

KILEY RANCH NORTH

TENTATIVE DEVELOPMENT HANDBOOK



PREPARED BY:



AMENDED:

MAY 2016

Job # 197-07

KILEY RANCH NORTH

TENTATIVE DEVELOPMENT HANDBOOK

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AMENDED:

MAY 2016

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CHAPTER 1

INTRODUCTION AND IMPLEMENTATION



1 INTRODUCTION AND IMPLEMENTATION

1.1 PURPOSE

The purpose of this Development Handbook is to provide for the orderly development of Kiley Ranch North as envisioned, while assuring that the stated desired level of quality is achieved. Since implementation of public and private improvements will occur in multiple phases, over many years, the standards and guidelines contained herein establish a common framework to guide individual improvement plans. The development of the property is controlled and restricted by these development requirements as well as by all applicable government codes and regulations. The Kiley Ranch North Design Review Committee (DRC) and the City of Sparks shall enforce all provisions and standards including the graphic and textual elements of this Development Handbook. This Development Handbook is not intended to limit creativity or prevent variation necessary to respond to unique site conditions, but rather to generate consistency and quality throughout Kiley Ranch North.

Improvement of public areas within Kiley Ranch North will be the responsibility of individual developers and/or the landowner unless assigned by agreement to other public or private parties. All improvements shall be designed consistent with these standards and guidelines. Maintenance of public areas within Kiley Ranch North, including streets, parks, community gateways and landscape buffers will be the responsibility of the Kiley Ranch North Landscape Association (LMA) or the City of Sparks unless assigned by agreement to other public or private parties. Specific responsibilities for the improvement and maintenance of these areas are further addressed in Chapters Two and Three of this Development Handbook.

1.2 COMMUNITY VISION

Kiley Ranch North borrows from the traditional and timeless American community of tree-lined neighborhoods, town greens and “Main Street” shops tied together by a system of pedestrian and bicycle paths and further complemented with an abundance of local jobs. It is the combination of modern design and connectivity with the values and look of a simpler era.

Kiley Ranch North includes activity centers that focus on providing employment opportunities, commercial retail, arterial commercial, and public gathering places. Surrounding the activity centers are several residential neighborhoods of varying densities. Linking the activity centers to the residential neighborhoods are the Orr Ditch Linear Park and an elaborate system of pedestrian and bicycle paths and trails.

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The Kiley Ranch North Business Park and Office Business Park areas will offer a diverse jobs base ranging from corporate offices to light industrial, cottage industries to mom and pop family businesses. They will incorporate modern architecture styles in contrast with the Arts and Crafts vernacular used in other areas of Kiley Ranch North. However, it will be a place of charismatic structures featuring relaxing plazas and outdoor seating.

The Kiley Ranch North Village Center and community commercial areas provide the community with an array of commercial services including national retail stores, grocery markets, restaurants, and local shops and boutiques. Strategically located along Pyramid Way between Lazy Five Parkway and Sparks Boulevard, the Village Center is the visitors' first window into the community and will set the tone for the rest of Kiley Ranch North. Taking its design cue from the residential neighborhoods, the Village Center will incorporate the Craftsman and Farmhouse architectural styles into its quality design.



The Kiley Ranch North Business Park will be an ideal location for corporate headquarters and offices.



The Kiley Ranch North Town Center will include plazas and housing with a traditional American "Main Street" atmosphere.

The Kiley Ranch North Village Center will be the focal point of the community and serve as its entertainment hub offering residents a "turn-of-the-century" Main Street atmosphere. The Village Center will feature restaurants, coffee houses, bookstores, movie theatres, and professional offices situated along a promenade of classic two to three story buildings fronting a tree-lined main street. Residents and visitors alike will be able to dine at sidewalk cafes in the cool evenings of summer. The architectural theme will incorporate elements of the

traditional American "Main Street" with specific attention given to ornate details and natural materials in order to recall the craftsmanship and styles of the early 19th Century.

The residential neighborhoods of Kiley Ranch North will evoke the charming and classic neighborhoods of the American past with Craftsman and Farmhouse homes featuring front porches, situated along tree-lined streets. The pedestrian-friendly neighborhoods will inspire community interaction and involvement. Couples taking evening walks, children walking dogs and families gathering on porches will be a common sight in Kiley Ranch North.



Kiley Ranch North will offer diverse housing options set within pedestrian friendly neighborhoods.

