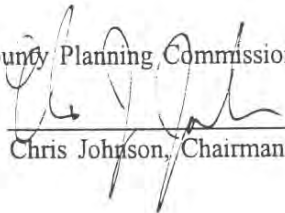


# Jackpot

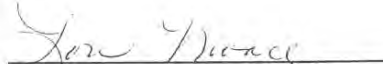


## ELKO COUNTY, NEVADA MASTER PLAN JACKPOT, NEVADA DIVISION VOLUME I

Adopted by the Elko County Planning Commission July 26, 1995

  
Chris Johnson, Chairman

Attest:

  
Lou Moore, Planning Coordinator

# Jackpot



Amendments & Reviews Approved by the Town of Jackpot Advisory Board at a regularly scheduled meeting on April 10<sup>th</sup>, 2008.

Beth Winans  
Chairman

Attest: David Choate  
Town Clerk

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Amendments & Reviews Approved by the Elko County Planning Commission at a regularly scheduled meeting on April 17<sup>th</sup> 2008.

David Hough  
Mr. David Hough, Chairman

Attest: Scott R. Brown  
Mr. Scott R. Brown, Director Planning & Zoning

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Amendments & Reviews Approved by the Elko County Board of Commissioners at a regularly scheduled meeting on May 7<sup>th</sup>, 2008.


Mike Nannini  
Mr. Mike Nannini, Chairman

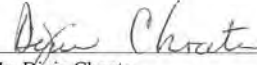
Attest: Win Smith  
Ms. Win Smith, Elko County Clerk

# Jackpot




At a regularly scheduled meeting on July 9<sup>th</sup>, 2014, the 2014 review of the amendments and revisions to the Jackpot Master Plan were approved by the Town of Jackpot Advisory Board.

  
Mr. Jeff Young  
Jackpot Advisory Board, Chairman

Attest:   
Ms. Dixie Choate  
Jackpot Town Clerk


At a regularly scheduled meeting on August 21<sup>st</sup>, 2014, amendments and revisions of the 2014 review of the Jackpot Master Plan was approved by the Elko County Planning Commission and moved forward to the Elko County Commission for review and ratification.

  
Mr. Jack D. Larason  
Elko County Planning Commission, Chairman

Attest:   
Mr. John W. Kingwell Division,  
Supervisor, Planning & Zoning Division

At a regularly scheduled meeting of the Board of County Commissioners on October 1st, 2014, amendments & revisions of the 2014 Jackpot Master Plan were approved and the master plan was ratified.

  
Mr. Charlie Myers  
Elko County Commission, Chairman

Attest:   
Mrs. Carol Fosmo  
Elko County Clerk

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*(For a copy of Volume II please contact the Elko County Planning and Zoning Department)*



## **PART I**

### **TOWN OF JACKPOT**

#### **A. GENERAL INFORMATION AND OVERVIEW:**

The unincorporated Town of Jackpot as pictured above and looking east, is located less than 1 mile south of the Idaho border on U.S. Highway 93 and approximately 45 miles south of Twin Falls, Idaho, a city of approximately 40,000. Jackpot is also located near Salmon Falls Creek and north of Middle Stack Mountain in the Granite Range of northeast Nevada.

In addition, Jackpot is located about 50 miles east of the unincorporated town of Jarbidge, Nevada and the Jarbidge Wilderness.

Jackpot is in the Pacific Time Zone but unofficially observes Mountain Time due to its economic ties with the Magic Valley region of southern Idaho.

The Town of Jackpot has a five member Advisory Board appointed by the Elko County Board of County Commissioners that provides advisory assistance in the governance of its affairs by acting as a liaison between its residents and the Elko County Board of Commissioners.



Cactus Pete's Hotel Casino

## **B. HISTORY:**

After Idaho outlawed all forms of casino gaming in 1954, "Cactus Pete Piersanti" and Don French moved their slot machine operations from Idaho to the Jackpot town site. Piersanti's and French's gaming establishments were named Cactus Pete's and the Horseshu Club respectively. Piersanti in particular is credited for founding Jackpot as well as for naming it. Cactus Pete's management took over the Horseshu in 1964 to form what would eventually become Ameristar Casinos. The Ameristar-owned Cactus Pete's and Horseshu, as well as the independent Barton's Club 93 and the Four Jacks Casino, form the basis of the town's economy to this day.

Jackpot continues to be a popular casino gambling destination for residents of Idaho and other neighboring states since its founding. In addition to its casino industry, Jackpot has its own schools, golf course, and post office.

## **C. ATTRACTIONS:**

Jackpot has five main hotels and motels with casinos:

- Barton's Club 93
- Cactus Pete's, owned by Ameristar Casinos, is the largest hotel in Jackpot
- Four Jacks Hotel and Casino
- Horseshu Hotel and Casino, owned by Ameristar Casinos
- West Star Hotel and Casino



Jackpot Attractions

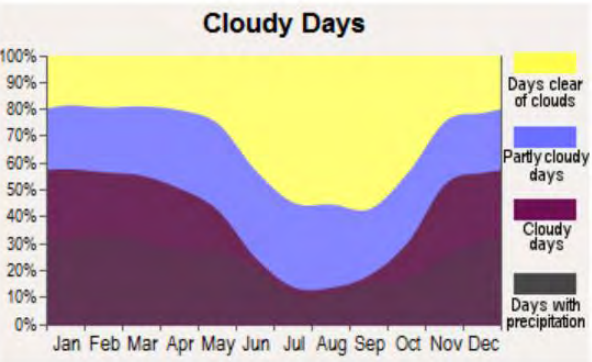
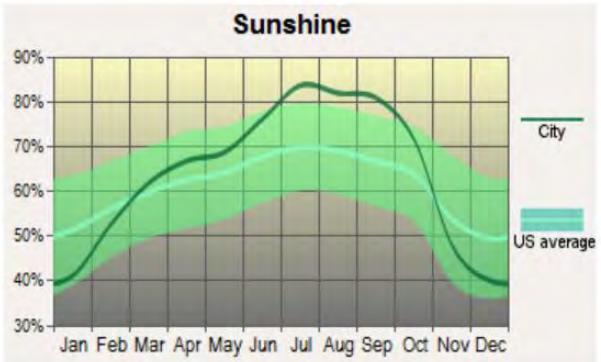
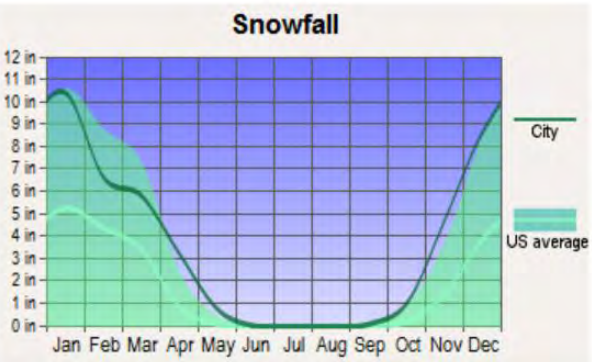
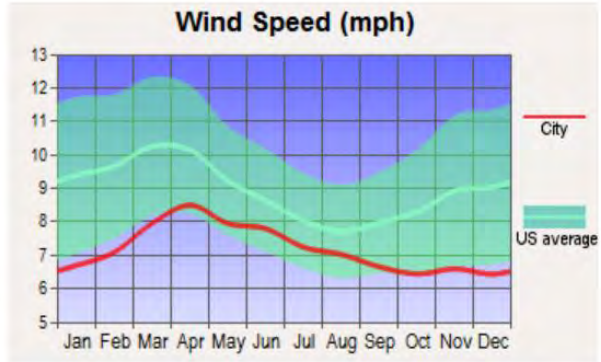
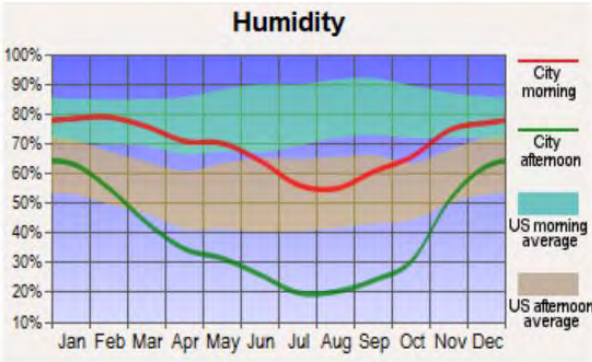
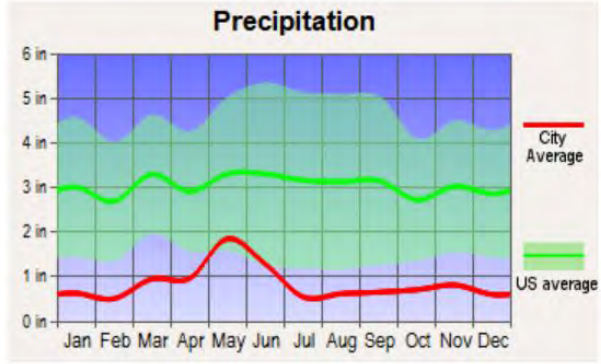
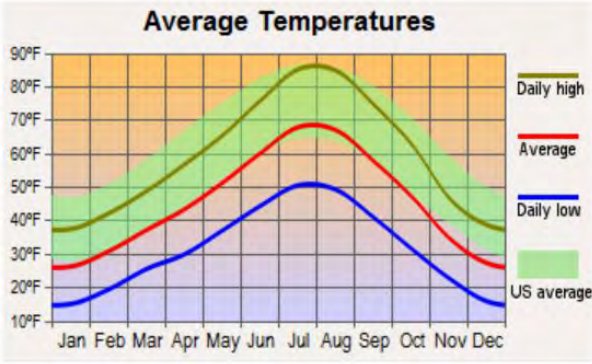
**D. CLIMATE:**

Jackpot, Nevada experiences a semi-arid climate with hot summers and cold winters. Even with its relatively cool average temperature, Jackpot receives barely enough precipitation to avoid being classified as a desert climate. Due to Jackpot's high elevation and aridity, temperatures drop sharply after sunset. Summer nights are comfortably cool, even chilly. Winter highs are generally above freezing, and winter nights are bitterly cold, with temperatures often dropping to zero or below.

Climate data for Jackpot, Nevada.

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
<b>Record high °F (°C)</b>	61 (16)	68 (20)	78 (26)	87 (31)	93 (34)	96 (36)	105 (41)	101 (38)	95 (35)	86 (30)	73 (23)	62 (17)	105 (41)
<b>Average high °F (°C)</b>	37.8 (3.2)	41.4 (5.2)	49.2 (9.6)	57.1 (13.9)	66.2 (19)	76.6 (24.8)	86.8 (30.4)	85.7 (29.8)	75.9 (24.4)	62.2 (16.8)	47.4 (8.6)	37.0 (2.8)	60.3 (15.7)
<b>Average low °F (°C)</b>	16.2 (-8.8)	18.9 (-7.3)	25.1 (-3.8)	30.6 (-0.8)	37.1 (2.8)	44.5 (6.9)	51.0 (10.6)	49.0 (9.4)	40.1 (4.5)	30.5 (-0.8)	22.3 (-5.4)	14.7 (-9.6)	31.7 (-0.2)
<b>Record low °F (°C)</b>	-17 (-27)	-26 (-32)	-4 (-20)	0 (-18)	13 (-11)	27 (-3)	32 (0)	25 (-4)	20 (-7)	-6 (-21)	-8 (-22)	-29 (-34)	-29 (-34)
<b>Precipitation inches (mm)</b>	0.56 (14.2)	0.38 (9.7)	0.68 (17.3)	1.06 (26.9)	1.90 (48.3)	1.15 (29.2)	0.42 (10.7)	0.60 (15.2)	0.52 (13.2)	0.67 (17)	0.66 (16.8)	0.50 (12.7)	9.10 (231.1)

Source: The Western Regional Climate Center



**E. DEMOGRAPHIC AREA:**

Jackpot with a population of 1,195 is located in the *Elko Micropolitan Statistical Area*, a two county (Elko, Eureka) Nevada statistical area of 21,383 square miles. The area includes portions of the Humboldt River Basin (9,000 square miles), the Snake River Basin (6,800 square miles), and the Central Nevada Desert Basins sub-region (5,500 square miles). The latest census data used was published in 2010 and was used to revise and amend the 2014 Jackpot Master Plan revision.



Hayden Airport Building

**F. TRANSPORTATION:**

The Jackpot Airport, also known as Hayden Field, is a public airport located in Jackpot, Nevada. The airport is owned and operated by Elko County. The airport elevation is 5,213 feet with a runway of 6,200 feet. Hayden Field is FAA "B I" rated airport.



Jackpot Airport, looking north to the Nevada/Idaho border.

