERLY SIGNED AND NOTARIZED.

ALL REQUIRED INFORMATION MUST BE ATTACHED TO THIS APPLICATION BEFORE THE ITEM WILL BE
PLACED ON THE PLANNING COMMISSION AGENDA.

If you have any comments, please submit to: Elko County Planning Commission
C/O Elko County Planning and Zoning Division
540 Court Street, Suite 104
Elko, NV 89801

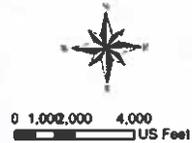
Or email to: crice@elkocountynv.net, pfitzgerald@elkocountynv.net, or
ian.collier@elkocountynv.gov



006-540-019

CUP26-004
Conditional Use Permit
for
Modern Land & Development
Ruby Mountain Ranch Holdings
Pcl. 11 of file 642794
T.32N,R.57E.
Lamolite Area

Conditional Use Permit
for a recreational lodge
and ski lifts (5)



For assessment use only, does not represent a survey, no liability for accuracy is assumed. Other uses forbidden unless approved by Elko County Assessor.