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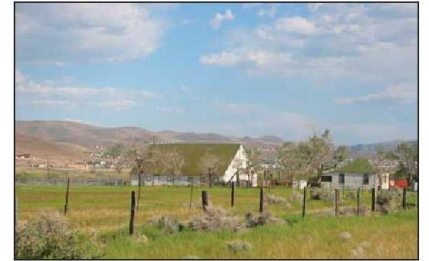
The Orr Ditch Linear Park is the "spine" of an extensive interconnected trails system.

Complementing the commercial centers and neighborhoods is the Orr Ditch Linear Park and park site. Furthermore, an extensive network of trails and sidewalks are located throughout the community, providing non-vehicular connectivity to the various internal and regional components of the area. Landscaping of these areas will be designed to accentuate the community's charm. Throughout Kiley Ranch North, public right-of-ways will be

landscaped to provide a feeling of openness and recall the region's pastoral environment. The intent is to establish a "sense of place" where residents can arrive home and feel the embrace of community pride.

1.2.1 Guiding Principles

Kiley Ranch North is planned to become an emerging regional commercial and employment business center, situated at a strategic location within the City of Sparks' Northern Sparks Sphere of Influence (NSSOI) Master Plan area. The Vision for the project is to create a place that is identifiably unique and that can regionally serve an intensely suburban core harmoniously balanced with community activity amenities, employment, housing, recreation, and commercial uses. From this Vision, four Guiding Principles have been established to guide the development, growth and design of Kiley Ranch North. Each principle serves as a foundation for the Vision that will create a desirable and successful community.



Kiley Ranch North is ideally located and positioned to be a self sufficient community providing a regional commercial, business and employment center in concert with the City of Sparks vision for Kiley Ranch.

1. Efficient Land Use Patterns.
2. Economic Sustainability.
3. A Distinct Sense of Place with People Gathering Places (Built-in and Walkability).
4. Neighborhood Diversity: A New Urbanism/Suburban Eclectic.

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1.2.1.1 Efficient Land Use Pattern

The integration and concentration of a variety of land uses creates a village structure within the greater community. This mixture of uses at varying levels of compatible densities and intensities creates a synergy that attracts residents, business and visitors. It also supports walkability within the community to commercial, recreational, employment, and public activities. Additionally, it also minimizes the consumption of land associated with traditional suburban development by encouraging and creating a more compact development pattern that is efficient for infrastructure, public services and maintenance.

1.2.1.2 Economic Sustainability

Kiley Ranch North encourages a live-work community by providing the land uses to support a jobs/housing balance within the development and marketing its resources intelligently by drawing reputable corporations, new and expanding firms, and identifying “target” industries that seek a prominent, quality business center development. By providing diverse choices in housing, commercial activity and recreational amenities, the quality and character of the development creates a thriving, self-sustaining and attractive community accessible to a wide range of residents and employers.

1.2.1.3 Sense of Place, People Gathering Places and Walkability

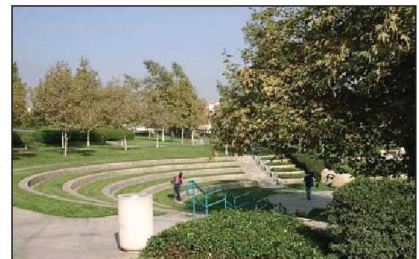
Place-making is one of the key components in creating a vibrant and balanced community. A sense of place is fostered within Kiley Ranch North by creating human-scale environments in which the individual can feel both comfortable and safe. The Kiley Ranch North Master Plan organizes movement by providing connectivity between various activity centers. Integration of people gathering places that contain aesthetically pleasing and attractive amenities help promote social interaction and walkability within the community.



The variety of land uses within Kiley Ranch North promotes a vibrant community that attracts residents, business and visitors alike.



Kiley Ranch North aims to increase the economic base of the City of Sparks by targeting business and industry to locate within the development.



Kiley Ranch North fosters community interaction and pride by providing places for recreation and people gathering.

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Kiley Ranch North provides an array of housing types from single family homes to apartments, all conforming to the community theme and meeting the quality required within the development.

1.2.1.4 Neighborhood Diversity: A New Urbanism/Suburban Eclectic

Kiley Ranch North provides for neighborhood diversity by allowing innovative residential dwelling design to support specific human interests and niches of different lifestyle and life stages. The variety of land uses create a wide-ranging palette of housing styles that encourage creativity through controlled flexibility. The densities of these neighborhoods support surrounding business and commercial centers while adding to the vitality of the community. Furthermore, this diversity breaks up the monotony of traditional residential development by reinforcing the dynamics of character and identity within each of the neighborhoods.

