

PCN19-0040 / STM20-0002
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 FOUR (4) YEARS OF THE DATE OF CITY COUNCIL APPROVAL, UNLESS A 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 AN 86-LOT TOWNHOME SUBDIVISION ON 6.14 ACRES.

4. WASTE MANAGEMENT:

THE DEVELOPER SHALL OBTAIN A "WILL SERVE" LETTER FROM WASTE MANAGEMENT PRIOR TO THE RECORDATION OF THE FINAL MAP FOR THE ASSOCIATED VILLAGE.

5. DISTRICT HEALTH:

THE DEVELOPER SHALL COMPLY WITH THE WASHOE COUNTY HEALTH DISTRICT'S REQUIREMENTS PRIOR TO THE RECORDATION OF ANY FINAL MAP FOR THIS PROJECT.

6. WATER RIGHTS:

THE DEVELOPER SHALL DEDICATE SUFFICIENT WATER RIGHTS TO ADEQUATELY SERVE THE PROJECT PRIOR TO RECORDATION OF ANY FINAL MAP FOR THIS PROJECT PURSUANT TO SPARKS MUNICIPAL CODE (SMC) 17.12.075(A)(1).

7. GRADING AND DRAINAGE PLAN:

THE DEVELOPER SHALL SUBMIT A FINAL GRADING AND DRAINAGE PLAN FOR THE PROJECT FOR REVIEW AND APPROVAL BY THE ADMINISTRATOR AND CITY ENGINEER PRIOR TO THE RECORDATION OF A FINAL MAP FOR THE PROJECT. THE FINAL GRADING AND DRAINAGE PLAN SHALL DEMONSTRATE DRAINAGE PATTERNS WILL NOT ADVERSELY IMPACT RETAINING WALLS OR PUBLIC IMPROVEMENTS.

8. 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.

9. 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.

10. 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.

11. OPERATIONS AND MAINTENANCE MANUAL:

PRIOR TO THE RECORDATION OF ANY FINAL MAP, THE DEVELOPER SHALL SUBMIT AN OPERATIONS AND MAINTENANCE MANUAL FOR USE BY THE HOMEOWNERS ASSOCIATION FOR ONGOING AND LONG-TERM MAINTENANCE OF PRIVATE DRAINAGE IMPROVEMENTS AND CREATED SLOPES. THE MANUAL SHALL ADDRESS INSPECTION FREQUENCY, STORM INTENSITY TRIGGERS FOR INSPECTION AND/OR REPAIR, TYPES OF EQUIPMENT TO BE USED FOR THE OPERATION AND MAINTENANCE OF THE IMPROVEMENTS, TOGETHER WITH THE MAINTENANCE OF ACCESS ROADWAYS, AND A SITE PLAN THAT GRAPHICALLY SHOWS THE ACCESS POINTS AND FEATURES THAT WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

12. ARCHITECTURAL ELEVATIONS:

THE DEVELOPER SHALL SUBMIT THE ARCHITECTURAL ELEVATIONS FOR ALL SIDES OF THE TOWNHOME BUILDINGS, INCLUDING BUILDING MATERIALS AND COLORS, FOR REVIEW AND APPROVAL BY THE ADMINISTRATOR PRIOR TO RECORDATION OF THE FINAL MAP. THE ARCHITECTURAL ELEVATIONS SHALL BE IN CONFORMANCE WITH THE DESIGN STANDARDS IN SMC 20.02.005(C)(4).

13. LANDSCAPING:

THE DEVELOPER SHALL PROVIDE FINAL LANDSCAPE PLANS FOR THE PROJECT INCLUDING, BUT NOT LIMITED TO, INTERNAL FORMAL LANDSCAPE AREAS AND REVEGETATION AREAS FOR REVIEW AND APPROVAL BY THE

ADMINISTRATOR PRIOR TO THE RECORDATION OF A FINAL MAP FOR THIS PROJECT.

FINAL LANDSCAPE PLANS SHALL ALSO DEMONSTRATE COMPLIANCE WITH THE CONDITIONS OF APPROVAL FOR CU20-0005.

MAINTENANCE OF LANDSCAPING IN COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, LANDSCAPE MAINTENANCE ASSOCIATION (LMA), OR HOMEOWNERS ASSOCIATION (HOA). THE DEVELOPER SHALL DEDICATE COMMON AREAS TO THE HOA OR LMA, AS APPLICABLE, WITH EACH FINAL MAP.

14. OPEN SPACE IMPROVEMENTS:

ALL OPEN SPACE IMPROVEMENTS SHALL BE COMPLETED IN CONJUNCTION WITH DEVELOPMENT OF ADJACENT PROPERTY. IT SHALL BE NOTED ON THE FINAL MAP(S) THAT ALL OPEN SPACE COMMON AREAS SHALL BE MAINTAINED BY THE APPROPRIATE HOA OR LMA, OR A SUBASSOCIATION THEREOF, THROUGHOUT THE LIFE OF THE PROJECT.

OPEN SPACE PLANS THAT DEMONSTRATE COMPLIANCE WITH THE CONDITIONS OF APPROVAL FOR CU20-0005 SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE ADMINISTRATOR PRIOR TO THE APPROVAL OF ANY FINAL MAP FOR THIS PROJECT.

