



Clark County Building Department

4701 West Russell Road, Las Vegas, NV 89118 ~ (702) 455-3000

Reciprocal Easement Agreement Building Permit Guide

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Part I. General Information

If a commercial subdivision creates property lines which may result in the violation of one or more building codes, the developer shall require that a Nevada registered design professional identify in both plan detail and narrative the areas of conflict. In addition, the registered design professional shall provide a response addressing the areas of conflict and the methodology to satisfy the intent of the code.

If construction, modification or demolition of an element of the project is necessary to satisfy the intent of the code, a permit will be required for the construction, modification or demolition of that element.

If acceptable to the building official, the developer may prepare a non-revocable reciprocal easement agreement (REA) as part of the methodology. The REA should be parcel specific, perpetual, severable, and recorded against both properties. This legal document will be considered an alternate method of meeting code requirements. **See the Clark County Building Administrative Code Section 22.02.075.**

Part II. Applicant's Responsibility

Submit the drawings and proposed draft of REA to the Building Official for review.

Part III. Submittal Package

Submit a completed Alternate Materials & Methods form, and a copy of the draft REA along with exhibits prepared by an RDP which includes the following information:

1. Clearly identify the owners/parties and the properties they own.
2. Identify the code-regulated systems and elements affected by the subdivision.
3. Grant reciprocal easements between the owners and properties to run with the land with provisions equivalent to those outlined below. The actual wording of the REA will be written according to the needs of the project.

Part IV. Sample Provisions

The following are examples of required provisions and language for a typical REA:

Maintenance of Properties:

Each property uses or may use building elements in common with the properties that are required by applicable fire and building codes. These building elements may be categorized non-exclusively as life-safety systems, building structure systems, and drainage systems (collectively the "Required Systems"). Elements of the life safety systems include, without limitation, electrical, plumbing, heating, ventilating, air conditioning, emergency lighting, audio and visual signals, fire sprinklers, smoke detectors, area separation walls, and exits. Elements of the building structure systems include, without limitation, foundations, walls, and roof structures. Elements of the drainage systems include, without limitation, site drainage and roof drainage. To assure that the Required Systems are maintained for the benefit of each

Property individually and for the Properties jointly, each Owner hereby covenants and agrees as follows:

1. Each Owner shall maintain in good operating condition and repair, and shall not impede access to or from, any and all elements of the Required Systems within its Property.
2. Each Owner shall not obstruct or impact any element of the Required Systems within the Properties at any time.
3. Each Owner shall not in any way intrude into or modify the common walls between the Properties.
4. Any change to this Agreement, the Property, or Properties that affects any element of the Required Systems must first be approved through Clark County's permit approval process.

Enforcement:

In the event that any party is in default on the terms of this Agreement, the Owners shall notify Clark County of the default. Clark County may, at its discretion, proceed with enforcement actions as provided by the Clark County Code, up to and including sanctions on use, the removal of any certificate of occupancy relating to the properties, and the disconnection of utilities.

Notices to Clark County shall be mailed through the United States Mail, certified mail, to the Clark County Building Official:

Building Official
Clark County Department of Development Services
4701 W. Russell Road
Las Vegas, NV 89118

Part V. Tentative Approval & Recording

Once the REA is reviewed and approved by Clark County, the applicant will be requested to have the REA executed and recorded with the Clark County Recorder's Office.

Part VI. Final Approval

The AMMR will be approved after the recorded, reviewed and approved REA is submitted to Clark County.

Building Department Locations & Services

<p>MAIN OFFICE 4701 W Russell Road Las Vegas, NV 89118 (702)455-3000</p>	<p>In Lobby Services:</p> <ul style="list-style-type: none"> - Assistance with electronic permitting - In-person communications & meetings - Records research
<p>LAUGHLIN OFFICE Regional Government Center 101 Civic Way Laughlin, NV 89029 (702)298-2436</p>	<p>Services:</p> <ul style="list-style-type: none"> - Building Inspection Services - Fire Prevention Inspection Services

Other Clark County Departments/Divisions/Districts

Fire Prevention	4701 W Russell Road, Las Vegas, NV 89118	(702) 455-7100
Public Response Office	4701 W Russell Road, Las Vegas, NV 89118	(702) 455-4191
Animal Control	4701 W Russell Road, Las Vegas, NV 89118	(702) 455-7710
Environment & Sustainability	4701 W Russell Road, Las Vegas, NV 89118	(702) 455-5942
Public Works, Development Review	500 S Grand Central Pkwy, Las Vegas, NV 89155	(702) 455-4600
Comprehensive Planning	500 S Grand Central Pkwy, Las Vegas, NV 89155	(702) 455-4314
Las Vegas Valley Water District	1001 S Valley View Blvd, Las Vegas, NV 89153	(702) 870-2011
Southern Nevada Health District	280 S Decatur Blvd, Las Vegas, NV 89107	(702) 759-1000
Water Reclamation District	5857 E Flamingo Rd, Las Vegas, NV 89122	(702) 668-8888

State of Nevada

Division of Water Resources	400 Shadow Lane, Suite 201, Las Vegas, NV 89106	(702) 486-2770
Nevada State Contractors Board	8400 W Sunset Rd, Suite 150, Las Vegas, NV 89113	(702) 486-1100

Utilities

Nevada Energy	6226 W Sahara Ave, Las Vegas, NV 89146	(702) 402-5555
Southwest Gas	8360 S Durango Dr, Las Vegas, NV 89113	(877) 860-6020

<http://www.clarkcountynv.gov/building>