1.2.2 Implementing the Vision

The vision for Kiley Ranch North will be carried out through the guidance provided by four overarching principles. Its visual identity will be further defined and coordinated by the streetscape and landscape themes described in this handbook. Innovative use of materials, methods of construction and site planning proposed herein will also ensure the quality and character of the community as it develops over time. This Development Handbook will be used by the City of Sparks and the DRC as a guide for reviewing individual projects within Kiley Ranch North.

1.3 PROJECT DESCRIPTION

Kiley Ranch North is located within the Kiley Ranch in the Spanish Springs Valley (Refer to Exhibit 1-1, Regional Location Map). The conceptual master plan for the ranch property was approved by the City of Sparks and included in the adopted City of Sparks Sphere of Influence Plan. The southern 743 acres of the ranch, known as the Southern Development Division, was annexed to the City of Sparks and is guided by a separate Development Design Standards Handbook.

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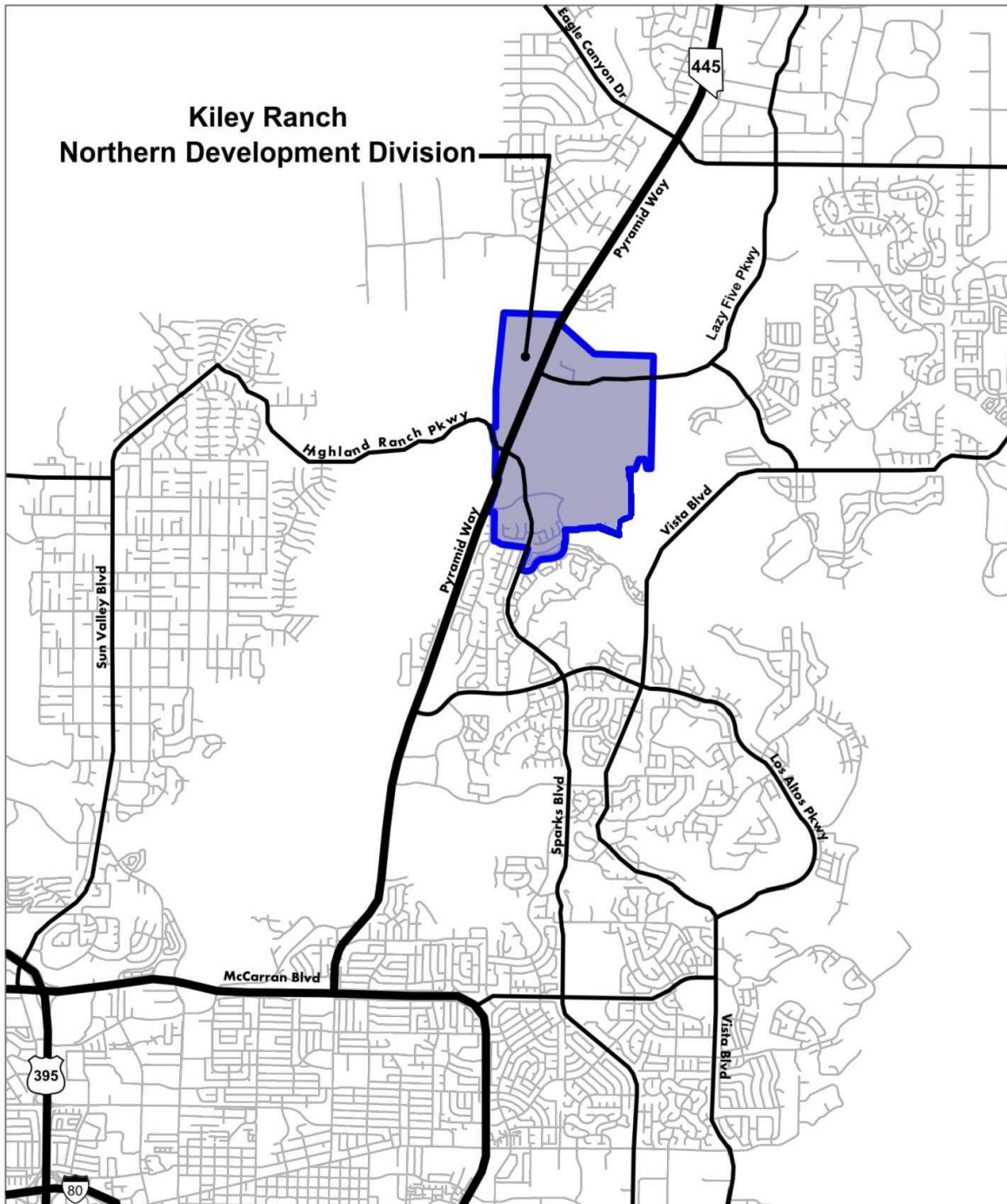


