

Conditions of Approval
PCN19-0038/ STM19-0004
Wingfield Commons

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 454 SINGLE-FAMILY LOTS ON 65 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 INCLUDING, BUT NOT LIMITED TO THE ABANDONMENT OF THE ONSITE SEWAGE DISPOSAL SYSTEM AND DOMESTIC WELL.

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. 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

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CITY ENGINEER PRIOR TO RECORDATION OF A FINAL MAP FOR THE PROJECT.

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.

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. THE ARCHITECTURE MUST BE IN CONFORMANCE WITH THE DESIGN STANDARDS IN SMC 20.02.004(3).

11. LANDSCAPE PLANS:

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

12. 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.

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13. 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.

14. PEDESTRIAN AND BICYCLE CONNECTION:

PEDESTRIAN AND BICYCLE CONNECTION TO GOLDEN EAGLE REGIONAL PARK SHALL BE PROVIDED. CONSTRUCTION OF THESE IMPROVEMENTS SHALL BE COMPLETED WITH THE DEVELOPMENT OF THE ADJACENT PROPERTY. PLANS FOR THE CONSTRUCTION OF THESE IMPROVEMENTS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL OF THE ADMINISTRATOR WITH THE FINAL MAP THAT IS ADJACENT TO THESE IMPROVEMENTS.

15. CONDITIONAL LETTER OF MAP REVISION (CLOMR):

DOCUMENTATION OF FEMA APPROVAL OF A CLOMR FOR THE SITE SHALL BE SUBMITTED PRIOR TO THE APPROVAL OF ANY FINAL MAP.