

Stonebrook Planned Development  
Subject Site  
City Boundary

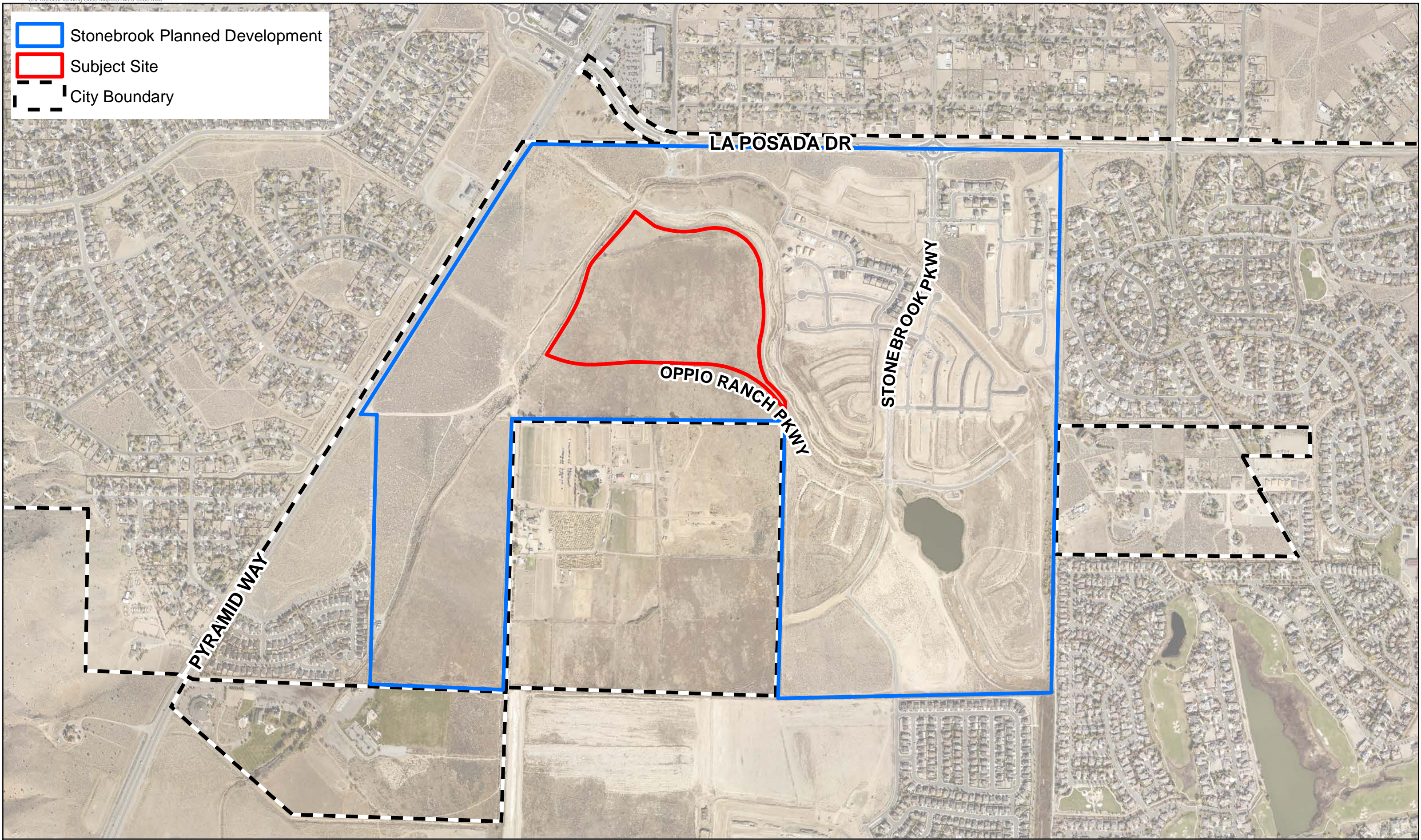






Exhibit 1-3  
Stonebrook Land Use Map



January 29, 2021

Mr. Jeff Dinkin  
Sparks Stonebrook, LLC  
12100 Wilshire Blvd., Suite 1750  
Los Angeles, CA 90025

**Re: Stonebrook Deviation Application (PCN20-0044 / MIN21-0001) to deviate from the minimum lot width standards for patio homes set forth in Section 5.5.1 of the Stonebrook Design Standards and Regulations Handbook for Villages AA and BB of the Stonebrook planned development. Villages AA and BB are located in Phase 3 of the Stonebrook planned development, total approximately 52.07 acres in size, and are 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. Dinkin,

On January 29, 2021, 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 – Tentative Map Identifying Patio Home Lots  
Exhibit 2 – Preliminary Architectural Elevations

**PCN20-0044 / MIN21-0001**  
**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:**

THIS DEVIATION APPROVAL SHALL EXPIRE WITHIN FOUR (4) YEARS FROM THE DATE OF THIS LETTER UNLESS A FINAL MAP ASSOCIATED WITH PCN20-0004/STM20-0008 HAS BEEN RECORDED IN ACCORDANCE WITH NEVADA REVISED STATUTES (N.R.S) 278.360. IF A FINAL MAP IS RECORDED IN COMPLIANCE WITH N.R.S. 278.360, THIS DEVIATION APPROVAL SHALL REMAIN VALID FOR THE DURATION OF THE TENTATIVE MAP FOR PCN20-0044/STM20-0008 PROVIDED THE TENTATIVE MAP FOR PCN20-0044/STM20-0008 DOES NOT EXPIRE.

**3. PROJECT DESCRIPTION:**

THE DEVIATION APPROVAL IS LIMITED TO PATIO HOME LOTS LOCATED WITHIN PHASE 3 STONEBROOK VILLAGE AA AND BB IDENTIFIED IN EXHIBIT 1.

**4. GARAGE DESIGN:**

THE DEVELOPER SHALL SUBMIT ARCHITECTURAL ELEVATIONS FOR PATIO HOMES THAT INCLUDE A MINIMUM OF THREE DISTINCT GARAGE DOOR STYLES THAT ARE CONSISTENT WITH EXHIBIT 2 FOR REVIEW AND APPROVAL BY THE ADMINISTRATOR PRIOR TO THE RECORDATION OF ANY FINAL MAP WITHIN STONEBROOK PHASE 3 VILLAGE AA AND BB.

# STONEBROOK PHASE 3 VILLAGE AA-BB TENTATIVE MAP TITLE SHEET

**OWNER/DEVELOPER:**  
SPARKS STONEBROOK LLC  
12100 WILSHIRE BLVD., SUITE 1750  
LOS ANGELES, CA 90025

**BASIS OF BEARINGS**

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), HIGH-ACCURACY REFERENCE NETWORK (NAVD EDNA HAINS, AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY WASHOE COUNTY CONTINUOUSLY OPERATING REFERENCE STATION (CORS) "SPARKS" AND "WESPANISH". THE BEARING BETWEEN CORP "SPARKS" AND CORP "WESPANISH" IS TAKEN AS NORTH 07°00'00" EAST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COORDINATE CONVERSION FACTOR = 1. THE COORDINATE SYSTEM SHOWN HEREIN IS IDENTICAL TO 11,000,170,000. THAT OF RECORD OF SURVEY NO. 1988, RECORDED FEBRUARY 1, 2001, AS FILE NO. 200208 IN OPION, RECORDS, WASHOE COUNTY, NEVADA.

