

PCN04051/ TM17-0005 AMENDED CONDITIONS OF APPROVAL

1. APPROVAL:

THE DEVELOPMENT IS APPROVED AS SUBMITTED AND CONDITIONED. ANY SUBSTANTIVE CHANGE SHALL BE REVIEWED BY THE PLANNING COMMISSION AND CITY COUNCIL AS AN AMENDMENT TO THIS TENTATIVE MAP. THIS APPROVAL IS CONTINGENT UPON THE REGIONAL PLANNING COMMISSION FINDING THE MASTER PLAN AMENDMENT ASSOCIATED WITH THIS PROJECT IN CONFORMANCE WITH THE REGIONAL PLAN AND APPROVING THE DEVELOPMENT AS A PROJECT OF REGIONAL SIGNIFICANCE.

2. PROJECT DESCRIPTION:

THE PROJECT APPROVAL IS LIMITED TO A 986-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION ON APPROXIMATELY 244 ACRES RANGING IN SIZE FROM 6,000 SQUARE FEET MINIMUM TO OVER 10,000 SQUARE FEET.

3. WATER RIGHTS:

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

4. STORM DRAINAGE:

THE DEVELOPER SHALL PROVIDE A FINAL HYDROLOGICAL REPORT FOR THE PROJECT IN CONFORMANCE WITH THE CITY'S DRAFT HYDROLOGICAL CRITERIA AND DRAINAGE DESIGN MANUAL (HCDDM) FOR REVIEW AND APPROVAL BY THE ENGINEERING MANAGER FOR COMMUNITY DEVELOPMENT PRIOR TO APPROVAL OF A FINAL MAP FOR ANY PORTION OF THE PROJECT. EACH SUCCESSIVE PHASE OF THE PROJECT SHALL SUBMIT AN UPDATED HYDROLOGICAL REPORT FOR REVIEW AND APPROVAL BY THE ENGINEERING MANAGER FOR COMMUNITY DEVELOPMENT SHOWING THE CUMULATIVE EFFECT OF THE DEVELOPED PORTION OF THE PROJECT ALONG WITH THE PROPOSED PHASE'S EFFECT ON THE TOTAL DISCHARGE INTO THE DRAINAGE SYSTEM. THE STORM WATER AND DRAINAGE PLANS FOR THE PHASES OF THE DEVELOPMENT SHALL BE REVIEWED AND APPROVED BY THE ENGINEERING MANAGER FOR COMMUNITY DEVELOPMENT PRIOR TO THE ISSUANCE OF A GRADING PERMIT FOR THE PHASES OF THE PROJECT.

5. GRADING PERMIT:

THE DEVELOPER SHALL SUBMIT A GRADING PLAN FOR ANY PHASE OF THE PROJECT TO THE APPROVAL OF THE ENGINEERING MANAGER FOR COMMUNITY DEVELOPMENT. PRIOR TO THE ISSUANCE OF A GRADING

PERMIT FOR ANY PHASE OF THE DEVELOPMENT THE DEVELOPER SHALL POST A SURETY BOND FOR REGRADING AND RECLAMATION AS WELL AS PROOF OF A STORM WATER DISCHARGE PERMIT FROM THE NEVADA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

6. WASHOE COUNTY DISTRICT HEALTH:
THE DEVELOPER SHALL COMPLY WITH THE REQUIREMENTS OF THE WASHOE COUNTY DISTRICT HEALTH DEPARTMENT (WCDH) TO THE APPROVAL OF THE ADMINISTRATOR.
7. ON & OFF-SITE IMPROVEMENTS:
THE DEVELOPER SHALL INSTALL ANY ON AND OFF-SITE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STREET LIGHTS TO THE APPROVAL OF THE ENGINEERING MANAGER FOR COMMUNITY DEVELOPMENT AND THE ADMINISTRATOR.
8. LANDSCAPING:
THE DEVELOPER SHALL SUBMIT A LANDSCAPING AND IRRIGATION PLAN FOR THE PROJECT FOR REVIEW AND APPROVAL BY THE COMMUNITY DEVELOPMENT DEPARTMENT. ALL SUCH AREAS SHALL BE CONSISTENT WITH CITY POLICIES REGARDING SIGHT DISTANCE VISIBILITY AT INTERSECTIONS OF PUBLIC STREETS AND PUBLIC STREETS AND PRIVATE DRIVEWAYS. THE LANDSCAPING AND IRRIGATION SHALL BE INSTALLED PER THE APPROVED PLANS PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING.

