

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. DISTRICT HEALTH:

THE DEVELOPER SHALL COMPLY WITH THE DISTRICT HEALTH DEPARTMENT'S LETTER FROM BOB SACK DATED MARCH 6, 2017 REGARDING MIRAMONTE TOWNHOMES PRIOR TO THE RECORDATION OF A FINAL MAP FOR THIS PROJECT.

4. REGIONAL TRANSPORTATION COMMISSION:

THE DEVELOPER SHALL COMPLY WITH THE REGIONAL TRANSPORTATION COMMISSION'S LETTER FROM REBECCA KAPULER DATED MARCH 7, 2017 REGARDING MIRAMONTE TOWNHOMES PRIOR TO THE RECORDATION OF A FINAL MAP FOR THIS PROJECT.

5. 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.

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.

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7. DAMS ASSOCIATED WITH ACCESS ROADS:
THE DEVELOPER SHALL SUBMIT PLANS FOR THE CONSTRUCTION OF THE DAMS ASSOCIATED WITH THE ACCESS ROADS INTO THE PROJECT FOR REVIEW AND APPROVAL BY THE CITY ENGINEER AND THE STATE ENGINEER PRIOR TO THE RECORDATION OF A FINAL MAP FOR THE PROJECT.
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. PROJECT DESCRIPTION:
THE PROJECT APPROVAL IS LIMITED TO 448 TOWNHOME LOTS ON APPROXIMATELY 35 ACRES.
10. 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.
11. 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.
12. RESIDENTIAL ARCHITECTURE:
THE DEVELOPER SHALL SUBMIT FOR REVIEW AND APPROVAL BY THE ADMINISTRATOR THE ARCHITECTURE OF ALL SIDES OF ALL BUILDINGS INCLUDING BUILDING MATERIALS AND COLORS PRIOR TO RECORDATION OF THE FIRST FINAL MAP FOR THIS PROJECT.

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13. LANDSCAPE PLANS:

THE DEVELOPER SHALL SUBMIT LANDSCAPE PLANS FOR THE PROJECT FOR REVIEW AND APPROVAL OF THE ADMINISTRATOR PRIOR TO THE RECORDATION OF THE FINAL MAP FOR THIS PROJECT.

MAINTENANCE OF THE LANDSCAPING IN THE COMMON AREAS AND ALONG THE RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR HOMEOWNERS ASSOCIATION.

14. FIRE RESPONSE TIME:

AN ANALYSIS TO DETERMINE WHETHER THIS PROJECT MEETS THE 6 MINUTE RESPONSE TIME STANDARD SHALL BE CONDUCTED FOR REVIEW AND APPROVAL BY THE CITY ENGINEER AND THE FIRE CHIEF PRIOR TO THE RECORDATION OF THE FINAL MAP.

IF THE ANALYSIS DETERMINES THAT THIS PROJECT IS OUTSIDE THE 6 MINUTE RESPONSE TIME MITIGATION MEASURES SHALL SUBMITTED FOR REVIEW AND APPROVAL BY THE FIRE CHIEF PRIOR TO THE RECORDATION OF THE FINAL MAP.

15. AMENITIES:

THE DEVELOPER SHALL SUBMIT A PLAN AND LIST OF THE AMENITIES PROVIDED ON SITE IN COMPLIANCE WITH THE SPARKS MUNICIPAL CODE FOR REVIEW AND APPROVAL OF THE ADMINISTRATOR PRIOR TO THE RECORDATION OF THE FIRST FINAL MAP FOR THIS PROJECT.