**BASIS OF ELEVATION**

THE BASIS OF ELEVATION IS NAVD83, AS TAKEN FROM THE CITY OF SPARKS BENCHMARK NETWORK. BM#1 IS BENCH 1.1 OF BRASS CAP SET IN CONCRETE 1 FOOT NORTH OF "P" POST, 2 FEET NORTH OF RIGHT-OF-WAY FENCE, AND 1.5 FEET EAST OF EDGE PAVEMENT AT INTERSECTION OF CHINA DRIVE AND LA POSADA DRIVE 0.5 FEET ABOVE GROUND WITH A PUBLISHED ELEVATION OF 4821.7 FEET (NAVD83).



VICINITY MAP  
NOT TO SCALE

**SITE INFORMATION:**

**SITE PLAN FEATURES**  
SITE AREA = 32.07 AC  
TOTAL NUMBER OF LOTS = 256  
TOTAL LOT AREA = 28.61 AC  
RIGHT OF WAY AREA = 11.91 AC  
COMMON AREA = 11.57 AC  
PROJECT DENSITY  
GROSS DENSITY = 6.8

**LOT SUMMARY**  
MINIMUM LOT SIZE = 2,880 SQ. FT.  
MINIMUM LOT SIZE = 12,228 SQ. FT.  
AVERAGE LOT SIZE = 1,324 SQ. FT.  
MINIMUM ALLOWABLE LOT SIZE = 2,880 SQ. FT.

**ASSESSOR PARCEL NUMBER**  
528-030-59

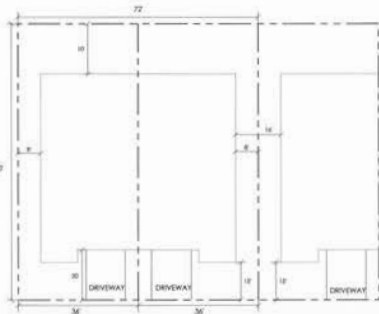
**LOT REQUIREMENTS**  
LINDER MINIMUM = 4,320 SQ. FT.  
TOWNHOME MINIMUM = 2,880 SQ. FT.  
LINDER WIDTH MINIMUM = 40 FT.  
TOWNHOME WIDTH MINIMUM = 36 FT.  
LOT DEPTH MINIMUM = 80 FT.

**ENGINEERS STATEMENT:**

I, SHARNEE A. DUNGAN, D.C. HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND WAS COMPLETED ON THE 18TH DAY OF DECEMBER, 2022.



TYPICAL LOT DETAIL (PATIO HOMES)



TYPICAL LOT DETAIL (DUPLEX)



SITE PLAN  
NOT TO SCALE

**SHEET INDEX**

SHEET NO.	DWG. ID.	DRAWING DESCRIPTION
1	T-1	TITLE SHEET
2	L-1	PRELIMINARY LOT AND BLOCK PLAN
3	L-2	PRELIMINARY LOT AND BLOCK PLAN
4	G-1	PRELIMINARY GRADING PLAN
5	G-2	PRELIMINARY GRADING PLAN
6	U-1	PRELIMINARY UTILITY PLAN
7	U-2	PRELIMINARY UTILITY PLAN
8	L-3	PRELIMINARY LANDSCAPE PLAN

STONEBROOK VILLAGE 3  
VILLAGE AA-BB  
TITLE SHEET

**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
1961 Corporate Boulevard  
Reno, NV 89502  
Tel 775.823.4066  
Fax 775.823.4066

# STONEBROOK PHASE 3 VILLAGE AA-BB

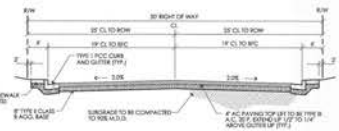
TENTATIVE MAP  
LOT AND BLOCK PLAN



STONEBROOK  
WEST  
528-020-26  
DENVER STREET  
APARTMENTS LLC

528-030-20  
WASHOE COUNTY  
SCHOOL DISTRICT

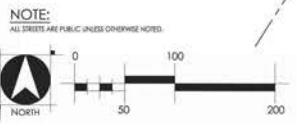
528-030-21  
SPARKS  
STONEBROOK LLC



## STONEBROOK VILLAGE 3 VILLAGE AA-BB LOT AND BLOCK PLAN

**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
1361 Corporate Boulevard Tel 775.823.4088  
Reno, NV 89502 Fax 775.823.4066

1407.064 DECEMBER, 2020  
SHEET LB-1 OF 8



NOTE:  
ALL STREETS ARE PUBLIC UNLESS OTHERWISE NOTED.

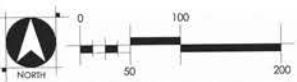


# STONEBROOK PHASE 3 VILLAGE AA-BB

TENTATIVE MAP  
LOT AND BLOCK PLAN



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528-030-21  
SPARKS  
STONEBROOK LLC

STONEBROOK CHANNEL  
528-030-59  
CITY OF SPARKS

STONEBROOK PHASE 2  
D-1

STONEBROOK PHASE 2  
D-2



STONEBROOK VILLAGE 3  
VILLAGE AA-BB  
LOT AND BLOCK PLAN

**WOOD RODGERS**  
BULLDOGS RELATIONSHIPS ONE PROJECT AT A TIME  
1361 Corporate Boulevard Tel 775.823.4068  
Reno, NV 89502 Fax 775.823.4066

1407.064 SHEET LB-2 OF 8  
DECEMBER, 2020



# STONEBROOK DUETS

SPARKS, NEVADA  
JANUARY 12, 2021

**Express**  
HOMES

*a D.R. Horton Company*

5588 LONGLEY LANE  
RENO, NV 89511  
775.856.8450

**SDG Architecture of Nevada**  
3361 Walnut Blvd, Suite 120  
Brentwood, CA 94513  
925.634.7000 | [sdgarchitectsinc.com](http://sdgarchitectsinc.com)







1453/1289 - CRAFTSMAN

1453/1453 - FARMHOUSE

1453/1289 - PRAIRIE

Stonebrook - Duets  
 Sparks, NV  
 January 12, 2021

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 HOMES  
 a D.R. Horton Company

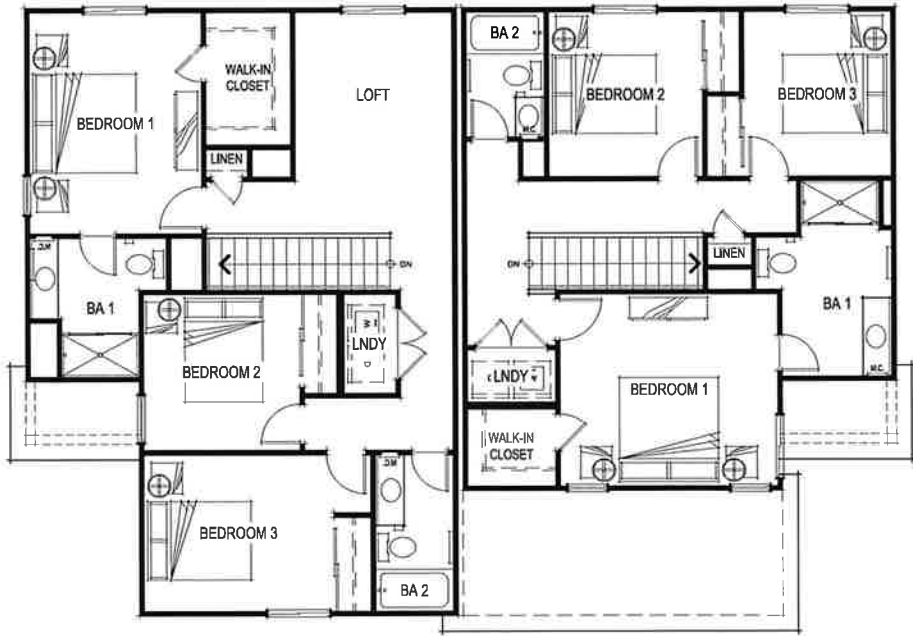
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CONCEPTUAL STREETSCAPE  
 01

