

LINCOLN COUNTY, NV  
Rec:\$35.00  
Total:\$35.00  
RHEAJEAN ROBERTS

**2019-156097**  
**03/27/2019 01:16 PM**  
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OFFICIAL RECORD  
AMY ELMER, RECORDER

**SPECIAL USE PERMIT-  
CONDITIONS OF APPROVAL**

**Applicant: Kevin and Rheajean Roberts**  
**Assessor Parcel Number(s): 013-160-69**  
**File: 2019-SUP-01**

Planning Commission Approval Date: March 14, 2019

Request: Special Use Permit for a small scale special event venue

Master Plan Designation: Agricultural

**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 30 days of final approval:

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

B. Within 1 year of final approval:

1. Internal review by staff.

C. Within 2 years of final approval:

1. Review by the Lincoln County Planning Commission.

D. General Conditions:

1. Obtain necessary building permits for construction of the barn and other related and required improvements such as restrooms. Staff will review for consistency with Special Use Permit as applicable.
2. Obtain a Lincoln County Business License.
3. Signage:
  - a) Provide signage on Gary Lane directing patrons to the proper location.
  - b) Applicant/Owner shall purchase (2) 18x24 yellow warning signs that convey a "Slow- Children at Play" message, and coordinate with Lincoln County and assist in installation of the signs.
  - c) Provide event-related temporary signage on Gary Lane and Carrigan Road which directs patrons to the proper location and reminds patrons to please drive slowly.
  - d) Lincoln County shall review Carrigan Road regulatory signage and determine level of additional signage as it relates to posted speed and the intersection of Gary Lane and Carrigan Road. The County will address modifications as needed.
4. All event related parking shall be "off-street"
5. Area lighting that is event related, shall be hooded or shielded and facing primarily downward and directed away from adjacent parcels. Standard security lighting shall be the discretion of the Applicant/Owner.
6. Event related liquor licenses shall be prohibited.
7. Single events shall be limited to 48 hours total and events continuing later than 10pm shall be limited to the interior of the barn.

