

LINCOLN COUNTY, NV

2024-167363

Rec:\$37.00

Total:\$37.00

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ALIEN COWPOKE, LLC

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OFFICIAL RECORD

AMY ELMER, RECORDER

**SPECIAL USE PERMIT-
CONDITIONS OF APPROVAL**

Applicant: Alien Cowpoke, LLC

Assessor Parcel Number(s): 010-173-04

File: 2024-SUP-01

Planning Commission Approval Date: August 8, 2024

Request: Special Use Permit to operate an 18-Space Recreational Vehicle Park

Master Plan Designation: Commercial

**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 45 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. Nevada Well Driller's Report certifying private well capability.
- E. Water certification or necessary approval from the Nevada Division of Water Resources in conjunction with operation of the RV Park.

- F. Electrical service plan, completed by a licensed engineer and through consultation with Lincoln County Power District, that details service upgrades to the property.
- G. Obtain necessary building permits for septic system, RV layout and restroom building.
- H. Provide signage on Property directing patrons to the proper location.
- I. All parking shall be "off-street" or located within subject property.
- J. Area lighting shall be hooded or shielded and facing primarily downward and directed away from adjacent parcels.
- K. Privacy fence, 6 feet in height and constructed of chain link with screen fabric or other approved material, placed along west property boundary.
- L. Open camp fires will not be permitted.
- M. Incorporation of Lincoln County Room Tax applicable to the Lincoln County Room and Tax Board on all rentals.
- N. Special Use Permit expires with any change in ownership.

8-20-24
Date

David Day
Signature


David Day
Printed Name

STATE OF NEVADA)
) ss.
COUNTY OF LINCOLN)

Subscribed and sworn before me this 20th day of August, 2024
by David Day

M Howard
Notary Public in and for
said County and State

Notary Stamp



MERCEDES HOWARD
 Notary Public, State of Nevada
 Commission Expires: 12/10/2027
 Commission No.: 08-5566-11