

Official RecordRecording requested By
JAMES WILKIN

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2

RPTT:

Recorded By: AE

Book- 243 Page- 0645



0132471

CONDITIONS OF APPROVAL**Applicant: Wilkin, James****Assessor Parcel Number: 012-190-10****012-190-13****012-190-12**

Public Hearing Date: July 10, 2008

Zoning District: Agricultural

Master Plan Designation: Agricultural

Request: Zone Change

Planning Commission Approval Date: July 10, 2008

File Number: 08-105 & 08-106

CONDITIONS:**Prior to the zoning approval on the industrial zones the applicant shall:**

1. 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.
2. The upper industrial parcel shall be buffered from adjacent uses by both distance and the existing paved roadway and the terrain. These improvements will be required at the residential land division. Provide buffering between these parcels in the form of a berm with landscaping and irrigation.
3. Exterior lighting for all industrial uses shall not trespass onto adjacent parcels or public roadways. All outdoor lighting must be shielded and hooded.
4. Any signs to be proposed for any of the proposed uses must adhere to the Lincoln County Code requirements and not be located off future site.

Prior to the zoning approval on the residential land divisions the applicant shall:

5. 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.
6. 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.
7. Future land divisions will be required to apply a no build easement for lands located in the runway protection zone area, red zone only as per attachment.
8. All future land divisions will be required to include a recorded aviation easement on each parcel and a disclosure of the adjacent airport uses.



- 9. All future residential building permit applications and building plans will include measures to achieve at least 25 dB sound attenuation.

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.

8-14-08
Date

James E. Wilk
Signature

STATE OF NEVADA)
) ss.
COUNTY OF LINCOLN)

Subscribed and sworn before me this 14th day of Aug, 2008

Riannan Stever
Notary Public in and for
said County and State

