

Conditions of Approval  
PCN13014- TM130002  
Stonebrook Phase I

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 HAS BEEN RECORDED UNLESS THE FINAL MAP 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 JULY 2, 2013, FROM WES RUBIO 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. GRADING AND DRAINAGE PLAN:

THE DEVELOPER SHALL SUBMIT A FINAL GRADING AND DRAINAGE PLAN FOR THE PROJECT FOR REVIEW AND APPROVAL BY THE ENGINEERING MANAGER OF THE COMMUNITY SERVICES DEPARTMENT PRIOR TO THE RECORDATION OF THE FINAL MAP FOR THE PROJECT.

8. ARCHITECTURAL ELEVATION:

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

9. SITE IMPROVEMENT PLANS:

THE DEVELOPER SHALL SUBMIT A STRIPING PLAN, A UTILITY PLAN, AND HYDRAULIC CALCULATIONS AS A PART OF THE SITE IMPROVEMENT PLANS FOR REVIEW AND APPROVAL BY THE ENGINEERING MANAGER OF THE COMMUNITY SERVICES DEPARTMENT PRIOR TO THE APPROVAL OF A BUILDING PERMIT FOR THIS 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 THE ENGINEERING MANAGER FOR COMMUNITY SERVICES 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 TO THE APPROVAL OF THE ADMINISTRATOR. 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 617 UNIT SINGLE-FAMILY RESIDENTIAL SUBDIVISION (PHASE I) ON 222 ACRES.

13. LANDSCAPING:

THE DEVELOPER SHALL PROVIDE THE FINAL LANDSCAPING PLANS FOR THE PROJECT INCLUDING BUT NOT LIMITED TO THE INTERNAL LANDSCAPE PLAN FOR EACH VILLAGE AS WELL AS THE LANDSCAPING FROM THE BACK OF CURB TO THE FRONT OF SIDEWALK (STREET IMPROVEMENTS), AND BACK OF SIDEWALK TO THE PROPERTY LINE (SITE IMPROVEMENTS), TO BE REVIEWED AND APPROVED BY THE ADMINISTRATOR OF THE COMMUNITY SERVICES DEPARTMENT PRIOR TO THE RECORDATION OF A FINAL MAP FOR THE ASSOCIATED VILLAGE. ALL INTERNAL LANDSCAPING SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT THE 30<sup>TH</sup> HOUSE FOR VILLAGE A, THE 40<sup>TH</sup> HOUSE FOR EACH VILLAGE B-1 AND B-2, THE 165<sup>TH</sup> HOUSE FOR VILLAGE C AND THE 137<sup>TH</sup> HOUSE FOR VILLAGE D. THE LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN GOOD REPAIR THROUGHOUT THE LIFE OF THE PROJECT.

14. SEWER AND STORM DRAIN LIFT STATIONS:

THE DEVELOPER SHALL SUBMIT DETAILED PLANS, INCLUDING A SCREENING PLAN, OF THE SEWER AND STORM DRAIN LIFT STATIONS ASSOCIATED WITH THIS PROJECT FOR REVIEW AND APPROVAL BY THE ADMINISTRATOR OF THE COMMUNITY SERVICES DEPARTMENT 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.

16. TRAFFIC REPORT:

THE DEVELOPER SHALL PROVIDE A FINAL TRAFFIC REPORT FOR THE PROJECT FOR REVIEW AND APPROVAL BY THE ENGINEERING MANAGER PRIOR TO THE RECORDATION OF THE FIRST FINAL MAP FOR THIS PROJECT.

17. GEOTECHNICAL REPORT:

THE DEVELOPER SHALL PROVIDE A FINAL GEOTECHNICAL REPORT FOR THE PROJECT FOR REVIEW AND APPROVAL BY THE ENGINEERING MANAGER PRIOR TO THE RECORDATION OF ANY FINAL MAP FOR THIS PROJECT.

18. SANITARY SEWER REPORT:

THE DEVELOPER SHALL PROVIDE A FINAL SANITARY SEWER REPORT FOR THE PROJECT FOR REVIEW AND APPROVAL BY THE ENGINEERING MANAGER PRIOR TO THE RECORDATION OF ANY FINAL MAP FOR THIS PROJECT.

19. CAPACITY IMPROVEMENTS ON LA POSADA:

THE DEVELOPER SHALL BE RESPONSIBLE FOR CAPACITY IMPROVEMENTS ON LA POSADA DRIVE TO THE APPROVAL OF THE ENGINEERING MANAGER OF THE COMMUNITY SERVICES DEPARTMENT. THE ROADWAY CAPACITY IMPROVEMENT PLANS SHALL BE APPROVED PRIOR TO THE RECORDATION OF THE FINAL MAP THAT YIELDS 400 LOTS AND CONSTRUCTION SHALL BE COMPLETE PRIOR TO RECORDATION OF THE FINAL MAP THAT YIELDS 500 LOTS.

