

Conditions of Approval
PCN19-0019/ STM19-0003
Stonebrook West Villages 1 & 2

1. APPROVAL:
THE PROJECT IS APPROVED AS SUBMITTED AND CONDITIONED. ANY SUBSTANTIVE CHANGE SHALL REQUIRE REVIEW AND APPROVAL BY THE PLANNING COMMISSION AND CITY COUNCIL AS AN AMENDMENT TO THIS TENTATIVE MAP.
2. EXPIRATION DATE:
THE TENTATIVE MAP SHALL EXPIRE WITHIN FOUR (4) YEARS OF THE DATE OF CITY COUNCIL APPROVAL, UNLESS A FINAL MAP OR SERIES OF FINAL MAPS HAS BEEN RECORDED IN ACCORDANCE WITH NEVADA REVISED STATUTES (N.R.S.) 278.360.
3. PROJECT DESCRIPTION:
THE PROJECT APPROVAL IS LIMITED TO A MAXIMUM OF 182 SINGLE-FAMILY LOTS ON 62.49 ACRES.
4. DISTRICT HEALTH:
THE DEVELOPER SHALL COMPLY WITH ANY DISTRICT HEALTH DEPARTMENT REQUIREMENTS PRIOR TO THE RECORDATION OF A FINAL MAP FOR THIS PROJECT.
5. WATER RIGHTS:
THE DEVELOPER SHALL DEDICATE SUFFICIENT WATER RIGHTS TO ADEQUATELY SERVE THE PROJECT PRIOR TO RECORDATION OF ANY FINAL MAP FOR THIS PROJECT PURSUANT TO SPARKS MUNICIPAL CODE (SMC) 17.12.075(A)(1).
6. GRADING AND DRAINAGE PLAN:
THE DEVELOPER SHALL SUBMIT A FINAL GRADING AND DRAINAGE PLAN FOR THE PROJECT FOR REVIEW AND APPROVAL BY THE CITY ENGINEER PRIOR TO THE RECORDATION OF A FINAL MAP FOR THE PROJECT.
7. HYDROLOGICAL REPORT:
THE DEVELOPER SHALL PROVIDE A FINAL HYDROLOGICAL REPORT FOR THE PROJECT IN CONFORMANCE WITH THE TRUCKEE MEADOWS REGIONAL DRAINAGE MANUAL FOR REVIEW AND APPROVAL BY THE CITY ENGINEER PRIOR TO RECORDATION OF A FINAL MAP FOR THE PROJECT.

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8. GEOTECHNICAL REPORT:

THE DEVELOPER SHALL PROVIDE A FINAL GEOTECHNICAL REPORT FOR THE PROJECT FOR REVIEW AND APPROVAL BY THE CITY ENGINEER PRIOR TO THE RECORDATION OF ANY FINAL MAP FOR THIS PROJECT.

9. SANITARY SEWER:

THE DEVELOPER SHALL PROVIDE A FINAL SANITARY SEWER REPORT FOR THE PROJECT FOR REVIEW AND APPROVAL BY THE CITY ENGINEER PRIOR TO THE RECORDATION OF ANY FINAL MAP FOR THIS PROJECT.

10. SINGLE-FAMILY HOME ARCHITECTURE:

THE DEVELOPER SHALL SUBMIT FOR REVIEW AND APPROVAL BY THE ADMINISTRATOR THE ARCHITECTURE OF ALL SIDES OF HOMES, INCLUDING BUILDING MATERIALS AND COLORS, PRIOR TO RECORDATION OF THE FINAL MAP. THE ARCHITECTURE MUST BE IN CONFORMANCE WITH THE STONEBROOK FINAL DESIGN STANDARDS AND REGULATIONS.

11. FENCING:

FENCING SHALL COMPLY WITH THE STONEBROOK FINAL DESIGN STANDARDS AND REGULATIONS. LOCATION AND DESIGN OF THE FENCING SHALL BE APPROVED BY THE ADMINISTRATOR PRIOR TO THE RECORDATION OF ANY FINAL MAP FOR THIS PROJECT.

12. LANDSCAPE PLANS:

THE DEVELOPER SHALL SUBMIT LANDSCAPE PLANS FOR THE PROJECT ENTRANCE, STREETSCAPE AREAS, COMMON AREAS, AND TYPICAL FRONT YARDS FOR REVIEW AND APPROVAL BY THE ADMINISTRATOR PRIOR TO THE RECORDATION OF A FINAL MAP FOR THIS PROJECT. MAINTENANCE OF THE LANDSCAPING IN THE COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, LANDSCAPE MAINTENANCE ASSOCIATION (LMA), OR HOMEOWNERS ASSOCIATION (HOA). DEVELOPER WILL DEDICATE COMMON AREAS TO THE HOA OR LMA, AS APPLICABLE, PRIOR TO RECORDATION OF A FINAL MAP.

