

Conditions of Approval PCN13018 Tentative Map

1. APPROVAL STATEMENT:
THE PROJECT IS APPROVED AS SUBMITTED AND CONDITIONED TO DEVELOP 12.5± ACRES INTO A 42-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION. ANY SUBSTANTIVE CHANGES IN THE PROJECT SHALL REQUIRE REVIEW AND APPROVAL BY THE PLANNING COMMISSION AND THE CITY COUNCIL.

2. MAINTENANCE OF OPEN SPACE / COMMON AREA
THE DEVELOPER SHALL FORM A HOMEOWNERS ASSOCIATION / LIGHTING & LANDSCAPING DISTRICT TO PROVIDE FOR THE MAINTENANCE OF THE OPEN SPACE / COMMON AREA LANDSCAPING. EITHER METHOD OF MAINTENANCE SHALL BE IDENTIFIED AND ESTABLISHED TO THE APPROVAL OF THE PARKS AND RECREATION DIRECTOR AND THE ADMINISTRATOR PRIOR TO APPROVAL OF THE FINAL MAP FOR THE PROJECT.

3. WATER RIGHTS DEDICATION:
THE DEVELOPER SHALL DEDICATE SUFFICIENT WATER RIGHTS PER S.M.C. SECTION 17.12.075 TO ADEQUATELY SERVE THE PROJECT PRIOR TO THE APPROVAL OF A FINAL MAP FOR THE PROJECT.

4. COMMON AREAS, OPEN SPACE AND STREET LANDSCAPING:
THE DEVELOPER SHALL SUBMIT THE LANDSCAPE AND IRRIGATION PLANS WITH THE IMPROVEMENT PLANS FOR THE PROJECT FOR REVIEW AND APPROVAL BY THE PARKS & RECREATION DIRECTOR AND THE ADMINISTRATOR. THE COMMON AREA, OPEN SPACE AND STREET LANDSCAPING INCLUDING IRRIGATION SHALL BE INSTALLED WITH THE INTALLATION OF THE ADJACENT STREET PER THE APPROVED PLANS.

5. CONSTRUCTION HOURS OF OPERATION:
THE DEVELOPER SHALL LIMIT ALL CONSTRUCTION AND CONSTRUCTION -RELATED ACTIVITIES TO BETWEEN THE HOURS OF 7:00 A.M. THROUGH 7:00 P.M., MONDAY THROUGH FRIDAY AND 9 A.M. TO 5 P.M. SATURDAY AND NO CONSTRUCTION ON SUNDAY. 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 FINISHED, THE DEVELOPER SHALL REMOVE THESE SIGNS.

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6. CONTACT PERSON:
THE DEVELOPER SHALL DESIGNATE TO THE ADMINISTRATOR A PROJECT CONTACT PERSON AVAILABLE ON A 24-HOUR BASIS PRIOR TO START OF CONSTRUCTION.
7. WASHOE COUNTY DISTRICT HEALTH:
THE DEVELOPER SHALL COMPLY WITH THE REQUIREMENTS OF THE WASHOE COUNTY DISTRICT HEALTH DEPARTMENT TO THE APPROVAL OF THE ADMINISTRATOR PRIOR TO THE RECORDATION OF A FINAL MAP FOR ANY PHASE OF THE PROJECT.
8. HOUSE FIT MAP:
THE APPLICANT SHALL SUBMIT A LOT AND HOUSE PLAN CONFIGURATION MAP WITH THE FINAL MAP SUBMITTAL THAT WILL IDENTIFY THE SETBACKS FOR AT LEAST ONE FLOOR PLAN TO MEET THE REQUIRED SETBACKS FOR EACH LOT AS DEFINED ON TABLE III-2, IN THE DEVELOPMENT DESIGN HANDBOOK FOR KILEY RANCH TO THE APPROVAL OF THE ADMINISTRATOR.
9. STORM DRAINAGE;
THE DEVELOPER SHALL SUBMIT A FINAL HYDROLOGICAL MASTER PLAN REPORT FOR THE KILEY RANCH PHASE III-PARCEL C PROJECT THAT IS PREPARED IN ACCORDANCE WITH THE CITY OF SPARKS HYDROLOGICAL CRITERIA AND DRAINAGE DESIGN MANUAL TO THE SATISFACTION OF THE ADMINISTRATOR PRIOR TO THE APPROVAL OF THE FINAL MAP FOR THE PROJECT.
10. SITE GRADING:
PRIOR TO THE ISSUANCE OF A GRADING PERMIT FOR THE PROJECT, THE DEVELOPER SHALL SUBMIT A GRADING PLAN, DRAINAGE PLAN, EROSION CONTROL PLAN, A CONSTRUCTION STORMWATER DISCHARGE PERMIT FROM THE NDEP, AND RECLAMATION BOND FOR REVIEW AND APPROVAL BY THE COMMUNITY SERVICES DEPARTMENT.
11. STREET LIGHTING:
THE DEVELOPER SHALL FORM A HOMEOWNERS ASSOCIATION OR OTHER METHOD (I.E. LIGHTING & LANDSCAPING DISTRICT) TO PROVIDE FOR THE MAINTENANCE OF STREET LIGHTING FOR THE PROJECT. EITHER METHOD OF MAINTENANCE SHALL BE IDENTIFIED AND ESTABLISHED PRIOR TO THE APPROVAL OF A FINAL MAP FOR THE PROJECT TO THE APPROVAL OF THE PUBLIC WORKS DIRECTOR AND THE ADMINISTRATOR.

