

Conditions of Approval
PCN17-0020 – STM17-0004
Liam Court

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 NEVADA REVISED STATUTES (N.R.S.) 278.360.

3. DISTRICT HEALTH:

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

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 RECORDATION OF ANY FINAL MAP FOR THIS PROJECT.

5. 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.

6. CATCH BASIN:

THE EXISTING CATCH BASIN AT THE CORNER OF BRIA CIRCLE AND SPANISH SPRINGS ROAD SHALL BE DESIGNED AND BUILT TO ACCOMMODATE THE 5-YEAR STORMWATER FLOW.

7. VALLEY GUTTER:

A VALLEY GUTTER SHALL BE INSTALLED ALONG THE NORTHERN EDGE OF LIAM COURT TO CARRY THE STORMWATER FLOWS FROM BRIA CIRCLE TO THE WEST.

Conditions of Approval
PCN17-0020 – STM17-0004
Liam Court

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 A MAXIMUM OF 7 SINGLE FAMILY LOTS ON 1.96 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. SANITARY SEWER IMPROVEMENTS:
AN 8 INCH SANITARY SEWER LINE SHALL BE EXTENDED FROM THE SANITARY SEWER MANHOLE ON SPANISH SPRINGS ROAD TO SERVE THIS DEVELOPMENT.
13. SINGLE FAMILY HOME ARCHITECTURE:
THE DEVELOPER SHALL SUBMIT FOR REVIEW AND APPROVAL BY THE ADMINISTRATOR THE ARCHITECTURE OF ALL SIDES OF HOMES INCLUDING BUILDING MATERIALS AND COLORS PRIOR TO RECORDATION OF THE FINAL MAP.

Conditions of Approval
PCN17-0020 – STM17-0004
Liam Court

14. LANDSCAPE PLANS:

THE DEVELOPER SHALL SUBMIT LANDSCAPE PLANS FOR THE PROJECT ENTRANCE, STREETScape ALONG SPANISH SPRINGS ROAD AND BRIA CIRCLE, COMMON AREAS, AND TYPICAL FRONT YARD 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 RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR HOME OWNERS ASSOCIATION (HOA).

15. STREET IMPROVEMENTS:

STREET IMPROVEMENTS INCLUDING BUT NOT LIMITED TO A CURB RETURN AND ADA RAMP AT THE SOUTHEAST CORNER OF BRIA CIRCLE AND SPANISH SPRINGS ROAD AND AN ADA RAMP ON THE OPPOSITE SIDE OF SPANISH SPRINGS ROAD SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY ENGINEER PRIOR TO THE RECORDATION OF ANY FINAL MAP FOR THIS DEVELOPMENT.

16. FIRE PROTECTION:

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR EACH HOME, PLANS FOR THE INSTALLATION OF A RESIDENTIAL FIRE SUPPRESSION SYSTEM SHALL BE SUBMITTED FOR THE REVIEW AND APPROVAL BY THE FIRE DEPARTMENT.