

Official RecordRecording requested By
JOHN R ROMEROLincoln County - NV
Leslie Boucher - Recorder

Fee: \$15.00

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RPTT:

Recorded By: AE

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CONDITIONS OF APPROVAL

Applicant: John Romero
Assessor Parcel Number(s): 00134117
SUP10-100-RR6-PC



Planning Commission Approval Date: March 11, 2010
Request: Special Use Permit for a 13' X 60' mobile home while building new home.
Master Plan Designation: Rural Residential

**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 and future will meet all necessary standards in place.

A. Within 30 days of final approval.

1. The applicant shall record these conditions with the Lincoln County Recorders Office

B. Prior to zoning approval on a Building Permit application:

1. Submit a site plan indicating the location of the temporary and permanent home indicating all required setbacks and proposed utilities.
2. Submit documentation indicating the mobile home was manufactured after 1980.
3. Obtain approval from the Lincoln County Road Department for an approved driveway ingress and egress location to the building site.

C. Prior to any Certificate of Occupancy Permit being issued:

1. Complete all placement requirements for mobile home siting including utility permits, septic permits, and skirting for the mobile home which color blends with the surrounding area.

D. Within one year of final approval:

1. Submit to the Lincoln County Planning Department documentation of progress on the proposed permanent home. This may include receipts for grading, utilities, foundation work or home placement or construction



E. Within two years from date of final approval the applicant shall:

1. Receive certificate of occupancy for the permanent dwelling.
2. If Certificate of Occupancy is obtained prior to the 2 year approval mobile home shall be removed within 30 days of issuance of Certificate of Occupancy.
3. Remove the temporary dwelling from the premises to an approved location.

F. Miscellaneous Conditions

1. All outdoor lighting shall be hooded and shielded, facing downward, located within soffits or directed away from adjacent parcels.
2. Grading permits are required by Lincoln County for any substantial cutting or filling on the lot to prepare the site.
3. Any extensions requested beyond the 2 year time limit will require a new special use permit.

4-13-10
Date

John R. Romero
Signature

John R. Romero
Printed Name

STATE OF NEVADA)
) ss.
COUNTY OF LINCOLN)

Subscribed and sworn before me this 13th day of April, 2010
by John R. Romero

M. Howard
Notary Public in and for
said County and State

