

Conditions of Approval PCN14004 Tentative Map

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. PROJECT DESCRIPTION:

THE PROJECT APPROVAL IS LIMITED TO SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A MAXIMUM OF 41 SINGLE FAMILY RESIDENTIAL LOTS ON 117± ACRES.

3. 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 IN ACCORDANCE WITH NEVADA REVISED STATUTES (N.R.S.) 278.360.

4. 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 ISSUANCE OF A FINAL MAP FOR THE PROJECT.

5. STORM DRAINAGE:

THE DEVELOPER SHALL PROVIDE A FINAL HYDROLOGICAL REPORT FOR THE PROJECT IN CONFORMANCE WITH THE CITY'S HYDROLOGICAL CRITERIA AND DRAINAGE DESIGN MANUAL (HCDDM) FOR REVIEW AND APPROVAL BY THE COMMUNITY SERVICES DEPARTMENT PRIOR TO APPROVAL OF A FINAL MAP FOR ANY PORTION OF THE PROJECT.

6. GRADING PERMIT:

THE DEVELOPER SHALL SUBMIT A GRADING PLAN FOR THE PROJECT FOR REVIEW AND APPROVAL BY THE COMMUNITY SERVICES DEPARTMENT PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR THE PROJECT.

Conditions of Approval PCN14004 Tentative Map

7. ENGINEERING DIVISION:

THE DEVELOPER SHALL COMPLY WITH THE REQUIREMENTS OF THE ENGINEERING DIVISION INCLUDING BUT NOT LIMITED TO INSTALLING CURB, GUTTER, AND SIDEWALK TO THE ADJOINING PROPERTY SHOULD THE ENGINEERING DIVISION OF THE COMMUNITY SERVICES DEPARTMENT DEEM THIS NECESSARY.

8. 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.

9. PROJECT CONTACT:

THE DEVELOPER 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 THE PROJECT.

10. FIRE SPRINKLERS:

THE DEVELOPER SHALL INSTALL FIRE SPRINKLERS IN ALL 251 HOUSES WITHIN THE SUBDIVISION TO THE APPROVAL OF THE FIRE CHIEF. FIRE SPRINKLERS SHALL BE INSTALLED IN EACH HOUSE PRIOR TO FINAL INSPECTION AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE RESPECTIVE HOUSE. IN THE EVENT A NEW FIRE STATION IS CONSTRUCTED AND OPERATIONAL WHICH SERVICES THESE LOTS WITHIN THE 6 MINUTE RESPONSE TIME, FIRE SPRINKLERS MAY NOT BE REQUIRED SUBJECT TO THE FIRE CHIEF.

Conditions of Approval PCN14004 Tentative Map

11. FIRE HYDRANTS:

THE DEVELOPER SHALL SUBMIT A SITE PLAN CALLING OUT FIRE HYDRANT LOCATIONS FOR REVIEW AND APPROVAL BY THE FIRE CHIEF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE PROJECT. THE DEVELOPER SHALL INSTALL AND MAKE OPERATIONAL FIRE HYDRANTS TO THE APPROVAL OF THE FIRE CHIEF PRIOR TO COMBUSTIBLE MATERIALS BEING PLACED ON SITE TO THE APPROVAL OF THE FIRE CHIEF.

12. STREET SECTION

THE DEVELOPER SHALL MATCH THE STREET SECTION TO EXISTING RIGHT OF WAY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY UNIT TO THE APPROVAL OF THE ENGINEERING DIVISION OF THE COMMUNITY SERVICES DEPARTMENT.

13. EMERGENCY ACCESS

THE DEVELOPER SHALL MAINTAIN SUFFICIENT EMERGENCY ACCESS AND CIRCULATION THROUGHOUT THE PROJECT TO THE APPROVAL OF THE FIRE CHIEF.

14. AVIGATION EASEMENT:

THE DEVELOPER SHALL DEMONSTRATE AN AVIGATION EASEMENT HAS BEEN GRANTED TO AND ACCEPTED BY THE AIRPORT AUTHORITY OF WASHOE COUNTY TO THE APPROVAL OF THE ADMINISTRATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE PROJECT.

15. WASTE MANAGEMENT:

THE DEVELOPER SHALL OBTAIN A WILL SERVE LETTER FROM THE WASTE MANAGEMENT DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE PROJECT TO THE APPROVAL OF WASTE MANAGEMENT.

16. DISTRICT HEALTH DEPARTMENT:

THE DEVELOPER SHALL COMPLY WITH THE DISTRICT HEALTH DEPARTMENT'S LETTER REGARDING THIS PROJECT DATED FEBRUARY 12, 2014.

Conditions of Approval PCN14004
Tentative Map

17. UPPER HIGHLANDS AT CIMARRON EAST DEVELOPMENT STANDARDS MANUAL:
ALL DEVELOPMENT WITHIN THE AREA DESIGNATED AS THE UPPER HIGHLANDS AT
CIMARRON EAST SHALL COMPLY WITH THE APPROVED FINAL PLANNED DEVELOPMENT
HANDBOOK TO THE APPROVAL OF THE ADMINISTRATOR.