

Official RecordRecording requested By
SPENCER HAFEN

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$17.00

Page 1 of 4

RPTT:

Recorded By: AE

Book- 236 Page- 0387

CONDITIONS OF APPROVAL

Applicant: BLT GROUP
Assessor Parcel Number(s):
00825103, 00825104



Public Hearing Date: October 1st 2007
Master Plan Designation: PUD
Zoning District: A5- Large Scale Agriculture
Request: Conceptual Development Plan 07-01
Planning Commission Approval Date: August 13th 2007

**This document is to be notarized and recorded with the Lincoln County
Recorders Office within the timeframe listed in this document.**

CONDITIONS:

**The following conditions have been placed in this request to ensure the applicant
will meet all necessary standards in place.**

- A. Within 60 days of approval by the Board of County Commissioners the
applicant or future owners shall:**
1. **Fiscal Impact Report-** The following items shall be added to the Fiscal Impact Report based on the projected phasing of development for the Eagle Falls project. Assumptions for this report that all the following services will be required as either general fund functions, a GID, or special revenue/enterprise funds where all or a portion of fees will cover costs. These additions shall include space planning/office equipment/IT needs and salary/benefits costs to the county.
 - a. Parks and Recreation
 - b. Building and Safety
 - c. Public Works
 - d. Social Services
 - e. Emergency Management
 - f. School District expenses/revenues
 - g. Sewer and Water
 - h. Fire and EMS
 - i. IT department
 2. **Record conditions of approval of this review with the Lincoln County Recorder in a format specified by the Planning Director.**
 3. **Submit the revised information listed in section 14-4-1 A in a format suitable to the planning director.**



B. Within 180 days of approval by the Board of County Commissioners the applicant or future owners shall:

1. Submit a final revised version of a development agreement to the county for review.

C. Prior to submission of any future applications on parcels I or J the applicant or future owners shall:

1. Submit a revised Land Use Plan that indicates the following items as reflected in the Regional Drainage and Transportation studies :
 - a) Revised transportation, utility, drainage and trail corridors.
 - b) Modify the land use plan to accommodate findings of the Toquop Transportation and Drainage Study.
 - c) Amend school site and park allocations and locations.
 - d) Indicate the approximate location of required open space, park locations and golf courses as described in any Development Agreement for Eagle Falls.

D. With submission of any tentative map for any portion of parcels I and J the applicant or future owners shall:

1. Complete all PUD application requirements listed under Title 13 and 14 of the Lincoln County Code.
2. Provide a land use allocation table that identifies specific zoning districts for land uses, their respective acreages, densities for each district and any required public dedication sites in relationship to approved densities for the entire parent parcel.
3. Follow standards to be developed regarding access to adjacent public lands, habitat concerns and the provision access to adjacent public lands.
4. Provide a design standards handbook for review on this project or subsequent portions if standards exceed Title 14 or if deviations are requested from Title 14.
5. Dedicate the access route shown on the land use map between parcels 1 and 3 ending at the Lincoln County line as a public right of way. This route shall be designed to consider the current land uses allowed in Lincoln and Clark County (City of Mesquite). The terminus of this road shall be developed to consider needs for public safety, wild land fire protection, public recreational access and other habitat concerns on the entire mesa.
6. Adhere to the standards and policies developed under the Lincoln County Toquop Transportation and Drainage Study.
7. Update and submit for approval a revised fiscal impact report specifying the type and density of land uses being proposed. (If first tentative PUD map is



submitted eighteen months or more after Conceptual PUD approval by the Board of Commissioners.)

8. Fulfill all conditions related to geotechnical reports for future parcels under this plan. (Attachment A)
9. Adhere to specifications, locations and standards developed by Lincoln County Water District for any water supply, wastewater or re-use delivery lines.
10. Include water delivery plans and specifications for fire sprinklers on all residential structures in addition to any other IBC, IFC NFPA or IFC code requirements for other structures. All water supply plans to be submitted in adherence with International Fire Code.
11. Submit a utility plan for all dry and wet utilities to address the build out of entire project. Any propane gas system shall be designed for construction for use in a future natural gas distribution system including any easements or dedicated sites for sub stations.
12. Adhere to all standards of Title 14 of the Lincoln County Code unless modified through any development agreement.
13. Any future development agreements between Lincoln County and the BLT Group or its successors must satisfy proposed conceptual land uses and public dedications listed in this plan. Major modifications to this plan (10% of an area or with densities) will require the re-submittal of a conceptual development plan application.
14. Provide a conceptual plan for review for the development of Flat Top Mesa indicated as parcel 1 on the Eagle Falls Land Use Map.
15. This approval does not constitute a zoning change for the affected parcels but rather a conceptual view of proposed development which is subject to change in the future.

E. Miscellaneous Conditions

1. Conceptual Development Plan 07-01 shall be null and void if a development agreement is not entered into between Lincoln County and the applicant or its successors or assigns.
2. The Applicant or its successors or assigns and Lincoln County shall enter into a development agreement to address the following Toquop Planning Area needs, including, but not limited to; schools, parks, open space and trails, public facilities and public services.

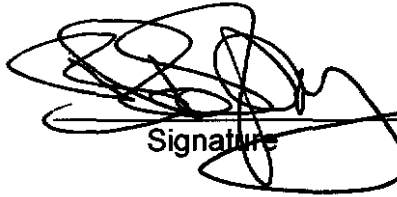


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Book 236
Page 390

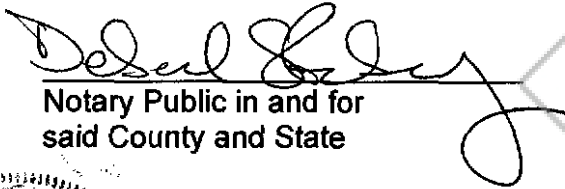
10/29/2007
Page: 4 of 4

10/15/07
Date



Signature

STATE OF NEVADA)
) ss.
COUNTY OF LINCOLN)

Subscribed and sworn before me this 15th day of October, 20 07


Notary Public in and for
said County and State

Notary Stamp



Deborah Stanberry
NOTARY PUBLIC
STATE OF NEVADA
My Comm. Exp. 11-14-09