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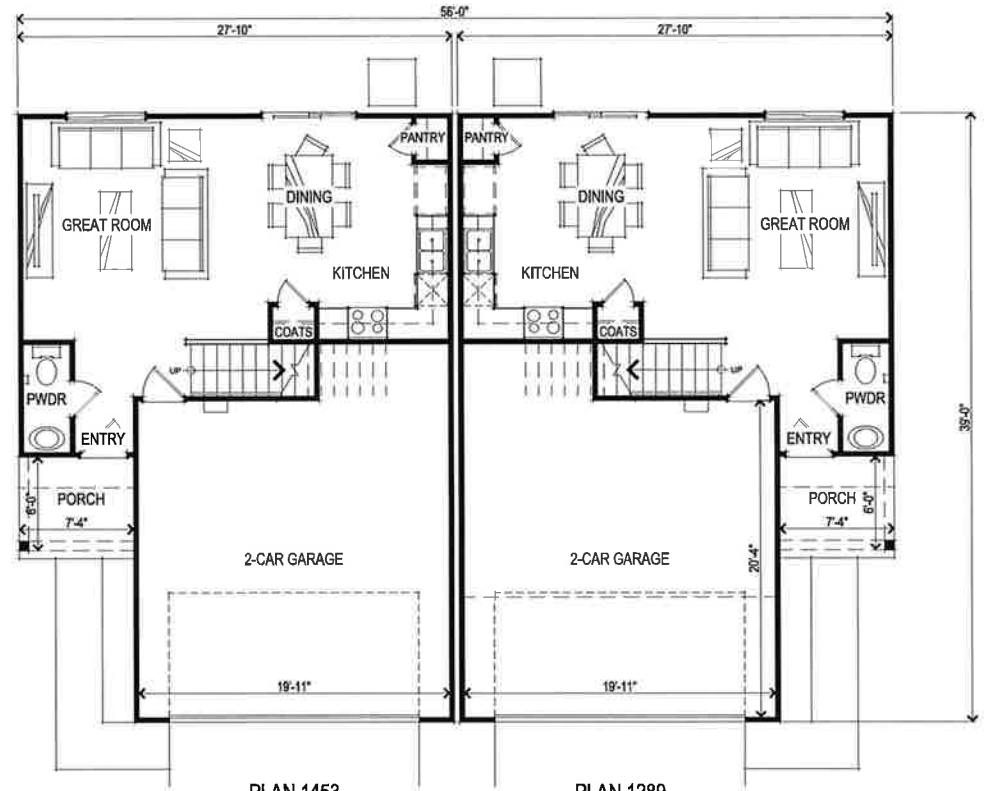




PLAN 1453 (3-BED)

PLAN 1289

SECOND FLOOR PLAN



PLAN 1453

PLAN 1289

FIRST FLOOR PLAN

SQUARE FOOTAGES	
FIRST FLOOR	508 SQ. FT.
SECOND FLOOR	945 SQ. FT.
TOTAL LIVING	1453 SQ. FT.
2-CAR GARAGE	453 SQ. FT.

SQUARE FOOTAGES	
FIRST FLOOR	508 SQ. FT.
SECOND FLOOR	781 SQ. FT.
TOTAL LIVING	1289 SQ. FT.
2-CAR GARAGE	453 SQ. FT.



Stonebrook - Duets  
Sparks, NV  
January 12, 2021

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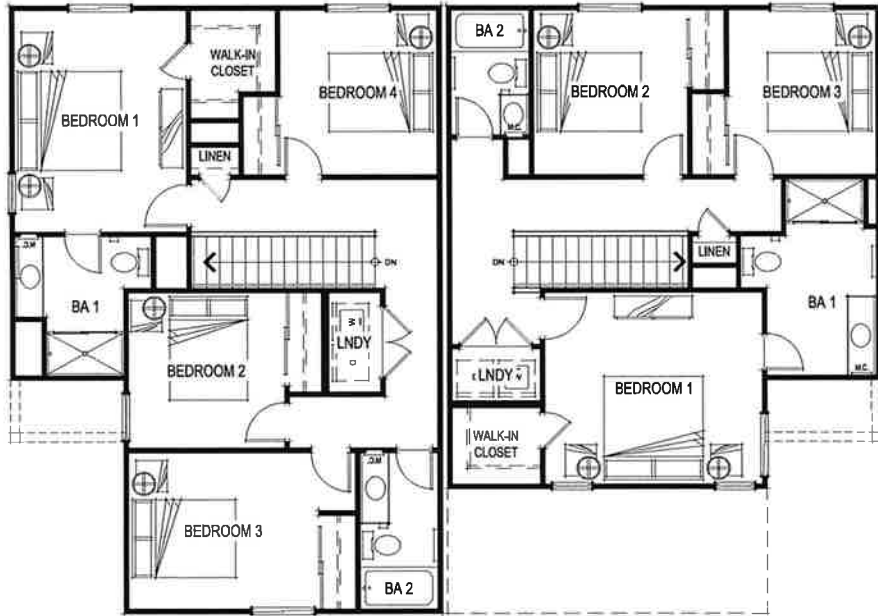
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FLOOR PLANS  
1453-1289-01





PLAN 1453 (4-BED)

PLAN 1289

SECOND FLOOR PLAN



Stonebrook - Duets  
 Sparks, NV  
 January 12, 2021



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ALT. SECOND FLOOR PLAN  
 1453-1289-01.1

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PLAN 1453

PLAN 1289  
PRAIRIE FRONT ELEVATION



PLAN 1453

PLAN 1289  
FARMHOUSE FRONT ELEVATION



PLAN 1453

PLAN 1289  
CRAFTSMAN FRONT ELEVATION



Stonebrook - Duets  
Sparks, NV  
January 12, 2021

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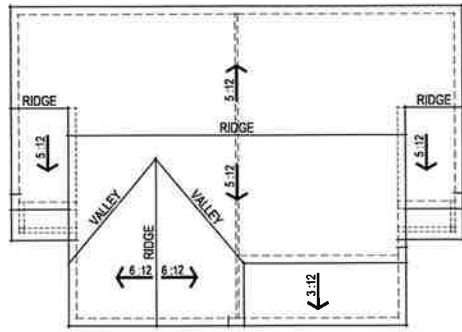
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FRONT ELEVATIONS  
1453-1289-02