Exhibit 1-1 – Regional Location Map

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The Northern Development Division, herein referred to as Kiley Ranch North, is comprised of approximately 875 acres. The project consists of a wide variety of uses including: commercial, office/business park, multi-family and single family residential, school, park, and open space. The entire property was zoned for agricultural (A-40) uses at the time of annexation and has been rezoned to New Urban District (NUD), with the exception of AP # 083-024-11. The development will also provide a significant portion of the retail shopping needs for the regional area, including the City of Sparks to the south, Spanish Springs Valley and Palomino Valley to the north, and Sun Valley and Golden Valley to the west. The region to the west will have access to the project from Highland Ranch Parkway which connects Sun Valley Boulevard to Pyramid Way. Sparks Boulevard, which connects to Highland Ranch Parkway at Pyramid Way, provides circulation to the regions south and east of the project. To the north, Lazy Five Parkway will provide a connection from Pyramid Way to areas northeast of the project.

Due to the project's significant regional location, it has a great opportunity to develop into a suburban core center for the northern Sparks area. The intensity of the project is maximized at the intersection of Sparks Boulevard and Pyramid Way and through the Pyramid Way corridor where most of the community's commercial and office/business park uses are located. This highly visible and well traveled corridor is enhanced with the placement of a Village Center supported by an adjacent mix of quality high density residential apartments and townhomes. As the project develops toward the edges of the property, residential densities decrease, allowing compatibility with surrounding land uses. Kiley Ranch North will foster economic growth and excellence in development for the region, furthering innovation and creating great places to live, work and play.

1.3.1 Site Context

The 875± acre Kiley Ranch North development is located within Spanish Springs Valley within the Northern Sparks Sphere of Influence (NSSOI). The project area lies on the west side of Spanish Springs Valley and is bisected by Pyramid Way (State Route 445). It extends from the east margin of the Hungry Range almost to the central, nearly flat axis of Spanish Springs Valley. The project area west of the highway is in steeper, more mountainous terrain, while the area east of the highway is a gently sloping alluvial fan.

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Kiley Ranch North is surrounded by open space, single-family residential communities and pockets of commercial and business park developments (Refer to Exhibit 1-2, Site Context). To the north, the Washoe County Parks Department operates a regional recreation facility and a library and picnic grounds. On the west side of Pyramid Way near the northern edge of the property, a proposed low density residential planning area will be compatible with the adjacent residential development to the north and satisfies the Cooperative Planning Adjacency Standards of the Sparks Municipal Code. On the property's southern edge is the Kiley Ranch Southern Development Division which includes newer residential development. East of the project is an area set aside for wetland protection. Finally, on the western edge of the property are hillsides of open space that encompasses the Spanish Springs Valley. The proposed development near the western boundary of the project is restricted to land adjacent to Pyramid Way where the intensity of the corridor is complemented with arterial commercial uses and some higher density residential areas.

Due to limited physical site constraints, Kiley Ranch North is favorable to development (Refer to Exhibit 1-2, Site Context). Portions of the project are within the east margin of the Hungry Range. This area has steep topography (10% slopes) and well-defined, incised channels. The eastern part of the project lies on the mid to lower portions of alluvial fans along the west side of Spanish Springs Valley. Channels are poorly defined with slopes mostly less than 3%. Runoff generally flows from west to east in the mountainous portion of the project, then from northwest to southeast after crossing Pyramid Way. It currently sheet flows into the existing jurisdictional wetlands and the City of Sparks flood detention area on the eastern edge of the plan area. The south portion of the site currently sheet flows north to south into the Sun Valley Diversion Channel. The Federal Emergency Management Agency (FEMA) has designated most of the project area as Zone X (outside the 500-year flood plain).

The Orr Ditch runs south to north and is strictly an irrigation supply canal which is partially piped. The Sun Valley Diversion Channel and the Orr Ditch are massed by native and riparian vegetation. It is only through this area of the site and the land immediately surrounding the Kiley Homestead, where mature trees can be found. Throughout the rest of the site, vegetation consists of mainly sagebrush, alfalfa and grass understory. More detailed site analysis of traffic, hydrology, geology, archaeology, and infrastructure is planned.

