

Exhibit B Conditions of Approval

1. Prior to the approval of each permit or final map, the applicant shall have an approved Sewerage Report in accordance with the Public Works Design Manual. Adequate access shall be provided for all sanitary sewer improvements per the Public Works Design Manual. All required on-site and off-site sanitary sewer improvements necessary to serve the project shall be complete and functional prior to the issuance of any certificate of occupancy.
2. All proposed on-site sewer facilities and improvements shall be privately owned and maintained and shall be designed and constructed, with adequate access, in accordance with the City's minimum standards as set forth in the Public Works Design Manual.
3. Prior to the approval of each permit or final map, the applicant shall have an approved Hydrology Report addressing on-site and off-site storm water flows and facility capacities for the pre-development and post-development site conditions.
4. On-site storm water management facilities and appurtenances will be privately owned and maintained. Adequate maintenance access shall be provided for all storm water management improvements per the Public Works Design Manual.
5. Site circulation design, traffic control devices, and operational characteristics of the site accesses, common use driveways, on-site drive aisles, emergency accesses, fire access lanes, pedestrian routes, sidewalks, and parking areas shall be in accordance with the Public Works Design Manual and shall meet with the approval of the City Fire and Community Development Departments.
6. The applicant shall provide sidewalks and demonstrate accessible and ADA compliant pedestrian routes from all adjacent public rights-of-way to the on-site buildings.
7. Prior to the approval of each permit or final map, the applicant shall demonstrate adequate street lighting exists or shall propose street lighting in accordance with City standards for the project entrances and adjoining properties.
8. Prior to the approval of each permit or final map, the applicant shall have a current City, RTC, and NDOT approved traffic study for the project. This study shall evaluate background and project traffic patterns, site accesses, and pedestrian routes and review of the roadway capacities, intersection levels of service for the roadway network included in the project. Prior to issuance of a certificate of occupancy for each phase, the applicant shall have all recommended roadway or intersection improvements completed.

9. Prior to approval of each permit or final map, the applicant shall provide a written response from RTC defining transit requirements for this project and shall dedicate rights-of-way or grant appropriate easements and construct transit improvement in accordance with RTC's requirements prior to the approval of any certificate of occupancy to the satisfaction of the Community Development Department staff.
10. Prior to approval of each permit or final map, the applicant shall demonstrate all necessary on-site and off-site easement vacations, relocations, and grants are complete or in place. These easements include, but are not limited to; project construction, site access and cross access, utility access, emergency access, maintenance access, sewer lines, surface drainage, storm drains, irrigation ditches, and utility improvements. All required access, sewer, storm drainage, and utility improvements shall be constructed prior to the issuance of any certificates of occupancy.
11. Prior to approval of each permit or final map, the applicant shall have plans approved and shall obtain associated encroachment and excavation permits. Additionally, the applicant shall provide necessary dedications for rights-of-way and/or public use easements for the roadway, sidewalk, and pedestrian ramp improvements proposed along each project frontage.
12. Prior to the approval of each permit, the applicant shall have a preconstruction meeting and an approved Construction Management Plan. This plan shall include provisions for on-site and off-site construction material storage, employee parking and construction activity phasing and staging. The plan shall also depict the proposed construction transportation and delivery routes within the project vicinity. Access to adjacent businesses and properties shall be maintained during construction.
13. Prior to approval of each permit or final map, the applicant shall develop a rehabilitation plan in conjunction with requirements established by engineering staff to determine the extents and nature of upgrades, repairs, renovations, or reconstruction of the pavement structure and surface for the roadways identified as construction transportation and delivery routes within the project vicinity as depicted in the Construction Management Plan and all updates thereto. The rehabilitation plan shall establish milestone traffic generating occupancies for completion of the required roadway rehabilitation. Prior to the issuance of any certificate of occupancy associated with the improvements required by the rehabilitation plan, the applicant shall complete all pavement structure and roadway surface improvements necessary to sustain minimum roadway functional classifications within the project vicinity resulting from construction and project traffic impacts. The applicant shall replace all roadway markings and striping affected or displaced by the pavement improvements.

14. Prior to the approval of each permit or final map, the applicant shall comply with the Quality Assurance Program as set forth in the Public Works Design Manual, Chapter VI, titles "Inspection, Testing and Verification" and "Quality Assurance Program."
15. Prior to performing any work within the McCarran Boulevard ROW, applicant shall obtain NDOT encroachment permit.
16. Prior to approval of each permit or final map, the applicant shall have a site plan review and obtain approval of final grading plans.

Utility Corridor Setbacks

17. All building and site improvements proposed adjacent the onsite utility corridors shall be consistent with the utility corridor set backs contained in the Truckee Meadows Regional Plan.

Emergency Access Gate

18. Prior to approval of the first site plan review or tentative map as applicable, the applicant shall have plans approved to install an emergency access gate at or near the south end of Leadership Parkway to the satisfaction of City Fire staff and in consultation with US Forest Service staff. The type of gate, its' location, ownership, maintenance responsibility and operational characteristics shall also be determined.

Cultural Resources

19. At least 48 hours prior to any initial ground disturbance, the project representatives shall notify the Reno-Sparks Indian Colony (RSIC) Cultural Resources Program (775) 785-1363 in order for the Colony to provide a qualified Native American monitor, at the Colony's expense, to be on site during any and all initial ground disturbance for the purpose identifying any unanticipated discovery of cultural resources.

If any Native American cultural resources are discovered during the initial ground disturbance activity or anytime thereafter, the monitor will be allowed to inspect all cultural resources (along with the qualified project staff and archaeologist) and the site to determine the extent of the discovery.

The RSIC is requesting there be no scientific study or destructive analysis on any cultural items or human remains that are discovered or removed from this proposed project site.

Unless prohibited by applicable laws, the RSIC will have the opportunity to remove and secure ownership of any Native American cultural resources for the purpose of preservation and education.

Discovery of Human Remains

20. In the event that Native American human remains and associated funerary objects are discovered, the RSIC Cultural Resource Program (775) 785-1363 will be notified within one (1) hour of discovery.

The RSIC Cultural Resource Program will be a part of the initial and subsequent discussions with any State, County, Federal and local representatives of any unanticipated discovery of human remains and associated funerary objects.

In the event that Native American human remains must be recovered or removed, the RSIC respectfully asks authorization to take care of this in a culturally sensitive manner, abiding by all State, Federal and Tribal laws. This will ensure the RSIC's spiritual and cultural responsibility and respect to the human remains. This will also address confidentiality of the reburial.