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13. OPEN SPACE IMPROVEMENTS:

ALL OPEN SPACE IMPROVEMENTS SHALL BE COMPLETED IN CONJUNCTION WITH DEVELOPMENT OF ADJACENT PROPERTY. PLANS FOR OPEN SPACE IMPROVEMENTS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE ADMINISTRATOR WITH THE FINAL MAP THAT IS ADJACENT. OPEN SPACE IMPROVEMENTS SHALL MEET THE REQUIREMENTS OF THE STONEBROOK FINAL DESIGN STANDARDS AND REGULATIONS. IT SHALL BE NOTED ON THE FINAL MAP(S) THAT ALL OPEN SPACE COMMON AREAS SHALL BE MAINTAINED BY THE APPROPRIATE HOA OR LMA, OR A SUBASSOCIATION THEREOF, THROUGHOUT THE LIFE OF THE PROJECT.

14. REGIONAL TRAIL CONNECTION CONSTRUCTION:

THE TIMING AND FINAL PLANS FOR THE PORTION OF THE REGIONAL TRAIL LOCATED ADJACENT TO THIS TENTATIVE MAP SHALL BE APPROVED PRIOR TO THE RECORDATION OF ANY FINAL MAP THAT IS ADJACENT TO THE REGIONAL TRAIL. PLANS FOR THE CONSTRUCTION AND LANDSCAPING OF THE REGIONAL TRAIL SHALL BE SUBMITTED TO THE ADMINISTRATOR FOR REVIEW AND APPROVAL AT THE SAME TIME THE FINAL MAP IS SUBMITTED TO THE CITY OF SPARKS.

THERE ARE TWO OPTIONS FOR THE CONSTRUCTION OF THE REGIONAL TRAIL:

OPTION 1:

THE DEVELOPER SHALL PAY THE REGIONAL TRAIL IMPACT FEE AT THE TIME EACH INDIVIDUAL RESIDENTIAL PERMIT IS ISSUED AND DEDICATE RIGHT OF WAY TO THE CITY OF SPARKS FOR THE REGIONAL TRAIL WITH THE FIRST FINAL MAP OF THE ADJACENT VILLAGE.

OPTION 2:

THE DEVELOPER SHALL ENTER INTO AN IMPACT FEE CREDIT AGREEMENT WITH THE CITY OF SPARKS FOR THE DEVELOPER TO CONSTRUCT THE REGIONAL TRAIL. UNDER THIS OPTION, THE DEVELOPER SHALL SUBMIT PLANS FOR THE REGIONAL TRAIL WITH THE ADJACENT VILLAGE AND CONSTRUCTION OF THE REGIONAL TRAIL SHALL BE COMPLETED PRIOR TO RECORDATION OF ANY ADJACENT FINAL MAP.

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15. TRAILS AND PATHWAYS PUBLIC ACCESS EASEMENT:

THE DEVELOPER SHALL DEDICATE A PUBLIC ACCESS EASEMENT FOR ALL TRAILS AND PATHWAYS TO THE CITY OF SPARKS WITH THE RECORDATION OF THE FINAL MAP FOR THE VILLAGE THE TRAIL OR PATHWAY IS LOCATED WITHIN. THE FINAL MAP SHALL NOTE THAT THE LANDSCAPING AND IMPROVEMENTS ALONG THE TRAILS AND/OR PATHWAYS WILL BE MAINTAINED BY THE LMA OR HOA FOR THE LIFE OF THE PROJECT.

16. FIRE ACCESS DURING CONSTRUCTION:

THE DEVELOPER SHALL COMPLY WITH THE REQUIREMENTS OF THE SPARKS FIRE DEPARTMENT, INCLUDING BUT NOT LIMITED TO PROVIDING AND MAINTAINING SUFFICIENT TEMPORARY ACCESS THROUGH THE PROJECT TO THE APPROVAL OF THE FIRE MARSHAL PRIOR TO THE RECORDATION OF A FINAL MAP FOR THIS PROJECT.

17. INTERSECTION IMPROVEMENTS:

PRIOR TO THE RECORDATION OF EACH FINAL MAP, THE APPLICANT SHALL DEMONSTRATE TO THE APPROVAL OF THE CITY ENGINEER THAT THE PROJECTED NUMBER OF U-TURNS ON PYRAMID WAY AT ROBERT BANKS BOULEVARD FROM THE PROPOSED DEVELOPMENT, PLUS EXISTING DEVELOPMENT, DOES NOT EXCEED 131 IN THE PEAK HOUR.

DESIGN AND CONSTRUCTION DRAWINGS FOR THE SIGNAL AND IMPROVEMENTS AT THE INTERSECTION OF DOLORES DRIVE, PYRAMID WAY, AND STONEBROOK PARKWAY SHALL BE SUBMITTED FOR THE APPROVAL OF THE CITY ENGINEER PRIOR TO THE RECORDATION OF ANY FINAL MAP THAT WOULD RESULT IN 132 OR MORE PEAK HOUR U-TURNS ON PYRAMID WAY AT ROBERT BANKS BOULEVARD.