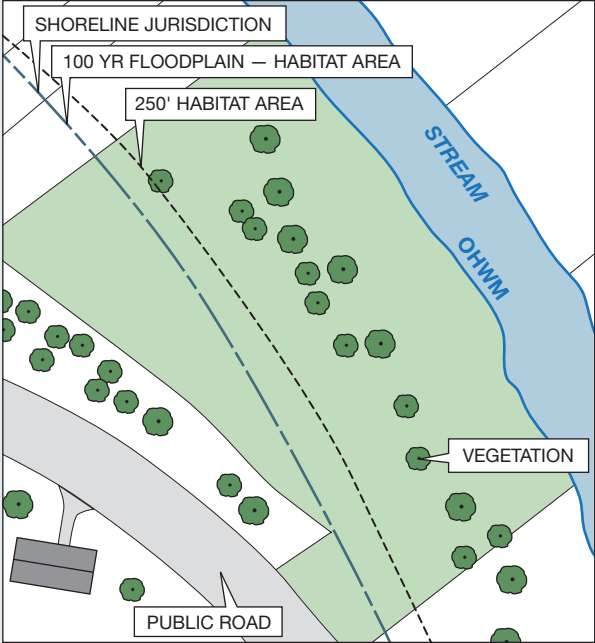

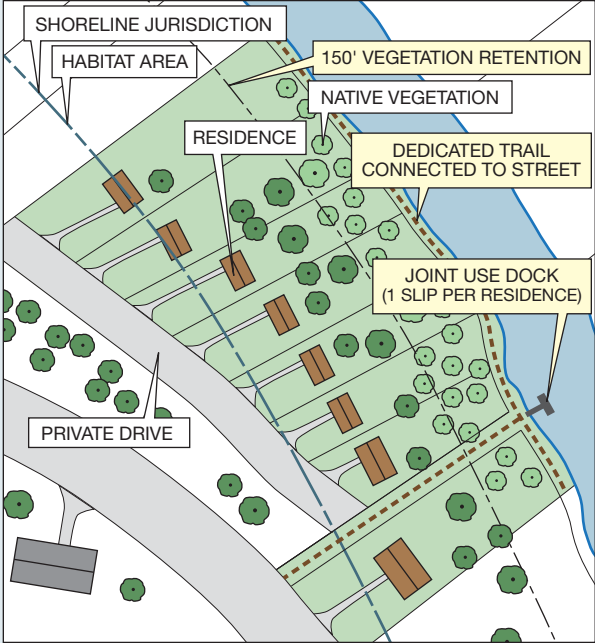


New Residential Subdivision

RURAL-5 ZONING DISTRICT

EXISTING SITE	PROPOSED DEVELOPMENT UNDER EXISTING REGULATIONS	PROPOSED DEVELOPMENT UNDER PROPOSED REGULATIONS
<p>RURAL SHORELINE DESIGNATION</p> 	<p>RURAL SHORELINE DESIGNATION</p> 	<p>RC RESIDENTIAL SHORELINE DESIGNATION</p> 
<p>EXISTING DEVELOPMENT</p> <p>The property in this scenario is located in Clark County in a Rural Shoreline Environment Designation, zoned Rural-5, and is vacant and undeveloped. There are existing trees located near the shoreline. A Rural-5 zone allows a single-family house on an average of 5,000 square feet minimum lot. There is a habitat area located 250' from the ordinary high water mark (OHWM) (extends to the edge of the 100-year floodplain if greater). Development within this area may be limited and may be required to retain or provide native vegetation.</p> <p>PROPOSED DEVELOPMENT</p> <ul style="list-style-type: none"> • Subdivide property into 8 separate lots. • Build private road to provide access to the new lots. • Build driveway and single-family house on each lot. • Build docks for use by residents. • Plant native trees and shrubs in habitat area. 	<p>EXISTING CLARK COUNTY SMP REGULATIONS</p> <ol style="list-style-type: none"> 1. Developers should recognize identified future public access corridors, trails, or greenways and design their developments to accommodate such public access. 2. Plans for residential developments should include provisions to ensure preservation of shore vegetation. 3. Conditional use permit required to build a dock. 	<p>PROPOSED CLARK COUNTY SMP REGULATIONS</p> <ol style="list-style-type: none"> 1. Public access for residential subdivisions of four or more units may be required unless significant environmental impacts cannot be mitigated. Public access sites must be connected to a barrier free route of travel and must consist of a dedication of land or a physical improvement such as in the form of a trail, viewpoint or observation tower. 2. Existing vegetation within 150' of OHWM must be retained or mitigated. 3. One joint-use dock may be built and can include no more than one moorage space per lot.