## Historical Article by David W. Toll

**David W. Toll** is a prize-winning Nevada journalist, the only living newspaperman to begin his career at *The Virginia City Chronicle*. He writes:

**"Here in the high ranch lands of the Bruneau River country**, surrounded by vast mountain wilderness, you might be surprised at the bright cluster of casinos where US 93 crosses the Idaho-Nevada line. This phenomenal community some 40 miles south of Twin Falls was the first casino boomtown in Nevada-after Las Vegas.

Jackpot owes its existence to the presidential ambitions of Senator Estes Kefauver of Tennessee, who did Nevada a big favor in the 1950's by crusading against illegal slot machines around the country. When slot machines were turned to the wall and poker games closed down in saloons and club rooms around Idaho, Jackpot was born as a log cabin full of one-armed bandits just across the Nevada state line.

It was five years before Jackpot had its first blackjack game, but today the casinos here would be right at home in Las Vegas. Cactus Pete's, the first and best known of them, is now a major high-rise, with the Four Jacks, Barton's Club 93, a new Holiday Inn Express and the fabulously conceived ("a combination of a Hollywood sound stage and a western mining town") Horseshu.

There are 1,195 permanent residents per the 2010 census in Jackpot and although the town lacks the supreme symbol of civilized existence, a cemetery, it does have a school, a newspaper, a golf course, a magnificent enclosed swimming pool, tennis courts, over 100 RV spaces and a B1 rated airport. And despite being on the Nevada side of the line, Jackpot is now the largest employer in southern Idaho.

Most of this prosperity derives from the avalanche of visitors who roar south from Idaho every weekend, lured as much by the simple pleasure of a good dinner and the chance to get out of Idaho overnight, as by the gambling games.

Increasingly, though, visitors are also attracted to Jackpot for the outdoor recreation available in every direction, from about ten feet out of town to as far as you can see and beyond.

The Jarbidge Wilderness Area is in the mountains to the southwest, and a majority of the state's record deer have come from this part of the state. Sage Grouse, chucker and pheasant hunting are excellent, and the fishing is even better.

The Little Salmon River and its tributaries commonly offer up rainbow and brown trout up to four pounds, with larger fish caught somewhat less frequently. Salmon Falls reservoir across the line of Idaho, boasts of nine varieties of game fish including trout, salmon, bass and walleye.

The opportunities for stream, river and lake fishing are essentially limitless. Jackpot is surely the busiest town in Nevada, maybe the world, with a year-around schedule of golf tournaments, air races, skeet shoots, balloon ascensions and other events both ordinary and exotic. The golf course is open all year (play is with a green ball in winter)".

This article supports what many Jackpot residents have always known. The opportunities for continued commercial and residential growth are only limited by the natural resources of the area. The potential of Jackpot becoming a destination town is now being recognized and realized by the commercial and residential community.

## **PART II**

### **INTRODUCTION, MASTER PLAN**

#### **A. INTRODUCTION:**

Pursuant to Nevada Revised Statutes, Chapter 278.150, a comprehensive, long-term general plan for the physical development of the County is required. That portion of the plan which addresses the area known as the Unincorporated Town of Jackpot shall be known as the Jackpot Division of the Elko County Master Plan (Jackpot Master Plan). This Plan consists of Volume I and three maps titled Map No. 1 which depicts current zoning, Map No. 2 depicting proposed zoning designations, Map No. 3 depicting the current town boundary, and Volume II containing the Exhibits.

The Jackpot Master Plan is an official policy guide for decisions concerning the physical development of Jackpot, Nevada. It indicates, in a general way, how Jackpot should develop in the next 15-20 years. Citizens, developers, the Elko County Planning Commission, the Jackpot Town Advisory Board as well as the Board of Elko County Commissioners acting as the Jackpot Town Board and other groups are inescapably involved in questions of physical development and have a primary responsibility to coordinate and direct the overall pattern of development activities within the Jackpot Master Plan Boundary. Due to these responsibilities, it is necessary for Elko County to implement technical guidelines and adopt policies that will provide the framework for resolving questions relating to quality of life and physical development.

The Jackpot Master Plan and amendments are the culmination of extensive public participation processes beginning with its inception and continuing on into the present. These processes involve the general public, private interest groups, the Town of Jackpot Advisory Board, the Elko County Planning Commission and the Board of Elko County Commissioners.



The Board of Elko County Commissioners support the planning process as a way of meeting the County's needs and making our communities quality places to live.

The growth of Elko County makes it mandatory to visualize and pursue a common direction and to wisely use our resources. Thus, planning development is necessary to guide growth, ensure jobs are provided, public facilities are available and natural resources are conserved and respected.

A Jackpot Master Plan review and revision was completed in the early winter of 2008. The Jackpot Master Plan was again opened for review in January of 2014 with revision and completion in October of 2014.

The amendments and revisions include the changes in the Jackpot Master Plan Boundary and associated lands. The amendments and revisions also include up-dated demographics from the 2010 census and other available data.

The Jackpot Master Plan amendments and revisions also reflect additions and changes within the Jackpot Master Plan Boundary concerning addition of public and private lands, and public services infrastructure since the creation of the Master Plan in 1995. The public works Water System, Sanitary Sewer and Public Recreation Master Plans have been revised and amended and have replaced the outdated facility master plans identified as "Exhibits" within Volume II of the Jackpot Division of the Elko County Master Plan.

The Jackpot Master Plan objectives are to encourage and manage future development to ensure a cohesive existence and planned management of commercial, industrial and residential growth in the Town of Jackpot, Nevada.

## **B. PURPOSE AND GOAL STATEMENT:**

The following are general purpose and goal statements related to the Jackpot Division of the Elko County Master Plan.

- Manage growth to achieve high-quality development with appropriate public services. The County desires high-quality residential, commercial and light industrial developments within Jackpot.
- New growth should accommodate the expansion of necessary public services.
- Enhance the quality of life for all residents. The Town of Jackpot will encourage a strong economic base with further economic development; enhance jobs opportunities and business expansion.
- Direct new growth areas for planned development.

### **C. PRIVATE PROPERTY RIGHTS:**

The preservation of private property rights is an integral part of our concept of a free society. The United States Constitution prevents the government from depriving an individual of property without due process of law and further insures that a private property cannot be taken for public use without just compensation. Likewise, the Nevada Constitution protects these same fundamental rights.

Eminent Domain law in Nevada has changed dramatically in the last 5 years. Before 2007, Nevada law enabled private property to be taken, using eminent domain, and transferred to private entities. Now, that power is severely limited. Specifically mining companies are no longer able to use eminent domain to take private property. If they want to claim property they must do so through the courts. Likewise, local and state governments can no longer take private property for “public use” and then transfer that property to another private party.

Along with the constitutional guarantees of private property rights as provided for in the Constitutions of the United States and the State of Nevada come the responsibilities that are borne by each property owner to use, maintain and preserve their property for the benefit of future generations in the Town of Jackpot and Elko County.

### **D. PRIVATE PROPERTY RIGHTS GOAL STATEMENT:**

To ensure that all ordinances which implement this plan and all land use decisions made pursuant to this plan are sensitive to private property rights and require due process of law.

- No person shall be deprived of private property without due process of law.
- As provided in the Constitutions of the United States and the State of Nevada, private property shall not be taken for public use without just compensation.
- Prior to finalizing an administrative or regulatory action prescribed by Nevada Revised Statutes or Elko County Ordinance, Elko County may utilize a review process to evaluate whether such action may result in an unconstitutional taking of private property.

### **E. PROPERTY OWNER RESPONSIBILITIES GOAL STATEMENTS:**

- To acknowledge the responsibilities of each property owner, as a steward of the land, to use their property wisely, maintain it in good condition, and preserve it for future generations.
- Property owners shall not use their property or leave it in a manner that negatively impacts the surrounding neighborhood.

- Property owners shall be responsible for maintaining their property in the best possible condition.
- Property owners, recognizing that they are only temporary stewards of the land, shall preserve and maintain their property for the benefit of future generation.
- Elko County will endeavor to preserve private property rights and values by enforcing regulations that will ensure against incompatible and detrimental neighboring land uses.
- Should any proposed residential, commercial or industrial development require the up-grades / improvements of any existing public facilities or require the development of new facilities, services or service lines to accommodate a proposed development, the property owner / developer shall be required to bear the total cost of the up-grades, improvements and new facilities.

## **PART III**

### **BACKGROUNDS / OVERVIEW**

#### **A. MASTER PLAN BOUNDARY:**

The Unincorporated Town of Jackpot is located on the Nevada – Idaho border north of Contact on U.S. Highway 93. This plan includes an area of approximately 4.8 square miles within the following legal descriptions:

##### **Master Plan Boundary Amended:**

1. Sections 1, 2, 11 and 12 of T. 47 N., R. 64 E., M.D.B.&M., and Government Lots 3 and 4 of Section 6 of T. 47 N., R. 65 E., M.D.B.&M., as shown on that certain map filed for record in File No. 59631 in the Map case in the office of the Elko County Recorder on April 19, 1971.;
2. The northeast quarter (NE ¼) of the northeast quarter (NE ¼) of Section 13 of T. 47 N., R. 64 E., M.D.B.&M.;
3. Government Lot 2 of Section 6 of T. 47 N., R. 65 E., MDB&M.;
4. Government Lots 1, 2, 3 and 4 of Section 7 of T. 47 N., R. 65 E., MDB&M.; and
5. Government Lot 1 of Section 8 of T. 47 N., R. 65 E., MDB&M.; (Ord. 1980-R, 10-9-1980, eff. 10-30-1980)

6. A parcel of land lying westerly of the centerline of U.S. Highway 93 located within the E. 1/2 E1/2 and the E1/2 W1/2 SE1/4 of Section 14, Township 47 North, Range 64 East, M.D.B.&M. containing 188.01 acres, more or less, and being further described as follows:

Commencing at the NE corner of Section 14, Township 47 North, Range 64 East, M.D.B.&M., marked with a standard BLM brasscap monument; Corner No. 1, the true point of beginning;

(thence) S. 1°17'43" W. along the east section line of said Section 14 for a distance of 1701.67 feet to Corner No. 2, a point on the centerline of U.S. Highway 93 for a distance of 1763.32 feet to a point of curvature said centerline of U.S. Highway 93, Corner No. 3;

(thence) along the centerline of U.S. Highway 93, through a curve to the right with a back tangent bearing of N. 4°05'03" E., a central angle of 21°17'20", a radius of 5000.00 feet for an arc distance of 1857.81 feet to Corner No. 4. A point on the southerly section line of said Section 14 and being the SE corner of the property being described;

(thence) S. 88°42'19" W. along the south section line of said Section 14 for a distance of 1448.31 feet to the SW corner of the SE 1/4 SW 1/4 SE 1/4 of said Section 14, Corner No. 5, being the SW corner of the property being described;

(thence) N. 0°44'45" E. along the west line of the E 1/2 W 1/2 SE 1/4 of said Section 14 for a distance of 2647.29 feet to the NW corner of the NE 1/4 NW 1/4 SE 1/4 of said Section 14, Corner No. 6;

(thence) N. 89°34'39" E. along the E-W quarter-section line of said Section 14 for a distance of 662.68 feet to the SW corner of the SE 1/4 NE 1/4 of said Section 14, Corner No. 7;

(thence) N. 0°55'35" E. along the west line of the E 1/2 NE 1/4 of said Section 14, Corner No. 8, a point on the north section line of said Section 14, the NW corner of the property being described;

(thence) N. 89°48'00" E. along the north section line of said Section 14 for a distance of 1342.10 feet to the NE corner of said Section 14, Corner No. 1, the true point of beginning of this description.

## **B. TOWN HISTORY:**

The unincorporated Town of Jackpot is a relatively new community. It was established as Unincorporated Town No. 1 by the Elko County Board of County Commissioners in the mid 1950's. On April 7, 1959, the Elko County Commissioners chose the official name of the town - Jackpot. Jackpot, one of Nevada's "border towns", came into existence as a gambling town. It sprang up from a rural area with a combination ranching / mining economic base and has evolved into a town whose economic base is centered in tourism and gaming. Many tourists from the Northwest travel to this small community to enjoy all that Jackpot has to offer.

## **C. NATURAL FEATURES:**

The Town of Jackpot sits in an area of high desert with an elevation ranging from 5,200 to 5,300 feet above sea level. To the south of the town, one has a clear view of Middlestack Mountains and portions of the Granite Range.

The Gollieher Mountains lie to the east of Jackpot and a steep slope to the west side of Jackpot makes up the western border of the plan area for Jackpot. There are no continually running water ways running through town, however, Shoshone Creek crosses Highway 93 just south of Jackpot.

## **D. AREA WILDLIFE:**

Area wildlife includes Pronghorn, Mule Deer, Elk, birds and fish of many species.



Left to Right: Pronghorn, Burrowing Owl, Meadowlark, Greater Sage Grouse



Left to Right: Meadowlark, Greater Sage Grouse

**E. DEMOGRAPHICS:**

**Current Population Counts:** The 2010 Census reports a population of 1,195 persons residing in the Town of Jackpot. The population in Jackpot has remained fairly static through the 2000 through 2010 time period with an average population of 1192.

