

PCN20-0044 / STM20-0008
CONDITIONS OF APPROVAL

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 THE FINAL MAP HAS BEEN RECORDED IN ACCORDANCE WITH NEVADA REVISED STATUTES (N.R.S.) 278.360.

3. PROJECT DESCRIPTION:

THE PROJECT APPROVAL IS LIMITED TO A 356-UNIT SINGLE-FAMILY RESIDENTIAL SUBDIVISION WITH A MIX OF DETACHED SINGLE-FAMILY AND TOWNHOME UNITS (PHASE 3 VILLAGES AA AND BB) ON 52.07 ACRES.

4. WASTE MANAGEMENT:

THE DEVELOPER SHALL OBTAIN A "WILL SERVE" LETTER FROM WASTE MANAGEMENT PRIOR TO THE RECORDATION OF THE FINAL MAP FOR THE ASSOCIATED VILLAGE.

5. DISTRICT HEALTH:

THE DEVELOPER SHALL COMPLY WITH THE DISTRICT HEALTH DEPARTMENT'S REQUIREMENTS PRIOR TO THE RECORDATION OF ANY FINAL MAP FOR THIS PROJECT.

6. WATER RIGHTS:

THE DEVELOPER SHALL DEDICATE SUFFICIENT WATER RIGHTS PER S.M.C. 17.12.075(A)(1) TO ADEQUATELY SERVE THE PROJECT PRIOR TO RECORDATION OF ANY FINAL MAP FOR THIS PROJECT.

7. 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 ANY FINAL MAP FOR THE PROJECT.

8. ARCHITECTURAL ELEVATIONS:

THE DEVELOPER SHALL SUBMIT FINAL ARCHITECTURAL ELEVATIONS FOR THE SINGLE-FAMILY RESIDENTIAL UNITS THAT ARE TO BE CONSTRUCTED WITHIN PHASE 3 VILLAGES AA AND BB FOR REVIEW AND APPROVAL BY THE ADMINISTRATOR PRIOR TO THE RECORDATION OF ANY FINAL MAP FOR THIS PROJECT. THE FINAL

ELEVATIONS MUST BE IN CONFORMANCE WITH THE STONEBROOK PLANNED DEVELOPMENT HANDBOOK.

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. 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 ANY FINAL MAP FOR THE PROJECT.

11. SANITARY SEWER REPORT:

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.

12. LANDSCAPING:

THE DEVELOPER SHALL SUBMIT THE FINAL LANDSCAPING PLANS FOR THE PROJECT INCLUDING, BUT NOT LIMITED TO, INTERNAL LANDSCAPING FOR PHASE 3 VILLAGES AA AND BB, LANDSCAPING FROM THE BACK OF CURB TO THE FRONT OF SIDEWALK (STREET IMPROVEMENTS), LANDSCAPING FOR THE AREA FROM BACK OF SIDEWALK TO THE PROPERTY LINE (SITE IMPROVEMENTS), AND LANDSCAPING FOR THE TOWNHOME RECREATION AREA FOR REVIEW AND APPROVAL BY THE ADMINISTRATOR PRIOR TO THE RECORDATION OF ANY FINAL MAP FOR THE ASSOICATED VILLAGE. THE FINAL MAP(S) SHALL NOTE THAT THE LANDSCAPING WILL BE MAINTAINED BY THE LANDSCAPE MAINTENANCE ASSOCIATION OR HOMEOWNERS ASSOCIATION THROUGHOUT THE LIFE OF THE PROJECT.

13. FIRE DEPARTMENT:

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

14. OPEN SPACE AND COMMON AREA IMPROVEMENTS:

ALL OPEN SPACE AND COMMON AREA IMPROVEMENTS WITHIN THE PHASE 3 VILLAGES AA AND BB DEVELOPMENT AREA SHALL BE COMPLETED IN CONJUNCTION WITH DEVELOPMENT OF PHASE 3 VILLAGES AA AND BB AND SHALL MEET THE REQUIREMENTS OF THE STONEBROOK PLANNED DEVELOPMENT HANDBOOK. ALL OPEN SPACE AREAS SHALL BE MAINTAINED BY THE

STONEBROOK LANDSCAPE MAINTENANCE ASSOCIATION OR HOMEOWNERS ASSOCIATION THROUGHOUT THE LIFE OF THE PROJECT.

15. FENCING:

FENCING SHALL COMPLY WITH THE STONEBROOK PLANNED DEVELOPMENT HANDBOOK. THE LOCATION AND DESIGN OF FENCING SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE ADMINISTRATOR CONCURRENT WITH SUBMITTAL OF THE FINAL MAP TO THE CITY OF SPARKS.

16. INTERNAL BUILDING SETBACK DEVIATION REQUESTS:

THE DEVELOPER SHALL DEMONSTRATE A DEVIATION REQUEST TO REDUCE THE MINIMUM INTERNAL BUILDING SETBACK FOR TOWNHOMES IN SECTION 5.4.2.3 OF THE STONEBROOK DESIGN STANDARDS AND REGULATIONS HANDBOOK HAS BEEN APPROVED BY THE ADMINISTRATOR PRIOR TO THE RECORDATION OF EACH FINAL MAP THAT INCLUDES A TYPICAL LOT DETAIL WITH LESS THAN 20 FEET OF SEPARATION BETWEEN BUILDINGS. EACH FINAL MAP SHALL IDENTIFY THE LOT NUMBERS WHERE LESS THAN 20 FEET OF SEPARATION BETWEEN BUILDINGS IS ALLOWED PURSUANT TO THE ASSOCIATED DEVIATION REQUEST.