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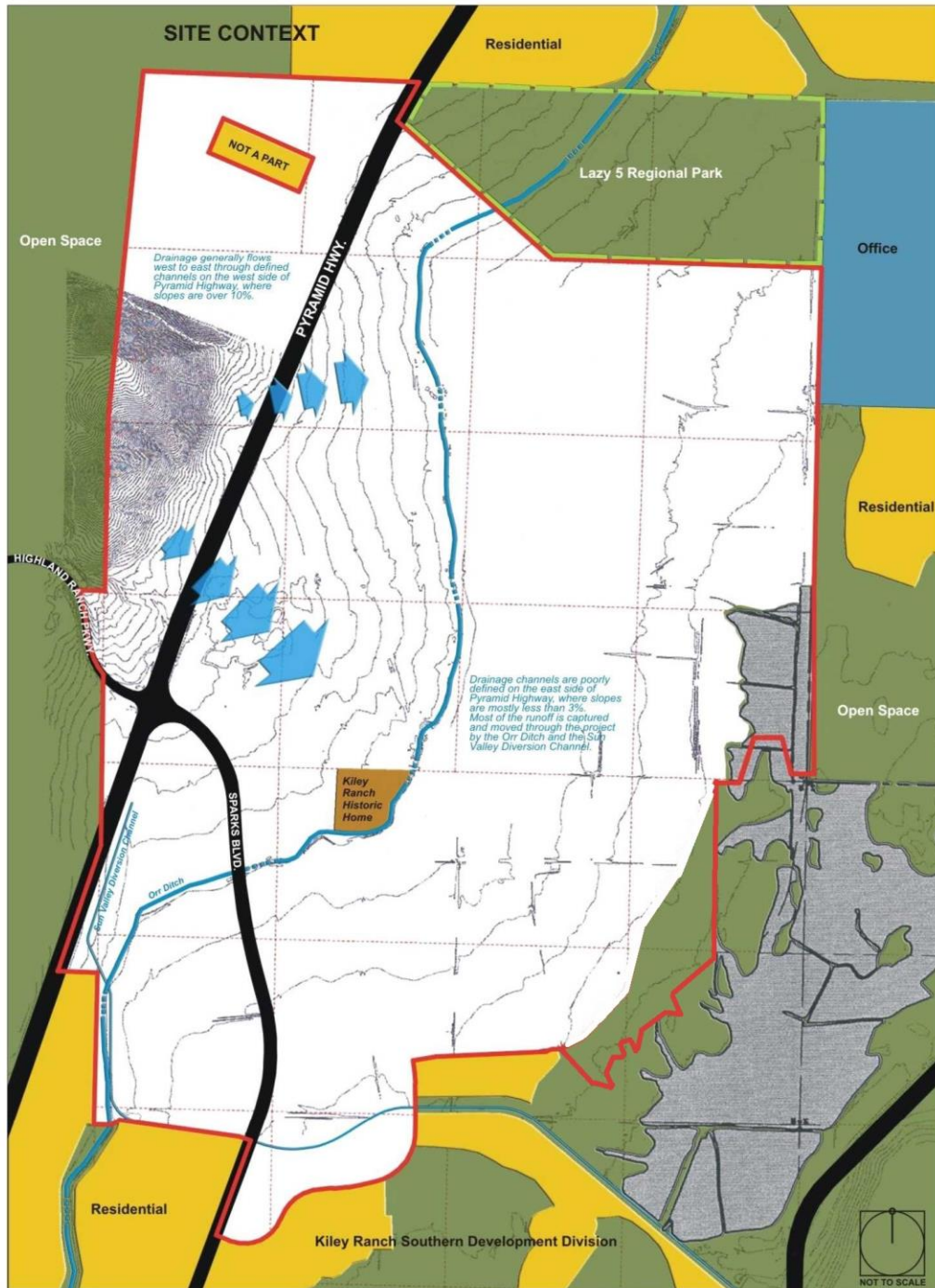


Exhibit 1-2 – Site Context

1.3.2 Kiley Ranch North Master Plan

The Kiley Ranch North Master Plan introduces an intense and diversified mix of land uses within the Northern Sparks Sphere of Influence (Refer to Exhibit 1-3, Kiley Ranch North Master Plan). Of the property's 875± acres, approximately 40 percent of the project is dedicated for residential development, 33 percent for commercial and business park uses and 17 percent for schools, parks, trails, and open space, and 10 percent for roads. In addition, there are 55± acres of commercial and office/business park district and other landscaping and landscape buffer areas that contribute another 6% to open space. Table 1-1 on the following page summarizes the project's land use components.

