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05/08/2012

11:28 AM

Official Record

Recording requested By KW LEGACY RANCH

Lincoln County - NV Leslie Boucher - Recorder

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RPTT: Recorded By: RE

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CONDITIONS OF APPROVAL

Applicant: KW Legacy Ranch

Assessor Parcel Number(s): 011-090-19

File #12-002-SUP

Planning Commission Approval Date: April 12, 2012 Request: Special Use Permit for a Family Focused Adolescent Program.

This document is to be notarized and recorded with the Lincoln County Recorder's 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 45 days of final approval:

 Start negotiations with the Lincoln County Sheriff's Department for a MOU between KW Legacy Ranch LLC and the Lincoln County Sheriff's Department.

C. Within 6 months of final approval:

- Have a review of the Special Use Permit by the Lincoln County Planning Staff.
- Submission of documentation listed under NAC 432A.280 and NAC 432A.350.
- 3. Submission of all State and County Licenses.
- 4. Provide for 100% completion on Lincoln County Building Permit #805. Permit to include partial remodel of facility as well as change of occupancy that includes applicable fire suppression measures.
- 5. Provide commercial septic permit documentation from the Nevada Department of Environmental Protection.
- **6.** Provide permit documentation from the Nevada Department of Health and Human Services in regard to kitchen facilities.
- Items number 4-6 listed above will be provided to the Building Department prior to Certificate of Occupancy being issued.

D. Within 2 years of final approval:

- 1. Have a final review of the Special Use Permit by the Lincoln County Planning Commission, cost to be borne by applicant.
- 2. Submit MOU between KW Legacy Ranch LLC and Lincoln County Sheriff's Department.

E. Miscellaneous Conditions:

- Outdoor lighting shall be sufficient to provide ample light in all areas of the property adjacent to the primary facility if needed. Lighting can be automated or manually controlled. All fixtures shall be placed so they are directed away from adjacent parcels.
- Access drive shall be signed and appropriately addressed at SR 318. Sign shall also be lighted to allow visual verification of name and address.
- 3. Maintain minimum staff to student ratio in accordance with NAC 432A.524 and NAC 432A.526.
- **4.** Provide adequate alarm system capabilities that address both doors and windows which may have the capability of egress.
- KW Legacy Ranch LLC will have a 2 year probationary period at which time the special use permit will be revocable by the Planning Commission for cause.
- 6. Within the 2 year probationary period Lincoln County Building & Planning Staff, Lincoln County Sheriff's Department staff and Lincoln County Planning Commission can and will have the right to make site visits and reviews every six (6) months.

5/3/12	
Date	Signature
	Yangu whipple
	Printed Name
STATE OF NEVADA)	\ \
) ss.	\ \
COUNTY OF LINCOLN)	
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Subscribed and sworn before me	this 3 day of May , 20/2

Solom & Communication State

Notary Public in and for said County and State

Notary Stamp

ROBIN E. SIMMERS
Notary Public State of Nevada
No. 02-78907-11
My appt. exp. Nov. 6, 2014