

Conditions of Approval
PCN18-0032 / STM18-0005
Wildcreek Meadows

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 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 39 SINGLE FAMILY LOTS ON 5.38 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 PER S.M.C. 17.12.075(A)(1) TO ADEQUATELY SERVE THE PROJECT PRIOR TO RECORDATION OF ANY FINAL MAP FOR THIS PROJECT.

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. THE ANALYSIS SHALL DEMONSTRATE THAT THE POST-DEVELOPMENT STORMWATER FLOWS FOR THE 5- AND 100-YEAR STORM EVENTS DO NOT EXCEED PRE-DEVELOPMENT LEVELS.

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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. A FINAL MAP CANNOT BE RECORDED UNTIL THE TYLER INTERCEPTOR IS IMPROVED BY THE CITY OF SPARKS AS APPROVED IN THE CAPITAL IMPROVEMENT PLAN.

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.

11. LANDSCAPE PLANS:

THE DEVELOPER SHALL SUBMIT LANDSCAPE PLANS FOR THE PROJECT ENTRANCE, STREETSCAPES, COMMON AREAS, AND TYPICAL FRONT YARD FOR REVIEW AND APPROVAL OF THE ADMINISTRATOR PRIOR TO THE RECORDATION OF THE FINAL MAP FOR THIS PROJECT.

MAINTENANCE OF THE LANDSCAPING IN THE COMMON AREAS AND RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR HOMEOWNERS ASSOCIATION (HOA).

12. STREET IMPROVEMENTS:

STREET IMPROVEMENTS INCLUDING BUT NOT LIMITED TO A CURB RETURN AND ADA RAMPS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY ENGINEER PRIOR TO THE RECORDATION OF ANY FINAL MAP FOR THIS DEVELOPMENT.

13. DEED RESTRICTION

DEVELOPER WILL COMPLY WITH SMALL LOT STANDARDS OUTLINED IN THE SPARKS MUNICIPAL CODE AND SHALL SATISFY THE REQUIREMENT THAT "THE UNDEVELOPED PORTION OF THE SITE AREA USED IN THE

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DENSITY CALCULATION SHALL BE DEED RESTRICTED" (SMC 20.02.004).

14. COST ESTIMATE REPORT:

DEVELOPER SHALL SUBMIT WITH REVIEW OF THE FINAL MAP FOR REVIEW AND APPROVAL BY THE ADMINISTRATOR A REPORT ESTIMATING THE COSTS TO MAINTAIN, REPAIR, REPLACE OR RESTORE ALL PRIVATELY-OWNED STREETS AND SIDEWALKS SERVING OR LOCATED WITHIN THE SUBDIVISION FOR A PERIOD OF 30 YEARS. THIS REPORT SHALL INCLUDE AN ESTIMATE OF THE TOTAL ANNUAL ASSESSMENT THAT MAY BE NECESSARY TO COVER THE COST OF MAINTAINING, REPAIRING, REPLACING OR RESTORING THE PRIVATELY-OWNED STREETS AND SIDEWALKS AND A PLAN TO PROVIDE ADEQUATE FUNDING TO COVER NECESSARY COSTS. THE REPORT MUST BE PREPARED BY A PERSON WHO HOLDS A PERMIT ISSUED PURSUANT TO NRS CHAPTER 116A.