1.3.3 Community Structure

Kiley Ranch North is a model for regional activity centers supported by multiple residential neighborhoods that complete a balanced community. Integrating the major land uses is the natural alignment of the Orr Ditch, whose length is adjoined by a variety of land uses that provide a continuously changing environment and experience. The components of the community are organized and connected by this unique feature, which serves as the backbone for the community's trails network. The project components, which include commercial, business park and Village Center areas, residential neighborhoods and the Orr Ditch, are fundamental to the organization of the community hierarchy and its cohesive physical structure. Refer to Exhibit 1-3 for the Kiley Ranch North Master Land Use Plan.

1.3.3.1 Residential Neighborhoods

There are several neighborhoods, each of them distinguished by density and function as they relate to adjacent uses. Neighborhoods introduce another level of diversity within Kiley Ranch North, by introducing living opportunities different from the predominantly low density housing that is already provided in northern Sparks. The Kiley Ranch North Master Plan provides for approximately 355± acres of residential development at densities ranging from 4 to 23.9 units per acre. This residential variety encourages social diversity while the visual identity of the greater community is unified through consistent design features such as entry monumentation, landscaping, building materials and streetscape plans.

The density and diversity of neighborhoods increase as they approach the activity centers of Kiley Ranch. This arrangement encourages pedestrian activity and access, particularly to the "Kiley Ranch Village Center" from residences to the south and east. The "Village Center" is the true community core containing elements that encourage social gathering places such as "main street" commercial areas and recreational areas such as the Orr Ditch Linear Park.

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**Table 1-1: Master Plan Land Use Designation
Kiley Ranch North**

Land Use Designation			Gross Acres	Maximum Density or FAR	Permitted Total Units	Approx. Allowed Sq. Ft.	Required Open Space	Open Space Provided
RESIDENTIAL								
Low-Medium	4.0 – 7.9 du/ac	LMR	182.72	7.9 du/ac	1,443	-	-	-
Medium	6.0 – 11.9 du/ac	MR	60.37	11.9 du/ac	718	-	-	-
Medium-High	12.0–17.9 du/ac	MHR	48.08	17.9 du/ac	861	-	-	-
High	18.0 – 23.9 du/ac	HR	42.89	23.9 du/ac	1,025	-	-	-
Mixed Use Residential	5.0 – 23.9 du/ac	MUR	20.47	23.9 du/ac	489 ⁽⁵⁾⁽⁶⁾		15%	3.0
Total Residential			354.53		4,536⁽¹⁾⁽⁶⁾	-	-	-
NON-RESIDENTIAL								
COMMERCIAL								
Arterial Commercial		AC	33.17	0.4	-	577,954	15%	5.0
Community Commercial		CC	97.81	0.3 ⁽²⁾	-	2,230,512 ⁽²⁾	15%	14.67
Village Center Commercial		VC	25.93	0.9	82 ⁽⁸⁾	1,016,560	20%	5.19
Subtotal Commercial			156.91		-	3,825,026		24.86
OFFICE/BUSINESS PARK								
Business Park		BP	68.87	0.6	-	1,799,986	20%	13.8
Office/Business Park		OBP	60.05	0.6	-	1,569,467	20%	12
Subtotal Office/Business Park			128.92	-	-	3,369,453		25.8
PUBLIC FACILITIES								
Public/Institutional		PI	0	0	-	0	0	0
School		S	10.11	0.3	242 ⁽⁷⁾	132,117	20%	2.02
Subtotal Public Facilities			10.11	-	-	132,117		2.02
OPEN SPACE								
Park		P	9.42	-	-	-	-	9.42
Open Space		OS	126.82	-	-	-	-	126.82
Subtotal Open Space			136.24⁽⁴⁾	-	-	-	-	136.24
Total Non-Residential			432.18	-	-	7,326,596	-	55.68⁽⁴⁾
Roadways ⁽³⁾			87.50	-	-	-	-	-
PROJECT TOTALS			874.21		4,860⁽¹⁾⁽⁶⁾⁽⁷⁾⁽¹⁰⁾	7,326,596	174.84⁽⁴⁾	191.92⁽⁹⁾

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Refer to following page for table notes.