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12. ROAD SECTIONS:

THE DEVELOPER SHALL SUBMIT IMPROVEMENT PLANS WITH ROADWAY CROSS-SECTIONS THAT COMPLY WITH THE CITY'S PAVEMENT STANDARDS TO THE APPROVAL OF THE ADMINISTRATOR.

13. PHASING PLAN:

THE DEVELOPER SHALL SUBMIT A PHASING PLAN FOR THE DEVELOPMENT TO THE APPROVAL OF THE ADMINISTRATOR PRIOR TO THE ISSUANCE OF A FINAL MAP FOR THE PROJECT.

14. WASTE MANAGEMENT:

A WILL SERVER LETTER SHALL BE OBTAINED FROM WASTE MANAGEMENT PRIOR TO APPROVAL OF THE FINAL MAP.

15. DEVELOPMENT STANDARDS:

THE DEVELOPER SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENTAL DESIGN STANDARDS AS SET FORTH IN THE RECORDED KILEY RANCH DEVELOPMENT DESIGN HANDBOOK AND THE CITY OF SPARKS DESIGN STANDARDS MANUAL UNLESS IN EVENT OF CONFLICT WITH THE LOCAL, STATE OR FEDERAL REGULATIONS, IN WHICH CASE THE MORE STRINGENT REGULATIONS WILL TAKE PRECEDENCE.

16. ARCHITECTURAL ELEVATIONS:

PRIOR TO THE ISSUANCE OF INDIVIDUAL BUILDING PERMITS, THE HOME BUILDER SHALL SUBMIT MASTER BUILDING PLANS FOR REVIEW AND APPROVAL BY THE ADMINISTRATOR WHICH ARE IN CONFORMANCE WITH THE KILEY RANCH SOUTHERN DIVISION HANDBOOK AND THE CITY'S DESIGN STANDARDS MANUAL. THE ADMINISTRATOR MAY APPROVE THE ARCHITECTURAL ELEVATIONS OR, AT THE REQUEST OF THE APPLICANT/BUILDER, FORWARD THE ARCHITECTURAL PLANS TO THE PLANNING COMMISSION FOR REVIEW AND APPROVAL. THE ARCHITECTURAL DESIGN FOR PHASE 3 SHALL BE CONSISTENT WITH THE PREVIOUSLY APPROVED PLANS TO PROMOTE DESIGN CONTINUITY THROUGHOUT THE DEVELOPMENT TO THE APPROVAL OF THE ADMINISTRATOR.

17. REGIONAL TRAIL:

THE 8 FOOT MEANDERING PATH ILLUSTRATED ON THE PARKWAY RESIDENTIAL STREET SECTION PLATE V G IN THE KILEY RANCH DEVELOPMENT DESIGN HANDBOOK IS REQUIRED TO BE A 10 FOOT CONCRETE PATH CONECTING TO THE REGIONAL TRAIL THAT MEANDERS ALONG THE TRUCKEE DRAIN.

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18. STREET LANDSCAPING:

THE DEVELOPER SHALL SUBMIT STREET LANDSCAPE AND IRRIGATION PLANS WITH THE PROJECT IMPROVEMENT PLANS. THE STREET LANDSCAPING PLANS SHALL CONFORM TO THE LANDSCAPE STANDARDS ESTABLISHED FOR THE MESA MEADOWS SUBDIVISION. THE STREET LANDSCAPING PLANS SHALL INCLUDING VERIFICATION OF PLANT SPECIES, MINIMUM PLANT SIZES, QUANTITIES AND MAXIMUM SPACING OF PLANT MATERIAL TO THE APPROVAL OF THE ADMINISTRATOR PRIOR APPROVAL OF A FINAL MAP FOR THE PROJECT.

19. SLOPES:

ALL SLOPES SHALL BE DESIGNED IN CONFORMANCE WITH THE DESIGN STANDARDS MANUAL (CHAPTER 2 BASIC SLOPE GRADING DESIGN STANDARDS) TO THE APPROVAL OF THE ADMINISTRATOR PRIOR TO APPROVAL OF A FINAL MAP FOR THE PROJECT.