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Elko County Planning Commission

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Planning Commissioners

Chair
Mark Wetmore
Vice-Chair
Richard Genseal
Scott Gavorsky
Jake Jefferson
Naomi Roche
Dena M. Hartley
Samantha Elliott

DATE: February 26, 2026

TO:

**SPRING CREEK ASSOC.
C/O MANAGER & COMM. OF ARCHITECTURE
401 Fairway Blvd.
SPRING CREEK, NV 89815**

FROM: Elko County Planning & Zoning Division

Application No. CUP26-004

NOTICE OF A PUBLIC HEARING FOR A CONDITIONAL USE PERMIT

NOTICE IS HEREBY GIVEN that the Elko County Planning Commission at a meeting open to the public and to be held on **Thursday, March 19th, 2026** beginning at 5:15 P.M. in the Nannini Administration Building, Suite 102, 540 Court Street, Elko, Nevada, will hold a public hearing for an application submitted by Modern Land & Development, LLC requesting a Conditional Use Permit for a Recreational Lodge with up to five (5) chair lifts in an Open Space (OS) District (ECC 4-2-1 (B) (1)).

Location: APN 006-510-019, a 2,296.22-acre (+/-) parcel, as shown as Parcel 11 on the Amended Record of Survey for Elizabeth S Rabe Trust, on file in the Office of the Elko County Recorder, Elko, Nevada as File No. 656272, being located in portions of Sections 10, 14, 15, 21, 22, & 23 T. 32 N., R. 57 E., M.D.B.& M., County of Elko, State of Nevada.

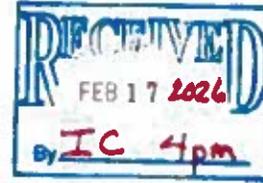
Applicant(s): Modern Land & Development, LLC
Owner(s): Ruby Mountain Ranch Holdings, LLC

Please find attached a copy of the Applications cover and vicinity map(s) for your review and/or comments. If you wish to respond, your comments will be incorporated into a staff report regarding this matter.



Elko County Community Development

Planning & Zoning Division
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CONDITIONAL USE PERMIT APPLICATION PURSUANT TO ELKO COUNTY CODE TITLE 4, CHAPTER 9

FOR PLANNING STAFF USE ONLY		
APPLICATION #: <u>CUP26-004</u>		
REQUIREMENTS CHECK LIST	YES	NO
COPY OF LEGAL DESCRIPTION INCLUDED	<u>IC</u>	
COPY OF SITE OR PLOT PLAN INCLUDING TOPOGRAPHY FOR SLOPES OVER 8%	<u>IC</u>	
COPY OF RECORDED MAP INCLUDED (IF APPLICABLE)		
COPY OF U.S.G.S. QUAD MAP OF THE VICINITY INCLUDING TOPOGRAPHY	<u>IC</u>	
COPY OF OWNER'S AFFIDAVIT(S) INCLUDED	<u>IC</u>	
APPLICATION RETURNED AS INCOMPLETE BY STAFF	INITIALS	
WRITTEN RESPONSE FROM COMMITTEE OF ARCHITECTURE IF APPLICABLE:		
DATE ACCEPTED:	STAFF:	
FEE PAID BY <u>CASH</u> <input checked="" type="checkbox"/> <u>CHECK</u> CHECK NO. <u>2185</u> AMOUNT PAID \$ <u>400.00</u> RECEIPT DATE: <u>2-17-2026</u>		

A FILING FEE OF ~~\$400.00~~ MUST ACCOMPANY THIS APPLICATION. THIS FEE IS NON-REFUNDABLE
 REGARDLESS OF THE DECISION(S) OF THE ELKO COUNTY PLANNING COMMISSION AND/OR
 THE ELKO COUNTY BOARD OF COMMISSIONERS

(HAND WRITTEN APPLICATIONS MUST BE LEGIBLE. ILLEGIBLE FORMS WILL NOT BE ACCEPTED.)

APPLICANT(S)

Name: Modern Land & Development, LLC
 Mailing Address: 960 Idaho St, Elko, NV 89801
 Physical Address: Same
 Phone: (775) 389-5770 Mobile Phone: Mitch (775) 397-1281 Fax: _____
 Email Address: mltch@nvmlid.com

****MANDATORY INFORMATION REQUIREMENTS****

THIS APPLICATION WILL NOT BE ACCEPTED OR PROCESSED WITHOUT THE FOLLOWING INFORMATION:

1. IF PROPERTY DESCRIPTION INCLUDES A REFERENCE TO A MAP FILED IN THE OFFICE OF THE ELKO COUNTY RECORDER, PROVIDE 1 COPY OF SAID MAP WITH THIS APPLICATION.
2. METES AND BOUNDS, OR OTHER LEGAL DESCRIPTION OF LAND TO WHICH THE CONDITIONAL USE PERMIT WOULD APPLY (INCLUDING SECTION, TOWNSHIP, AND RANGE) WITH AN ACCOMPANYING MAP.
3. APPLICANT WILL PROVIDE 1 COPY OF A VICINITY MAP, A U.S.G.S. QUAD MAP WITH TOPOGRAPHY.
4. COPY OF THE MOST CURRENT DEED PERTAINING TO PROPERTY.

**PLEASE RESPOND TO THE FOLLOWING STATEMENTS AS RELATED TO YOUR
CONDITIONAL USE APPLICATION: (attach separate pages if needed)**

A. How will the proposed activity be considered necessary, desirable and interact with the other uses in the neighborhood?

This proposal is for enhanced land access for primarily recreational use on a private ranch for the owner and his friends and family. It would have very little or no impact on neighbors and would be similar in nature to the Spring Creek Campground also used for recreation directly to the east

B. Describe the impact this application will have upon the streets/highways or roads in the area.

Very little as this will be for few people to use and have little to no traffic.

C. Explain how the property will be accessed, or what access currently exists.

Access is via Pleasant Valley Rd.

D. Explain any negative or positive impacts that the proposed may have upon the health, safety and general welfare of the individuals working or living in the vicinity?

There should be no impact on the health, safety or general welfare of the individuals working or living in the vicinity. Relative to other potential uses for the site, this proposal is very low impact and environmentally conscious.

E. Provide a copy of a plot plan, parcel map, subdivision map, record of survey or any other map showing the exact location of the proposed conditional use legal description and any development

F. By signing and notarizing this application the applicant agrees to provide all information required herein. The applicant also understands that should this required information not be provided with the