


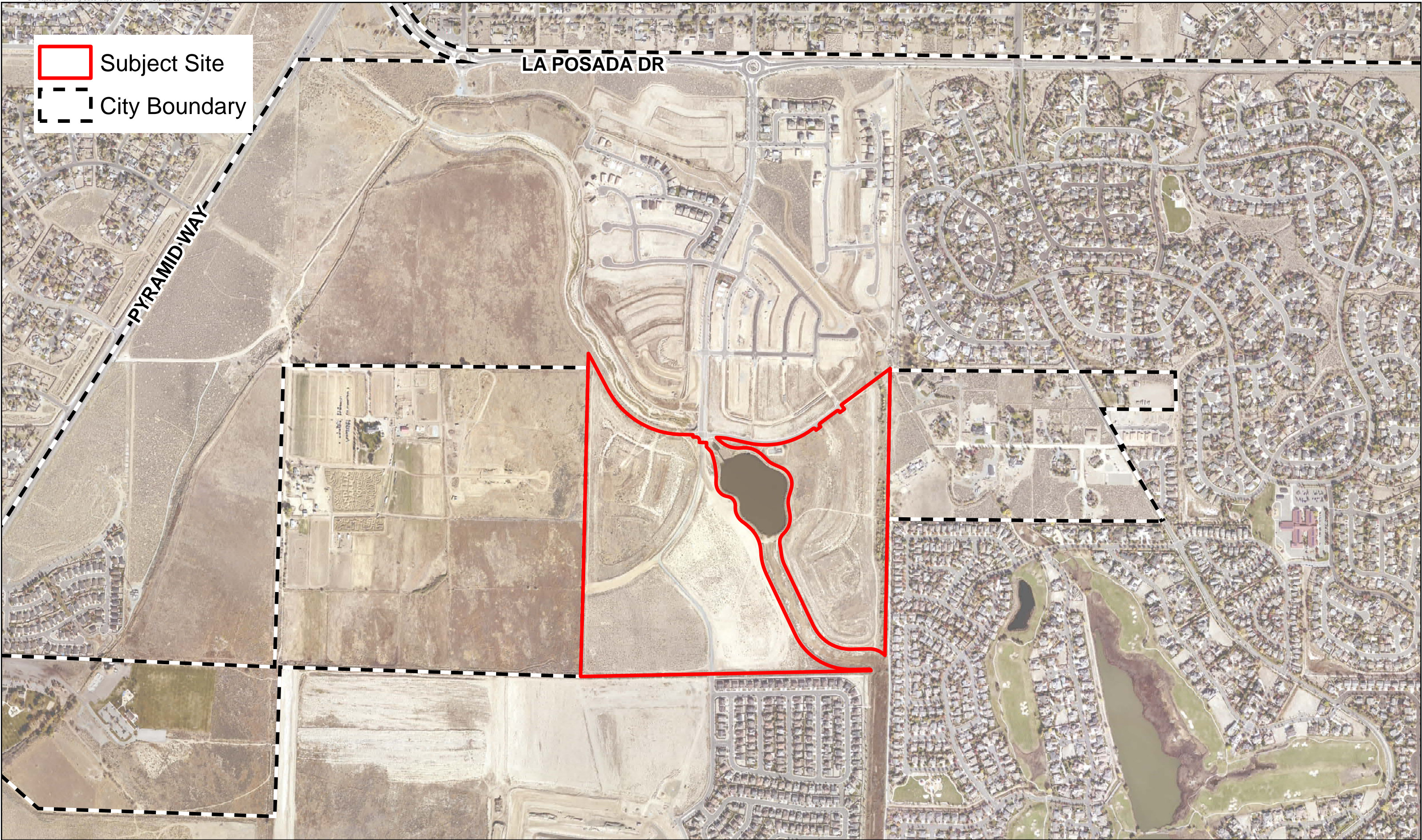
Subject Site



City Boundary

LA POSADA DR

PYRAMID WAY





# PHASING PLAN STONEBROOK PHASE 2

SPARKS CITY, NEVADA  
JANUARY, 2018

## DEVELOPMENT STATS

1- VILLAGE E (7,000 SF - 70x105) = ±99 LOTS  
2- VILLAGE F (6,000 SF - 60x105) = ±108 LOTS  
3- VILLAGE G-1-3 (4,500 SF - 45x105) = ±252 LOTS  
TOTAL LOTS = ±459  
±118 ACRES = 3.9 DU/AC