20. REGIONAL TRANSPORTATION COMMISSION:

THE DEVELOPER SHALL COMPLY WITH THE REGIONAL TRANSPORTATION COMMISSION'S (RTC'S) LETTER FROM PATRICE ECHOLA DATED JUNE 28, 2013 REGARDING THIS PROJECT TO THE APPROVAL OF THE ENGINEERING MANAGER OF THE COMMUNITY DEVELOPMENT DEPARTMENT AND THE REGIONAL TRANSPORTATION COMMISSION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PROJECT.

21. REGIONAL TRAIL CONSTRUCTION:

THE PORTION OF THE REGIONAL TRAIL CALLED OUT IN EXHIBIT 3-6 OF THE STONEBROOK PLANNED DEVELOPMENT HANDBOOK THAT IS WITHIN THE PHASE I DEVELOPMENT AREA SHALL BE CONSTRUCTED ALONG WITH THE ADJACENT RESIDENTIAL DEVELOPMENT. 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 D 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 BY THE 300TH RESIDENTIAL BUILDING PERMIT.

22. PATHWAY CONSTRUCTION:

THE PATHWAY CALLED OUT IN EXHIBIT 3-6 OF THE STONEBROOK PLANNED DEVELOPMENT HANDBOOK THAT IS WITHIN THE PHASE I DEVELOPMENT AREA SHALL BE CONSTRUCTED ALONG WITH THE ADJACENT RESIDENTIAL DEVELOPMENT. PLANS FOR THE CONSTRUCTION AND LANDSCAPING OF THE PATHWAY TRAIL SYSTEM 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. THE PATHWAY SYSTEM WITHIN THE PHASE I DEVELOPMENT AREA SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF THE HOUSE BUILDING PERMIT FOR VILLAGE A AT THE 30<sup>TH</sup> HOUSE PERMIT, 40<sup>TH</sup> HOUSE PERMIT FOR VILLAGE B-2 AND 40<sup>TH</sup> HOUSE PERMIT FOR VILLAGE B-1.

23. PARK SITE:

THE DEVELOPER SHALL COMPLY WITH EITHER OF THE FOLLOWING TWO OPTIONS FOR THE PARK SITE: OPTION 1: THE DEVELOPER SHALL PAY RESIDENTIAL CONSTRUCTION TAX AT THE TIME EACH INDIVIDUAL RESIDENTIAL PERMIT AND DEDICATE LAND TO THE CITY OF SPARKS FOR THE PARK SITE WITH THE FIRST FINAL MAP OF THE ADJACENT VILLAGE.

OPTION 2: THE DEVELOPER SHALL ENTER INTO A RESIDENTIAL CONSTRUCTION TAX AGREEMENT WITH THE CITY OF SPARKS FOR THE DEVELOPER TO CONSTRUCT THE PARK SITE. UNDER THIS OPTION, THE DEVELOPER SHALL SUBMIT PLANS FOR THE PARK WITH THE FIRST FINAL MAP OF THE ADJACENT VILLAGE AND CONSTRUCTION OF THE PARK SHALL BE COMPLETED BY THE 300<sup>TH</sup> RESIDENTIAL BUILDING PERMIT.

24. OPEN SPACE IMPROVEMENTS:

ALL OPEN SPACE IMPROVEMENTS WITHIN THE PHASE I DEVELOPMENT AREA SHALL BE COMPLETED IN CONJUNCTION WITH DEVELOPMENT OF PHASE I PRIOR TO THE ISSUANCE OF THE FINAL OF HOUSE PERMIT BY: 41<sup>TH</sup> HOUSE PERMIT IN VILLAGE A, 54<sup>TH</sup> HOUSE PERMIT FOR VILLAGE B-1, 54<sup>TH</sup> HOUSE PERMIT FOR VILLAGE B-2, 222<sup>ND</sup> HOUSE PERMIT FOR VILLAGE C AND 185<sup>TH</sup> HOUSE PERMIT FOR VILLAGE D. THE OPEN SPACE IMPROVEMENTS SHALL MEET THE REQUIREMENTS OF THE STONEBROOK PLANNED DEVELOPMENT HANDBOOK. ALL OPEN SPACE AREAS SHALL BE MAINTAINED BY THE STONEBROOK MAINTENANCE ASSOCIATION THROUGHOUT THE LIFE OF THE PROJECT.