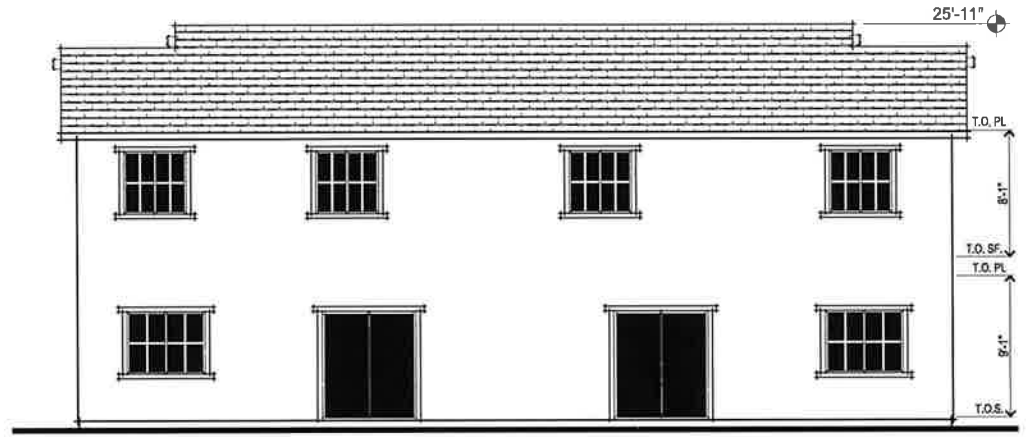
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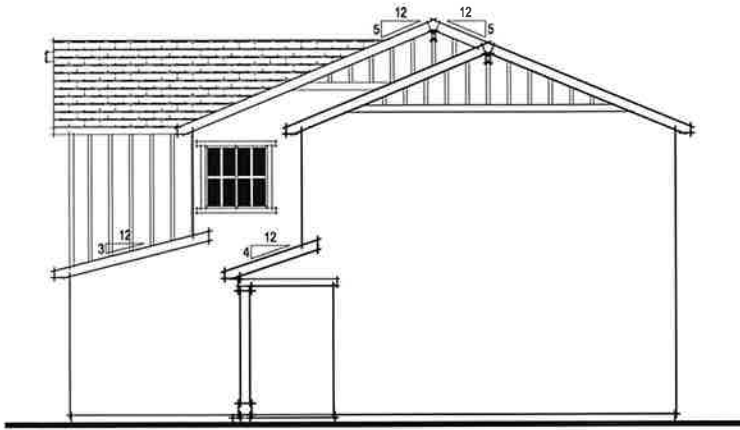




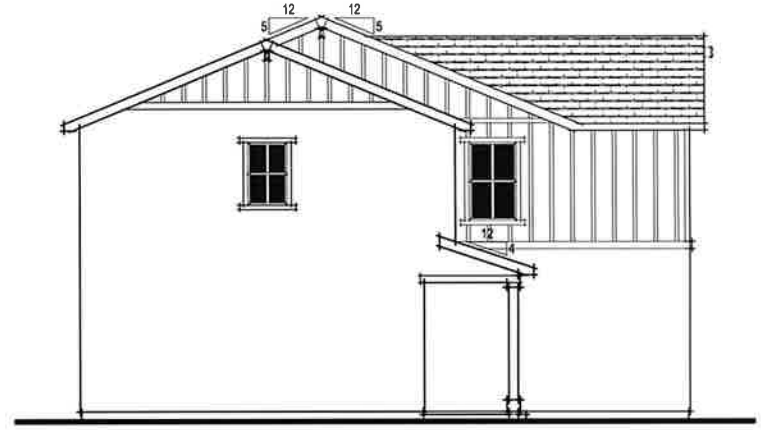
PLAN 1453 PLAN 1289  
FARMHOUSE ROOF PLAN



PLAN 1289 PLAN 1453  
FARMHOUSE REAR ELEVATION



PLAN 1289  
FARMHOUSE RIGHT ELEVATION



PLAN 1453  
FARMHOUSE LEFT ELEVATION



Stonebrook - Duets  
Sparks, NV  
January 12, 2021



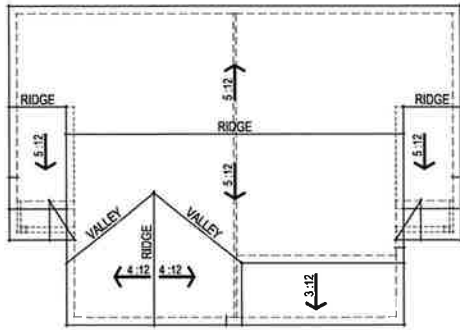
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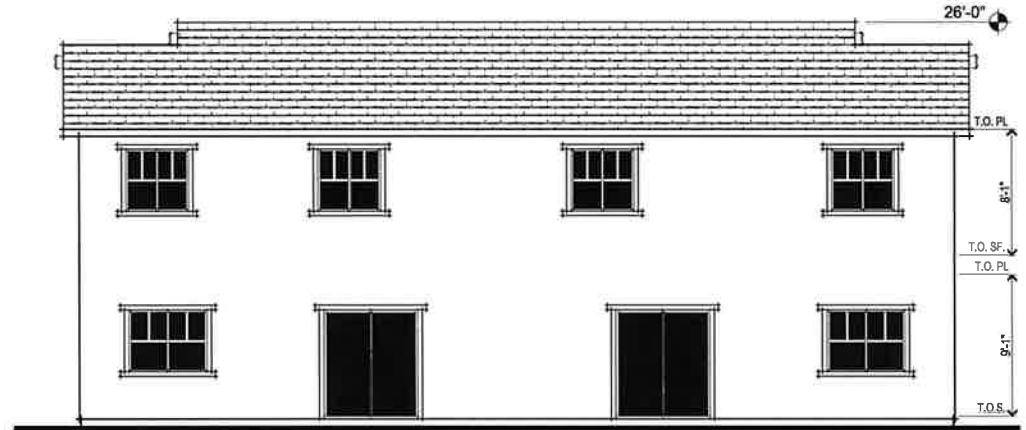
FARMHOUSE ELEVATIONS  
1453-1289-03

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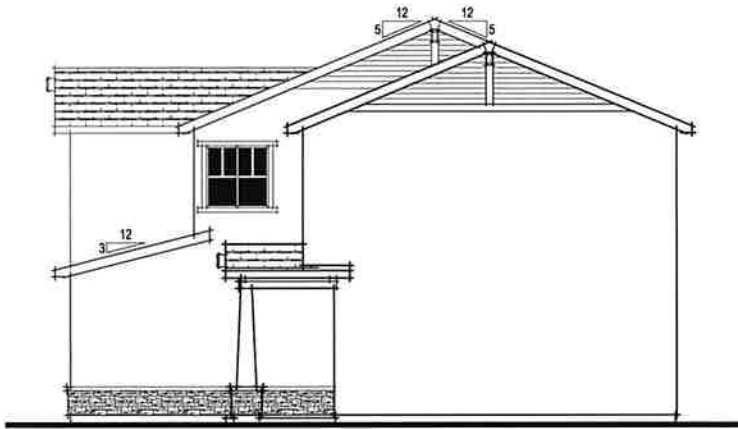




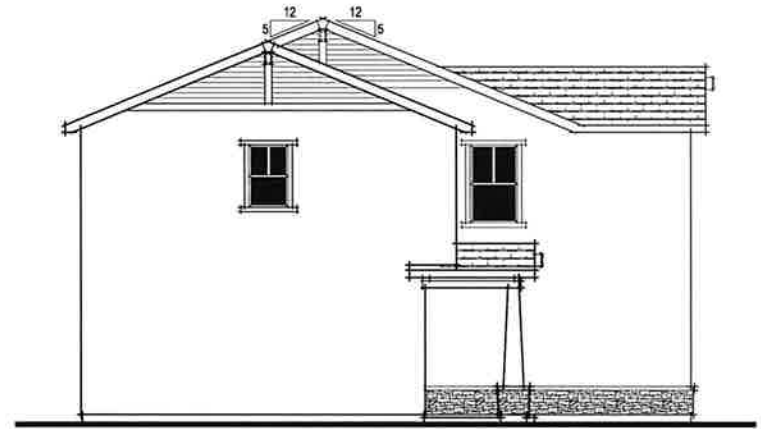
PLAN 1453 PLAN 1289  
**CRAFTSMAN ROOF PLAN**  
 0 2 4 6 8 16