Estimates from the Nevada Department of Taxation and Nevada State Demographer show a 7.7% decline in the population of Jackpot beginning in 2011 and continuing through the end of 2013 with a current population estimate of 923.

Elko County and Town of Jackpot staff estimate that at the time of the 2013-2014 revision of the Jackpot Master Plan, there are approximately 1,055 persons residing in Jackpot. This estimate is based on 2013 current sewer / water services, current occupancy rates, and by the average number of persons per household per the census of 2010. However, water and sewer connections do not necessarily determine an accurate occupancy rate.

**Historical, Population Counts:**

- Population by 1990 Census\_\_\_\_\_1,159
- Estimated Population Estimate 1996, Town of Jackpot\_\_\_\_\_ 958
- Certified Population by 2000 Census, Town of Jackpot\_\_\_\_\_1,189
- Certified Population by 2006 Census, Town of Jackpot\_\_\_\_\_1,293
- Certified Population by 2010 Census, Town of Jackpot\_\_\_\_\_1,195
- Certified Population Estimate 2011, Town of Jackpot\_\_\_\_\_ 963
- Certified Population Estimate 2012, Town of Jackpot\_\_\_\_\_ 914
- Estimated Population 2013, Town of Jackpot\_\_\_\_\_ 923

### **Population by Age, 2010 Census:**

- The 2010 Census reflects the median age to be 34.2 years of age.
- There were 375 children under the age of 18, or 31% of the total population.
- Those over the age of 18 represent the largest percentage, 68.6 % or 820 persons.
- 59.7% or 719 persons of the population of Jackpot were between the ages of 18 and 64 years of age.
- There were 101 persons or 8.5% of the Jackpot population made up of persons 65 years of age or older.
- Approximately 16 households of 451 total households were represented to be made up of persons 65 years of age or older.

**Population by Age, Historical:** In 1990, the median age was 28.5 years of age. There were 385 children under the age of 18 in the Town, and of those over the age of 18, the largest percentage (57%) were 25 to 44 years of age. Only 16 households of 451 were represented to be made up of persons of 65 years of age or older.

The 2000 Census reflects the median age was 27.7 years of age. There were 345 children under the age of 18 in the town, or 29% of the total population.

Those over the age of 18 represent the largest percentage, 68% or 836 persons. Of that 68%, 806 persons were between the ages of 18 years of age to 64 years of age. There were 30 persons or 3% represented to be made up of persons 65 years of age or older. Approximately 20 of 516 total households were represented to be made up of persons 65 years of age or older.

**Current Education Statistics:** The 2010 census reflects that 84.7% of the Elko County population 25 years of age or older are high school graduates or higher. The national average is 87.6%. 16.1% of the Elko County population hold a Bachelor's Degree or higher.

**Education Statistics, Historical:** The 2000 Census reflects that 473 persons or 63% of the total population of Jackpot were high school graduates or higher. The national average was 80.4%. There were 93 persons or 12% with a Bachelors Degree or higher. The national average was 24.4%.

**Cost of Living:** The March 2012 estimated cost of living index in zip code 89825: is 85.8% as compared to the U.S. average of 100%.

**Housing Estimates for 2013:** The total estimated number of housing units in Jackpot in 2013 was 475. Of the 475 housing units, 344 were occupied with an estimated population 923. At the time of the 2013-2014 review and revision of the Jackpot Master Plan, Elko County and the Town of Jackpot staff estimate that there are currently 267 single family homes both site built and modular constituted as real property owner occupied homes. This represents an increase of 228 new homes constructed since the 2008 review and revision of the Jackpot Master Plan.

**Housing Estimates, Historical:** The 2010 Census reflects the total number of housing units in Jackpot as 622. Of the 622 housing units, 451 were occupied. Of the 622 total units, 160 were owner occupied, 291 were renter occupied and 171 units were vacant. There were 267 single family homes both site built and modular constituted as real property owner occupied homes. The average household size was 2.65 persons. The average family size was 3.6 persons. There were 1,195 persons living in residential households and no one living in group quarters.

In reference to the 2008 review and revisions to the Jackpot Master Plan, Elko County and the Town of Jackpot staff estimated that there were 39 single family homes both site built and modular, constituted as real property owner occupied homes. That represented an increase of 17 new homes constructed since 2000.

That increased the total number of housing units to 533 within the Town of Jackpot. That also represented the development of 4 housing units in areas other than the Golf Course Terrace Subdivision and Glen Doren Subdivision.

The total number of housing units in Jackpot in 2000 was 516. Of the 516 housing units, 432 were occupied. 169 were owner occupied, 263 were renter occupied, and 84 units were vacant. There were 22 single family homes both site built and modular, constituted as real property owner occupied homes. The average household size was 2.70 persons. The average family size was 3.59 persons. There were 1,167 persons living in residential households and 22 persons living in group quarters.



Jackpot Emergency Services Facilities



**Real Estate Property Taxes:** Because Elko County uses a complicated formula to determine the property tax owed on any individual property, it's not possible to condense it to a simple tax rate, like you could with an income or sales tax.

The median property tax in Elko County, Nevada is \$997 per year for a home worth the median value of \$178,200. Elko County collects, on average, 0.56% of a property's assessed fair market value as property tax as compared to the Nevada average of 0.84%.

Nevada is ranked 1482nd of the 3143 counties in the United States, in order of the median amount of property taxes collected.

The average yearly property tax paid by Elko County resident's amounts to about 1.32% of their yearly income. Elko County is ranked 2260th of the 3143 counties for property taxes as a percentage of median income.

**Cost of Living Index:** The 2012 cost of living in Jackpot index ranks 108.9 where the U.S. average is 100. The average cost of living in Jackpot is above the national level.

**Average Household Income:** The estimated median household income in 2013 for Zip Code 89825 which includes the Town of Jackpot was \$41,719 in 2013 dollars where the State average was \$48,927.

**Average Household Income, Historical:** The estimated median household income in 2012 for Jackpot was \$39,926. In 2011 it was \$38,548. Residents shared an identical poverty level of 15.9% in Elko County with the State of Nevada in 2011. The 2008 - 2011 averaged median household income for Elko County was \$70,411 where the average in Nevada was \$54,083.

Residents with averaged household incomes below the poverty level in the period of 2008-2012 were at 7.8%, where the State level average was 14.2. As per the 2000 census, the mean average household income was \$30,488 annually in 1999 dollars. The average family income was \$31,053 annually in 1999 dollars. The 2000 Census represents 10.8% of Jackpot families were at or below the poverty level. The national average was 9.2%.

**Per Capita Personal Income:** In 2013, the estimated per capita income for Jackpot was \$15,956.

**Per Capita Personal Income, Historical:** In 2012, the estimated per capita income for Jackpot was \$16,745 and in 2011, \$17,661.

In 2012 Elko County as a whole had a median per capita personal income (PCPI) of \$27,440 in current 2012 dollars where the State of Nevada average was \$27,003. The percentage of persons in Elko County living below the poverty level in 2011 was 7.8% where the State of Nevada average was 14.2%.

In 2012 Elko had a per capita personal income (PCPI) of \$42,201. This PCPI ranked 8th in the state and was 110 percent of the state average, \$38,221, and 96 percent of the national average, \$43,735. The 2012 PCPI reflected an increase of 1.3 percent from 2011. The 2011-2012 state change was 2.2 percent and the national change was 3.4 percent. In 2002 the PCPI of Elko was \$25,549 and ranked 12th in the state. The 2002-2012 compound annual growth rate of PCPI was 5.1 percent. The compound annual growth rate for the state was 1.8 percent and for the nation was 3.2 percent.

#### **F. LAND OWNERSHIP:**

As of the **2014** Jackpot Master Plan review and revision, the total area of lands within the boundary of the Jackpot Master Plan is approximately 4.8 square miles or 3,077 acres. Of the 3,077 acres of land included in the Jackpot Division Master Plan boundary, approximately 708 acres or 23% of the area is privately owned lands, or lands held in the public name by the Town of Jackpot.

The remaining 77% or 2,376 acres of the lands within the Master Plan Boundary are managed by the United States Department of the Interior (U.S.D.I.), Bureau of Land Management (B.L.M.) and/or Elko County under Recreation and Public Purposes (R&PP) leases.

Approximately 504 acres or 24% of the federally managed lands within the Master Plan Boundary are under various R&PP leases to Elko County and the Town of Jackpot. The leases include the Jackpot Sanitary Sewer Facility, Jackpot Airport and approximately 135 acres for a Rifle & Pistol Training Range.

## **PART IV**

### **PUBLIC INPUT**

A critical part of the master planning process is the gathering of public input. Nevada Revised Statutes 278.190 requires that the planning commission "... endeavor to promote public interest in and understanding of the master plan..."

The first step of the public input portion of this process was the completion of a survey of Jackpot Residents. This survey was mailed to Jackpot residents on December 16, 1994. A copy of this survey and the results are included in Volume II of the Jackpot Division of the Elko County Master Plan.

From this survey, residents of Jackpot rated the following planning areas in order of importance as follows:

1. Housing
2. Population
3. Economic Development
4. Town Finances
5. Solid Waste Management
6. Community Design
7. Recreation
8. Public Services / Facilities
9. Streets and Highways
10. Public Land Use
11. Conservation
12. Transportation
13. Historic Preservation

A series of workshops were held with the Jackpot Town Advisory Board to explain conceptual ideas in the master plan to the residents of Jackpot. Input was received from the public and considered in the compilation of this plan. On June 27, 1995, the Elko County Planning Commission held a public hearing to review the final master plan.

At that meeting, the Planning Commission voted to accept the master plan as presented. The minutes taken at the public meetings are included in Volume II of this plan.

**2007/2008 Revision & Amendment Hearings:**

In the In the fall of 2007 and winter of 2008 the Elko County Planning Commission held a series of public workshops to revise and amend the Jackpot Master Plan as needed.

The Planning Commission held three public workshops in Room No. 105 of the Elko County Court House. Three public hearings were conducted by the Planning Commission, one with the Jackpot Advisory Board to discuss changes, revisions and amendments.

The two Jackpot hearings were held at the Jackpot Library with the Elko County Planning Commission on February 11<sup>th</sup>, 2008 and April 10<sup>th</sup>, 2008. The Jackpot Town Board officially ratified and approved the Master Plan Amendment at their April 10<sup>th</sup>, 2008 meeting. The third public hearing was held on April 17<sup>th</sup>, 2008 by the Elko County Planning Commission in Room No. 105 of the Elko County Courthouse. The Elko County Board of Commissioners approved the Jackpot Master Plan review and amendments on May 7<sup>th</sup>, 2008. All hearings were publically posted and noticed as per N.R. S. 278.201. Minutes to the public workshops and public hearings are included in Volume II of the Jackpot Division of the Elko County Master.

### **2014 Revision & Amendment Hearings:**

The Planning Commission held the following public workshop hearings:

On July 9<sup>th</sup>, 2014, a public workshop with the Jackpot Advisory Board and Jackpot residents was held at the Jackpot Public Library to solicit comments and to discuss changes, revisions and amendments. During this meeting, the Jackpot Advisory Board officially ratified and approved the master plan amendments and revisions without change.

On July 17<sup>th</sup>, 2014, a public workshop hearing with the Elko County Planning Commission at Suite 102 of the Nannini Administration Building located at 540 Court Street in Elko, Nevada, was held to begin review the Jackpot Master Plan as ratified by the Jackpot Advisory Board. A partial review conducted with continuance moved to the next regularly scheduled meeting date.

On August 21<sup>st</sup>, 2014, a public workshop hearing with the Elko County Planning Commission at Suite 102 of the Nannini Administration Building located at 540 Court Street in Elko, Nevada, to continue review and revision of the Jackpot Master Plan as ratified by the Jackpot Advisory Board. At that meeting, the Planning Commission voted to approve the Jackpot Master plan Volumes I & II as presented with the attached Maps, No. 1, Town of Jackpot Current Zoning, No. 2, Town of Jackpot Proposed Zoning and No. 3, Town of Jackpot Boundaries. The minutes taken at the public meetings are included in Volume II of this plan.

The Elko County Board of Commissioners in a public hearing ratified the Jackpot Master Plan in whole as presented in a unanimous vote on October 1, 2014.

All hearings were publically posted and noticed as per N.R. S. 278.201. Minutes to the public workshops and public hearings are included in Volume II of the Jackpot Division of the Elko County Master Plan.

## PART V

### MASTER PLAN ISSUES

A public survey was completed at conception of the Jackpot Master Plan which addressed 9 separate issues of concern addressed below as separate components of this plan.

