

Conditions of Approval  
PCN19-0040/ STM19-0005  
5 Ridges

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 460 SINGLE-FAMILY LOTS ON 88.3 ACRES.
4. HEALTH DISTRICT:  
THE DEVELOPER SHALL COMPLY WITH ANY WASHOE COUNTY HEALTH DISTRICT 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. WATER UTILITY AGREEMENT:  
THE CITY OF SPARKS AND THE SUN VALLEY GENERAL IMPROVEMENT DISTRICT (SVGID) MUST APPROVE AN AGREEMENT TO PERMIT SVGID TO LOCATE ITS WATER UTILITY INFRASTRUCTURE WITHIN CITY RIGHTS-OF-WAY PRIOR TO THE APPROVAL OF A FINAL MAP FOR THIS PROJECT. THE CITY OF SPARKS MAY, IN ITS SOLE DISCRETION, ACCEPT OR REJECT ANY PROPOSED AGREEMENT WITH SVGID. IF THE CITY OF SPARKS AND SVGID DO NOT REACH AN AGREEMENT, DEVELOPER MUST AMEND THIS TENTATIVE MAP IN ORDER TO OBTAIN DOMESTIC WATER FROM ANOTHER SOURCE.

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7. GRADING AND DRAINAGE PLAN:

THE DEVELOPER SHALL SUBMIT A FINAL GRADING AND DRAINAGE PLAN FOR THE PROJECT FOR REVIEW AND APPROVAL BY THE ADMINISTRATOR AND CITY ENGINEER PRIOR TO THE RECORDATION OF A FINAL MAP FOR THE PROJECT.

8. 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.

9. 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.

10. 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.

11. 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 DESIGN STANDARDS IN SMC 20.02.004(3).

THE ARCHITECTURE AND COLOR OF STRUCTURES THAT ARE DETERMINED BY THE ADMINISTRATOR TO BE BUILT NEAR RIDGELINES SHALL ALSO COMPLY WITH THE CONDITIONS OF APPROVAL FOR CU20-0005.

12. LANDSCAPE PLANS:

THE DEVELOPER SHALL SUBMIT LANDSCAPE PLANS FOR THE PROJECT ENTRANCE, STREETScape AREAS, COMMON AREAS, AND TYPICAL

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FRONT YARDS FOR REVIEW AND APPROVAL BY THE ADMINISTRATOR PRIOR TO THE RECORDATION OF A FINAL MAP FOR THIS PROJECT.

LANDSCAPE PLANS SHALL ALSO DEMONSTRATE COMPLIANCE WITH THE CONDITIONS OF APPROVAL FOR CU20-0005.

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, WITH EACH FINAL MAP.

13. OPEN SPACE IMPROVEMENTS:

ALL OPEN SPACE IMPROVEMENTS SHALL BE COMPLETED IN CONJUNCTION WITH DEVELOPMENT OF ADJACENT PROPERTY. 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.

OPEN SPACE PLANS THAT DEMONSTRATE COMPLIANCE WITH THE CONDITIONS OF APPROVAL FOR CU20-0005 SHALL BE SUBMITTED FOR THE REVIEW AND APPROVAL OF THE ADMINISTRATOR PRIOR TO THE APPROVAL OF ANY FINAL MAP FOR THIS PROJECT.

14. 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.

15. FIRE SUPPRESSION:

ALL STRUCTURES INTENDED OR USED FOR HUMAN OCCUPANCY SHALL BE EQUIPPED WITH FIRE SUPPRESSION SYSTEMS TO THE APPROVAL OF THE FIRE CHIEF. THIS REQUIREMENT MAY BE ELIMINATED IF IT CAN BE DEMONSTRATED, TO THE APPROVAL OF THE FIRE CHIEF, THAT STRUCTURES ARE LOCATED WITHIN A FOUR-MINUTE TRAVEL TIME FROM A CITY OF SPARKS FIRE DEPARTMENT STATION.

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16. COMPLIANCE WITH CONDITIONS OF APPROVAL OF CU20-0005:  
COMPLIANCE WITH THE CONDITIONS OF APPROVAL OF CU20-0005  
SHALL BE DEMONSTRATED TO THE APPROVAL OF THE ADMINISTRATOR  
PRIOR TO THE RECORDATION OF A FINAL MAP FOR THIS PROJECT.