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Table 1-1 Notes:

1. Although the calculated total number of dwelling units equals 4,860 units, per the original tentative approval of the Kiley Ranch North PUD, the maximum amount of residential units allowed in Kiley Ranch North is 4,463.
2. The maximum floor area ratio for the medical campus use in the Community Commercial/Medical Campus land use category shall be 0.85, providing an over total of 2,230,512 sq. ft. floor area in Community Commercial.
3. “Roadways” include all streets shown on the Land Use Plan on the following page.
4. In addition to the 136.24 acres of open space, formally landscaped areas within other areas, which include landscape buffers, contribute approximately 55.68 acres to the overall formal and informal open space within Kiley Ranch North. Per SMC 20.18, a minimum of 20% (174.84 acres) common open space is required. A total of 191.92 acres will be provided which equates to 21.95% common open space.
5. Assumes that project builds out either all multi-family residential or all single family residential, although a mix of uses could occur.
6. Number of units/density is not applicable to assisted living, group residential care, skilled nursing facility or residential retirement facilities that have common dining facilities.
7. A maximum of 242 residential units will be permitted within the school site if the school is not built. The allowable density of the adjoining residential area will be applied to the school site. If the school is built, then these units may be transferred to the Village Center.
8. Additional units may be transferred to the Village Center as define in Permitted Units Transfers in Chapter 1 of the Development Handbook.
9. Total open space equals commercial, office/business park, public facilities, subtotal open space and MUR required open space.
10. Over time, unused residential density may be transferred by the Master Developer to undeveloped parcels.

1.3.3.2 Orr Ditch Linear Park

The Orr Ditch Linear Park is a 13.54 acre nature-oriented passive recreational corridor aligned in the area of the existing and relocated sections of the Orr Ditch. A multi-use trail connecting the community runs along the entire length of the Park (Refer to Section 2.3.5.1 and 2.3.6.2).

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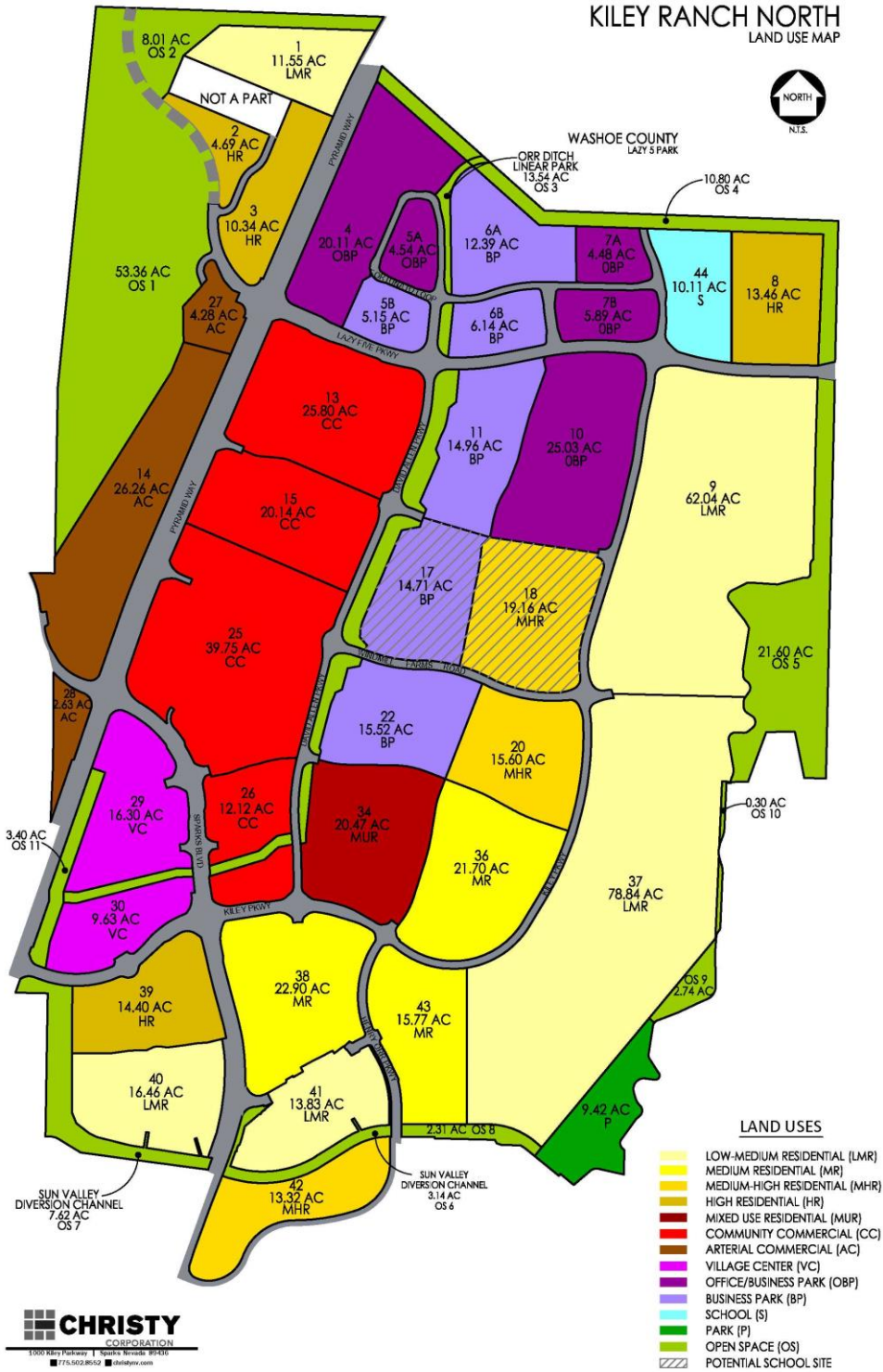