October 9, 2020

Mr. Kyle Collinsworth  
Toll NV Limited Partnership  
9433 Double Diamond Pkwy, Bldg 3  
Reno, NV 89521

**Re: Stonebrook Deviation Application (PCN18-0007 / MIN20-0003) to deviate from the recreation area standards for townhomes set forth in Section 5.4.13.2 of the Stonebrook Design Standards and Regulations Handbook for Villages G2-A and G2-B located in Phase 2 of the Stonebrook planned development. Phase 2 of the Stonebrook planned development totals approximately 118.45 acres in size and is generally located east of Pyramid Hwy and south of La Posada Drive, Sparks, Nevada in the NUD (New Urban District – Stonebrook Planned Development) zoning district.**

Dear Mr. Collinsworth,

On October 9, 2020, the Administrator of the Sparks Community Services Department reviewed your application for the Stonebrook deviation request described above.

After careful consideration of your request, your application has been approved as submitted subject to Conditions of Approval 1 through 4. As conditioned, the Administrator determined that the deviation will not impair the purposes of the zoning district.

You may appeal this decision to the Sparks City Council within 10 days from the date of this letter. Please contact the Sparks City Clerk's office to do so.

If you have questions, please contact Ian Crittenden at 353-2338 or [icrittenden@cityofsparks.us](mailto:icrittenden@cityofsparks.us).

Sincerely,

*Ian Crittenden*

Ian Crittenden,  
Development Services Manager

Exhibits:

Exhibit 1 – Stonebrook Phasing Plan

Exhibit 2 - Conceptual Townhome Park Plan

**PCN18-0007 / MIN20-0003**  
**CONDITIONS OF APPROVAL**

**1. APPROVAL:**

THE DEVIATION IS APPROVED AS SUBMITTED AND CONDITIONED. ANY SUBSTANTIVE CHANGE SHALL REQUIRE REVIEW AND APPROVAL BY THE ADMINISTRATOR AS AN AMENDMENT TO THIS DEVIATION.

**2. EXPIRATION DATE:**

THE DEVIATION APPROVAL SHALL EXPIRE WITHIN FOUR (4) YEARS FROM THE DATE OF THIS LETTER UNLESS THE PERMITTED USE IS CONSTRUCTED OR THE BUILDING PERMIT IS DILIGENTLY PURSUED.

**3. PROJECT DESCRIPTION:**

THE DEVIATION APPROVAL IS LIMITED TO VILLAGES G2-A AND G2-B IDENTIFIED IN EXHIBIT 1.

**4. TOWNHOME RECREATION AREA:**

THE TOWNHOME RECREATION AREA SHALL INCLUDE A MINIMUM OF THREE RECREATION FEATURES LISTED IN EXHIBIT 2. THE THREE FEATURES MUST BE SELECTED FROM FEATURES ONE THROUGH FIVE LISTED IN EXHIBIT 2.

