

PCN20-0021 / STM20-0001
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 TWO (2) YEARS OF THE DATE OF THE CITY COUNCIL APPROVAL, UNLESS A FINAL MAP HAS BEEN RECORDED.

3. 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-DAY A WEEK BASIS. THE DEVELOPER SHALL DESIGNATE THE PROJECT CONTACT PERSON TO THE ADMINISTRATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THIS PROJECT.

4. WASTE MANAGEMENT:

THE DEVELOPER SHALL OBTAIN A "WILL SERVE" LETTER FROM WASTE MANAGEMENT/DISPOSAL SERVICES PRIOR TO THE RECORDATION OF A FINAL MAP FOR THIS PROJECT.

5. DISTRICT HEALTH:

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

7. GEOTECHNICAL REPORT, HYDROLOGY REPORT, & SANITARY SEWER REPORT:

THE DEVELOPER SHALL SUBMIT A FINAL GEOTECHNICAL REPORT, HYDROLOGY REPORT, AND SANITARY SEWER REPORT FOR THE PROJECT FOR REVIEW AND APPROVAL BY THE ENGINEERING MANAGER OF THE COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO THE RECORDATION OF A FINAL MAP FOR THE PROJECT.

8. ARCHITECTURAL ELEVATIONS:

THE DEVELOPER SHALL PROVIDE THE ARCHITECTURAL ELEVATIONS FOR THE SINGLE FAMILY RESIDENTIAL UNITS THAT ARE TO BE CONSTRUCTED WITHIN VILLAGE 6 TO THE COMMUNITY DEVELOPMENT DEPARTMENT. THE ELEVATIONS

MUST BE REVIEWED AND APPROVED BY THE PLANNING COMMISSION AS A GENERAL BUSINESS ITEM PRIOR TO THE RECORDATION OF A FINAL MAP FOR THIS PROJECT.

9. ON SITE & OFF-SITE IMPROVEMENTS:

THE DEVELOPER SHALL INSTALL ANY ON SITE AND OFF-SITE IMPROVEMENTS TO THE APPROVAL OF THE ENGINEERING MANAGER OF THE COMMUNITY DEVELOPMENT DEPARTMENT AND THE ADMINISTRATOR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE PROJECT.

10. EXTENSION OF INFRASTRUCTURE:

INFRASTRUCTURE SHALL BE EXTENDED TO THE SUBDIVISION BOUNDARY INCREMENTALLY WITH THE FINAL MAPS TO THE APPROVAL OF THE CITY ENGINEER.

11. COMMON AREA, SITE IMPROVEMENT AND STREET IMPROVEMENT LANDSCAPING:

THE DEVELOPER SHALL PROVIDE THE LANDSCAPING PLANS FOR THE PROJECT INCLUDING BUT NOT LIMITED TO THE INTERNAL LANDSCAPE PLAN FOR VILLAGE 6 AS WELL AS THE LANDSCAPING ALONG ROLLING MEADOWS DRIVE. FUTURE ROLLING MEADOWS DRIVE, HILLS DRIVE, FUTURE HILLS DRIVE, AND "FUTURE ROAD" AS LABELED ON THE TENTATIVE MAP FROM THE BACK OF CURB TO THE FRONT OF SIDEWALK (STREET IMPROVEMENTS), BACK OF SIDEWALK TO THE VILLAGE 6 PROPERTY LINE (SITE IMPROVEMENTS), AND THE COMMON AREAS WITHIN VILLAGE 6, TO BE REVIEWED AND APPROVED BY THE ADMINISTRATOR OF THE COMMUNITY SERVICES DEPARTMENT PRIOR TO THE RECORDATION OF A FINAL MAP FOR THIS PROJECT. THE LANDSCAPING ASSOCIATED WITH THE STREET IMPROVEMENTS AND SITE IMPROVEMENTS SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. THE COMMON AREA LANDSCAPING WITHIN VILLAGE 6 AS WELL AS ALL INTERNAL LANDSCAPING ASSOCIATED WITH VILLAGE 6 SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL BUILDING PERMIT FOR THE PROJECT. THE LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN GOOD REPAIR THROUGHOUT THE LIFE OF THE PROJECT.

12. FRONT YARD AND EXTERIOR SIDE YARD LANDSCAPING:

A TYPICAL LANDSCAPE AND IRRIGATION PLAN SHALL BE APPROVED BY THE ADMINISTRATOR FOR THE FRONT AND EXTERIOR SIDE YARDS OF THE SINGLE FAMILY RESIDENTIAL LOTS WITH THE FINAL MAP. THE FRONT AND SIDE YARD LANDSCAPING AND IRRIGATION FOR EACH LOT SHALL BE INSTALLED BY THE DEVELOPER PRIOR TO THE CERTIFICATE OF OCCUPANCY FOR THAT LOT.

13. MAINTENANCE OF LANDSCAPING:

ALL COMMON AREAS AND LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE PIONEER MEADOWS HOMEOWNERS ASSOCIATION. THE APPLICANT SHALL PROVIDE DOCUMENTATION THAT A HOMEOWNERS

ASSOCIATION HAS BEEN FORMED FOR THE MAINTENANCE OF THE COMMON AREAS AND LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO THE APPROVAL OF THE ADMINISTRATOR PRIOR TO THE RECORDATION OF A FINAL MAP FOR THIS PROJECT.

14. PROJECT DESCRIPTION:

THE PROJECT APPROVAL IS LIMITED TO A 193 UNIT SINGLE-FAMILY RESIDENTIAL SUBDIVISION (VILLAGE 6) ON 44.69 ACRES.

15. FIRE DEPARTMENT:

THE DEVELOPER SHALL COMPLY WITH THE REQUIREMENTS OF THE FIRE DEPARTMENT INCLUDING BUT NOT LIMITED TO PROVIDING ADEQUATE TEMPORARY FIRE ACCESS THROUGHOUT THE CONSTRUCTION OF THIS PROJECT TO THE APPROVAL OF THE FIRE CHIEF.

16. FIRE HYDRANTS:

THE DEVELOPER SHALL WORK WITH THE FIRE DEPARTMENT TO ADDRESS ALL FIRE HYDRANT REQUIREMENTS FOR THIS PROJECT INCLUDING BUT NOT LIMITED TO PROVIDING ALL VILLAGE 6 PHASING INFORMATION TO ASSURE THAT FIRE HYDRANTS ARE BEING PROVIDED TO THE APPROVAL OF THE FIRE CHIEF DURING THE CONSTRUCTION AND AFTER COMPLETION OF THIS PROJECT.

17. RELOCATION OF PROPOSED ENTRANCE:

THE DEVELOPER SHALL RELOCATE THE PROPOSED ENTRANCE ONTO THE EXISTING ROLLING MEADOWS DRIVE TO ALIGN WITH ABBOTSWOOD DRIVE OR LUSITANO WAY TO ACHIEVE BETTER SEPARATION BETWEEN THE TWO ENTRANCES INTO VILLAGE 6 FROM THE EXISTING ROLLING MEADOWS DRIVE AND THE FUTURE EXTENSION OF ROLLING MEADOWS DRIVE AND TO BE FARTHER A WAY FROM THE PROPOSED SCHOOL SITE AT THE NORTHWEST CORNER OF FEN WAY AND ROLLING MEADOWS DRIVE TO THE APPROVAL OF THE ENGINEERING MANAGER PRIOR TO THE RECORDATION OF A FINAL MAP FOR THIS PROJECT.