

Conditions of Approval
PCN14046– TM140002
Kiley Ranch Phase 6 Village 37C

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. PROJECT CONTACT:

THE APPLICANT 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 ISSUANCE OF A BUILDING PERMIT FOR THIS PROJECT.

5. DISTRICT HEALTH:

THE DEVELOPER SHALL COMPLY WITH THE DISTRICT HEALTH DEPARTMENT'S LETTER DATED OCTOBER 9, 2014, FROM CHRIS ANDERSON 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 ANY FINAL MAP FOR THIS PROJECT.

7. ARCHITECTURAL ELEVATION:

THE DEVELOPER SHALL PROVIDE THE ARCHITECTURAL ELEVATIONS FOR THE SINGLE FAMILY RESIDENTIAL UNITS THAT ARE TO BE CONSTRUCTED WITHIN VILLAGE 37C TO THE COMMUNITY SERVICES DEPARTMENT. THE ELEVATIONS MUST BE IN CONFORMANCE WITH THE KILEY RANCH NORTH PLANNED DEVELOPMENT HANDBOOK TO THE APPROVAL OF THE ADMINISTRATOR PRIOR TO ISSUANCE OF ANY BUILDING PERMIT.

8. SITE IMPROVEMENT PLANS:

THE DEVELOPER SHALL SUBMIT SITE IMPROVEMENT PLANS FOR REVIEW AND APPROVAL BY CITY ENGINEER PRIOR TO THE APPROVAL OF A BUILDING PERMIT FOR THIS PROJECT.

9. 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.

10. HYDROLOGICAL REPORT:

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

11. CONSTRUCTION HOURS:

THE DEVELOPER SHALL LIMIT ALL CONSTRUCTION AND CONSTRUCTION-RELATED ACTIVITIES TO THE TIME BETWEEN THE HOURS OF 7:00 A.M. TO 7:00 P.M. MONDAY THROUGH FRIDAY AND 9:00 A.M. TO 5:00 P.M. SATURDAY. THE DEVELOPER SHALL INSTALL SIGNS AT ALL ACCESS POINTS TO THE PROJECT THAT CLEARLY INDICATE THESE LIMITED HOURS OF ACTIVITY ON-SITE PRIOR TO THE START OF ANY CONSTRUCTION-RELATED ACTIVITIES. THE DEVELOPER SHALL MAINTAIN THESE SIGNS IN GOOD REPAIR FOR THE DURATION OF THE CONSTRUCTION OF THE PROJECT. ONCE CONSTRUCTION IS COMPLETE, THE DEVELOPER SHALL REMOVE THE SIGNS.

12. PROJECT DESCRIPTION:

THE PROJECT APPROVAL IS LIMITED TO A 147 UNIT SINGLE-FAMILY RESIDENTIAL SUBDIVISION (PHASE I) ON 33.12 ACRES.

13. LANDSCAPING:

THE DEVELOPER SHALL PROVIDE THE FINAL LANDSCAPING PLANS FOR THE PROJECT INCLUDING THE AREA ALONG KILEY PARKWAY AND THE INTERNAL LANDSCAPE PLAN FOR THE AREAS FROM THE BACK OF CURB TO THE FRONT OF SIDEWALK (STREET IMPROVEMENTS), AND ENTRANCE (SITE IMPROVEMENTS), TO BE REVIEWED AND APPROVED BY THE ADMINISTRATOR OF THE COMMUNITY SERVICES DEPARTMENT PRIOR TO THE RECORDATION OF A FINAL MAP FOR VILLAGE 37C. ALL INTERNAL LANDSCAPING SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR THE ADJACENT HOUSE. THE LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN GOOD REPAIR THROUGHOUT THE LIFE OF THE PROJECT.

14. STORM DRAIN:

STORM DRAINAGE SHALL BE PIPED FROM THE SITE (VILLAGE 37C) TO THE WETLANDS AND PROVIDED ACCESS ROADS. STORM DRAIN PIPE ON WINDMILL FARMS PARKWAY SHALL BE ROUTED INTO THE SUBDIVISION. THE DEVELOPER SHALL SUBMIT DETAILED PLANS WHICH PIPES THE STORM DRAINAGE ELIMINATING ANY OPEN DITCH DRAINAGE ASSOCIATED WITHIN THIS PROJECT FOR REVIEW AND APPROVAL BY THE CITY ENGINEER PRIOR TO THE RECORDATION OF A FINAL MAP.

15. FIRE DEPARTMENT:

THE DEVELOPER SHALL COMPLY WITH THE REQUIREMENTS OF THE 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. ALL HOMES WITHIN VILLAGE 37C WILL BE REQUIRED TO INSTALL FIRE SPRINKLERS UNTIL SUCH TIME AS A NEW FIRE STATION IS CONSTRUCTED OR RESPONSE ROUTES ARE REVISED TO REDUCE RESPONSE TIMES.

