

Official RecordRecording requested By
TORESON INDUSTRIES

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

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RPTT:

Recorded By: DP

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CONDITIONS OF APPROVAL**Applicant: Toreson Industries, Inc**
Assessor Parcel Number: Lincoln Estates
Unit 3 & Unit 4

Public Hearing Date: July 10, 2008

Zoning District: Residential

Master Plan Designation: Low Density Residential

Request: Zone Change

Planning Commission Approval Date: July 10, 2008

File Number: 08-108-ZC-R/C-PC

CONDITIONS:

Prior to the zoning approval the applicant shall:

1. Provide for a drainage study and traffic study including improvements to county and private roadways and flood control facilities to county standards, turn out areas on roadways, visible addressing and street signs, fire suppression requirements or other improvements or best management practices required by the adopted codes of Lincoln County.
2. Provide or obtain adequate water rights to serve all residential development.
3. Provide a permit or written documentation from the NDOT right of way division that the existing access is capable of meeting the proposed change in land uses.
4. Provide dedicated public rights of ways for any required roadway and drainage improvements to county standards to ensure for long term access for future owners and maintenance by the county. Rights of ways of no less than 60' in width shall be offered for dedication through the proposed parcels for existing and future access, emergency access and utilities.
5. Provide necessary subdivision improvements per Title 13 for all proposed residential uses at tentative map.
6. Provide buffering between parcels of varying land uses in the form of a berm with landscaping and irrigation. These improvements will be required at the time of land division.
7. Dedicate the proposed park site for general public facilities, parks and uses on a future land division map or reversion map.
8. Exterior lighting for all industrial/commercial uses shall not trespass onto adjacent parcels or public roadways. All outdoor lighting must be shielded and hooded. Any signs to be proposed for any of the proposed uses must adhere to the Lincoln County Code requirements and not be located off site.
9. New construction on parcels will be subject to a review by the county to ensure for non flammable building materials, adequate defensible space, underground utilities, spark arrestors on chimneys, screened exterior openings and proper setbacks to slopes over 15%.

Within 30 days of final approval by the county the applicant shall:

1. Record these conditions with the Lincoln County Recorders Office in an acceptable format to the County Recorder.

This document is to be notarized and recorded with the Lincoln County Recorders Office.

7/30/08

Date

James H. [Signature]

Signature

STATE OF NEVADA)
) ss.
 COUNTY OF LINCOLN)

Subscribed and sworn before me this 30 day of July, 2008

[Signature]
 Notary Public in and for
 said County and State

