

CONDITIONS OF APPROVAL
PCN19-0040/CU20-0005
5 Ridges

1. APPROVAL:

THIS CONDITIONAL USE PERMIT IS APPROVED AS SUBMITTED AND CONDITIONED. ANY SUBSTANTIAL CHANGES SHALL REQUIRE REVIEW AND AMENDMENT OF THIS CONDITIONAL USE PERMIT.

2. EXPIRATION DATE:

EXPIRATION OF THIS CONDITIONAL USE PERMIT SHALL COMPLY WITH SPARKS MUNICIPAL CODE 20.05.008.

3. GRADING

AREAS OF CUT SLOPES SHALL BE RECONTOURED AND REVEGETATED TO RESULT IN A NATURAL APPEARANCE SO THAT THEY BLEND WITH THE SURROUNDING ENVIRONMENT, ENSURING THAT CUT SLOPES ARE NOT VISUALLY OBTRUSIVE.

PLANS DEPICTING CONFORMANCE WITH THIS CONDITION SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE ADMINISTRATOR WITH THE SITE GRADING SUBMITTAL.

FINAL GRADING AND DRAINAGE PLANS SHALL BE TO THE APPROVAL OF THE ADMINISTRATOR.

4. REVEGETATION:

LANDSCAPING AND/OR REVEGETATION IS REQUIRED TO STABILIZE ALL SLOPES THAT HAVE BEEN CLEARED, GRADED, OTHERWISE DISTURBED, OR ARE VISIBLE FROM PUBLIC RIGHTS-OF-WAY.

LANDSCAPING SHALL BE DISPERSED THROUGHOUT THE STABILIZED AREA AND DESIGNED TO ACHIEVE 90 PERCENT GROUND COVERAGE OF ANY DISTURBED AREA WITHIN THREE YEARS.

PLANS DEPICTING THE LANDSCAPING AND REVEGETATION OF THE SITE SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE ADMINISTRATOR PRIOR TO THE APPROVAL OF A FINAL MAP.

5. OPEN SPACE:

PLANS DETAILING THE AREAS OF OPEN SPACE SHALL BE SUBMITTED FOR THE REVIEW AND APPROVAL OF THE ADMINISTRATOR WITH THE SITE GRADING SUBMITTAL. THESE PLANS SHALL INDICATE AREAS THAT SHALL BE PRESERVED AS OPEN SPACE AND REMAIN UNDISTURBED IN COMPLIANCE WITH SMC 20.04.011(C)(6).

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6. RIDGELINE SENSITIVE DESIGN

HOMES OR BUILDINGS CONSTRUCTED ON OR NEAR RIDGELINES SHALL SHOW A HIGH DEGREE OF SENSITIVITY TO THE TERRAIN. THE VISUAL IMPACT OF STRUCTURES SHALL BE MITIGATED BY USING EARTH-TONE COLORS AND ROOF LINES DESIGNED TO BLEND WITH THE NATURAL ENVIRONMENT. HOMES AND ARCHITECTURAL FEATURES THAT RESULT IN A STARK CONTRAST TO THEIR SURROUNDINGS ARE PROHIBITED.

PLANS DEPICTING CONFORMANCE WITH THIS CONDITION SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE ADMINISTRATOR WITH THE BUILDING PERMIT SUBMITTAL FOR EACH HOME OR BUILDING ON OR NEAR A RIDGELINE.

7. EROSION AND SEDIMENTATION

THE APPLICANT SHALL SUBMIT, WITH EACH FINAL MAP APPLICATION, EROSION CONTROL AND SEDIMENTATION TRANSPORT DESIGNS FOR REVIEW AND APPROVAL BY THE CITY ENGINEER.