15. FIRE SUPPRESSION:

ALL STRUCTURES INTENDED OR USED FOR HUMAN OCCUPANCY SHALL BE EQUIPPED WITH FIRE SUPPRESSION SYSTEMS TO THE APPROVAL OF THE FIRE CHIEF. THIS REQUIREMENT MAY NOT BE ELIMINATED IF STRUCTURES ARE LOCATED WITHIN A FOUR-MINUTE TRAVEL TIME FROM A CITY OF SPARKS FIRE DEPARTMENT STATION.

16. TRAFFIC ANALYSIS:

THE DEVELOPER SHALL PROVIDE A TRAFFIC ANALYSIS THAT IDENTIFIES PROJECTED TRIP GENERATION FOR LOTS APPROVED AS PART OF STM19-0005 AND STM20-0002 AND ANALYZES LEVEL OF SERVICE FOR 1) THE SEGMENT OF HIGHLAND RANCH PARKWAY BETWEEN FIVE RIDGES PARKWAY AND PYRAMID WAY AND 2) THE INTERSECTION OF HIGHLAND RANCH PARKWAY AND PYRAMID WAY. THE TRAFFIC ANALYSIS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY ENGINEER PRIOR TO THE RECORDATION OF A FINAL MAP FOR THIS PROJECT. IF THE TRAFFIC ANALYSIS DEMONSTRATES

LEVEL OF SERVICE IS BELOW THE THRESHOLDS IDENTIFIED IN SECTION 3.2 OF THE AGREEMENT, REQUIRED ROADWAY IMPROVEMENTS SHALL BE COMPLETE AND FUNCTIONAL PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE DWELLING UNIT THAT TRIGGERS THE IMPROVEMENTS. THE DEVELOPER SHALL PROVIDE A CUMULATIVE ACCOUNTING OF DWELLING UNITS FOR WHICH CERTIFICATES OF OCCUPANCY HAVE BEEN ISSUED WITH EACH BUILDING PERMIT APPLICATION.

17. TRAFFIC SIGNAL:

THE DEVELOPER SHALL DEMONSTRATE OVERHEAD SAFETY LIGHTING IS INSTALLED AT THE INTERSECTION OF HIGHLAND RANCH PARKWAY AND FIVE RIDGES PARKWAY PROR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A DWELLING UNIT IN THIS PROJECT.

THE DEVELOPER SHALL PROVIDE A TRAFFIC SIGNAL ANALYSIS THAT IDENTIFIES THE NUMBER OF LOTS (I.E., TRIGGER NUMBER) WHICH MAY BE DEVELOPED PRIOR TO ACTIVATION OF A TRAFFIC SIGNAL AT THE INTERSECTION OF HIGHLAND RANCH PARKWAY AND FIVE RIDGES PARKWAY BASED ON PROJECTED TRIP GENERATION, LEVEL OF SERVICE, AND GEOMETRY OF THE INTERSECTION FOR REVIEW AND APPROVAL BY THE CITY ENGINEER PRIOR TO THE RECORDATION OF ANY FINAL MAP FOR THIS PROJECT. IF THE TRAFFIC SIGNAL ANALYSIS DEMONSTRATES TRAFFIC SIGNAL ACTIVATION IS WARRANTED, THE TRAFFIC SIGNAL SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE DWELLING UNIT THAT TRIGGERS THE NEED FOR THE TRAFFIC SIGNAL ACTIVATION. THE DEVELOPER SHALL PROVIDE A CUMULATIVE ACCOUNTING OF DWELLING UNITS FOR WHICH CERTIFICATES OF OCCUPANCY HAVE BEEN ISSUED WITH EACH BUILDING PERMIT APPLICATION.

18. AMENDMENT OF CONDITIONAL USE PERMIT NUMBER CU20-0005:

THE DEVELOPER SHALL DEMONSTRATE THE CONDITIONAL USE PERMIT FOR DEVELOPMENT ON SLOPES, HILLTOPS AND RIDGES (CU20-0005) HAS BEEN AMENDED TO INCLUDE ALL PORTIONS OF THE PROJECT SITE PRIOR TO THE RECORDATION OF A FINAL MAP FOR THIS PROJECT.

19. COMPLIANCE WITH CONDITIONS OF APPROVAL OF CU20-0005:

COMPLIANCE WITH THE CONDITIONS OF APPROVAL OF CU20-0005, AS MAY BE AMENDED, SHALL BE DEMONSTRATED TO THE APPROVAL OF THE ADMINISTRATOR PRIOR TO THE RECORDATION OF A FINAL MAP FOR THIS PROJECT.

20. COMMUNITY AMENITIES:

THE DEVELOPER SHALL IDENTIFY A MINIMUM OF THREE COMMUNITY AMENITIES IN COMPLIANCE WITH SMC 20.02.005(C)(3)(B) AND PROVIDE A PLAN FOR THEIR ASSOICATED OPERATIONS FOR REVIEW AND APPROVAL BY THE ADMINISTRATOR PRIOR TO THE RECORDATION OF A FINAL MAP FOR THIS PROJECT.

21. FENCING:

PERIMETER FENCING SHALL BE AT LEAST 50 PERCENT OPEN CONSTRUCTION. THE LOCATION AND DESIGN OF FENCING SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE ADMINISTRATOR CONCURRENT WITH SUBMITTAL OF EACH FINAL MAP TO THE CITY OF SPARKS.