#### **A. HOUSING:**

Residents of the Town of Jackpot have overwhelmingly chosen "Housing" as their number one issue. As per the 2010 Census, there were approximately 887 jobs in Jackpot for a population of 1,195 persons. The 2013 total population of the town has been estimated at approximately 923. Jackpot businesses continue to import a large portion of its workforce from Twin Falls, Idaho, located only 40 miles north of Jackpot.

Casinos in Jackpot are the largest group of employers busing employees from Twin Falls each day. The following is a brief history of overall residential development.

**Single and Multiple Family Residential Development 1995 through 2014:** The Golf Course Terrace Subdivision Unit No. 1, located in the north end of the town provides moderate to high income housing ranging in value from \$100,000 to \$200,000. Nine homes had been built to date in the 44 unit Golf Course Terrace Subdivision Unit No. 1 since its inception in 1999.

A fifty unit mobile home park was developed adjacent to Lady Luck Drive west of the recreation area. The park offers rental units for soft set and double wide homes.

There is a twenty four unit apartment complex along Lady Luck Drive adjacent to the mobile home park and west of the recreation area. The multiple family dwelling / apartments in the area are generally at capacity.

The Glen Doren Subdivision, Unit No. 3, Phase I, located on the south end of town was developed for low to moderate income levels ranging in value from \$50,000 to \$100,000. To date, fourteen homes have built in the thirty five unit Glen Doren Subdivision located on the south end of town.

The Jackpot Estates Subdivision, Unit No. 1, located on the south end of town was developed in the 1980's and provided twenty eight single family homes. A portion of Elko County School District property was developed providing eighteen single family dwellings units as mobile homes utilized primarily for School District employees.

An eighty five unit softest mobile home park exists on the south side of town between Piersanti and Progressive Drives and along Gurley Drive. This residential area was created in the 1970's.

A seventy five unit softest mobile home park exists along Keno Drive directly east of the Cactus Pete's Tower. This area also provides twelve buildings, each providing four individual boarding apartments.

There are three other specific areas of Multiple Family Dwelling development in the Town of Jackpot providing approximately one hundred fifty family units. The developments are located in a central area along Ace and Lady Luck Drives. The latest was developed in the early 1980's along Lady Luck Drive.

### **PLAN**

The plan provides for two Residential-1 (R-1) areas to provide single family and possibly two family dwellings (duplex).

**SOUTH AREA RESIDENTIAL-1 (R-1), SINGLE FAMILY DWELLING:** The southern part of Jackpot provides the best potential for low to moderate income housing. The area is identified as Residential-1 on the official Master Plan Maps. Approximately thirty acres were identified and purchased by the Town of Jackpot for residential development.

In 1998 the Town of Jackpot Boundary was adjusted to incorporate this area as well as other adjacent land to the southwest, west and east. The Un-Incorporated Town of Jackpot now encompasses approximately 4.8 square miles as outlined herein.

Approximately twelve of the thirty acres has been developed and subdivided to provide low to moderate income building sites. In 1998 a variance for the minimum lot size of 4,555 square feet was granted by the Jackpot Advisory Board and Elko County Planning Commission. A second variance was granted that changes the side yard setback of ten feet to five feet.

The Glen Doren Subdivision, Unit No. 3, Phase I, currently provides thirty five low to moderate income building sites. These sites range in size from 4,500 square feet to 7,000 square feet. Fourteen of the sites have been developed to date.

**Ownership:** The single family dwellings and ancillary structures developed are under private ownerships. The remaining twenty one sites are undeveloped and owned by the original developer. The remaining eighteen acres of land originally purchased by the developer is undeveloped and still under private ownership.

The zoning on the remaining acreage is Residential-1 and Residential-2. The Master Plan does not offer an alternate designation due to the desire to leave this specific area for residential development in the future.

**Physical Characteristics:** The physical characteristics of this area are diverse, with gradually, sloping topography to the northwest, southwest and extreme northeast. There is a moderate to steep rocky ridge to the southeast. Approximately 65% of this land can be utilized for subdivision purposes.

**Infrastructure:** The sanitary sewer and water service mains are located on the north end of the specific area, lending this area to lower development costs. Access to the area could pose problems with only one existing road near the land - Piersanti Drive to the north. As this area is developed, an access loop will be needed to connect with a realigned Y-3 Ranch Road to the east, and possibly a connector road to Highway 93 to the west. Water service and sanitary sewer service mains have been delivered to the south area via Piersanti Drive and an un-named easement on the east side of the development. The main lines have been designed to accommodate future growth rates along Piersanti Drive as well as future Phase II subdivision in the south area. Electrical, telephone and cable television service has also been provided to the area. The size and character of the utilities has been designed to provide sufficient service to the future single and multiple family development of the area.

Piersanti Drive has been developed to a standard that will provide access to the current development. Improvements will be required to accommodate future traffic flows upon development of additional single family or multiple family dwellings. Glen Doren Drive will be required to develop to a standard including curb, gutter & sidewalk, including an intersection with U.S. Highway 93 on the west side of the development. The improvements on Piersanti Drive will require the placement of curb, Gutter & Sidewalk as well as potential widening of the roadway surface to equal the surface that currently exists on Piersanti Drive through the existing residential areas.

**Other Considerations:** Although this area is defined as Residential-1, a future zoning of Residential-2 may be possible for the development of multiple-family housing. These types of developments must be reviewed on a case by case basis.



**Children's Park/Playground**

**NORTH AREA RESIDENTIAL-1, SINGLE FAMILY DWELLING:** The northern part of Jackpot provides the best potential for moderate to high income housing. The area identified as Residential-1 is located in the northeast ¼ of Section 1, between the Jackpot Golf Course and the Idaho / Nevada Border.

The Golf Course Terrace Subdivision Unit No. 1 has been developed in this specific area providing forty four single family dwelling lots ranging from 6,000 square feet to 10,000 square feet. Currently there are nine developed lots of moderate to high income homes.

The developed subdivision does not offer low income housing sites. Future development is planned for the extension of the moderate to high income single family subdivision. A second unit of the Golf Course Terrace has been planned for the area directly north of unit 1 and is currently zoned Residential-1. The second unit is sufficient in size and infrastructure to accommodate approximately fifty additional moderate to high income lots.

A twenty acre portion of land has been subdivided along Monte Carlo Drive directly east of the Golf Course Terrace Subdivision and north of the Jackpot Golf Course. This area has been subdivided to provide four single family dwellings on parcels ranging from 2.6 acres to 7 acres and is currently undeveloped. These parcels represent a moderate to high income requirement for development.

**Ownership:** Currently nine of the forty four lots of the Golf Course Terrace Subdivision have been developed and are owned by individual owners. The remaining subdivided lots are owned by the original developer. The four parcels directly east of the Golf Course Terrace Subdivision are privately owned and remain undeveloped. Other lands in the area zoned Residential-1 and Residential-2 are privately owned.

A ten acre portion of this previously BLM-managed property has since been conveyed to private ownership. The property is designated as Residential-1 and Residential-2 on the Master Plan Map. The current designation of Residential-2 is restricted to height limitation due to its location within the Jackpot Airport glide path.

**Physical Characteristics:** The physical characteristics of this area are a slow sloping topography. A slight ridge to the south along the golf course edge will not restrict land use. A small portion to the west side of the area is located within the Jackpot Airport glide path. However, it may be developed with restrictions to height limitation established by the Federal Aviation Administration.



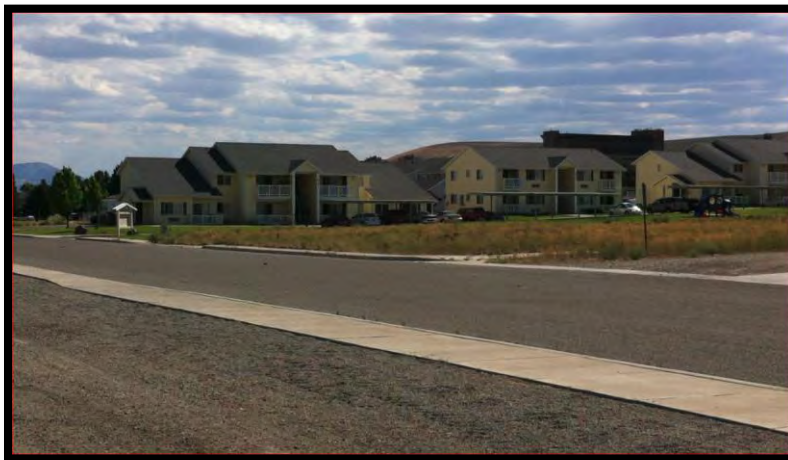
**Infrastructure:** The proximity of existing sewer and water may create high development costs. In order to fully develop the area, a water storage tank must be constructed to the east. The access to this portion of land is limited. The landfill access road is the only road available. This road will have to be relocated to accommodate residential development. In 2005 during the development of the Golf Course Terrace Subdivision, Lady Luck Drive was constructed to a 26' wide asphalt standard. Lady Luck Drive currently provides primary access to the Golf Course Terrace Subdivision as well as other residential lots on the state line. Lady Luck Drive was designed and developed to accommodate future widening and the placement of curb, gutter & sidewalk.

Water service and sanitary sewer service mains have been delivered to the north area via Lady Luck Drive. The main lines have been designed to accommodate future growth rates along Lady Luck Drive as well as future Phase II subdivision in the north area. A water storage tank may be required in the future to provide additional water service and fire flows.

Electrical, telephone and cable television service has been provided to the area. The size and character of the utilities has been designed to provide sufficient service to future single and multiple family developments in the area.

Lady Luck Drive has been developed to a standard that will provide access to the current development. Improvements will be required to accommodate future traffic flows upon development of additional single family or multiple family dwellings. The improvements will require the placement of curb, gutter & sidewalk as well as widening of the roadway surface to equal the surface that currently exists on Lady Luck Drive through the recreation area.

A secondary point of access from U.S. Highway 93 may be required to alleviate future health and safety issues. Topography of the area does not prohibit emergency cross country access.



**Residential-2 Dwellings / Apts.**

**EXISTING RESIDENTIAL-2, MULTIPLE FAMILY DWELLING:** Residential-2 zoning is provided in various areas of the town, primarily on the north and south ends of town adjacent to U.S. Highway 93. Two of the three existing residential-2 zones within the town are developed with apartment complexes. However, prime areas on the north end and south end of town remain undeveloped. These areas on the north end of town have been designated for Commercial uses, as shown on the Master Plan Map No. 2. However, the current Residential-2 zoning can provide a buffer zone between residential and commercial uses.

An area comprised of approximately 40 acres located adjacent to US Highway 93 in the South ½ of the South West ¼ of Section 12 was zoned Residential-2 in 2008. This Residential-2 zoning is to serve the Commercial-3 zoning to the west within Section 14 and the designated commercial areas to the east in Section 13.

**Ownership:** This Land is 100% privately owned.

**Physical Characteristics:** The physical characteristic of this area is a slow sloping topography.



Waste Water Treatment Facility

**Infrastructure:** The sanitary sewer and water located in the north areas serve the developed complexes and can be easily accessed for future development. The streets now serving the existing complexes can absorb the traffic impact of future development, but may require curb, gutter and sidewalk improvements. Water service and sanitary sewer mains as well as electricity, telephone and cable television service has been provided to the specific areas through other development in the area. The services are sufficient in size and designed to accommodate multiple family and single family residential uses.

**Other Considerations:** The vacant portion of these two north areas could provide for as many as two hundred fifty (250) additional dwellings. This includes areas previously managed by the B.L.M., privately owned lands and lands currently zoned Residential-2.

Any future development of this area must be reviewed on a case-by-case basis. The 40 acre area on the south end of town west of the Glen Doren Subdivision is privately owned and adjacent to public service infrastructure and should be sufficient in size and volume to permit the specific area for development. Development of this area should be in the form of condominiums and/or apartment complexes.

**PROPOSED RESIDENTIAL-2, MULTIPLE FAMILY DWELLING:** A designation of Residential-2 has been applied in the northwest ¼ of Section 1 made up of BLM administered lands within the unincorporated boundary of Jackpot and private lands parcel. The specific area is restricted by the glide path of the Jackpot Airport. The restrictions are primarily building height restrictions and should not present an un-developable scenario. As of 2014, much of the proposed Residential-2 zone remains undeveloped.

Areas for residential single family dwellings have been developed. The building of single family dwellings has been slow at best. Development patterns indicate the development of multiple family and mobile home rental lots is highly feasible and most readily accepted and utilized by potential residents.

**Ownership:** Approximately 10.67 acres of this land on the north end of town has been conveyed to private ownership from the B.L.M. The area is designated Residential-2, multiple family dwelling. The current zoning is non-conforming Open Space. The remaining twelve acres of this specific area remains under the management of the B.L.M. Service infrastructure is in near proximity, making this a viable development area for multiple family dwellings.

**Physical Characteristics:** The physical characteristics of this area are a slow sloping topography with bed rock close to the surface. A large portion of this area is located within the edge of the Jackpot Airport glide path; however it may be developed with adherence to height restrictions established by the Federal Aviation Administration.

