

PCN19-0017/ STM19-0002 CONDITIONS OF APPROVAL

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 CITY COUNCIL APPROVAL, UNLESS THE FINAL MAP OR SERIES OF FINAL MAPS HAS BEEN RECORDED IN ACCORDANCE WITH NRS 278.360.

3. PROJECT DESCRIPTION:

THE PROJECT APPROVAL IS LIMITED TO A 316-UNIT SINGLE-FAMILY RESIDENTIAL SUBDIVISION ON 65.7 ACRES.

4. DISTRICT HEALTH:

THE DEVELOPER SHALL COMPLY WITH DISTRICT HEALTH DEPARTMENT REQUIREMENTS PRIOR TO THE RECORDATION OF ANY 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 SUBMIT THE ARCHITECTURAL ELEVATIONS FOR THE SINGLE-FAMILY RESIDENTIAL UNITS THAT ARE TO BE CONSTRUCTED WITHIN VILLAGE 9 TO THE COMMUNITY SERVICES DEPARTMENT. THE ELEVATIONS FOR EACH PHASE MUST BE IN CONFORMANCE WITH THE KILEY RANCH NORTH PHASE 7 FINAL DEVELOPMENT HANDBOOK TO THE APPROVAL OF THE ADMINISTRATOR PRIOR TO RECORDATION OF THE FINAL MAP FOR THE PHASE.

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 ANY FINAL MAP FOR THE PROJECT.

9. 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.

10. LANDSCAPING:

THE DEVELOPER SHALL SUBMIT 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) FOR REVIEW AND APPROVAL BY THE KILEY DESIGN REVIEW COMMITTEE AND THE ADMINISTRATOR OF THE COMMUNITY SERVICES DEPARTMENT PRIOR TO THE RECORDATION OF ANY FINAL MAP FOR VILLAGE 9. THE FINAL MAP SHALL STATE THAT THE SUB-ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTAINENCE OF COMMON AREAS WITHIN VILLAGE 9.

11. 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, NOT CONVEYING WATER FROM PUBLIC RIGHT-OF-WAY, SHALL BE PRIVATE AND MAINTAINED BY THE VILLAGE 9 SUB-ASSOCIATION. THE FINAL MAP SHALL INCLUDE A NOTE TO THIS EFFECT.

12. 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 VILLAGE 9 SHALL BE SHOWN ON THE FINAL MAP IMPROVEMENT PLANS AS PRIVATE TO THE APPROVAL OF THE FIRE MARSHAL. THE FIRE MARSHAL SHALL BE PROVIDED WITH THE FINAL MAP THE AGREEMENT FOR MAINTENANCE OF THE PRIVATE HYDRANTS. THE STREET GEOMETRICS SHALL BE APPROVED BY THE FIRE MARSHAL AND CITY ENGINEER.

13. 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.

14. SANITARY SEWER REPORT:

THE DEVELOPER SHALL SUBMIT 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. 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.

15. IMPROVEMENT OF KILEY PARKWAY:

THE DEVELOPER SHALL BE RESPONSIBLE FOR THE IMPROVEMENTS OF KILEY PARKWAY TO THE APPROVAL OF THE 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 TO WINGFIELD HILLS ROAD:

THE DEVELOPER SHALL BE RESPONSIBLE FOR THE IMPROVEMENT OF WINGFIELD HILLS ROAD 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 OF CONSTRUCTION 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 AGREEMENT (IFA) AND AN IMPACT FEE CREDIT AGREEMENT WITH THE CITY OF SPARKS FOR THE DEVELOPER TO CONSTRUCT THE REGIONAL TRAIL. UNDER THE SECOND OPTION, THE DEVELOPER SHALL SUBMIT PLANS FOR THE REGIONAL TRAIL WITH THE ADJACENT VILLAGE AND CONSTRUCTION OF THAT SEGMENT OF THE REGIONAL TRAIL SHALL BE COMPLETED WITH EACH FINAL MAP.

18. REGIONAL TRAIL CONNECTION CONSTRUCTION:

CONNECTIONS 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 PHASE 7 FINAL DEVELOPMENT HANDBOOK. IT SHALL BE NOTED ON THE FINAL MAP THAT ALL OPEN SPACE AREAS SHALL BE MAINTAINED BY THE KILEY RANCH LANDSCAPE MAINTENANCE ASSOCIATION THROUGHOUT THE LIFE OF THE PROJECT.

20. FENCING:

FENCING SHALL COMPLY WITH THE KILEY RANCH NORTH PHASE 7 FINAL DEVELOPMENT HANDBOOK. 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.

21. 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 VILLAGE 9 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 FUNDING PLAN THAT MAY BE NECESSARY TO PROVIDE ADEQUATE FUNDING. THE REPORT MUST BE PREPARED BY A PERSON WHO HOLDS A PERMIT ISSUED PURSUANT TO NRS CHAPTER 116A.

22. LANDSCAPE MAINTENANCE ASSOCIATION:

THE KILEY LANDSCAPE MAINTENANCE ASSOCIATION (LMA) SHALL MAINTAIN ALL LANDSCAPE AND COMMON AREAS BORDERING VILLAGE 9 FOR THE LIFE OF THE PROJECT. A NOTE STATING SUCH SHALL BE PLACED ON ANY FINAL MAPS FOR VILLAGE 9.