PLAN 1289 PLAN 1453  
**CRAFTSMAN REAR ELEVATION**



PLAN 1289  
**CRAFTSMAN RIGHT ELEVATION**



PLAN 1453  
**CRAFTSMAN LEFT ELEVATION**  
 0 1 2 3 4 8

Stonebrook - Duets  
 Sparks, NV  
 January 12, 2021

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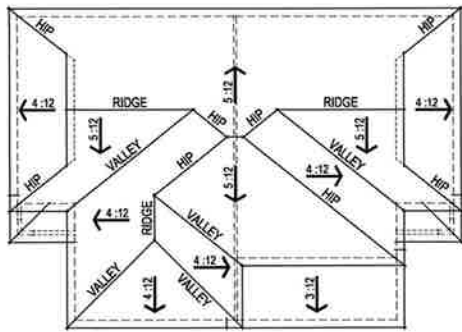
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**CRAFTSMAN ELEVATIONS**  
**1453-1289-04**

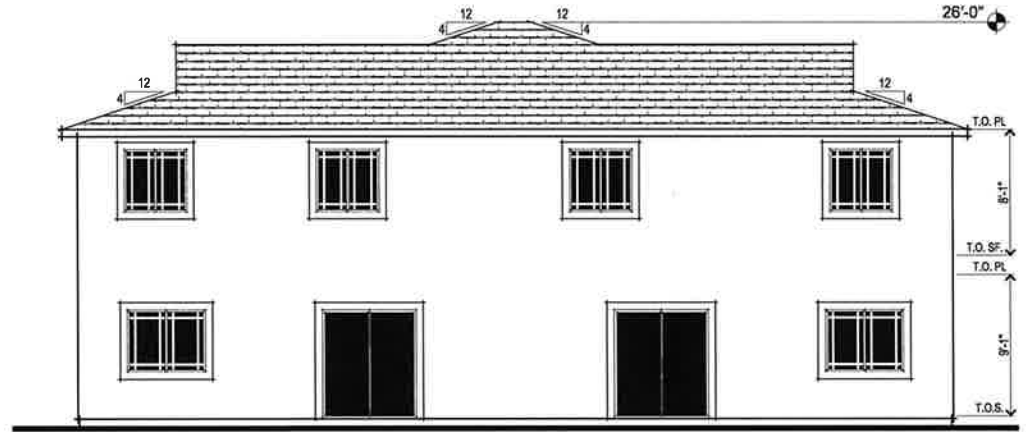
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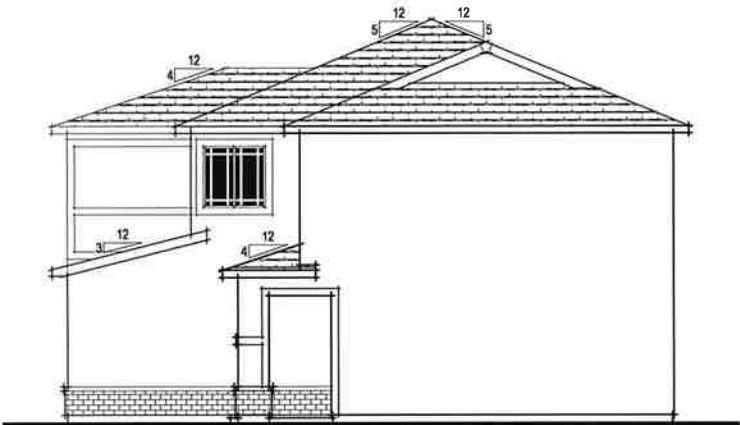




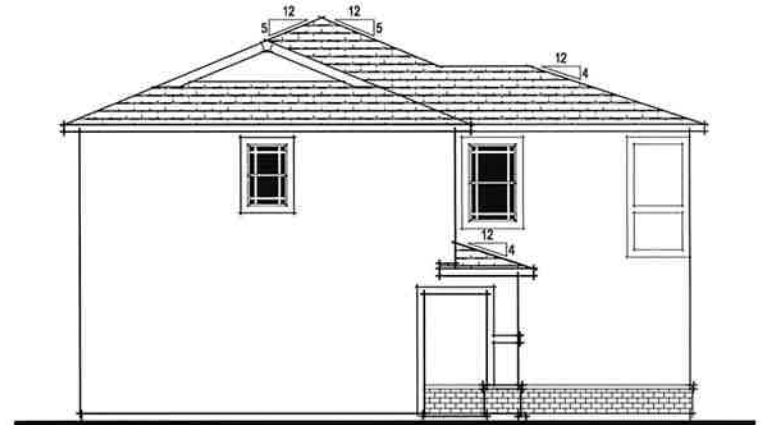
PLAN 1453      PLAN 1289  
**PRAIRIE ROOF PLAN**  
 0 2 4 6 8 16



PLAN 1289      PLAN 1453  
**PRAIRIE REAR ELEVATION**



PLAN 1289  
**PRAIRIE RIGHT ELEVATION**



PLAN 1453  
**PRAIRIE LEFT ELEVATION**

Stonebrook - Duets  
 Sparks, NV  
 January 12, 2021

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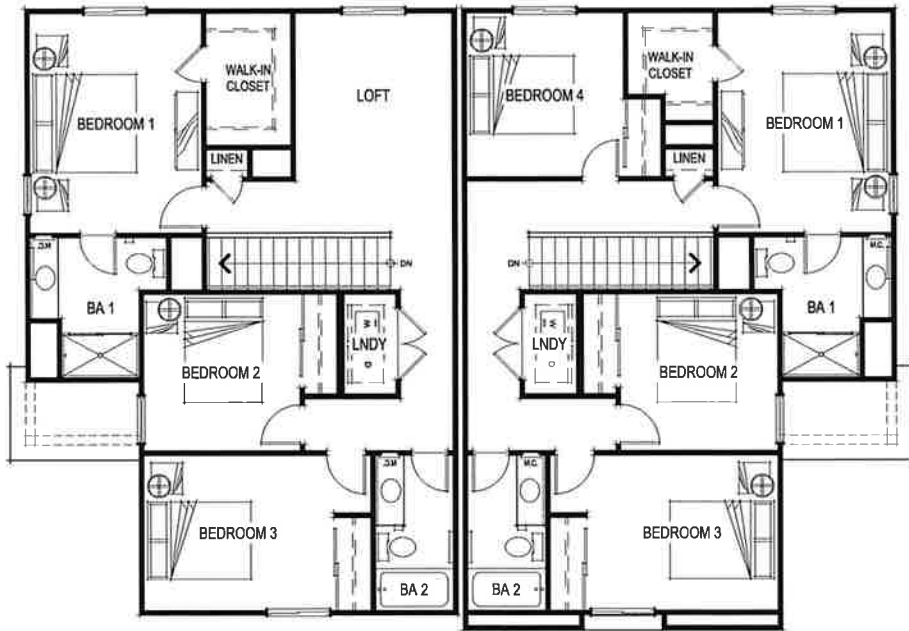
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**PRARIE ELEVATIONS**  
 1453-1289-05

