

Applicant: Whipple Management Group
Assessor Parcel Number(s): 004-111-11 to 004-111-18
004-111-20 to 004-111-36
File #11-005-SUP



Planning Commission Approval Date: October 13, 2011
Request: Special Use Permit Review
Master Plan Designation: Medium Density Residential

CONDITIONS OF APPROVAL

RE RECORDED

To record response to the Commission's request to provide a letter stating that the conditions or mandates for school zone signs adjacent to the above listed Assessor Parcel Numbers have been met or are not necessary based on the code that the applicant has looked up, said code is attached with letter.

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, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of any person or persons. (Per NRS 239B.030)

Wade Poulsen

Signature

WADE POULSEN

Print Name

Box 1084 Alamo, NV 89001

Address

1/5/2012

Date



0140336

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DOC # 0139641

10/27/2011

10:30 AM

Official Record

Recording requested By
WADE POULSEN

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

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RPTT

Recorded By: LB

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CONDITIONS OF APPROVAL

Applicant: Whipple Management Group

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004-111-20 to 004-111-36**

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0139641

**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.

B. Within 60 days of approval:

1. Whipple Management Group will have a negotiated agreement with Recology Lincoln County for trash removal.
2. Have signage erected for designation of a school zone on all appropriate streets.
3. Space numbers shall be required for each parcel/space which is easily visible from the public street serving the appropriate space.
4. An approved method of addressing shall be required. (TBD)
5. Applicant shall obtain a Lincoln County Business License.
6. The applicant shall conform to all State of Nevada Licensing requirements.

C. Within 6 months of approval:

1. Review of Special Use Permit by the Lincoln County Planning Commission.

D. Miscellaneous Conditions:

1. Separate utility hookups, (water, sewer, power) for each individual parcel/space.
2. No structures shall be constructed or erected which attach to RV's. (porches, stairs, enclosed rooms & etc.)
3. RV's shall not exceed 400 square feet in size.



10/19/11
Date

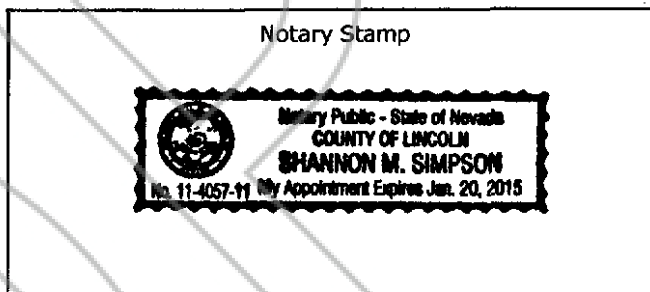
Wade Poulsen
Signature

WADE POULSEN
Printed Name

STATE OF NEVADA)
) ss.
COUNTY OF LINCOLN)

Subscribed and sworn before me this 19th day of October, 2011

Shannon M. Simpson
Notary Public in and for
said County and State





Date: December 12, 2011

To: Planning Commission

In response to your request to inform the Commission on School Zone Signage, I refer to NRS 484B.363 Sections 3 and 4.

Section 3 states "The Governing Body of a local government or the Department of Transportation shall designate school zones and school crossings zones." Section 4 states "Each such governing body and the Department shall provide signs to mark the beginning and end of each school zone and school crossings zone which it respectively designates." Since the School zone signs are already in place in Alamo the local government has determined where these schools zones are. If the local government determines that the School Zones be changed then it is the responsibility of the local government to provide and install signage according to NRS.

I hope this helps to clarify this issue for the Commission.

Respectfully,

Wade Poulsen

Whipple Management LLC



NRS 484B.363 School zone or school crossing zone: Speed limit; designation; signs; determination of hours in which speed limit is in effect.

1. A person shall not drive a motor vehicle at a speed in excess of 15 miles per hour in an area designated as a school zone except:

- (a) On a day on which school is not in session;
- (b) During the period from a half hour after school is no longer in operation to a half hour before school is next in operation;
- (c) If the zone is designated by an operational speed limit beacon, during the hours when the pupils of the school are in class and the yellow lights of the speed limit beacon are not flashing in the manner which indicates that the speed limit is in effect; or
- (d) If the zone is not designated by an operational speed limit beacon, during the times when the sign designating the school zone indicates that the speed limit is not in effect.

2. A person shall not drive a motor vehicle at a speed in excess of 25 miles per hour in an area designated as a school crossing zone except:

- (a) On a day on which school is not in session;
- (b) During the period from a half hour after school is no longer in operation to a half hour before school is next in operation;
- (c) If the zone is designated by an operational speed limit beacon, during the hours when the pupils of the school are in class and the yellow lights of the speed limit beacon are not flashing in the manner which indicates that the speed limit is in effect; or
- (d) If the zone is not designated by an operational speed limit beacon, during the times when the sign designating the school zone indicates that the speed limit is not in effect.

3. The governing body of a local government or the Department of Transportation shall designate school zones and school crossing zones. An area must not be designated as a school zone if imposing a speed limit of 15 miles per hour would be unsafe because of higher speed limits in adjoining areas.

4. Each such governing body and the Department shall provide signs to mark the beginning and end of each school zone and school crossing zone which it respectively designates. Each sign marking the beginning of such a zone must include a designation of the hours when the speed limit is in effect or that the speed limit is in effect when children are present.

5. With respect to each school zone and school crossing zone in a school district, the superintendent of the school district or his or her designee, in conjunction with the Department of Transportation and the governing body of the local government that designated the school zone or school crossing zone and after consulting with the principal of the school and the agency that is responsible for enforcing the speed limit in the zone, shall determine the times when the speed limit is in effect.

6. As used in this section, "speed limit beacon" means a device which is used in conjunction with a sign and equipped with two or more yellow lights that flash alternately to indicate when the speed limit in a school zone or school crossing zone is in effect.

(Added to NRS by 1985, 640; A 1993, 2586; 1999, 2674)—(Substituted in revision for NRS 484.366)