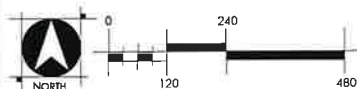
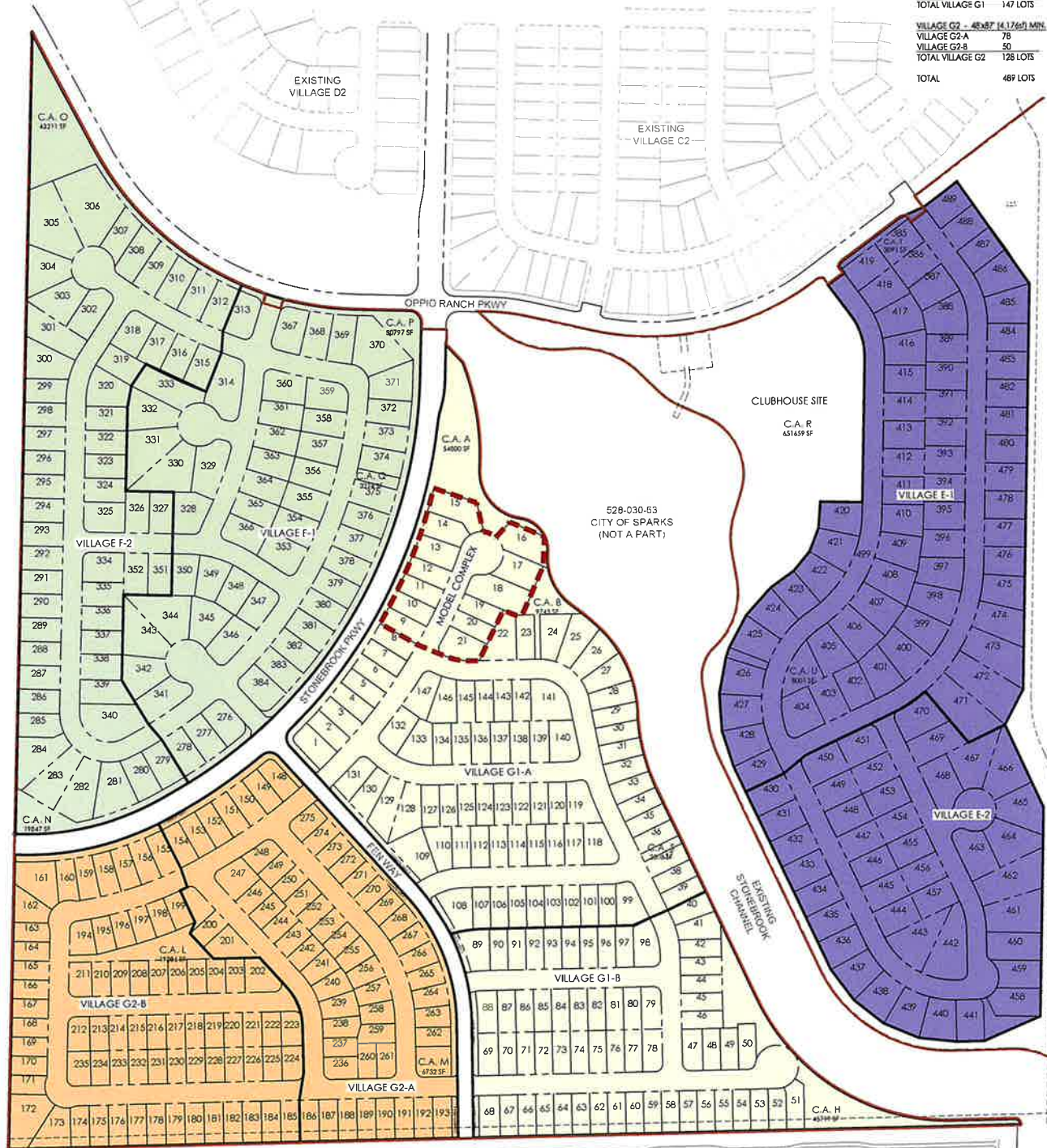


# LOTING AND PHASING EXHIBIT STONEBROOK PHASE 2

SPARKS, NEVADA  
SEPTEMBER, 2020

## LOTING STATISTICS:

VILLAGE E - 70x105 (7,350sf) MIN.	
VILLAGE E-1	44
VILLAGE E-2	41
TOTAL VILLAGE E	105 LOTS
VILLAGE F - 60x105 (6,300sf) MIN.	
VILLAGE F-1	53
VILLAGE F-2	56
TOTAL VILLAGE F	109 LOTS
VILLAGE G1 - 45x105 (4,725sf) MIN.	
VILLAGE G1-A	88
VILLAGE G1-B	59
TOTAL VILLAGE G1	147 LOTS
VILLAGE G2 - 48x87 (4,176sf) MIN.	
VILLAGE G2-A	78
VILLAGE G2-B	50
TOTAL VILLAGE G2	128 LOTS
<b>TOTAL</b>	<b>489 LOTS</b>







# LEGEND

- |                                         |                                                     |                          |
|-----------------------------------------|-----------------------------------------------------|--------------------------|
| 1. CONCRETE WALK                        | 4. DECOMPOSED GRANITE BOCCE BALL COURT WITH BENCHES | 7. PASEO TREE            |
| 2. BENCH WITH OVERHEAD TRELLIS          | 5. ACTIVE ADULT FITNESS EQUIPMENT                   | 8. SPECIMEN TREE         |
| 3. GATHERING AREA WITH OVERHEAD TRELLIS | 6. ACCENT TREE                                      | 9. STREET TREE & PARKWAY |
|                                         |                                                     | 10. ACTIVITY LAWN        |



LANDSCAPE CHARACTER



ACTIVE ADULT AMENITIES



BOCCIE BALL COURT



PICNIC / GATHERING

SHADE AMENITIES

BENCH

EYEBROW TRELLIS