**Infrastructure:** Water service and sanitary sewer mains as well as electricity, telephone and cable television service has been provided to the general areas through other recreation and residential development. The services are sufficient in size and designated to accommodate multiple family residential uses.

## **B. POPULATION:**

The issue of population is closely related to housing. Residents of the Town of Jackpot would like to see more of the persons employed by local business live in the community. They want to insure that local services and infrastructure keep well ahead of that growth. A growth rate of less than 1% per year does not accurately reflect the growth rate of economic and business activity.

As indicated herein, the past and present 2010 census counts along with a current estimate for 2013 conclude that the Town of Jackpot growth rate over the time frame of 24 years has fluctuated between 1,159 to a current population of approximately 923. Nationwide economic concerns certainly play a part in the population decrease. Housing is another issue that is taken into consideration to encourage population increase. Another specific issue is the lack of community service commercial to provide basic daily family needs. Service commercial infrastructure must be developed to promote and accommodate population increases. Low to moderate income and moderate to high income residential development areas have been provided.

## **PLAN**

The plan provides for several factors that will affect future population growth:

- Additional zoning for future housing combined with the future purchase of land now managed by the B.L.M. by the town for housing.
- The enhancement of community recreational areas and facilities in the town may attract new residents.
- Expanded community service commercial, tourist commercial and industrial zones will create an opportunity for future economic development, which will lead to new jobs for future local residents.
- Development of commercial family recreation and support facilities will help stimulate Jackpot as a short term recreation destination.

## **C. ECONOMIC DEVELOPMENT:**

Jackpot's economic base is centered in Adult and Moderate Family Tourism. Diversification of the economy is a concern among Jackpot citizens. Economic diversification should be encouraged to develop a higher concentration of family-oriented tourism and community service commercial. The development of these two economic aspects in conjunction with continued adult-oriented tourism will help create a destination community that also encourages community population increases.

## PLAN

**COMMUNITY SERVICE COMMERCIAL DEVELOPMENT:** Commercial development providing grocery stores, retail stores, medical and dental services and other commercial services must be developed in conjunction with residential development offering the daily minimal services. This, combined with the location of their job and natural attraction of Jackpot, will attract more people to build, develop and locate in the area, thus expanding the economic base of the Town of Jackpot.

Areas conducive to Service Commercial or Commercial 1 service oriented zones are areas throughout the Town of Jackpot. Generally, service commercial does not generate high volume traffic flows that generally occurs in the tourist commercial district and is generally conducted during specific daylight hours. This would lend itself to areas in near proximity to residential units, preferably Residential-2, multiple family dwellings.

**LIGHT INDUSTRIAL AREAS:** Currently there is one existing Light Industrial Zone in the northeast ¼ of Section 11 of 12.5 private acres within the Town of Jackpot. It is located directly west of the Four Jacks Casino and provides commercial concrete to the area. The plan provides for the expansion of this area as shown.

The Light Industrial Zones can also provide areas for community services, many of the uses within the Light Industrial zone are considered commercial service oriented uses. The plan provides two areas designated for restricted light industrial uses for future business growth as follows:

**West Area:** This area is adjacent to the existing Jackpot Airport along the Y-3 Ranch Road. The property was formerly used as a sanitary sewer facility and percolation ponds. This prior use will not affect future development. The planned use of this area is for support business to serve the planned residential areas in the vicinity. The types of uses planned are libraries, medical facilities, fire station, health and sports clubs, museums, parks, municipal facilities and like uses.

**Ownership:** Assessors Parcel Number 009-008-001 is owned by the Town of Jackpot / Elko County.

**Physical Characteristics:** The physical characteristics of this area are a flat topography with some waste soil mounding.

**Infrastructure:** The proximity of existing sanitary sewer and water would lend itself to a lower cost of development. This would allow for a greater chance for economic feasibility for the types of services listed above.

**South Area:** This area is located between the Jackpot Airport and the rocky ridge that parallels the Y-3 Ranch Road. The area is approximately 35 acres and is shielded from residential areas by topography. The planned use of this area is for heavier industrial use. Uses in this specific area could include light manufacture, assembly, fabrication, shipping facility, warehouse storage and like uses.

The area is in near proximity to existing service infrastructure and access. The development of this specific industrial area will require the further development of the Y-3 Ranch Road south away from the town center to a point of intersection with U.S. Highway 93. Access is not to be made north along the Y-3 Ranch Road due to the location of the Jackpot Combined School.

**Ownership:** A portion of this area is owned by the Town of Jackpot the remainder area is leased to Elko County by the Bureau of Land Management for recreation and public purposes for the Jackpot Airport.

**Physical Characteristics:** The physical characteristics of this area is fairly level. The western edge of the proposed area is bordered by a vertical rise of approximately one hundred feet. The area has been physically disturbed and replanted with crested wheat grass.

**Infrastructure:** The proximity of existing sanitary sewer and water would make development moderately expensive in this area. When this area develops, access to the area will require upgrading from its current gravel road surface. This area is only accessed by the Y-3 Ranch Road. A secondary access will be required to accommodate industrial use traffic flows.

Water service and sanitary sewer mains as well as electricity and telephone service has been provided to the specific area, the services are sufficient in size and design to accommodate light industrial uses.

**COMMERCIAL AREAS GENERAL:** The Plan provides commercial areas for future business growth. The intention of the Plan is to allow and provide for future development of tourism and domestic facilities.

The Plan restricts the access from U.S. Highway 93 to secondary town roads now available. Due to traffic flow problems, the creation of additional secondary roads is not advisable. A second major collector other than U.S. Highway 93 may be needed in the future. It is also the intention of the Plan to restrict the type of development along U.S. Highway 93 to include establishments that are strictly commercial in nature; that do not have any possible residential characteristics such as Mobile Home Parks and Recreational Vehicle Parks. Because of traffic and noise created by traffic, residential areas should not be located adjacent to or in near proximity of U.S. Highway 93.

**Commercial areas reflect current zoning with the following exceptions:**

The area at the south end of town was widened on both the east and west sides of U.S. Highway 93 to accommodate future commercial expansion.

The area at the north end of town on the east side of U.S. Highway 93 was widened at the request of representatives of Cactus Pete's. It was discovered that this widening was necessary in order to make it feasible for development.

In 2007, U.S. Highway 93 was widened by one additional lane for the entire length of town. Pedestrian sidewalks and fencing were also previously provided to accommodate public pedestrian access to the frontage businesses and residential areas.

Along U.S. Highway 93, there are existing commercial zones to accommodate various commercial businesses. The areas on the highway north of town, adjacent to the Club 93 Convention Center have been expanded to incorporate a portion of land that is currently zoned Residential-2. This expansion of commercial zoning to extend east to the planned recreation areas would allow for further expansion of recreational vehicle parking.

Again, this type of development should be restricted from the frontage of U.S. Highway 93 to the outer areas of commercial zones due to traffic noise considerations.

At the time of the 2007-2008 master plan review, 75% of the commercial area shown was Commercial-2 zoned, with two areas zoned Commercial-3 to accommodate high rise buildings. One small area on the north end of town was re-zoned to Commercial-1 for the development of a retail store, the site was not developed.

In 2008, a zone change to Commercial-3 was approved for approximately 210 acres of land located in the southeast  $\frac{1}{4}$  of the southeast  $\frac{1}{4}$  of Section 11, and a portion of the east  $\frac{1}{2}$  of section 14. The lands have not been developed to date.

Infrastructure development will require extension from its current ending location to any proposed development specific to the southwest area. The specific area can be provided utility service. The responsibility to develop the on and off site utility infrastructure will be required of the developer of said properties. Should any proposed or approved commercial development require the up-grades / improvements of any existing public facilities, services or service lines to accommodate the proposed or approved development, the developer shall be required to assume the total cost of the up-grades / improvements.

The area between the Four Jacks Casino and the Holiday Express Hotel are well developed for utility access. The areas north of the Holiday Express and south of the Four Jacks will require expanded utility development to accommodate future commercial expansion. Additionally, few public roads exist to the west of U.S. Highway 93 creating a need for future street development should commercial expansion take place.

**COMMUNITY SERVICES COMMERCIAL:** Community Service Commercial is a commercial development that provides commercial services necessary for the sustained development and growth of a specific area. Currently the Town of Jackpot offers very little service commercial for its residents and potential residents.

The development of community service commercial is critical to the residential development of Jackpot. Most of the personnel for the commercially provided job market within Jackpot reside in Twin Falls, Idaho area. Many of these employees have families and require certain daily infrastructure needs. At this time Jackpot does not have the capacity to accommodate most of these daily needs.

Commercial development providing grocery store, retail stores, medical and dental services and other minimal services must be developed in conjunction with residential development offering the daily minimal services. This combined with the location of their job and natural attraction of Jackpot will attract more people to build, develop and locate in the area.

The service commercial development also tends to enhance the other commercial developments by potentially sustaining an extended stay of the tourist in the area as well as the tourist utilizing the service commercial areas.

**Jackpot Golf Course**







**Jackpot Golf Course**

**FAMILY RECREATION COMMERCIAL:** Trends in gaming and adult entertainment have included the introduction of family-oriented recreation. This is most prominently illustrated by development patterns in Las Vegas. The offering of recreation potentials for families including children and adults enhances the gaming opportunities for the adults. The adults can provide a family opportunity for their children and also enjoy the adult opportunities.

This type of recreation also attracts potential full time residents by providing a source of income and recreation to them and their children. The family recreation commercial development also tends to enhance the other commercial developments by potentially sustaining an extended stay by tourists visiting the area. Commercial developers and entrepreneurs of Jackpot can and should utilize and develop the potentials of family recreation.

**D. SOLID WASTE MANAGEMENT:** Regulations from the Environmental Protection Agency have mandated municipalities to close existing landfills, create new landfills with liners and monitoring systems, and/or transfer solid waste to facilities that can meet all of the new requirements. Elko County has prepared a plan to manage solid waste throughout the county known as the Elko County Solid Waste Plan, "EXHIBIT H", located within Volume II of the Jackpot Division of the Elko County Master Plan. This plan includes transfer stations for the small communities within Elko County.

In 2003, the Jackpot Landfill site was closed and recovered. The Town of Jackpot and Elko County has developed a Solid Waste Transfer Station south of the Jackpot Golf Course at the Sanitary Sewer Facility area. The transfer station acts as a regional transfer station. Solid waste is transferred to a solid waste disposal site in Twin Falls County, Idaho.

## PLAN

The plan provides for a light industrial area with planned uses suited for a solid waste transfer station. This area is south of the Jackpot Golf Course and north of the existing landfill. Access to water and sewer will not be necessary for the operation of the transfer station.

The Town of Jackpot and Elko County has developed a Solid Waste Transfer station south of the Jackpot Golf Course at the Sanitary Sewer facility area. The transfer station is designed to accommodate current solid waste disposal and expandable to facilitate growth requirements.

**E. COMMUNITY DESIGN:** As the Town of Jackpot grows and expands, the citizens have expressed a desire to insure that this growth is well planned. Before development occurs, plans for the development must be reviewed to insure compliance with existing codes for subdivisions, zoning and business development.

## PLAN

The Jackpot Master Plan sets forth the desired pattern of growth for the Town of Jackpot. It is understood by the people of Jackpot, the Jackpot Advisory Board, the Elko County Planning Commission and the Elko County Board of County Commissioners that the Jackpot Master Plan is a living document, subject to change in the future. Periodic review of this plan must occur.

Elko County Code, Title 5 sets forth subdivision standards. These standards must be adhered to in all cases. The provisions set forth in code were established to safeguard the public health, safety and general welfare by establishing certain minimum standard of design, improvement, survey and construction of land developments platted in order to provide and insure orderly and proper growth and to aid in the prevention of pollution of land or water resources.

**Elko County Code, Title 4, Purposes and intent of the Zoning Ordinance:** The County is a large ranching and recreational territory served by transcontinental rail, highway and air transportation, and is rich in mineral resources as well as scenic attractions. Gaming, tourism and recreational pursuits are expected to play a larger role in the future economy of the County. In addition, vast open lands are being subdivided in scattered locations throughout the County.

Because of these factors and Nevada Statutes chapter 278, it is necessary for this Zoning Ordinance to be in accordance with the County's Master Plan. The Zoning Ordinance is the expression of public policy so that all future development can be regulated:

- (A) To lessen congestion in the streets;
- (B) To secure safety from fire, panic and other danger;
- (C) To promote health and general welfare'

- (D) To provide adequate light and air;
- (E) To prevent the overcrowding of land;
- (F) To avoid undue concentration of population;
- (G) To facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; and (Ord. 1975-A, 3-5-75, eff. 4-1-75)
- (H) To promote, provide and facilitate an attractive community. (Ord. 1993-U, 1-6-94, eff. 1-24-94)



Jackpot Recreation Center

## **F. PUBLIC RECREATION:**

Recreation is a necessary part of life. The availability of recreation facilities enhances the quality of life in a community. Jackpot now has the following public recreation facilities:

- An 18 hole golf course
- A full service recreation center which includes a swimming pool
- Three public soccer /football fields
- Approximately 20 public horseshoe pits
- A public children's park

- A public restroom facility

Areas for an expanded recreation area must be provided for as the town grows, Community recreation areas have been improved and developed. Two new soccer fields have been constructed as well as improvements to the softball /baseball field and the addition of a public restroom facility. Outdoor public tennis courts and basketball courts are planned for future development.