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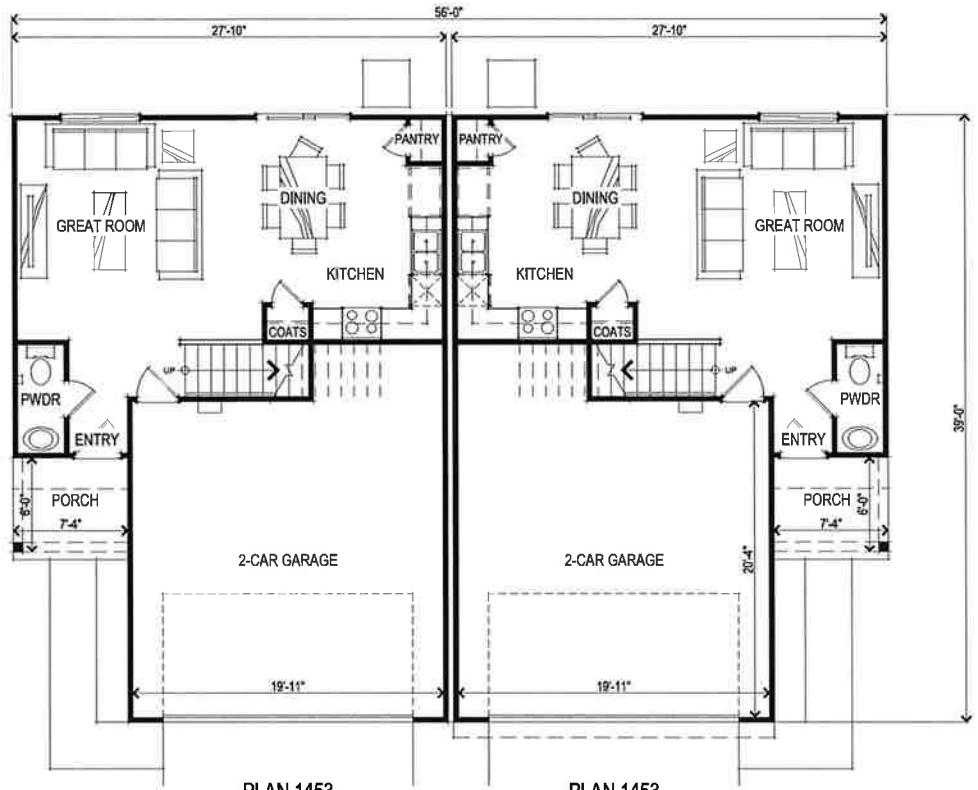




PLAN 1453 (3-BED)

PLAN 1453 (4-BED)

SECOND FLOOR PLAN



PLAN 1453

PLAN 1453

FIRST FLOOR PLAN

SQUARE FOOTAGES	
FIRST FLOOR	508 SQ. FT.
SECOND FLOOR	945 SQ. FT.
TOTAL LIVING	1453 SQ. FT.
2-CAR GARAGE	453 SQ. FT.

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Stonebrook - Duets  
Sparks, NV  
January 12, 2021

**Express**  
HOMES  
5888 LONGLEY LANE  
RENO, NV 89511  
775.858.8450  
a D.R. Horton Company

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FLOOR PLANS  
1453-1453-01

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Brenwood, CA 94513  
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PLAN 1453

PLAN 1453  
PRAIRIE FRONT ELEVATION



PLAN 1453

PLAN 1453  
FARMHOUSE FRONT ELEVATION



PLAN 1453

PLAN 1453  
CRAFTSMAN FRONT ELEVATION



Stonebrook - Duets  
Sparks, NV  
January 12, 2021

**Express**  
HOMES  
a D.R. Horton Company

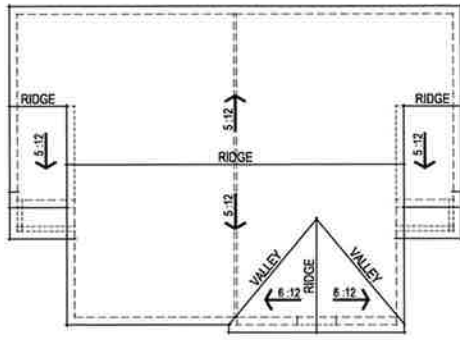
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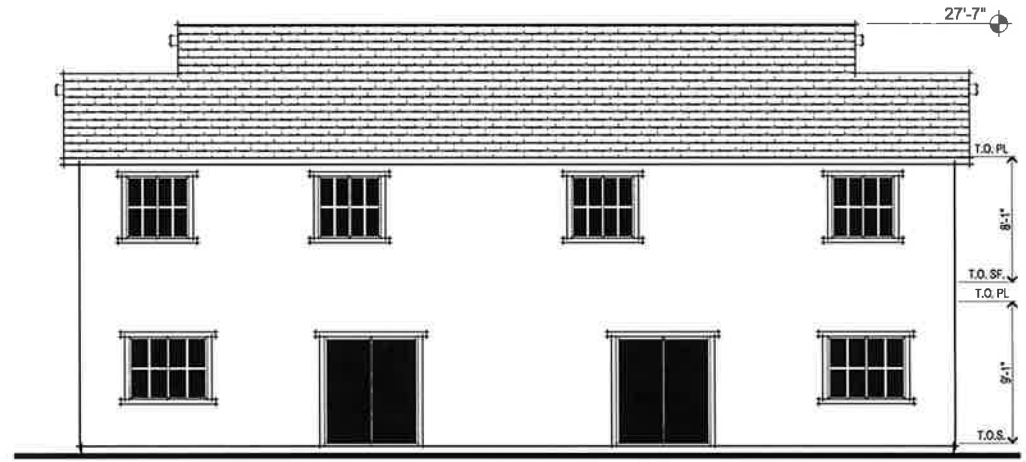
FRONT ELEVATIONS  
1453-1453-02

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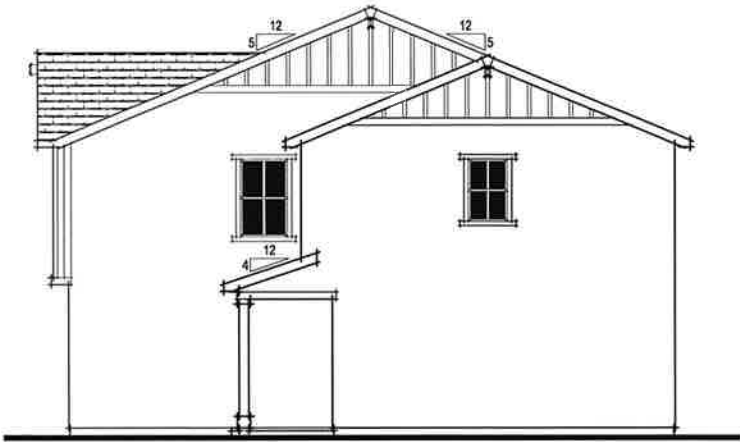




