

process for Individual Residential Projects includes approval of a Tentative Map and a Final Map. The process consists of three distinct, but inter-related phases:

- 1) The first phase is the pre-application process. It is during this phase that the Project Applicant becomes familiar with the application requirements and obtains feedback on preliminary design ideas from the SAC and the city.
- 2) The second phase consists of both the SAC and the City of Sparks Tentative Map process
- 3) The third phase is the Final Map approval process by the SAC and the City of Sparks.

It is incumbent upon the Project Applicant to become familiar with the SAC and City review process and application requirements.

2.2.5 Permitted Unit Transfers

The Stonebrook "Master Plan" set forth on Exhibit 1-3 of this Handbook, designates several "bubble" areas for residential or mixed residential/commercial uses (each a "Master Plan Area"). The number of dwelling units allowed within any specific village has been allocated based upon a combination of approved tentative maps and final maps (Villages A, B, C, D, E, F and G) as of the date of this amendment, in addition to previously identified units based upon the approved 2005 Stonebrook handbook. The projected number of remaining units is generally less than the underlying City of Sparks Comprehensive Plan designations for each village. The intent of this section is to allow for flexibility of design and to allow for reallocation or transferring of units between residential villages. Future subdivisions or multifamily properties may have more or less units than identified in Table 2-1 below. With each tentative map or administrative review, as applicable, the applicant shall provide an accounting of remaining units to demonstrate the increase or reduction in the proposed project. At no time shall the number of dwelling units for any given village exceed the allowable density of the underlying City of Sparks Comprehensive Plan designation.

Table 2-1: Unit Allocations

Village	Comprehensive Plan Designation	Stonebrook Designation	Maximum Allowable Density	Unit Allocation
A	LDR	LDR	6 DU/AC	45
B-1	LDR	LDR	6 DU/AC	60
B-2	LDR	LDR	6 DU/AC	60
C	IDR	LMDR	10 DU/AC	231
D	LDR	LDR	6 DU/AC	198
E	LDR	LDR	6 DU/AC	107
F	LDR	LDR	6 DU/AC	108
G	IDR	LMDR	10 DU/AC	252
AA	IDR	LMDR	10 DU/AC	206
BB	IDR	LMDR	10 DU/AC	205
CC	LDR	LDR	6 DU/AC	68
SUBTOTAL				1,540
DD	IDR	LMDR	10 DU/AC	127
EE	IDR	LMDR	10 DU/AC	171
MDR	MF24	MDR	24 DU/AC	297
SUBTOTAL				595
TOTAL				2,135

WEST

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Denver Street Apartments, LLC
95 West 100 South # 340
Logan, Utah 84321

November 26, 2019

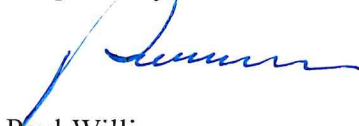
City of Sparks
Community Services Department
431 Prater Way, Sparks NV 89431

Attn: Ian Crittenden
Re: Stonebrook West Tentative Map Application

Ian,

Denver Streets Apartments, LLC (Denver Streets) is the owner of the project known as Stonebrook West. The purpose of this letter is to inform the City that Denver Streets is planning on transferring density from the parcels with the IDR (Intermediate Density Residential) to the parcel with the MF (Multi Family) designation. With this density transfer the MF parcel will include 370-410 multifamily units and the IDR parcels will include 170-185 single family units. The total number of units allowed in the Stonebrook Design Standards for these two parcels is 595 units. The total number of units with the density transfer will not exceed 595 units.

Respectfully,



Paul Willie
Manager, Denver Streets Apartments, LLC