

Conditions of Approval
PCN16-0052 – STM16-0003
Sierra Shadows

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 THE 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. DISTRICT HEALTH:

THE DEVELOPER SHALL COMPLY WITH THE DISTRICT HEALTH DEPARTMENT'S LETTER FROM BOB SACK DATED JANUARY 4, 2017 REGARDING SIERRA SHADOWS PRIOR TO THE RECORDATION OF A FINAL MAP FOR THIS PROJECT.

4. 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.

5. 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.

6. 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.

7. PROJECT DESCRIPTION:

THE PROJECT APPROVAL IS LIMITED TO A MAXIMUM OF 17 SINGLE FAMILY LOTS ON 4.22 ACRES.

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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 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.

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, STREETScape ALONG WINGFIELD SPRING ROAD, 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 HOA.