

Revised Conditions of Approval  
PCN19-0003 / STM19-0001  
Pioneer Meadows Village 5 Tentative Map

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 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 DESCRIPTION:  
THE PROJECT APPROVAL IS LIMITED TO A MAXIMUM OF 161 SINGLE-FAMILY LOTS ON 41.86 ACRES.
4. DISTRICT HEALTH:  
THE DEVELOPER SHALL COMPLY WITH ANY DISTRICT HEALTH DEPARTMENT REQUIREMENTS PRIOR TO THE RECORDATION OF A FINAL MAP FOR THIS PROJECT.
5. WATER RIGHTS:  
THE DEVELOPER SHALL DEDICATE SUFFICIENT WATER RIGHTS PURSUANT TO S.M.C. 17.12.075(A)(1) TO ADEQUATELY SERVE THE PROJECT PRIOR TO RECORDATION OF ANY FINAL MAP FOR THIS PROJECT.
6. 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.
7. 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. THE ANALYSIS SHALL DEMONSTRATE THAT THE POST-

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DEVELOPMENT STORMWATER FLOWS FOR THE 5- AND 100-YEAR STORM EVENTS DO NOT EXCEED PRE-DEVELOPMENT LEVELS.

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:

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. THE ARCHITECTURE MUST BE IN CONFORMANCE WITH THE PIONEER MEADOWS DEVELOPMENT STANDARDS HANDBOOK.

11. LANDSCAPE PLANS:

THE DEVELOPER SHALL SUBMIT LANDSCAPE PLANS FOR THE PROJECT ENTRANCE, STREETScape AREAS, COMMON AREAS, AND TYPICAL FRONT YARD FOR REVIEW AND APPROVAL BY THE ADMINISTRATOR PRIOR TO THE RECORDATION OF A FINAL MAP FOR THIS PROJECT. MAINTENANCE OF THE LANDSCAPING IN THE COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, HOMEOWNERS ASSOCIATION (HOA), OR LANDSCAPING MAINTENANCE ASSOCIATION (LMA).

12. FENCING

FENCING SHALL COMPLY WITH THE PIONEER MEADOWS DEVELOPMENT STANDARDS HANDBOOK. FENCING SHALL BE APPROVED BY THE ADMINISTRATOR PRIOR TO THE RECORDATION OF A FINAL MAP.

13. OPEN SPACE IMPROVEMENTS:

ALL OPEN SPACE IMPROVEMENTS SHALL BE COMPLETED IN CONJUNCTION WITH DEVELOPMENT OF ADJACENT PROPERTY

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PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR OR FINAL INSPECTION OF THE ADJACENT HOUSE. OPEN SPACE IMPROVEMENTS SHALL MEET THE REQUIREMENTS OF THE PIONEER MEADOWS DEVELOPMENT STANDARDS HANDBOOK. IT SHALL BE NOTED ON THE FINAL MAP(S) THAT ALL OPEN SPACE COMMON AREAS SHALL BE MAINTAINED BY THE PIONEER MEADOWS LANDSCAPING MAINTENANCE ASSOCIATION, SUBASSOCIATION, OR DEVELOPER THROUGHOUT THE LIFE OF THE PROJECT.

14. REGIONAL TRAIL CONNECTION CONSTRUCTION:

CONNECTIONS TO THE REGIONAL TRAIL SYSTEM SHALL BE CONSTRUCTED, LANDSCAPED, AND INSTALLED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR OR FINAL INSPECTION OF ANY OF THE ADJACENT LOTS. THE REGIONAL TRAIL CONNECTION PLANS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL OF THE ADMINISTRATOR AT THE TIME THE FINAL MAP IS SUBMITTED TO THE CITY OF SPARKS FOR THE ADJACENT RESIDENTIAL DEVELOPMENT.

15. FIRE ACCESS DURING CONSTRUCTION:

THE SITE SHALL HAVE TWO POINTS OF ACCESS APPROVED BY THE FIRE DEPARTMENT PRIOR TO THE STORAGE OF ANY COMBUSTIBLE MATERIALS ON SITE. FIRE HYDRANTS SHALL BE INSTALLED PRIOR TO THE STORAGE OF ANY COMBUSTIBLE MATERIALS ON SITE.