



OFFICIAL RECORD
AMY ELMER, RECORDER

**SPECIAL USE PERMIT-
CONDITIONS OF APPROVAL**

Applicant: Andrew and Elizabeth Coonen
Assessor Parcel Number(s): 011-070-36
File: 2022-SUP- 09

Planning Commission Approval Date: November 10, 2022

Request: Special Use Permit to utilize a single family dwelling for a short term rental

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.**

CONDITIONS:

**The following conditions have been placed in this request to ensure the
applicant 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
 - 2. Obtain a Lincoln County Business License

- B. Within 6 months of final approval:
 - 1. Internal compliance review by Staff

- C. Within 1 year of final approval:
 - 1. Review by the Lincoln County Planning Commission

General Conditions:

- D. Signage: Installation of clear and visible address sign indicating address of dwelling

- E. Parking shall be "off-street" as not to interfere with through traffic on Whipple Lane
- F. Incorporation of Lincoln County Room Tax applicable to the Lincoln County Room and Tax Board on all rentals.
- G. Fire pits will not be allowed
- H. RV Hookups will not be allowed
- I. Conditions of Approval are to be incorporated into any rental agreements with tenants and customers
- J. Special Use Permit expires with any change in ownership.

12/1/22

Date

Andrew Coonen

Signature

Andrew Coonen

Printed Name

STATE OF NEVADA)

) ss.

COUNTY OF LINCOLN)

Subscribed and sworn before me this 1 day of December, 2022

Clark Nevada

Notary Public in and for
said County and State

Notary Stamp



MITCHELL RONALD STOKER
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 21-0991-01
My Appt. Expires October 16, 2025