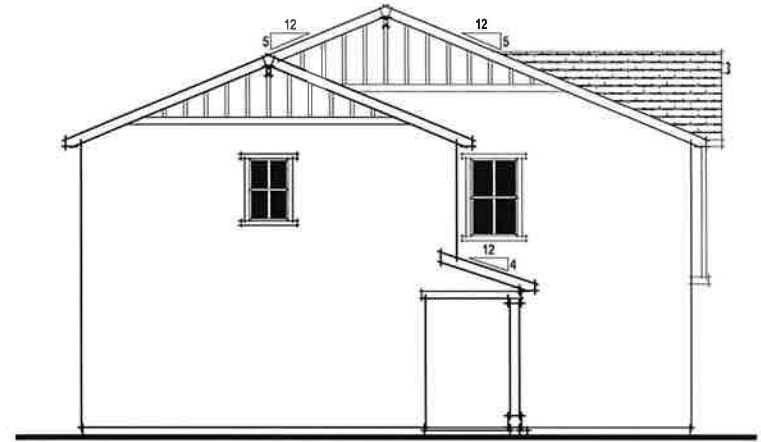
PLAN 1453 FARMHOUSE ROOF PLAN



PLAN 1453 FARMHOUSE REAR ELEVATION



PLAN 1453 FARMHOUSE RIGHT ELEVATION



PLAN 1453 FARMHOUSE LEFT ELEVATION

Stonebrook - Duets  
Sparks, NV  
January 12, 2021

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HOMES  
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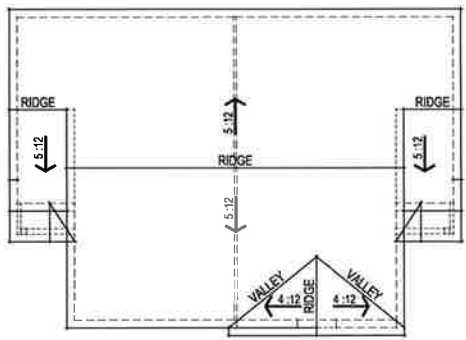
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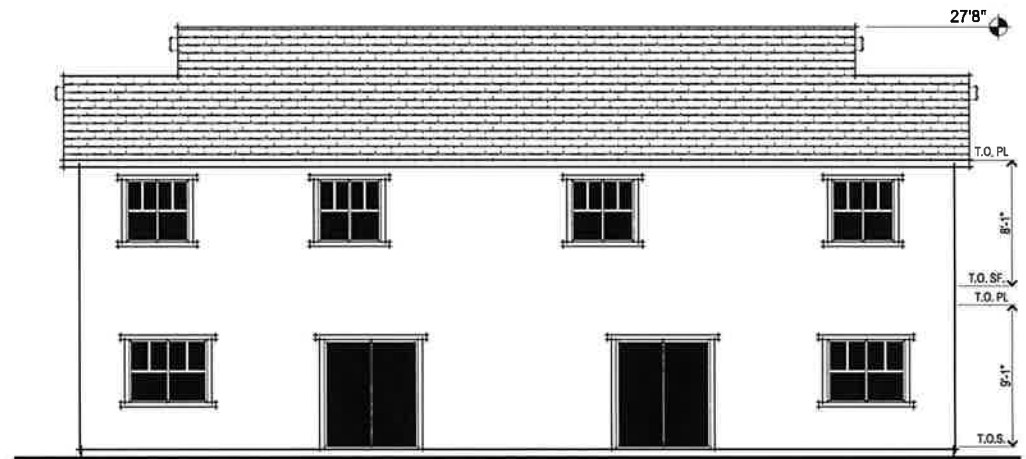
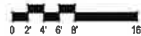
FARMHOUSE ELEVATIONS  
1453-1453-03

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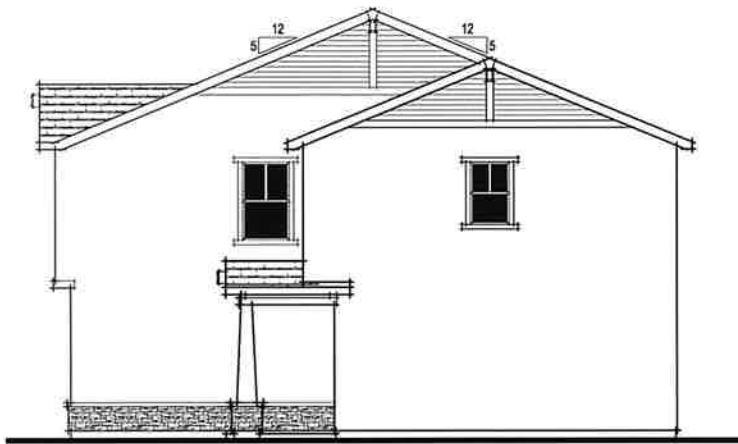




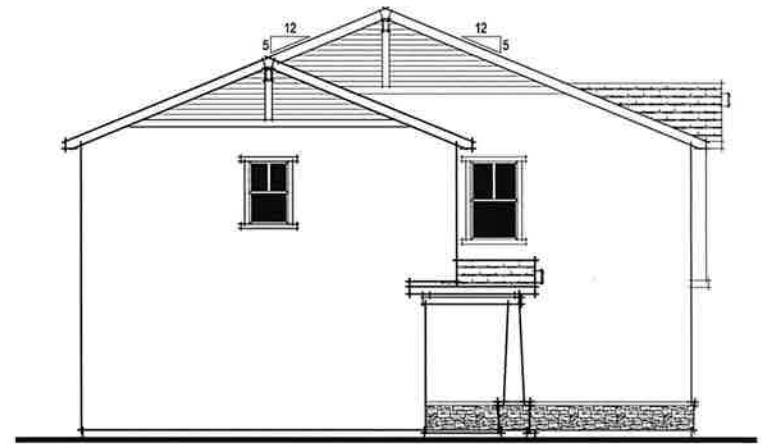
PLAN 1453 PLAN 1453  
CRAFTSMAN ROOF PLAN



PLAN 1453 PLAN 1453  
CRAFTSMAN REAR ELEVATION



PLAN 1453  
CRAFTSMAN RIGHT ELEVATION



PLAN 1453  
CRAFTSMAN LEFT ELEVATION



Stonebrook - Duets  
Sparks, NV  
January 12, 2021



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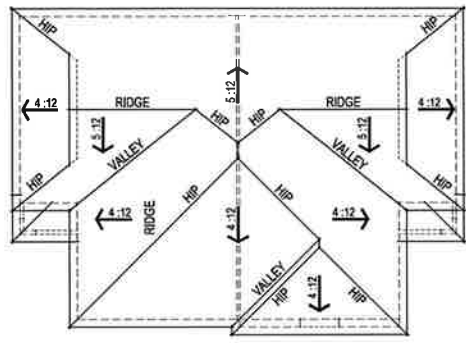
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CRAFTSMAN ELEVATIONS  
1453-1453-04

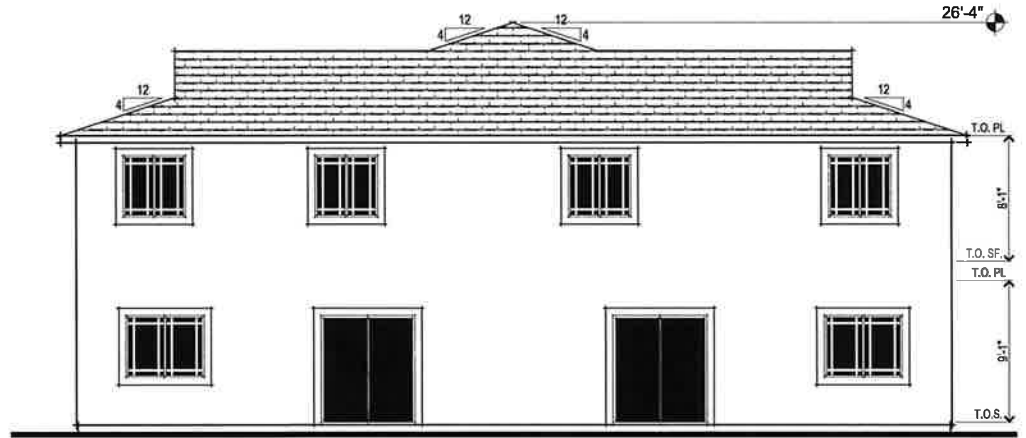
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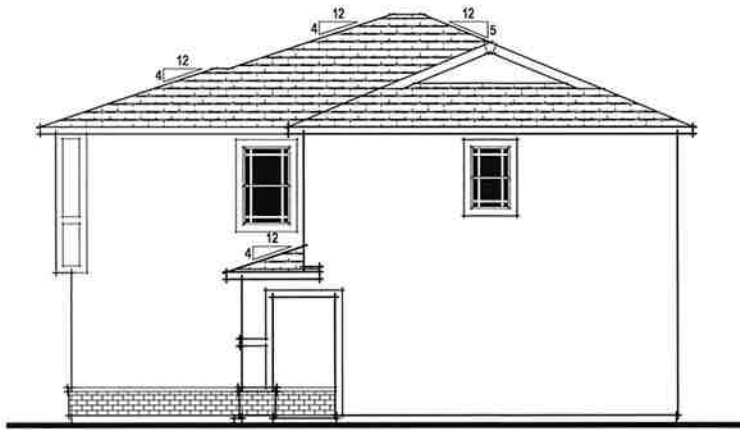




