

Assessor's Parcel Number: N/A

Date: AUGUST 14, 2015

Recording Requested By:

Name: JEANE COX, COMMUNITY DEVELOPMENT

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Real Property Transfer Tax: \$ N/A



00020339201508679490030037

KAREN ELLISON, RECORDER

**MINUTE ORDER**

CLEAR CREEK PLANNED DEVELOPMENT (PD) 03-004-8 (#2015.169)

(Title of Document)

**MINUTE ORDER**  
**CLEAR CREEK PLANNED DEVELOPMENT (PD) 03-004-8**

Applicant: Clear Creek Residential, LLC  
Board Meeting Date: August 6, 2015

The Board of Commissioners has granted tentative approval of the amended development schedule for the planned development with conditions of approval and the findings pursuant to NRS 278A.410, as follows:

**FINDINGS FOR MODIFYING A PLANNED DEVELOPMENT:**

1. *1. No such modification, removal or release of the provisions of the plan by the city or county may affect the rights of the residents of the planned unit residential development to maintain and enforce those provisions.*

**Staff Response:** Currently, the Clear Creek Tahoe Planned Developments has no residents. Therefore, no residents will be impacted.

2. *No modification, removal or release of the provisions of the plan by the city or county is permitted except upon a finding by the city or county, following a public hearing that it:*
  - (a) *Is consistent with the efficient development and preservation of the entire planned unit development.*

**Staff Response:** The proposed development schedule modifies the timing of phased improvements, extending the phase 2 construction six months, to May 31, 2016, and adding two additional years to each phased map, ending October 31, 2027. The conditions of approval already applied to the project ensure that the required improvements are completed in a timely manner which is consistent with efficient development and the preservation of the entire planned development.

- (b) Does not adversely affect either the enjoyment of land abutting upon or across a street from the planned unit development or the public interest.*

**Staff Response:** This request extends the timing of each phased map. Staff has found no evidence that this request will adversely impact the enjoyment of land abutting upon or across a street from the approved planned development or the public interest. No conditions of approval are being changed, and mitigation measures are already in place.

- (c) Is not granted solely to confer a private benefit upon any person.*

**Staff Response:** The request will not solely confer a private benefit upon any person.

DOUGLAS COUNTY  
CLERK  
*[Signature]*

2015 AUG 14 AM 9:00

2015 269

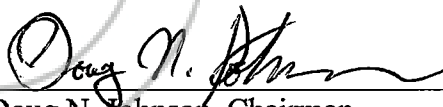
FILED

**TIME FOR FILING OF PLAN:**

The applicant must record each phased final map/provide improvements by the date specified below and provide transfer development rights (TDRs) as follows:

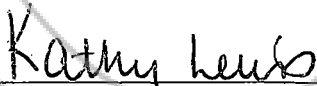
**Development Schedule**

Project Phase	Associated Residential Units	Number of Lots	Proposed Development Schedule	Transfer of Development Rights
1	N/A – Roadway Access & Remaining Golf Course Construction Only	N/A	N/A	N/A
2	N/A – Offsite Waterline Segment Improvements “Substantially Complete”	N/A	May 31, 2016	N/A
3	Residential Unit 1A	95	October 31, 2017	95
4	Residential Unit 2	42	October 31, 2018	42
5	Residential Unit 1B	26	October 31, 2019	26
6	Residential Unit 3A	38	October 31, 2020	38
7	Residential Unit 4	23	October 31, 2021	23
8	Residential Unit 5A	15	October 31, 2022	15
9	Residential Unit 3B	37	October 31, 2023	37
10	Residential Time Share Unit 5B	18	October 31, 2024	18
11	Residential Unit 3C	27	October 31, 2025	27
12	Residential Unit 6	18	October 31, 2026	18
13	Residential Unit 7	45	October 31, 2027	45



Doug N. Johnson, Chairman  
Douglas County Board of Commissioners

ATTEST:



Kathy Lewis, Clerk-Treasurer


Douglas County

State of Nevada

CERTIFIED COPY

I certify that the document to which this certificate is attached is a full and correct copy of the original record on file in the Clerk-Treasurer's Office on this

14<sup>th</sup> day of August, 2015

By  Deputy

BY:



CLERK TO THE BOARD