

Conditions of Approval
PCN17-0057– STM17-0006
Kiley Ranch Phase 7 Village 9

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 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 344 UNIT SINGLE-FAMILY RESIDENTIAL SUBDIVISION (PHASE I) ON 64.95 ACRES.

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 DISTRICT HEALTH DEPARTMENT REQUIREMENTS 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. ARCHITECTURAL ELEVATION:

THE DEVELOPER SHALL PROVIDE THE ARCHITECTURAL ELEVATIONS FOR THE SINGLE FAMILY RESIDENTIAL UNITS THAT ARE TO BE CONSTRUCTED WITHIN VILLAGE 9 TO THE COMMUNITY SERVICES DEPARTMENT. THE ELEVATIONS MUST BE IN CONFORMANCE WITH THE KILEY RANCH NORTH PLANNED DEVELOPMENT HANDBOOK

PHASE 7 TO THE APPROVAL OF THE ADMINISTRATOR PRIOR TO ISSUANCE OF ANY BUILDING PERMIT.

8. 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.

9. 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 CITY ENGINEER PRIOR TO RECORDATION OF A FINAL MAP FOR THE PROJECT.

10. LANDSCAPING:

THE DEVELOPER SHALL PROVIDE THE FINAL LANDSCAPING PLANS FOR THE PROJECT INCLUDING THE AREA ALONG KILEY PARKWAY AND THE INTERNAL LANDSCAPE PLAN FOR THE AREAS FROM THE BACK OF CURB TO THE FRONT OF SIDEWALK (STREET IMPROVEMENTS), AND ENTRANCE (SITE IMPROVEMENTS), TO BE REVIEWED AND APPROVED BY THE ADMINISTRATOR OF THE COMMUNITY SERVICES DEPARTMENT PRIOR TO THE RECORDATION OF A FINAL MAP FOR VILLAGE 9.

11. STORM DRAIN:

STORM DRAINAGE SHALL BE PIPED FROM THE SITE (VILLAGE 9) TO THE WETLANDS TO THE EAST AND PROVIDE ACCESS ROADS. STORM DRAIN PIPE ON WINDMILL FARMS PARKWAY SHALL BE ROUTED INTO THE SUBDIVISION. THE STORM DRAIN PIPED SYSTEM SHALL CONVEY THE FIVE YEAR STORM EVENT. THE 100 YEAR STORM EVENT SHALL BE A COMBINATION OF PIPED AND SURFACE FLOWS. THE DEVELOPER SHALL SUBMIT DETAILED PLANS SHOWING THAT THE STORM DRAINAGE WILL BE PIPED, ELIMINATING ANY OPEN DITCH DRAINAGE ASSOCIATED WITHIN THIS PROJECT FOR REVIEW AND APPROVAL BY THE CITY ENGINEER PRIOR TO THE RECORDATION OF A FINAL MAP.

12. 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.

13. 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.

14. 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.

15. IMPROVEMENT OF KILEY PARKWAY:

THE DEVELOPER SHALL BE RESPONSIBLE FOR THE IMPROVEMENTS OF KILEY PARKWAY TO THE APPROVAL OF CITY ENGINEER. THE ROADWAY IMPROVEMENT PLANS SHALL BE APPROVED PRIOR TO THE RECORDATION OF THE FINAL MAP AND CONSTRUCTION SHALL BE COMPLETE PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE FIRST HOME. TWO MEANS OF ACCESS WILL BE REQUIRED THROUGHOUT THE DEVELOPMENT OF THE PROJECT TO THE APPROVAL OF THE FIRE MARSHAL.

16. IMPROVEMENTS OF LAZY FIVE PARKWAY:

THE DEVELOPER SHALL BE RESPONSIBLE FOR THE IMPROVEMENT OF LAZY FIVE PARKWAY FROM THE EXISTING TERMINUS TO THE EASTERN BOUNDARY OF KILEY RANCH NORTH PLANNED DEVELOPMENT, TO THE APPROVAL OF THE CITY ENGINEER. THE ROADWAY IMPROVEMENT PLANS (EITHER TWO LANES WITH RIGHT-OF-WAY FOR FOUR LANES OR FOUR LANES WITH WAIVERS FROM WASHOE COUNTY REGIONAL TRANSPORTATION COMMISSION) SHALL BE APPROVED PRIOR TO THE RECORDATION OF THE FINAL MAP AND CONSTRUCTION SHALL BE COMPLETE PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE FIRST HOME. TWO MEANS OF ACCESS WILL BE REQUIRED THROUGHOUT THE DEVELOPMENT OF THE PROJECT TO THE APPROVAL OF THE FIRE MARSHALL.

17. REGIONAL TRAIL CONSTRUCTION:

THE PORTION OF THE REGIONAL TRAIL LOCATED EAST OF THIS TENTATIVE MAP SHALL HAVE THE TIMING AND FINAL PLANS APPROVED PRIOR TO RECORDATION OF THE FINAL MAP. 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 9 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 TRAIL. 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 WITH EACH FINAL MAP.

18. REGIONAL TRAIL CONNECTION CONSTRUCTION:

THE CONNECTION TO THE REGIONAL TRAIL SHALL BE CONSTRUCTED AND LANDSCAPED INSTALLED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR ANY OF THE ADJACENT LOTS. THE REGIONAL TRAIL CONNECTION PLANS 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.

19. OPEN SPACE IMPROVEMENTS:

ALL OPEN SPACE IMPROVEMENTS WITHIN VILLAGE 9 SHALL BE COMPLETED IN CONJUNCTION WITH DEVELOPMENT OF ADJACENT PROPERTY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OF THE ADJACENT HOUSE. THE OPEN SPACE IMPROVEMENTS SHALL MEET THE REQUIREMENTS OF THE KILEY RANCH NORTH PLANNED DEVELOPMENT HANDBOOK PHASE 7. IT SHALL BE NOTED ON THE FINAL MAP THAT ALL OPEN SPACE AREAS SHALL BE MAINTAINED BY THE KILEY RANCH MAINTENANCE ASSOCIATION THROUGHOUT THE LIFE OF THE PROJECT.

20. FENCING:

FENCING SHALL COMPLY WITH THE KILEY RANCH NORTH PLANNED DEVELOPMENT HANDBOOK PHASE 7. THE LOCATION AND DESIGN OF THE FENCING SHALL BE APPROVED BY THE ADMINISTRATOR AT THE SAME TIME THE FINAL MAP IS SUBMITTED TO THE CITY OF SPARKS.