

**Official Record**Recording requested By  
VIRGIN VALLEY WATER DISTRICT

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

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RPTT:

Recorded By: LB

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**CONDITIONS OF APPROVAL**

**Applicant: Virgin Valley Water District**  
**Assessor Parcel Number(s):**  
**008-261-08**



Public Hearing Date: November 13, 2007  
Master Plan Designation:  
Zoning District: A-5 Large Scale Agricultural  
Request: Special Use Permit  
Planning Commission Approval Date: November 13, 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 Planning Commission the applicant shall:**

1. Submit a site plan for all areas indicating all disturbed areas, all building locations, trenching and parking areas. The site plan shall include proposed measures to minimize dust, erosion and avoid weed infestations during and after construction of the project.
2. Submit a landscaping plan that indicates all vegetation to be planted on the north side of the site, irrigation measures proposed, any ground cover materials, and species of both ground covers and trees to be planted.
  - A. All landscaping will be planted **prior** to the development of the adjoining lands but during the growing season. (Oct.-Mar.)
  - B. Plantings should be randomly spaced on the north side of the site on the natural berm along and inside the fence line.
  - C. Low water usage trees shall be selected from Appendix D for the required plantings with a minimum of 50% canopy coverage to be achieved at full growth. Landscaping at mature height will obscure 60% of the building as seen from the north. Landscaping will be irrigated throughout the life of this project. Ground cover materials and landscaping shrubs are required and will be indicated on the landscaping plan.
  - D. All new trees shall be a minimum of 8 feet at planting, at least 2 inch caliper in size and staked for the first year only.
  - E. All plants that do not survive shall be replaced in the next growing season with an approved similar plant species.
3. Submit exterior building materials and colors for county approval. All colors and materials shall blend with and not contrast to the surrounding landscape.

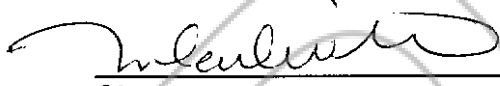


- 4. Proposed lighting fixtures for the exterior of the building or site shall comply with Appendix C of Title 14. All lighting must be shielded and hooded and face downward away from adjoining properties.

**B. Miscellaneous Conditions:**

- 1. In the event that archeological resources are discovered, the applicant will cease all work and notify the County & State Historic Preservation Office.
- 2. This request shall be reviewed by the planning commission within 3 years to ensure that all conditions of this permit have been met and to address future compatibility issues.
- 3. **Record this document with the Lincoln County Records Office within 45 days of this letter.**


12-18-07  
Date

  
Signature

Michael Winters  
Printed Name

STATE OF NEVADA )  
                                  ) ss.  
COUNTY OF LINCOLN )  
                                  ) Clark (SM)

Subscribed and sworn before me this 18th day of December, 2007

  
Notary Public in and for  
said County and State