16. 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.

17. 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.

18. IMPROVEMENT OF KILEY PARKWAY:

THE DEVELOPER SHALL BE RESPONSIBLE FOR THE IMPROVEMENTS OF KILEY PARKWAY TO THE APPROVAL OF CITY ENGINEER. THE ROADWAY IMPROVEMENT PLANS SHALL BE APPROVED PRIOR TO THE RECORDATION OF THE FINAL MAP AND CONSTRUCTION SHALL BE COMPLETE PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE FIRST HOME. TWO MEANS OF ACCESS WILL BE REQUIRED THROUGHOUT THE DEVELOPMENT OF THE PROJECT TO THE APPROVAL OF THE FIRE MARSHAL.

19. REGIONAL TRAIL CONSTRUCTION:

THE PORTION OF THE REGIONAL TRAIL LOCATED EAST OF THIS TENTATIVE MAP SHALL HAVE THE TIMING AND FINAL PLANS APPROVED PRIOR TO RECORDATION OF THE FINAL MAP. PLANS FOR THE CONSTRUCTION AND LANDSCAPING OF THE REGIONAL TRAIL SHALL BE SUBMITTED FOR REVIEW AND APPROVAL AT THE SAME TIME THE FINAL MAP FOR VILLAGE 37C IS SUBMITTED TO THE CITY OF SPARKS. THERE ARE TWO OPTIONS FOR THE CONSTRUCTION OF THE REGIONAL TRAIL: OPTION 1: THE DEVELOPER SHALL PAY THE REGIONAL TRAIL IMPACT FEE AT THE TIME EACH INDIVIDUAL RESIDENTIAL PERMIT IS ISSUED AND DEDICATE RIGHT OF WAY TO THE CITY OF SPARKS FOR THE REGIONAL TRAILS WITH THE FIRST FINAL MAP OF THE ADJACENT VILLAGE. OPTION 2: THE DEVELOPER SHALL ENTER INTO AN IMPACT FEE CREDIT AGREEMENT WITH THE CITY OF SPARKS FOR THE DEVELOPER TO CONSTRUCT THE REGIONAL TRAILS. UNDER THIS OPTION, THE DEVELOPER SHALL SUBMIT PLANS FOR THE REGIONAL TRAIL WITH THE ADJACENT VILLAGE AND CONSTRUCTION OF THE REGIONAL TRAIL SHALL BE COMPLETED WITH EACH FINAL MAP.

20. REGIONAL TRAIL CONNECTION CONSTRUCTION:
THE CONNECTION TO THE REGIONAL TRAIL SHALL BE CONSTRUCTED AND LANDSCAPED INSTALLED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR EITHER OF THE ADJACENT LOTS. THE REGIONAL TRAIL CONNECTION PLANS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL AT THE SAME TIME THE FINAL MAP IS SUBMITTED TO THE CITY OF SPARKS FOR THE ADJACENT RESIDENTIAL DEVELOPMENT.
21. OPEN SPACE IMPROVEMENTS:
ALL OPEN SPACE IMPROVEMENTS WITHIN THE VILLAGE 37C SHALL BE COMPLETED IN CONJUNCTION WITH DEVELOPMENT OF ADJACENT DEVELOPMENT PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OF THE ADJACENT HOUSE PERMIT. THE OPEN SPACE IMPROVEMENTS SHALL MEET THE REQUIREMENTS OF THE KILEY RANCH NORTH PLANNED DEVELOPMENT HANDBOOK. ALL OPEN SPACE AREAS SHALL BE MAINTAINED BY THE KILEY RANCH MAINTENANCE ASSOCIATION THROUGHOUT THE LIFE OF THE PROJECT.
22. REVISION OF LOT CONFIGURATION FOR LOTS 13 THROUGH 16:
THE DESIGN AND ACCESS OF LOTS 13 THROUGH 16 SHALL BE REDESIGNED TO PROVIDE PUBLIC STREET ACCESS TO BE REVIEWED AND APPROVED BY THE ADMINISTRATOR AT THE SAME TIME THE FINAL MAP IS SUBMITTED TO THE CITY OF SPARKS.
23. FENCING:
FENCING SHALL COMPLY WITH THE KILEY RANCH NORTH PLANNED DEVELOPMENT HANDBOOK. THE LOCATION AND DESIGN OF THE FENCING SHALL BE APPROVED BY THE ADMINISTRATOR AT THE SAME TIME THE FINAL MAP IS SUBMITTED TO THE CITY OF SPARKS.