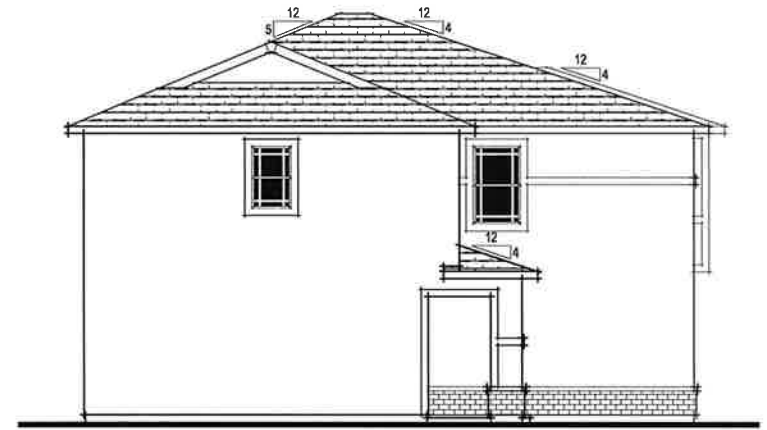
PLAN 1453  
 PLAN 1453  
 PRAIRIE ROOF PLAN  
 0 2 4 6 8 10'



PLAN 1453  
 PLAN 1453  
 PRAIRIE REAR ELEVATION



PLAN 1453  
 PRAIRIE RIGHT ELEVATION



PLAN 1453  
 PRAIRIE LEFT ELEVATION  
 0 1 2 3 4 5 6'

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PRAIRIE ELEVATIONS  
 1453-1453-05

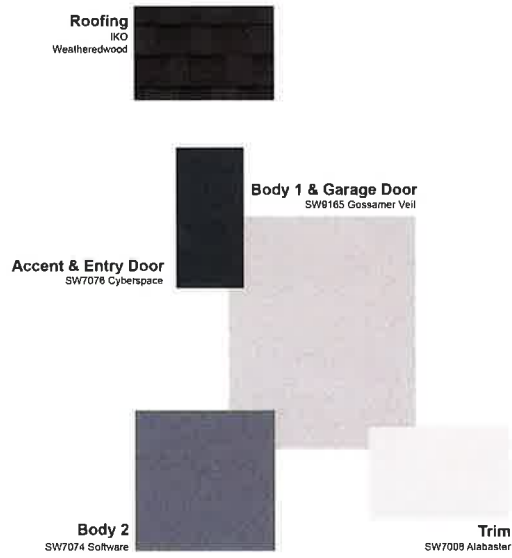
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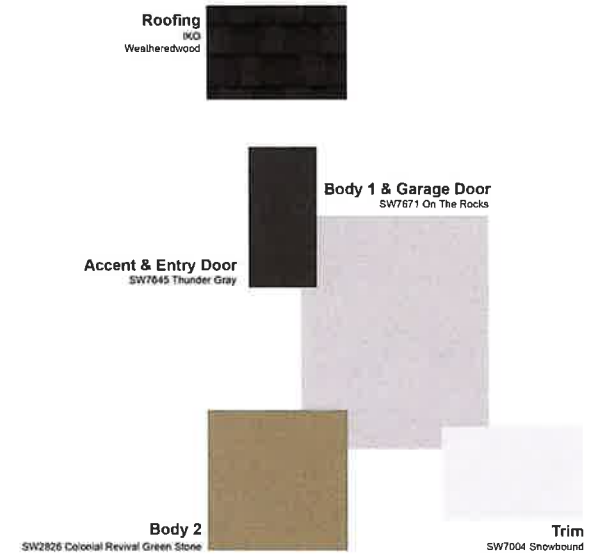
SCHEME 1 - FARMHOUSE



SCHEME 2 - FARMHOUSE



SCHEME 3 - FARMHOUSE



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FARMHOUSE COLOR SCHEMES  
CS-01

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SCHEME 4 - CRAFTSMAN

**Roofing**  
IKO  
Weatheredwood



**Body 1 & Garage Door**  
SW7051 Analytical Gray



**Accent & Entry Door**  
SW7027 Well-Bred Brown




**Body 2**  
SW7744 Zeus



**Trim**  
SW7046 Anonymous



**Stone Accent**  
Cultured Stone By BORAL  
Umber Creek Country Ledgestone



SCHEME 5 - CRAFTSMAN

**Roofing**  
IKO  
Weatheredwood



**Body 1 & Garage Door**  
SW7044 Amazing Gray



**Accent & Entry Door**  
SW0045 Antiquarian Brown



**Body 2**  
SW7522 Meadowlark



**Trim**  
SW7047 Porpoise




**Stone Accent**  
Cultured Stone By BORAL  
Chardonnay Country Ledgestone




SCHEME 6 - CRAFTSMAN


**Roofing**  
IKO  
Weatheredwood




**Body 1 & Garage Door**  
SW7024 Functional Gray




**Accent & Entry Door**  
SW6146 Umber




**Body 2**  
SW7025 Backdrop



**Trim**  
SW7005 Pure White



**Stone Accent**  
Cultured Stone By BORAL  
Skyline Country Ledgestone



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Sparks, NV  
January 12, 2021

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CRAFTSMAN COLOR SCHEMES  
CS-02

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Brentwood, CA 94513  
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SCHEME 7 - PRAIRIE

**Roofing**  
IKO  
Weatheredwood



**Accent & Entry Door**  
SW7026 Griffin

**Body 1**  
SW6076 Realist Beige

**Body 2**  
SW6107 Nomadic Desert

**Trim & Garage Door**  
SW7627 White Heron

**Brick**  
Boral Bessemer Collection  
Old Gulgnard

SCHEME 8 - PRAIRIE

**Roofing**  
IKO  
Weatheredwood



**Accent & Entry Door**  
SW2846 Roycroft Bronze Green

**Body 1**  
SW7050 Useful Gray

**Body 2**  
SW9127 At Ease Soldier

**Trim & Garage Door**  
SW7054 Suitable Brown

**Brick**  
Boral Bessemer Collection  
Marsh Pointe

SCHEME 9 - PRAIRIE

**Roofing**  
IKO  
Weatheredwood



**Accent & Entry Door**  
SW9154 Perle Noir

**Body 1**  
SW7029 Agreeable Gray

**Body 2**  
SW9171 Felted Wool

**Trim & Garage Door**  
SW7024 Functional Gray

**Brick**  
Boral Bessemer Collection  
Mt. Rushmore

Stonebrook - Duets  
Sparks, NV  
January 12, 2021

**Express**  
HOMES  
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PRAIRIE COLOR SCHEMES  
CS-03

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