

Conditions of Approval
PCN18-0039 / STM18-0008
Galleria Square Townhomes

1. APPROVAL:

THE TENTATIVE MAP 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 32-UNIT TOWNHOME SUBDIVISION ON 3.1 ACRES.

4. DISTRICT HEALTH:

THE DEVELOPER SHALL COMPLY WITH DISTRICT HEALTH DEPARTMENT REQUIREMENTS PRIOR TO THE RECORDATION OF ANY 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 ANY FINAL MAP FOR THE PROJECT.

7. HYDROLOGICAL REPORT:

THE DEVELOPER SHALL SUBMIT 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 CITY ENGINEER PRIOR TO RECORDATION OF ANY FINAL MAP FOR THE PROJECT.

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8. LANDSCAPING:

THE DEVELOPER SHALL SUBMIT THE FINAL LANDSCAPING PLANS FOR THE PROJECT INCLUDING THE AREA ALONG GALLERIA PARKWAY AND THE INTERNAL LANDSCAPE PLAN FOR THE COMMON AREAS FOR REVIEW AND APPROVAL BY THE ADMINISTRATOR PRIOR TO THE RECORDATION OF ANY FINAL MAP. THE FINAL MAP SHALL STATE THAT THE HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF COMMON AREAS.

9. STORM DRAINS:

STORM DRAINAGE FACILITIES IN PUBLIC RIGHT-OF-WAY OR CONVEYING WATER FROM PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC AND MAINTAINED BY CITY OF SPARKS. STORM WATER FACILITIES IN PRIVATE STREETS THAT DO NOT CONVEY WATER FROM THE PUBLIC RIGHT-OF-WAY SHALL BE PRIVATE AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. THE FINAL MAP SHALL INCLUDE A NOTE TO THIS EFFECT.

10. FIRE DEPARTMENT:

THE DEVELOPER SHALL SHOW ON THE FINAL MAP COMPLIANCE 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 ANY FINAL MAP FOR THIS PROJECT. THE FIRE HYDRANTS WITHIN THE PROJECT SHALL BE PRIVATELY OWNED AND MAINTAINED AND SHALL BE SHOWN ON THE FINAL MAP IMPROVEMENT PLANS TO THE APPROVAL OF THE FIRE MARSHAL. THE AGREEMENT FOR MAINTENANCE OF THE PRIVATE HYDRANTS SHALL BE PROVIDED TO THE FIRE MARSHAL PRIOR TO RECORDATION OF THE FINAL MAP. THE STREET GEOMETRICS SHALL BE APPROVED BY THE FIRE MARSHAL AND CITY ENGINEER.

11. GEOTECHNICAL REPORT:

THE DEVELOPER SHALL SUBMIT 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.

12. SANITARY SEWER REPORT:

THE DEVELOPER SHALL SUBMIT A FINAL SANITARY SEWER REPORT FOR

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THE PROJECT FOR REVIEW AND APPROVAL BY THE CITY ENGINEER PRIOR TO THE RECORDATION OF ANY FINAL MAP FOR THIS PROJECT. THE FINAL MAP SHALL NOTE THAT THE SEWER FACILITIES SHALL BE PUBLIC AND MAINTAINED BY THE CITY OF SPARKS. THE DEVELOPER SHALL GRANT THE CITY OF SPARKS AN ACCESS EASEMENT FOR PUBLIC FACILITIES AS PART OF THE FINAL MAP.

13. OPEN SPACE IMPROVEMENTS:

ALL OPEN SPACE IMPROVEMENTS WITHIN THE PROJECT SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OF THE ADJACENT TOWNHOME(S). THE OPEN SPACE IMPROVEMENTS SHALL MEET THE REQUIREMENTS OF THE MF2 ZONING DISTRICT. IT SHALL BE NOTED ON THE FINAL MAP THAT ALL OPEN SPACE AREAS SHALL BE MAINTAINED BY THE LANDSCAPE MAINTENANCE ASSOCIATION OR THE HOME OWNERS ASSOCIATION THROUGHOUT THE LIFE OF THE PROJECT.

14. COST ESTIMATE REPORT:

THE DEVELOPER SHALL SUBMIT WITH THE FINAL MAP FOR REVIEW AND APPROVAL BY THE ADMINISTRATOR A REPORT ESTIMATING THE COSTS TO MAINTAIN, REPAIR, REPLACE, OR RESTORE ALL PRIVATELY-OWNED STREETS, SIDEWALKS, OR UTILITIES SERVING OR LOCATED WITHIN THE PROJECT FOR A PERIOD OF 30 YEARS. THIS REPORT SHALL INCLUDE AN ESTIMATE OF THE TOTAL ANNUAL ASSESSMENT THAT MAY BE NECESSARY TO COVER THE COST OF MAINTAINING, REPAIRING, REPLACING OR RESTORING THE PRIVATELY-OWNED STREETS, SIDEWALKS, OR UTILITIES AND A PLAN TO PROVIDE ADEQUATE FUNDING FOR THESE COSTS. THE REPORT MUST BE PREPARED BY A PERSON WHO IS REGISTERED AS A RESERVE STUDY SPECIALIST PURSUANT TO NRS CHAPTER 116A.

15. ARCHITECTURE:

THE ARCHITECTURE FOR THIS PROJECT SHALL COMPLY WITH THE DESIGN STANDARDS CONTAINED IN SMC 20.02.005 (RESIDENTIAL MULTI-FAMILY DISTRICTS (MF)) TO THE APPROVAL OF THE ADMINISTRATOR.