Ball field

## PLAN

**NORTH AREA:** The Town holds a lease from the Bureau of Land Management for approximately 200 acres of land designated for recreational use. The existing listed facilities occupy a part of this lease. A large portion of the west side of this area is within the Jackpot Airport glide path making it an ideal location for non-residential or business uses. There is adequate acreage available for future expansion of park areas. Any construction of light poles or multiple level buildings will require approval by the Federal Aviation Administration due to height restrictions.

The physical characteristics of this area are from rolling hills around the golf course to flat, undisturbed areas to the north. The proximity of existing utilities would allow for new development for recreation.

A Town of Jackpot Recreation Master Plan, EXHIBIT "C", located within Volume II of the Jackpot Division of the Elko County Master Plan has been prepared and approved for future public recreation development. The Jackpot Recreation Master Plan has been adopted into the Elko County Master Plan, Jackpot Division.

Future development and preparation of system and facilities plans are to be implemented into the Master Plan upon approval of the Town of Jackpot Advisory Board and the Town of Jackpot Public Works Department.

**SOUTH AREA:** The Town of Jackpot owns a portion of land on the south end of town along a rocky ridge adjacent to the Y-3 Ranch Road. This portion of land should be incorporated into the Jackpot Recreation Master Plan.

The property lends itself to the development of passive recreation uses such as bicycle paths, walking / jogging paths and other types of uses not requiring extensive development. The property also will provide a buffer zone between planned industrial and planned residential. The property is identified on Map No. 2 of the Jackpot Master Plan Maps.



Jackpot Public Works Facility

**G. PUBLIC SERVICES AND FACILITIES:** As the Town of Jackpot grows, the demand for public services and facilities will increase. These demands must be planned for and met in the future. Current capacities for sewer and water service will allow for substantial growth of the town.

The Nevada Department of Environmental Protection (NDEP) requires that when a system reaches 85% of capacity the purveyor / owner must redesign and develop the system to accommodate future growth.

In 2007, water use was averaging 1,495,125 gallons per day or 4.589 acre feet daily, with a capacity of 4,000,000 gallons per day or 12.276 acre feet daily, allowing for a 63% growth in water use.

As of January 2008, the sanitary sewer system was at 63% of capacity. The sanitary sewer system processed approximately 400,000 gallons per day and was permitted to process 630,000 gallons per day.

In 2013 water use was averaging 770,696 gallons per day or 2.365 acre feet daily, with a capacity of 4,000,000 gallons per day or 12.276 acre feet daily, allowing for a 81% growth in water use. The disparity between the 2007 and 2013 data is due to local economic changes to the recreational industry that began to appear late in 2010.

As of January 2013, the sanitary sewer system was at 28% of capacity. The sanitary sewer system processed approximately 178,400 gallons per day and was permitted to process 630,000 gallons per day.

The Jackpot Water Conservation Plan was developed and implemented in 2009. Voluntary and mandatory conservation measures will undoubtedly have positive impacts on both the water and sewer systems.

The Jackpot Water Conservation Plan, EXHIBIT "E" is included within Volume II of the Jackpot Division of the Elko County Master Plan. It requires data tracking and comparisons to historical data to be used as a basis for further future water conservation plan revision. Within the plan there are three phases of implementation that are estimated to conserve at Stage 1, 10% - 15%, Stage 2, 15%-25% and 25% - 50% at full implementation of Stage 3. The plan will be implemented by the Public Works Department as this will affect future development capacities and requirements.

Public administration services have been provided for in the development of a Justice Court facility and a Public Works facility. This has provided much needed office space for the Sheriff's Office. The development of the Jackpot Fire Department facility and ancillary buildings should continue to accommodate the fire protection, emergency medical treatment and training facility.

The development of a public cemetery has been long discussed and researched. Areas for the public cemetery include a location on the north end of town adjacent to the Airport tarmac and a remote location near the abandoned landfill. Both of these areas are currently under the management of the Bureau of Land Management.

The following is a planning overview of each specific Town of Jackpot public system or facilities.

**Municipal Water System:** A Water System Master Plan was prepared in October of 1989. The Water System Master Plan was amended in 2005 to provide current needs as well as projected future needs.

The Water System Master Plan, EXHIBIT "A", is included in Volume II of the Jackpot Division of the Elko County Master Plan. Future development and preparation of system and facilities plans are to be implemented into the Master Plan upon approval of the Town of Jackpot Advisory Board and the Town of Jackpot Public Works Department.

**Sanitary Sewer System:** The sewer system collection facility was upgraded and expanded in 1994. A sewer facilities plan was completed in 1993. The Sanitary Sewer System Facilities Plan was last amended in 2003 to provide for projected future needs. The Sanitary Sewer System Facilities Plan, EXHIBIT "B", is included in Volume II of the Jackpot Division of the Elko County Master Plan. Future development and preparation of system and facilities plans are to be implemented into the Master Plan upon approval of the Town of Jackpot Advisory Board and the Town of Jackpot Public Works Department.

**Municipal Public Works:** The Town of Jackpot has recently completed the development of a Public Works facility on the sanitary sewer R&PP lease area just south of the south end of the Golf Course. This facility provides a location for equipment, materials and offices for the Public Works Department and Town Clerk.



Jackpot Fire Protection Facility

**Municipal Fire Protection:** Currently the fire station and ancillary adjacent structures are sufficient in size and structure to meet the demands of the static population needs and will accommodate limited growth. Should expansive development occur within the town the fire and emergency services would require additional personnel, equipment and space.

The Jackpot Airport Master Plan calls for the development of fire protection when the Airport is designated as "B2". The current rating of the airport is "B1". The designation is expected to be applied in the near future. At that time an addition to the Public Works facility will be made to accommodate fire fighter personnel and apparatus.





Jackpot Justice Court

**Jackpot Justice Court:** A Jackpot Township Justice of the Peace courtroom and office facility has been completed which should accommodate the Justice Court requirements through extensive town development.

**Law Enforcement:** The Sheriff's office has expanded to utilize all of the existing Jackpot Public building facility adjacent to the fire station. This will permit the expansion of law enforcement services and personnel if required.

**Public Utilities:** Raft River Electric Company provides electricity to the Town of Jackpot. Telephone service is provided by Filer Mutual Telephone. Satview Broadband Ltd. provides cable television service. Service infrastructure is developed through the town by both overhead and underground service lines.

**Public Education:** Currently the Town of Jackpot utilizes a combined school facility for elementary, junior high and high school age students. Grade levels are separated by building location. Increases in population and residential development may require further segregation of the schools which in turn would require the development of individual sites. There are publically owned properties available adjacent to and in near proximity to the Jackpot Combined School. This area should be designated as a public area to facilitate expansion of the school and ancillary uses associated with education and community recreation.

**Jackpot Airport:** Improvements on the Jackpot Airport include the addition of an off runway taxi-way along the west edge of the runway. The Jackpot Airport is currently rated as a "B1" airport. Improvements include the addition of 300' threshold extensions on the north and south end of the runway, a 30' wide taxi-way along the full length of the runway, an automated weather station and precision approach path indicators.

The master plan includes improvements to up-grade the rating to a "B2" airport to accommodate larger aircraft. An Airport Master Plan, EXHIBIT "D", has been prepared and is included in Volume II of the Jackpot Division of the Elko County Master Plan. From time to time, future development and preparation of system and facilities plans will be implemented into the Master Plan upon approval of the Town of Jackpot Public Works Department and will become additions/amendments to Airport Master Plan.

Future improvements include the Jackpot Airport/Hayden Field, 2014 PROJECTS and 2015 – 2019 ACIP listed below.

- Project 1 – Runway 15-33 Reconstruction with MIRL, REIL's, Segmented Circle, and Lighted Wind Cone – Design: This project provides the design for the Reconstruction of Runway 15-33 including airfield electrical improvements.

#### **2015 – 2019 ACIP**

- 2015 Project 1 – Runway 15-33 Reconstruction with MIRL, REIL's, Segmented Circle, and Lighted Wind Cone - Construction: This project provides the construction for the Reconstruction of Runway 15-33 including airfield electrical improvements. New medium intensity runway lights and runway end identifier lights will be installed. Additionally, a new segmented circle supported with 2.5 foot high posts will be installed to replace the existing segmented circle placed on the ground. The lighted wind cone at the center of the segmented circle will also be replaced.
- 2016 Project 2 - Pave Access Road – Design & Construction: This project provides for a 760' x 24' secondary paved access road into the airport. This access road will be constructed along the southerly property line behind the hangars near the tie-down apron.
- 2017 Project 3 – Dust Abatement Rock Phase 1: The purpose of this project is to place a layer of gravel on the infield areas between the runway and parallel taxiway to prevent wind erosion and reduce dust hazards. There are three separate infield areas and Phase 1 is the northern most area.
- 2018 Project 4 – Dust Abatement Rock Phase 2: This phase of the dust abatement project will be for the middle infield area.
- 2019 Project 5 – Dust Abatement Rock Phase 3: Phase 3 is the southern infield area and is the final phase of this project.

**Jackpot Public Cemetery:** Many of Jackpot's permanent residents have expressed a crucial need to create a public cemetery. Private lands in Jackpot are at a premium for commercial and residential development and do not lend themselves to this type of use. Federally managed lands are available throughout the area.

Many of Jackpot's public facilities have been developed on these federally managed lands. A public cemetery can be developed and should be encouraged to be located on federally managed lands under a public patent. The public cemetery should be centrally located, and in near proximity to water service to provide for a source of irrigation and maintenance.

Two sites have been previously identified, the first site is approximately 10 acres just north of the airport tarmac east of Lady Luck Drive between the existing apartment complex and the airport runway and just south of Ace Drive; the second site is approximately 10 acres located approximately ¼ mile west of the closed landfill site and south of the prominent peak in a basin area. Of the two sites the first offers the most feasible location for development due to the geology of the area and the proximity of water. The second area is geologically challenged due to its location in a hilly area coupled with the broken rocky terrain. Both areas have been identified on Map No. 2 of the Master Plan Maps.

An advisory committee should be created to examine and develop a location for the Jackpot Cemetery. The development of the cemetery would require public maintenance. This could be accomplished through the existing local government infrastructure of the development of a cemetery committee.

**Public Recreation:** As stated herein, a Town of Jackpot Recreation Master Plan has been prepared and approved for future public recreation development. The Jackpot Recreation Master Plan is located within Volume II of the Elko County Master Plan, Jackpot Division as EXHIBIT "C". Future development and preparation of system and facilities plans are to be implemented into the Master Plan upon approval of the Town of Jackpot Advisory Board and the Town of Jackpot Public Works Department.

## PLAN

Three Public Zones exist to serve the town. One of these areas is located at the west side of town and is used for public safety, law enforcement and justice court town facilities. The second of the three areas surrounds the Jackpot Combined School and a mobile home park owned by the Elko County School District for teacher housing. The third site is where the sanitary sewer facility is located. An area to the north of the sanitary sewer facility has been identified on this plan as light industrial. This area can be used for public service expansion in the future to meet the needs of the planned residential areas as they develop.

The Town of Jackpot Public Works facility is located on the sanitary sewer R&PP lease area just south of the south end of the Golf Course. This facility provides a location for equipment, materials and offices for the Jackpot Public Works Department and Town Clerk.

The Jackpot Township Justice of the Peace courtroom and office facility is located in a new facility adjacent to the existing Jackpot public building. The Sheriff's Office has expanded to utilize all of the existing Jackpot public building adjacent to the fire station. This will permit the expansion of law enforcement services, personnel and equipment if required.

Should expansive development occur within the Town of Jackpot, the fire and emergency services would require additional personnel, equipment and space.

The above referenced second area is an area located near the Jackpot Combined School. This area should be designated as an area to facilitate expansion of the school and ancillary uses associated with education and community recreation.

## **H. STREETS & HIGHWAYS:**

The major artery through Jackpot is U.S. Highway 93 (US 93). A total of 10 streets flow off of US 93, with Gurley Drive and Ace Drive servicing current residential areas and Ace Drive and Progressive Drive serving residential areas and recreational parks in town. Residents have been concerned with pedestrian safety along the highway and in other areas of the town.

There are three north / south arterial's other than US 93 providing internal traffic flows within the Town of Jackpot. They are Piersanti Drive, Keno Drive and Lady Luck Drive. These streets provide internal intersections with cross streets and alleviate local traffic flows on US 93.