THE DEVELOPER SHALL UTILIZE THE URBAN/WILDLANDS INTERFACE LANDSCAPING PRINCIPLES IN DESIGNING AND MAINTAINING LANDSCAPING OF THE INDIVIDUAL LOTS TO THE APPROVAL OF THE FIRE DEPARTMENT AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO APPROVAL OF A BUILDING PERMIT FOR THE PROJECT.
9. RIGHT-OF-WAY DEDICATION:
THE DEVELOPER SHALL RESERVE FROM DEVELOPMENT THE ULTIMATE RIGHT-OF-WAY WIDTH FOR ALL PUBLIC STREETS PROPOSED WITHIN THE PROJECT WITH THE RECORDATION OF A FINAL MAP FOR THE PROJECT OR ANY PORTION OF THE PROJECT TO THE APPROVAL OF THE ENGINEERING MANAGER FOR COMMUNITY DEVELOPMENT WITH INPUT FROM THE REGIONAL TRANSPORTATION COMMISSION STAFF AND IN ACCORDANCE WITH THE REGIONAL ROAD IMPACT FEE CAPITAL IMPROVEMENT PROGRAM.
10. ROAD SECTIONS:
THE DEVELOPER SHALL SUBMIT IMPROVEMENT PLANS WITH ROADWAY CROSS-SECTIONS THAT COMPLY WITH THE CITY'S PAVEMENT STANDARDS

TO THE APPROVAL OF THE ENGINEERING MANAGER FOR COMMUNITY DEVELOPMENT. THE INSTALLED PAVEMENT SECTIONS SHALL COMPLY WITH THE APPROVED IMPROVEMENT PLANS. THE PLANS SHALL ALSO INCLUDE ALL NECESSARY IMPROVEMENTS TO PROVIDE IRRIGATION TO LANDSCAPE MEDIANS AND ISLANDS WITH IN THE RIGHT-OF-WAY TO THE APPROVAL OF THE ENGINEERING MANAGER FOR COMMUNITY DEVELOPMENT, THE PARKS & RECREATION DIRECTOR AND THE ADMINISTRATOR.

11. STREET IMPROVEMENTS:

THE DEVELOPER SHALL INSTALL FULL-STREET IMPROVEMENTS FOR THE PROJECT PER THE APPROVED IMPROVEMENT PLANS, INCLUDING LANDSCAPE IRRIGATION IMPROVEMENTS. THE TIMING OF THE INSTALLATION SHALL OCCUR AS THE ABUTTING/ADJACENT DEVELOPMENT OF THE PROJECT OCCURS TO THE APPROVAL OF THE ENGINEERING MANAGER FOR COMMUNITY DEVELOPMENT.

12. INTERSECTION IMPROVEMENTS AT LOS ALTOS PARKWAY AND VISTA HEIGHTS DRIVE:

THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF A ROUNDABOUT AT THE INTERSECTION OF LOS ALTOS PARKWAY AND VISTA HEIGHTS DRIVE TO THE APPROVAL OF THE ENGINEERING SERVICES MANAGER FOR COMMUNITY DEVELOPMENT AND THE PUBLIC WORKS DIRECTOR. THE INTERSECTION IMPROVEMENTS SHALL BE CONSTRUCTED WITH THE FINAL MAP THAT YIELDS 200 LOTS CONNECTED TO VISTA HEIGHTS DRIVE AND NO ADDITIONAL FINAL MAP SHALL BE RECOMMENDED FOR FINAL APPROVAL UNTIL THE INTERSECTION IMPROVEMENTS ARE SUBSTANTIALLY COMPLETE.

