



Clark County Department of Building & Fire Prevention

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. 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 four (4) copies of the Alternate Materials & Methods Application, four (4) copies of the draft REA and four (4) copies of drawings/exhibits, prepared by the registered design professional, which meet the following requirements:
 - Identify the owners/parties and the properties they own.
 - Identify the code-regulated systems and elements affected by the subdivision.
 - 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

Once two (2) copies of the executed and recorded REA are resubmitted to Clark County, the application for Alternate Materials & Methods will be approved.

Department Of Building & Fire Prevention Locations & Services

MAIN OFFICE 4701 W. Russell Road Las Vegas, NV 89118 (702)455-3000	On-Site Plan Submittals All "Walk-Through" Plan Review / Permitting Functions Residential Tract Submittal / Permitting All Sub-Trade (Electrical, Plumbing & Mechanical) Permitting Building Inspection Scheduling Functions Fire Prevention Inspection Services Records	Temporary Certificate of Occupancy Submittals Building Inspections Building Inspector Inquiries Amusement / Transportation Systems Operation Certificates Approved Fabricators Quality Assurance Agency Listing
LAUGHLIN OFFICE Regional Government Center 101 Civic Way Laughlin, NV 89029 (702)298-2436	Building Inspection Services Fire Prevention Inspection Services	
OVERTON OFFICE 320 North Moapa Valley Blvd. Overton, NV 89040 (702)397-8089	Building Inspection Services Fire Prevention Inspection Services	

Automated Phone System (702) 455-3000

- Option 1:** For all Inspection services or to report a building code violation.
- Option 2:** For information regarding on-site permits or new plan submittals.
- Option 3:** For the Building Plans Examination division or QAA information.
- Option 4:** For the Zoning Plans Examination division.
- Option 5:** For information or copies regarding land development, construction documents, plans or permits.
- Option 6:** To speak with Management staff.
- Option #:** For hours of operation, Office location and website information.

Other Clark County Departments/Divisions/Districts

Air Quality & Environmental Management	500 S. Grand Central Parkway, Las Vegas NV	(702) 455-5942
Public Works, Development Review Services	500 S. Grand Central Parkway, Las Vegas NV	(702) 455-6000
Comprehensive Planning	500 S. Grand Central Parkway, Las Vegas NV	(702) 455-4314
Fire Department	575 E. Flamingo Road, Las Vegas NV	(702) 455-7316
Las Vegas Valley Water District	1001 S. Valley View Boulevard, Las Vegas NV	(702) 870-2011
Southern Nevada Health District	625 Shadow Lane, Las Vegas NV	(702) 759-1000
Water Reclamation District	5857 E. Flamingo Road, Las Vegas NV	(702) 668-8888

State of Nevada

Division of Water Resources	400 Shadow Lane, Suite 201, Las Vegas NV	(702) 486-2770
Nevada State Contractors Board	2310 Corporate Circle, Suite 200, Henderson NV	(702) 486-1100

Utilities

Nevada Power	6226 W. Sahara Avenue, Las Vegas NV	(702) 402-5555
Southwest Gas	5241 Spring Mountain Road, Las Vegas NV	(877) 860-6020

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