

Conditions of Approval
PCN16036- TM160001
Kiley Ranch North Planned Development Phase 6
Villages 37A, 37B and 43

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 THE CITY COUNCIL APPROVAL, UNLESS THE FINAL MAP OR SERIES OF FINAL MAPS HAS BEEN RECORDED IN ACCORDANCE WITH NEVADA REVISED STATUTES (N.R.S.) 278.360.

3. DISTRICT HEALTH:

NRS 278.335 REQUIRES THAT THE WASHOE COUNTY HEALTH DISTRICT BE AFFORDED AN OPPORTUNITY TO REVIEW ANY TENTATIVE MAP PROPOSED TO THE CITY OF SPARKS ON BEHALF OF THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION AND BE GIVEN AN OPPORTUNITY TO PROVIDE COMMENTS REGARDING THE MAP'S COMPLIANCE WITH THE REQUIREMENTS OF STATE AND LOCAL LAW CONCERNING SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES. UNDER NRS 278.349(3)(A), THE CITY IS OBLIGATED TO CONSIDER THE CONCLUSIONS OF THE WASHOE COUNTY HEALTH DISTRICT WHEN TAKING ACTION ON A PROPOSED TENTATIVE MAP. ON THAT AUTHORITY, THE FOLLOWING IS HEREBY IMPOSED AS A CONDITION OF APPROVAL ON THE SUBJECT TENTATIVE MAP. THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT IS THE AGENCY CHARGED WITH ENFORCEMENT OF THESE CONDITIONS AS PROVIDED FOR BY NRS 278.377, WHICH OBLIGATES THE WASHOE COUNTY HEALTH DISTRICT TO CONFIRM THE PROJECT'S COMPLIANCE WITH STATE AND LOCAL LAWS WITH THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION PRIOR TO CERTIFYING THE SAME ON ANY FINAL MAP THAT MAY ARISE FROM THE INSTANT TENTATIVE MAP.

- 3a. ANY PLAN FOR A WATER PROJECT, AS THAT TERM IS DEFINED BY NAC 445A.66585, MUST CONFORM TO THE STATE OF NEVADA PUBLIC WATER SUPPLY REGULATIONS, NAC CHAPTER NAC 445A.65505 TO 445A.6731, INCLUSIVE TO THE APPROVAL OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT ON BEHALF OF THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION. TWO COPIES OF COMPLETE CONSTRUCTION PLANS ARE REQUIRED FOR REVIEW. ALL PLANS MUST INCLUDE AN OVERALL SITE PLAN, ADDITIONAL PHASES THAT WILL EVENTUALLY BE BUILT TO INDICATE THAT THE WATER SYSTEM WILL BE LOOPED, ALL PROPOSED FINAL GRADING, UTILITIES, AND IMPROVEMENTS FOR THE PROPOSED APPLICATION.
- 3b. A DISTINCT MASS GRADING PERMIT MUST BE OBTAINED FROM BOTH THE CITY OF SPARKS AND THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT PRIOR TO THE COMMENCEMENT OF MASS GRADING ON THIS PROJECT. IF APPLICABLE, AN APPLICATION FOR MASS GRADING PERMIT MUST INCLUDE A TRUCKEE MEADOWS WATER AUTHORITY ANNEXATION AND ONSITE WATER DISCOVERY.
- 3c. PRIOR TO ISSUANCE OF ANY BUILDING OR SITE PERMIT FOR THIS PROJECT, ANY SEPTIC SYSTEMS ON THE SUBJECT PROPERTIES MUST BE ABANDONED PURSUANT TO WASHOE COUNTY HEALTH DISTRICT REGULATIONS GOVERNING SEWAGE, WASTEWATER AND SANITATION. ANY ABANDONMENT SO UNDERTAKEN MUST BE COMPLETED TO THE APPROVAL OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.
- 3d. PRIOR TO ISSUANCE OF ANY BUILDING OR SITE PERMIT FOR THIS PROJECT, ANY EXISTING WELLS MUST BE ABANDONED PURSUANT TO A LEGALLY OBTAINED WELL ABANDONMENT PERMIT. ANY ABANDONMENT SO UNDERTAKEN MUST BE COMPLETED TO THE APPROVAL OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.
- 3e. IF THE PROPERTY CONTAINS SOLID WASTE THAT MUST BE PROPERLY DISPOSED OF PRIOR TO PROJECT COMPLETION. SOLID WASTE SHALL BE DISPOSED OF PURSUANT TO WASHOE COUNTY DISTRICT BOARD OF HEALTH REGULATIONS GOVERNING SOLID WASTE MANAGEMENT.