

**Official Record**Recording requested By  
JOHN CROSTHWAITLincoln County - NV  
Leslie Boucher - Recorder

Fee: \$15.00

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RPTT:

Recorded By: LB

Book- 263 Page- 0261



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**CONDITIONS OF APPROVAL**

**Applicant: Eagle Valley Land Holdings, LLC**  
**Assessor Parcel Number(s): 006-231-11**  
**File #11-001-SUP**

Planning Commission Approval Date: April 14, 2011  
Request: Special Use Permit Review  
Master Plan Designation: None

**This document is to be notarized and recorded with the Lincoln County  
Recorders Office within the timeframe listed in this document.**

**CONDITIONS:****A. Within 30 days of final approval:**

1. The applicant shall record these conditions with the Lincoln County Recorder's Office.
2. Applicant will apply with the Lincoln County Planning Department for a 3 foot variance for space #'s 32 through 36.
3. Space #41 RV will be moved forward to meet setback requirements.
4. Space #51 will be moved out 10 feet to the North of existing building and inspected.
5. Barbeque Grills, Fire Pits, Recreational Fires, and Outdoor Fireplaces shall comply with the 2009 International Fire Code, section 307.
6. All space numbers shall be visible for all emergency vehicles.
7. Acceptable fire map shall be reviewed and approved by Fire Department personnel and will remain in a visible site at all times.
8. All LP Gas tanks for RV sites shall not exceed 125 gallons and will be placed adjacent and to the side of the RV it serves, tanks shall not be placed in front of RV's.

**B. Within 6 months of approval:**

1. All LP Gas Tanks over 125 gallons shall be tied down by approved methods to protect against any possible floatation or flood water movement.
2. Storage and shop areas, shall comply with Lincoln County Code, Title 10, Chapter 4, Section 7, Sub-sections C and D.

**C. Miscellaneous Conditions:**

1. Mobile Home Space #'s 7, 30 and 31 will revert to RV spaces when current ownership changes or existing structures are moved and they shall comply with the current County Code and/or approved variance.



2. RV Space #'s 9 through 18 will not exceed 30' in length and be limited to RV's only.
3. RV Space #'s 32 through 36 will not exceed 24' in length and be limited to RV's only.
4. RV Space #'s 19 and 37 will remain closed for the duration of the RV Park use.
5. No LP Gas tanks over 125 gallons shall be allowed within the Mobile Home Spaces, (per 2009 IFC, Section 3804), unless it can be demonstrated that a 5' separation distance can be achieved between the mobile home serviced by the tank.
6. All permanent structures within space #47 shall be removed and site use shall comply with current County Code when current ownership of RV changes and/or existing RV is removed.
7. No further construction of attached structures to any RV, detachable stairs and skirting will be acceptable.
8. No further expansion or additions of Mobile Home or RV spaces will be allowed without appropriate approval through the Lincoln County Planning Commission as a component of a Special Use Permit.

4-21-11  
Date

*John V. Crosthwait*  
Signature

JOHN V CROSTHWAIT  
Printed Name

STATE OF NEVADA     )  
  ) ss.  
COUNTY OF LINCOLN    )

Subscribed and sworn before me this 21<sup>st</sup> day of April, 2011

*Riannan Stever*  
Notary Public in and for  
said County and State