In 2005 Gurley Drive was resurfaced with aggregate sub-grade, asphalt, curb, gutter and sidewalks on both sides of the street. The project was completed from the Gurley Drive intersection with US 93 to its ending point in the residential subdivision. This improvement also included the up-sizing of the sewer main to 10" and the placement of all electrical lines underground.

In 2002 Ace Drive was re-surfaced with aggregate sub-grade, asphalt, curb, gutter and sidewalk on both sides of the street. The project was completed from Ace Drive intersection with US 93 to the entrance to the Jackpot Golf Course entrance.

In 2001 Lady Luck Drive was improved from its intersection with Ace Drive north to the softball / baseball field. The improvements included asphalt, curb, gutter and sidewalk on both sides of Lady Luck Drive. In 2006 as part of the soccer field development, curb, gutter and sidewalk were constructed on the east side of Lady Luck Drive from the softball / baseball field north to the south edge of the Golf Course Terrace Subdivision.

A portion of Progressive Drive was up graded and incorporate new asphalt, curb, gutter and sidewalk on the north side of the street from its intersection with Keno Drive east to the end of the Combined Church property.

In 2009, the unpaved portion of Ace Drive from the Jackpot Golf Course to the solid waste transfer station was paved.

### PLAN

As development in the town occurs, subdivision standards from Elko County Code must be adhered to in order to insure adequate streets and roads for the resulting traffic. Streets proposed to serve new areas of the town will carefully be reviewed by Elko County Public Works for conformance with current standards and with this plan. High use streets will require curb, gutter and sidewalks. As new streets are added to the town, the Elko County Planning and Zoning Department and Public Works Department will be required to approve development criteria, street names and assign addresses in order to meet the needs of residents and public safety providers.

The US 93 pedestrian safety project has been constructed and completed, it provides a five foot wide pedestrian sidewalk, fencing and overhead lighting on both sides of US 93 for the full frontage of the town.

The 2007 road improvement and maintenance plan developed by the Jackpot Public Works Department and the Jackpot Advisory Board is incorporated within the 2014 Jackpot Master Plan with changes as follows.

**Street Improvement Priority Listing, Unincorporated Town of Jackpot:** The following roads and streets projects were prioritized in in 2007 and remain valid for 2014:

1. Piersanti Drive from Progressive Drive to Gurley Drive complete redo with curb, gutter, sidewalk, street lighting and storm drainage improvements.

a) Has not been completed.

2. Progressive Drive from Piersanti Drive to Silver Court south side of street sidewalk curb, gutter, street lighting, storm drainage pavement overlay from West side of Piersanti intersection to Keno Drive.

a) Has not been completed.

3. Curb, gutter, sidewalk and street lighting on the east side of Lady Luck Drive from Ace Drive to the mini storage.

a) Has not been completed.

b) Has been chip sealed in 2013.

4. Casino Way from U.S. Highway 93 to Snyder Way relocate overhead power to underground, curb, sidewalk, drainage improvements, paving and street lights on the south side past Barton's parking.

a) Has not been completed.

5. Placement of curb, gutter, sidewalk and drainage improvements to west side of Keno Drive through to the 21 Drive intersection.

a) Has not been completed.

b) East side previously completed.

6. Piersanti Drive from Gurley Drive to Barton Way curb, gutter and sidewalk both sides of the street including street lighting.

a) Has not been completed.

7. Placement of curb, gutter and sidewalk along south side of Progressive Drive from Silver Court East to pavement end.

a) Has not been completed.

8. Dice Road from U.S. Highway 93 to Roulette Drive sidewalk along north side including retaining wall.

a) Has not been completed.

9. Placement of sidewalk, curb, gutter and street lighting on the south side of Progressive Drive from U.S. Highway 93 to Piersanti Drive.

a) Has not been completed.

10. Casino Way from U.S. Highway 93 to Keno Drive sidewalk curb, gutter and street lighting on south side of the street.

a) Has not been completed.

Future development and preparation of street improvements priority implemented into the master plan with approval of the Town of Jackpot Advisory Board and the Jackpot Public Works Department may occur.

**Storm Drainage 5 year projection, Unincorporated Town of Jackpot:**

- Identify funding sources and prepare application to agencies. Review and start the updates for existing master plan. Work on updates to County Code.
- Integrate engineering with streets, airport and storm drainage. Year 2012-2013, Start engineering for street improvements to allow for storm drainage integration.
- 2013-14, Review storm drainage retention basin areas on airport property with Airport Engineers.
- 2013-14, Begin storm drainage study and master plan activities. Identify needed improvements complete update of county codes. Update standard drawings for on- site storage of storm events. Apply for needed BLM permits and complete environmental reviews for improvements. Identify funding needed for improvements.
- 2014-15, Start construction of permitted improvements coordinated with the Airport CIP.
- 2015-14, Start drainage improvements in the street system.

The Jackpot Capitol improvement Projects Plan is located within Volume II of the Jackpot Division of the Elko County Master Plan as EXHIBIT “G”.

**I. WATER RESOURCE CONSERVATION:** Water conservation is a vital part of an integrated water resource management plan. Water conservation can influence customer utility bills, the need for future facilities or timing of those facilities, drought protection for the community, and the rate at which new resources are needed. There has been a process of developing and implementing conservation programs, implemented by Elko County.

The development of the Jackpot Water Conservation Plan of 2009 is included within the Jackpot Division of the Elko County Master Plan as EXHIBIT “E”. The Jackpot Water Conservation Plan of 2009 was developed in accordance with Nevada Revised Statute (NRS) 540 as outlined in NRS 540.141.

In accordance with NRS 540.131, this plan will be reviewed from time-to-time to reflect changes and must be updated every five (5) years to comply with NRS 540.131 and NRS 540.141. The plan is required to be updated on or before January 6, 2015.

The following provisions for the conservation plan detail the water conservation objectives that the Town of Jackpot seeks to achieve through implementation:

- Methods of **public education** to increase public awareness of the limited supply of water in the State and the need to conserve water, and encourage reduction in the size of lawns and encourage the use of plants that are adapted to arid and semi-arid climates;
- Specific **conservation measures** required to meet the needs of the service area, including, but not limited to, any conservation measures required by law;
- **System management** of water to identify and reduce leakage in water facilities, installation of water meters and develop the use of treated effluent;
- A contingency plan for **drought conditions** that ensures a supply of potable water;
- A **schedule of program implementations** directed and monitored by the Jackpot Public Works Department.
- A means to **evaluate and measure** progress of program implementation; and
- A tool to evaluate **conservation estimates** for program effectiveness and improvement of the conservation plan.

The Town of Jackpot Conservation Plan of 2009 consisting of the above seven categories are discussed in greater detail below:

## PLAN

**Conservation Education:** The Town of Jackpot Public Works Department is to offer workshops on topics of customer interest as needed. These workshops are to be focused on the conservation of water, water supply, commercial and residential water use and consumption. The Jackpot Public Works Department should take every opportunity to provide education with the distribution of written conservation brochures and materials.

The brochures and materials should provide commercial and residential indoor / outdoor guides that provide water savings tips for businesses and households, as well as some general usage information about the Town of Jackpot services and limitations. School education programs are to be developed for the use of public schools to produce a conservation attitude within the youth of the community.

**Assigned Watering Day:** The Town of Jackpot Public Works Department is to develop assigned day watering program during the summer months, and for a fall 'cool-down' period during the autumn months in drought years. The program is to be designed as a voluntary program to spread the use of water more evenly throughout the week and reduce total weekly and daily water production used for landscape irrigation. The plan calls for watering deeper and less often, and assigns days of the week when customers may water.

Information advertising assigned day watering is to be provided in monthly water and sewer service billing. Additional printed material with tips on how to keep a healthy landscape is to be provided in monthly bills, direct advertising, and web postings.



Outdoor watering is to be limited to a customer's assigned days, and watering between 1 p.m. and 5 p.m. is to be prohibited.

**Mandatory Building Requirements:** New commercial, industrial, public and residential building construction in the Town of Jackpot is to incorporate the use of current technology conservation-minded plumbing fixtures and installed water meters.

**Landscaping:** Conservation-minded landscaping encompasses promotion of water efficient landscaping. Conservation-minded landscaping should be accomplished through public education. The Town of Jackpot Public Works Department is to develop a guide to water-efficient landscaping guide with ideas for yard designs, irrigation layout, plant selection, and maintenance.

**Non-Mandatory, Waste of Resource:** Voluntary conservation of water may include the repair of broken sprinklers, unnecessary runoff, minimal landscape water usage issues and other usages.

**Water Meter Retrofit Program:** The Town of Jackpot Public Works Department is to commence with the water meter retrofit program and anticipated the completion of the retrofit program by the year of 2018. Mandatory placement of water meters on all new development is now required as of January 1<sup>st</sup>, 2008.

**Treated Effluent Water:** The Town of Jackpot does not currently utilize treated effluent as a source of irrigation water. However, the Jackpot Golf Course does utilize untreated underground water for irrigation of the 100 acre site. The Town of Jackpot has in the past researched the potential of treated effluent usage for crop irrigation on adjacent agricultural lands. Future conservation measures are to include the development of treated effluent irrigation on public and recreation lands.

**Leaks and System Repairs:** Of primary concern is addressing public safety and safety of the work crews, minimal interruption to commercial, public and private services, as well as minimizing overtime expenditures. If water leaks are not large, not causing a safety problem, and reported outside normal working hours, Jackpot Public Works supervisors will determine the urgency of the needed repairs and schedule repair work accordingly. When the source of the leak is determined and the appropriate underground locations of other utilities are completed, the crew will excavate the leak site and make repairs.

**Voluntary Measures:** In an effort to promote conservation and voluntarily conserve water, the Jackpot Water System has adopted water –use regulations to promote water conservation during non-emergency situations. In the event that standard conservation measure as outlined within the Jackpot Water Conservation Plan of 2009 is not sufficient to reduce loss or use, mandatory measures listed within the “Contingency Plan” may be discussed for implementation.

**General Water Management:** Water management is conducted by the Jackpot Public Works Department personnel who monitor and repair the system as needed. The water system does not currently employ automated leak detection but is to be implemented in 2010. A residential metering program will be implemented in 2010, requiring water meters to be installed on all customers. A capitol improvement plan is also in place and currently funded through rates. There also are plans to replace distribution lines at their anticipated useful life.

**Contingency Plan:** The objective of the contingency plan would be to manage the available resource to ensure continued supply of potable water during periods of drought or extended drought.

It is envisioned that voluntary conservation measure will be sufficient to ensure an adequate supply of potable and reduce water usage. However, if a sustained drought (lack of precipitation) is encountered, it may be necessary to implement mandatory restrictions in order to ensure an adequate supply of water to meet essential needs.

Jackpot Water System plans for drought response would be three (3) stages of drought response:

- (1) Warning Stage
- (2) Alert Stage
- (3) Emergency Stage

The stages are described as follows:

*Stage one (1), The Warning Stage:* Jackpot Water System would increase monitoring of its water supplies and would begin creating public awareness of the water supply situation and the need to conserve. Conservation measures at this stage would be voluntary. Retrofit kits (low-flow faucet aerators, low-flow showerheads, leak detection tables, and replacement flapper valves) can be made available, at cost, and can be actively distributed, if needed.

*Stage two (2), The Alert Stage:* Jackpot Water System would call for wide-based community support to achieve conservation, limit the use of fire hydrants to fire protection uses (by requiring effluent for construction and dust control purposes), implement water restrictions, and impose penalties for ignoring the restrictions. Conservation measures at this stage would be mandatory and violations would incur fines.

*Stage three (3), Emergency Stage:* Jackpot Water System would declare a drought and water shortage emergency, would enforce water use restrictions, impose fines for violations, implement allocation of water (rationing), and impose higher fees for water usage. Media relations would be activated in order to inform the customers and monetary assistance may be needed to be secured in an effort to mitigate the effects of the drought (e.g. federal funding assistance). Conservation measures at this stage would be mandatory, rationing would be imposed, violations would incur fines, and over-use would be penalized by higher rates.

### **Schedule:**

All provisions of the Jackpot Water Conservation Plan of 2009 will be implemented by 2010 and will be actively working to achieve the results therein.

### **Evaluation Measurements:**

Metering must occur to determine water loss and conservation measures effectiveness. At this time metering has not been implemented.

### **Conservation Estimates:**

Metering must occur to determine water loss and conservation measures effectiveness. As metering has not been implemented to date, there is no way to evaluate the plans effectiveness.

For more information on the Jackpot Water Conservation Plan of 2009, see EXHIBIT “F”, Volume II, Jackpot Division of the Elko County Master Plan.