13. INTERSECTION IMPROVEMENTS AT LOS ALTOS PARKWAY AND BELMAR DRIVE:

THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF A ROUNDABOUT AT THE INTERSECTION OF LOS ALTOS PARKWAY AND BELMAR DRIVE TO THE APPROVAL OF THE ENGINEERING SERVICES MANAGER FOR COMMUNITY DEVELOPMENT AND THE PUBLIC WORKS DIRECTOR. THE INTERSECTION IMPROVEMENTS SHALL BE CONSTRUCTED WITH THE FINAL MAP THAT YIELDS 250 LOTS DIRECTLY CONNECTED TO BELMAR DRIVE AND NO ADDITIONAL FINAL MAP SHALL BE RECOMMENDED FOR FINAL APPROVAL UNTIL THE INTERSECTION IMPROVEMENTS ARE SUBSTANTIALLY COMPLETE.

14. ROADWAY IMPROVEMENTS ON LOS ALTOS PARKWAY:

THE DEVELOPER SHALL COMPLY WITH THE CONDITIONS OF THE TRAFFIC STUDY (DATED 9-8-17) TO INCLUDE WITHOUT LIMITATION THE LEFT-TURN LENGTHENING IMPROVEMENT AT LOS ALTOS PARKWAY (SOUTH) / VISTA

BOULEVARD INTERSECTION EXTENDING THE WESTBOUND LEFT TURN POCKET ON LOS ALTOS PARKWAY TO ACCOMMODATE 400 FEET OF STORAGE.

15. BELMAR DRIVE CONSTRUCTION:

WITH THE CONSTRUCTION OF BELMAR DRIVE INTO THE PROJECT, THE DEVELOPER SHALL INSTALL LANDSCAPING AND/OR BERMING TO MITIGATE ANY NOISE AND LIGHT IMPACTS TO THE HOMES WHICH ARE ADJACENT TO THE BELMAR DRIVE EXTENSION. THE IMPROVEMENT PLANS FOR BELMAR SHALL INCLUDE THE LANDSCAPING IMPROVEMENTS. THESE IMPROVEMENTS ARE TO BE CONSTRUCTED TO THE APPROVAL OF THE ENGINEERING MANAGER FOR COMMUNITY DEVELOPMENT AND THE ADMINISTRATOR.

16. AVIGATION EASEMENT:

THE DEVELOPER SHALL DEMONSTRATE TO THE APPROVAL OF THE ADMINISTRATOR THAT AN AVIGATION EASEMENT HAS BEEN GRANTED TO AND ACCEPTED BY THE AIRPORT AUTHORITY OF WASHOE COUNTY PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE PROJECT.

17. PROJECT CONTACT:

THE DEVELOPER SHALL DESIGNATE TO THE ADMINISTRATOR A PROJECT CONTACT PERSON RESPONSIBLE/AUTHORIZED TO CORRECT PROBLEMS REGARDING THE PROJECT ON A 24-HOUR/7-DAYS A WEEK BASIS. THE DEVELOPER SHALL DESIGNATE THE PROJECT CONTACT PERSON TO THE ADMINISTRATOR PRIOR TO ISSUANCE OF A GRADING PERMIT FOR THE PROJECT.

18. ROCKERIES:

ALL ROCKERIES SHALL BE DESIGNED AND CONSTRUCTED PER THE DESCRIPTIVE STANDARDS SET FORTH BY THE COMMUNITY DEVELOPMENT DEPARTMENT. EACH ROCKERY SHALL BE REQUIRED TO BE PERMITTED THROUGH THE BUILDING DIVISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT.

19. FIRE DEPARTMENT:

THE DEVELOPERS SHALL COMPLY WITH THE REQUIREMENTS OF THE FIRE DEPARTMENT TO THE APPROVAL OF THE FIRE CHIEF INCLUDING, BUT NOT LIMITED TO: LOCATING FIRE HYDRANTS; AND INSTALLING AND MAKE OPERATIONAL ALL FIRE HYDRANTS WITHIN THE PROJECT OR PORTION OF THE PROJECT PRIOR TO PLACING COMBUSTIBLE MATERIALS ON-SITE.

