



OFFICIAL RECORD  
LESLIE BOUCHER, RECORDER

## **SPECIAL USE PERMIT- CONDITIONS OF APPROVAL**

**Applicant Pine Tree Inn**  
**Assessor Parcel Number(s) 002-043-01 and 002-043-02**  
**File 2018-SUP-03**

Planning Commission Approval Date May 15, 2018

Request Special Use Permit for Bed and Breakfast Inn and special occasion rental facility

Master Plan Designation Low Density Residential

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

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### **CONDITIONS**

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**The following conditions have been placed in this request to ensure the  
applicant and future will meet all necessary standards in place**

**A Within 45 days of final approval**

- 1 The Applicant shall record the approved conditions with the Lincoln County Recorder's Office

**B Within 3 months of final approval**

- 1 Obtain a building permit for renovation and remodel of the existing dwelling unit and accessory structure
- 2 Obtain a Lincoln County Business License
- 3 Consult with neighbors on the south and east sides of subject property Affected owners shall agree to an acceptable property or privacy fence on the south and east sides of the subject property
- 4 Access gate currently located on the west end of property shall be moved and re-installed on the north of the property to allow access into the west "overflow" parking area

**C Within 6 months of final approval**

- 1 Internal compliance review by Staff

- D Within 2 years of final approval
- 1 Review by the Lincoln County Planning Commission
  - 2 Complete construction of any fence described in B 3 above

### **General Conditions**

- E Maintain current "Food Establishment" permit within good standing under the Nevada Department of Health and Human Services in addition to a Lincoln County Business License
- F Bed and Breakfast room rental shall be limited to (5) rentals  
An exception shall be made for additional rental on the "Bunkhouse" for special occasions that include a specific "all-inclusive" facility rental, such as a wedding or family reunion, individual event not to exceed 72 hours
- G RV hookups used in conjunction with the business shall not be allowed
- H Signage
- 1) Business signage shall be placed at the location of the Bed and Breakfast
  - 2) Parking signage shall be placed on the Blad Street east side main parking entrance This shall include information requiring "off-street" parking
  - 3) Signage for special events shall include temporary directional signage to overflow parking in addition to temporary speed reduction signage on Blad Street
  - 4) Applicant/Owner shall coordinate with Lincoln County and assist in installation of signage on 2<sup>nd</sup> and 3<sup>rd</sup> Streets directing travelers to drive slow, such as "Slow- Children at Play"
- I Facility Use
- 1) There shall be no use of fire pits of any kind
  - 2) The west portion of the property where overflow parking is planned shall remain as grass and natural groundcover

**\*\* Loose Notary Certificate Attached \*\***

7-16-18  
Date

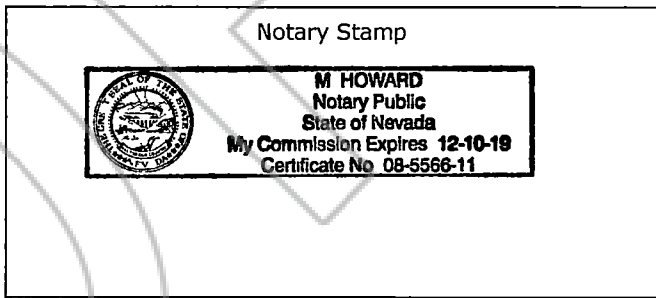
Jenny R. Mathews  
Carol L. Mathews

Signature  
Jenny R Mathews  
Carol L. Mathews  
Printed Name

STATE OF NEVADA )  
                                  ) ss  
COUNTY OF LINCOLN )

Subscribed and sworn before me this 16<sup>th</sup> day of July, 2018  
by Jenny R Mathews and Carol L Mathews ~~and~~

M Howard  
Notary Public in and for  
said County and State



—This instrument is attached to a Special Use Permit—  
Conditions of Approval for Pine Tree Inn —