**Conservation Response during Drought Conditions:** During periods of successive drought years it becomes critical to further reduce potable water use; water use by Jackpot's customers is expected to decrease during these periods. The Jackpot **Drought Response Plan (DRP)** as written herein, includes the conservation activities undertaken by the Town of Jackpot to reduce potable water use by its customers.

The DRP responds to conditions that impact Jackpot's ability to supply water from the numerous underground wells on the system. It follows that water conservation efforts in response to drought should be triggered country-wide by the same conditions. The recommended level of response is phased-in according to well water levels, surface water flows and the number of drought months during the irrigation season. Additionally, drought response measures should be those proven to reduce summer demands.

The DRP uses a drought rating system that includes the following of drought declarations:

- No Drought
- Drought Watch
- Drought Alert
- Drought Emergency

During years in which the Federal Water Master predicts one or more months' loss of Floriston rates, a **Drought Watch**, **Drought Alert**, or **Drought Emergency** may be declared, defined as follows:

**"No Drought" Condition:** Floriston rates are predicted to be maintained from June to September.

Response:

- Promotion of assigned day watering and other conservation measures.

**"Drought Watch" Condition:** Predicted loss of Floriston rates beginning in September.

Responses:

- Increased enforcement of assigned day watering; no watering between 1:00 p.m. and 5:00 p.m.
- Increased public education
- Increased enforcement of water waste rules
- Implementation of landscape water budgets for irrigation customers. Assumes an amount of water use associated with various lot sizes. Exceeding average water use by lot size would result in recommended audits.
- Voluntary restaurant implementation of "no-water-served-unless-asked" policy.
- Voluntary hotel / motel implementation of Good Earth keeping activities.

**"Drought Alert" Condition:** Predicted loss of Floriston rates beginning in August.

Responses: In addition to those actions listed under Drought Watch, these actions may be implemented:

- Expand no watering time from 1:00 p.m. to 5:00 p.m. to 10:00 a.m. to 7:00 p.m.
- Public education encouraging Spring or Fall plantings of new lawns.
- Exceeding water / irrigation budgets results in mandatory audits.
- Mandatory "no-water-served-unless-asked" policy.
- Mandatory hotel / motel implementation of Good Earth keeping activities.

**"Drought Emergency" Condition:** Predicted loss of Floriston rates any month(s) prior to the month of August.

Responses: In addition to those actions listed under Drought Watch and Drought Alert, any of these actions may be taken:

- New lawn plantings prohibited during the months of loss Floriston rates.
- Once-a-week watering possibly beginning during first month of lost Floriston rates.
- Outdoor watering is limited to non-turf landscaping such as trees, shrubs and flower and vegetable gardens for the duration of the drought emergency.

Consideration will be given to public irrigated recreational areas such as parks and schools as the water supply condition permits.

## **PART VI**

### **GLOSSARY OF TERMS**

**COMMERCIAL USE** Any use involving the purchase, sale or other transaction involving the handling or distribution of any article, substance or commodity for livelihood or profit, or the ownership or management of office buildings, offices, recreational or amusement enterprises or maintenance and use of offices by professions and trades rendering services.

**DEVELOPMENT** The division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure; any mining, excavation, landfill or land disturbance; and any use or extension of the use of land.

**DISTRICT** Area's defined in Elko County Code as follows:

#### Commercial Districts

Commercial 1 (C-1) Elko County Code 4-4-2

General Commercial – Retail Districts

Commercial 2 (C-2) Elko County Code 4-4-5

Highway Services and Tourist Commercial Districts

Commercial 3 (C-3) Elko County Code 4-4-6

High Rise General Commercial – Tourist Districts

### Industrial Districts

General Industrial (M-1) Elko County Code 4-5-2

General Industrial and Extractive Districts

Light Industrial (L-1) Elko County Code 4-5-3

Light Industrial – Commercial Districts (Restricted)

### Public Districts

Public Districts (P) Elko County Code 4-6-2

Designated Public Use Districts

### Residential Districts

Residential-1 (R-1) Elko County Code 4-3-2

One or Two family Residence Districts

1) R-1 - 6,000 = 6,000 s.f. minimum

2) R-1 - 8,000 = 8,000 s.f. minimum

3) R-1 - 10,000 = 10,000 s.f. minimum

4) R-1 - 15,000 = 15,000 s.f. minimum

5) R-1 - 0.5 = One half acre minimum

6) R-1 – 1.0 = One acre minimum

Residential-2 (R-2) Elko County Code 4-3-3

Multi-Family Residential Districts

Residential-3 (R-3) Elko County Code 4-3-4

Conservation Districts

**PART VII - MASTER PLAN MAPS**

# **Jackpot**



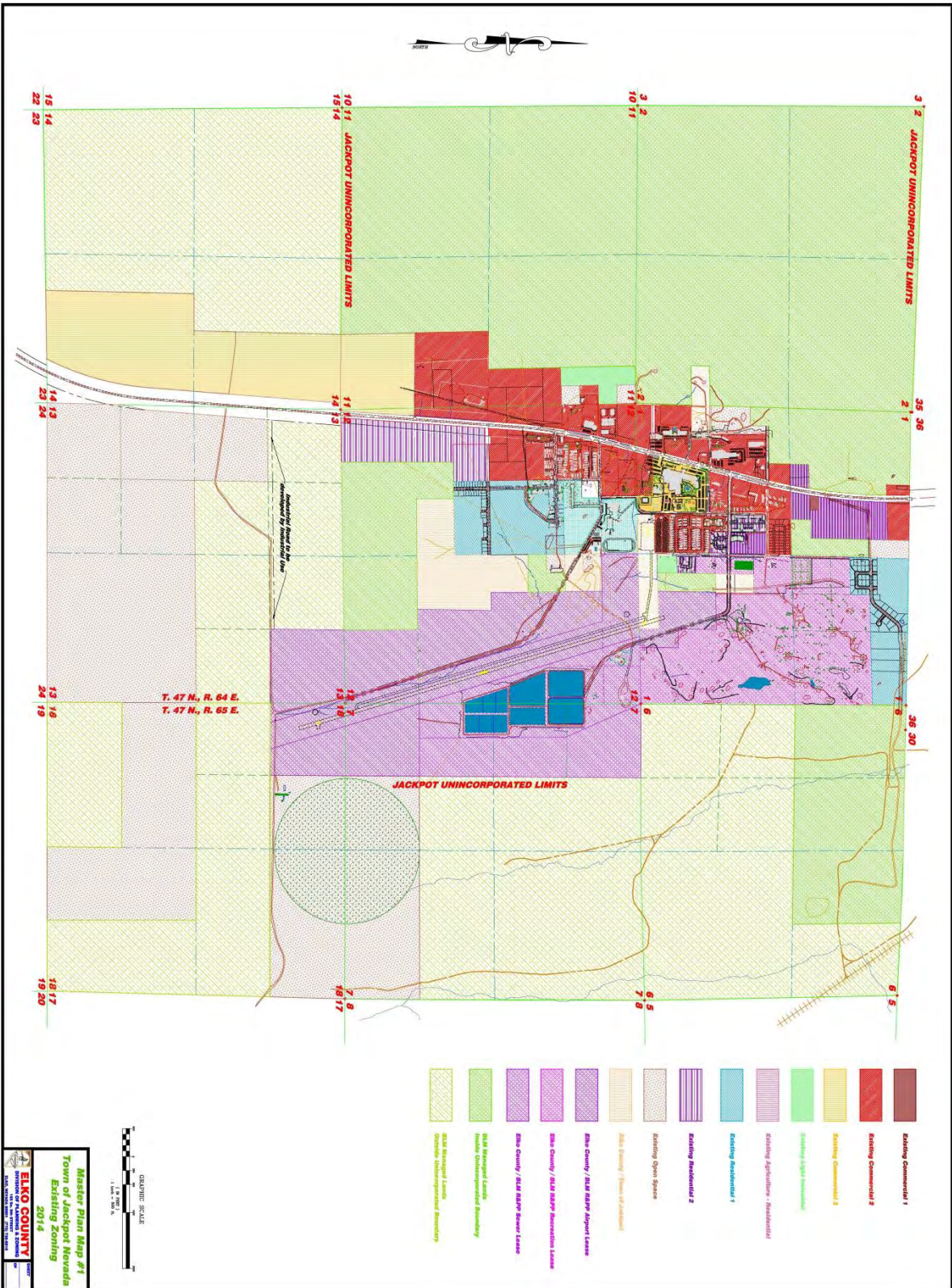
**ELKO COUNTY, NEVADA  
MASTER PLAN  
JACKPOT, NEVADA DIVISION**

**JACKPOT MASTER PLAN MAP NO. 1**

**Jackpot Current Zoning Map**

**September, 2014**





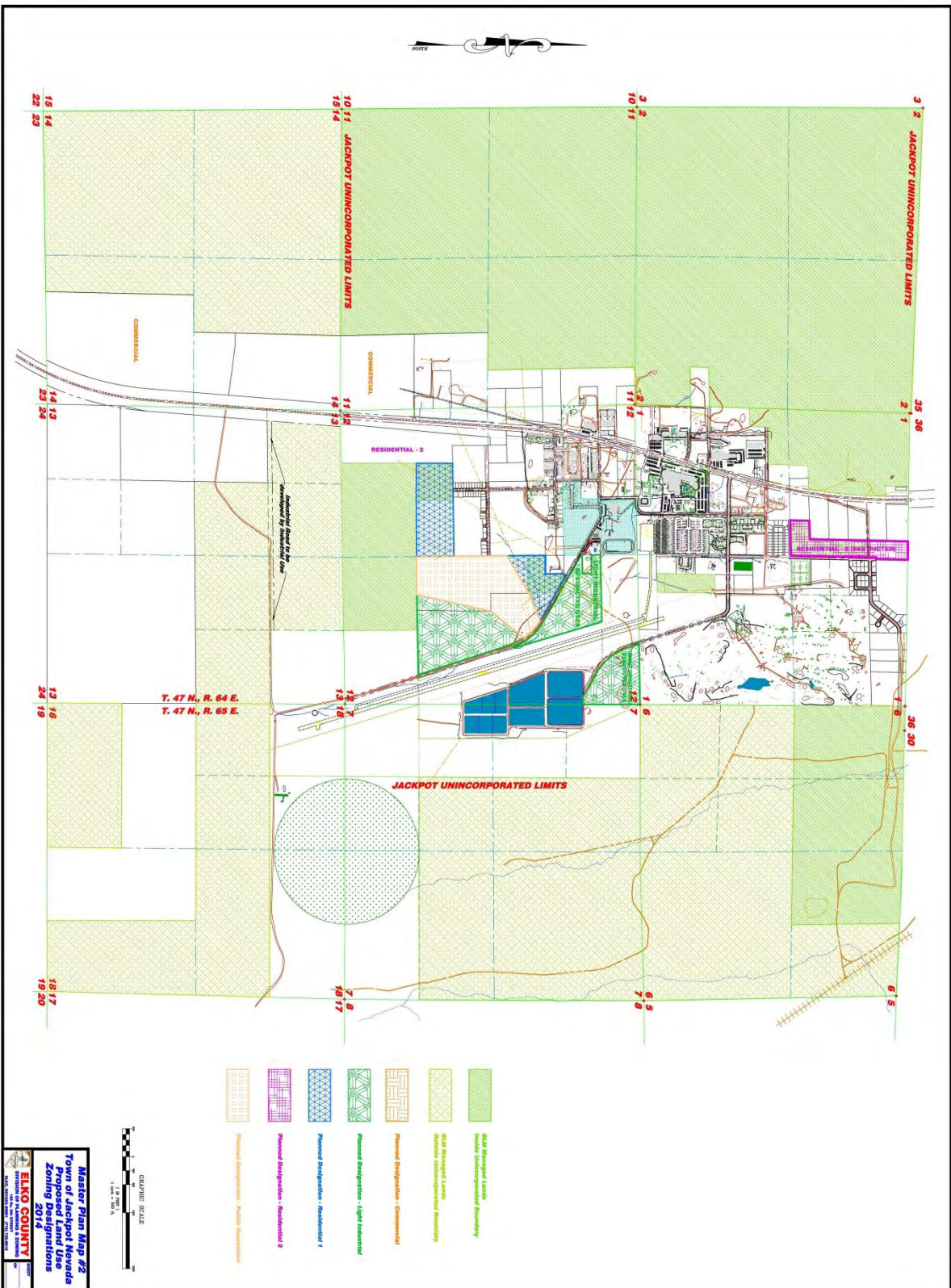
# Jackpot



**ELKO COUNTY, NEVADA  
MASTER PLAN  
JACKPOT, NEVADA DIVISION  
JACKPOT MASTER PLAN MAP NO. 2**

**Jackpot Proposed Land Use**

**September, 2014**



# Jackpot



**ELKO COUNTY, NEVADA  
MASTER PLAN  
JACKPOT, NEVADA DIVISION  
JACKPOT MASTER PLAN MAP NO. 3**

## **Town of Jackpot Map**

**September, 2014**