ALL RESIDENTIAL STRUCTURES WITHIN THIS SUBDIVISION WHICH ARE OUTSIDE OF THE ESTABLISHED RESPONSE TIME OF 6 MINUTES, ARE REQUIRED TO INSTALL A FIRE SUPPRESSION SYSTEM TO THE APPROVAL OF THE FIRE CHIEF

PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THAT STRUCTURE.

THE CUL-DE-SAC BULB SHALL BE A MINIMUM 50-FOOT RADIUS TURN-AROUND FOR FIRE APPARATUS CLEARANCE AS MEASURED FROM FRONT FACE OF CURB TO FRONT FACE OF CURB.

20. MIRAMONTE HANDBOOK:

THE DEVELOPER SHALL COMPLY WITH ALL STANDARDS, CONDITIONS AND REGULATIONS IN THE MIRAMONTE HANDBOOK.

21. PROJECT INFRASTRUCTURE:

THE PROJECT'S INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO COMMON AREA LANDSCAPING, STREET LIGHTS, AND REVEGETATION OF DISTURBED SLOPES, SHALL BE INSTALLED TO THE APPROVAL OF THE COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO THE FINAL INSPECTION OF ANY INDIVIDUAL SINGLE-FAMILY RESIDENCE FOR EACH PHASE.

22. LOT FIT PLAN:

THE DEVELOPER SHALL PROVIDE A LOT FIT PLAN DEMONSTRATING THAT AT LEAST ONE MODEL PLAN WILL FIT ON EACH LOT LOCATED IN THE SUBDIVISION TO THE APPROVAL OF THE ADMINISTRATOR PRIOR TO THE RECORDATION OF ANY FINAL MAP FOR THE PROJECT.

23. FENCING PLAN:

THE DEVELOPER SHALL PROVIDE A FENCING PLAN, DEMONSTRATING THE TYPE AND LOCATION FOR ALL FENCING TO BE UTILIZED IN THE PROJECT TO THE APPROVAL OF THE ADMINISTRATOR PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE PROJECT.

FENCING ON CORNER LOTS SHALL COMPLY WITH SIGHT VISIBILITY STANDARDS TO THE APPROVAL OF THE ENGINEERING MANAGER FOR COMMUNITY DEVELOPMENT AND THE ADMINISTRATOR.

24. ARCHITECTURE/BUILDING ELEVATIONS:

THE DEVELOPMENT OF THE SUBJECT SITE SHALL COMPLY WITH THE ARCHITECTURAL REQUIREMENTS ESTABLISHED WITHIN THE CITY OF SPARKS DESIGN STANDARDS MANUAL. BUILDING ELEVATIONS MUST BE APPROVED BY THE PLANNING COMMISSION AS A GENERAL BUSINESS ITEM PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE SITE. THE DEVELOPER SHALL ARTICULATE LONG FACADES BY VARYING BUILDING MASS, FORM, TEXTURE, AND INTERPLAY OF SOLID AND OPEN AREAS.

25. BUILDING DEPARTMENT:

THE DEVELOPER SHALL COMPLY WITH ALL REQUIREMENTS OF THE BUILDING DEPARTMENT, INCLUDING BUT NOT LIMITED TO DEMONSTRATING THAT NO DRIVEWAY EXCEEDS A GRADE OF 12%, TO THE APPROVAL OF THE BUILDING OFFICIAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR THE PROJECT.

26. CUT / FILL SLOPES:

THE DEVELOPER SHALL SUBMIT GRADING AND SITE REVEGETATION PLANS TO THE APPROVAL OF THE ENGINEERING DIVISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT AND ADMINISTRATOR. THE DEVELOPER SHALL GRADE AND REVEGETATE THE PROJECT SITE TO THE SPECIFICATIONS OF THE APPROVED PLANS TO THE APPROVAL OF THE ENGINEERING DIVISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT AND THE ADMINISTRATOR.

27. TRAFFIC CALMING:

THE DEVELOPER SHALL INSTALL TWO TRAFFIC CALMING DEVICES ALONG THE EXISTING ALIGNMENT OF VISTA HEIGHTS DRIVE TO THE APPROVAL OF THE ENGINEERING MANAGER FOR COMMUNITY DEVELOPMENT, THE PUBLIC WORKS DIRECTOR, AND THE FIRE MARSHALL.