

Official Record

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Lincoln County - NV
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0132579

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Ordinance No. 2008-03 - Eagle Falls Development Agreement
Title of Document

Affirmation Statement

I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does not contain** the social security number of any person or persons. (Per NRS 239B.030)

_____ I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does contain** the social security number of a person or persons as required by law: _____
(State specific law)

[Signature] _____
Signature Title Clerk

Signature

9-9-08
Date

Grantees address and mail tax statement:



Summary: An ordinance to approve a development agreement for the Eagle Falls Planned Community in the Toquop Planning Area.

BILL NO. 2008-__

ORDINANCE NO. 2008-03

AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT FOR A PLANNED COMMUNITY BY THE BLT GROUP KNOWN AS EAGLE FALLS IN THE TOQUOP PLANNING AREA. THE PROPOSAL IS FOR UP TO 10,032 UNITS ON 3,040 ACRES FOR A VARIETY OF LAND USES INCLUDING; RESIDENTIAL, COMMERCIAL, INDUSTRIAL AND OPEN SPACES/PARKS AND RELATED PUBLIC FACILITIES AS AUTHORIZED UNDER NRS CH. 278A AND THE LINCOLN COUNTY CODE TITLE 14, AND OTHER MATTERS PROPERLY RELATED THERETO

WHEREAS, the legislature has enacted NRS CH. 278A for encouraging planned unit developments in cities and counties to allow for an efficient and effective use of lands in *meeting demands of development and protecting natural or cultural features of an area*,

WHEREAS, the applicant, the BLT Group gained approval of a conceptual development plan known as Eagle Falls on October 1st 2007 which may include a variety of land uses and densities prescribed in Title 14 of the county code and for the cost sharing and reimbursement for overall public improvements and infrastructure necessary to develop the project,

WHEREAS, The Lincoln County Master Plan requires new development to provide for a net fiscal benefit to Lincoln County,

WHEREAS, future discretionary approvals by Lincoln County will be necessary for the applicant to implement this project,



WHEREAS, Lincoln County finds it necessary to further the public health, safety, morals and general welfare in an era of increasing urbanization and of growing demand for housing of all types and design within the Toquop Township Planning Area;

WHEREAS, the purpose of this development agreement for the applicant is to ensure that the current regulations in Title 14 of the Lincoln County Code (at the effective date of this agreement) will remain in force for the term of this agreement and that the proposed development agreement does not constitute an amendment to Title 14 of the Lincoln County Code,

WHEREAS, the purpose of this development agreement for the county is to ensure that necessary public facilities, services, staffing and equipment are conveniently located in the Toquop Township Planning Area and provided by all developers either through direct financial contribution in each agreement or through reimbursement by subsequent applicants to initial developers,

WHEREAS, this request for the "Eagle Falls Planned Unit Development" shall take effect and be in force from and after its passage and the publication thereof by title only, together with the names of the county commissioners voting for or against its passage, in a newspaper published in and having a general circulation in Lincoln County, Nevada, at least once every week, for a period of 10 days.



Proposed on the 22nd day May 2008

Proposed by Commissioner Hornbeck _____

Passed on the 7th day of July, 2008

Vote: Ayes:

Ronda Hornbeck
Wade C. Fendley
William E. Floyd
Paul Mattingly
George L. Rowe

Nays: _____

Abstain: _____

Absent: _____

BOARD OF COUNTY COMMISSIONERS
LINCOLN COUNTY

ATTEST:

Ronda Hornbeck
Ronda Hornbeck, Chairperson

[Signature]
Lincoln County Clerk

This ordinance shall be in force and effect on the 24th day of July, 2008

**THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF LINCOLN DO
HEREBY ORDAIN A DEVELOPMENT AGREEMENT BETWEEN LINCOLN COUNTY
AND THE BLT GROUP FOR THE EAGLE FALLS PLANNED COMMUNITY.**