Exhibit 1-3 – Kiley Ranch North Master Plan

1.4 Kiley Ranch Master Plan Policy Conformance

Kiley Ranch North “furthers the mutual interest of the residents and owners of the planned unit development and of the public in the preservation of the integrity of the plan as finally approved,” NRS 278A.380 (2). Furthermore, Kiley Ranch North has previously been found in compliance with the Northern Sparks Sphere of Influence plan and City of Sparks Land Use Plan.

1.4.1.1 Planned Development Findings

Per the Sparks Municipal Code, Section 20.02.012, the following findings must be made in order to approve a Planned Unit Development. The findings are listed below, followed by responses in *italic type*.

The recommendation must be set forth the reasons for granting, with or without conditions, or for denying and the minutes must set forth with particularity in what respects the plan would or would not be in the public interest, including but not limited to findings on the following:

- a. In what respects the plan is or is not consistent with the statement of objectives of a planned unit development.

This plan is consistent with the goals of a PUD in that it was developed in conjunction with City planning staff, it includes open space, a variety of housing types, and enhances the jobs/housing balance for the area.

- b. The extent to which the plan departs from zoning and subdivision regulations, otherwise applicable to the property, including but not limited to density, bulk and use, and the reasons why these departures are or are not deemed to be in the public interest.

The Kiley Ranch North Master Plan has greater housing densities than existing zoning and range from 4.0 dwelling units per acre to 23.9 dwelling units per acre. The City of Sparks envisions Kiley Ranch North to become an emerging regional commercial and employment business center and therefore an increase in the number of allowable units is necessary to secure a jobs-housing balance within Kiley Ranch North and provide a balance of land uses within Kiley Ranch North. A balanced community, such as Kiley Ranch North, will help minimize regional traffic and meet the projected regional demand for growth in all land uses.

- c. The ratio of residential to nonresidential use in the planned unit development.

Residential space is 354.53± acres, or 40.55% of the total area. Nonresidential development, including open space, roadways, and public facilities comprises the remaining 519.68± acres, or 59.45%.

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- d. The purpose, location and amount of common open space in the planned unit development, the reliability of the proposals for maintenance and conservation of the common open space, and the adequacy of the amount and purpose of the common open space as related to the proposed density and type of residential development.

Community gateways, neighborhood entries and landscape buffers adjacent to arterial and collector roads will be maintained by the Kiley Ranch North Landscape Association (LMA) or the Kiley Ranch North Villages Homeowner's Association. The Orr Ditch Linear Park, adjacent to David Allen Parkway will be maintained by the Kiley Ranch North LMA and the City of Sparks. The City of Sparks will be responsible for the maintenance of the park and all public sidewalks/regional trails, including those which may be within the landscape buffers, open space, and the Orr Ditch Linear Park. The Sun Valley Diversion Channel will be owned and maintained by the City of Sparks. Refer to Chapter 2 for more detail.

- e. The physical design of the plan and the manner in which the design does or does not make adequate provision for public services and utilities, provide adequate control over vehicular traffic, and further the amenities of light, air, recreation and visual enjoyment.

The Kiley Ranch North Master Plan provides adequate public services and control over vehicular traffic (Refer to Chapter Four, Infrastructure and Phasing).

The Kiley Ranch North Master Plan is guided by this Development Handbook which provides detailed design standards ensuring the furtherance of access to light, air, recreation, and visual enjoyment.

- f. The relationship, beneficial or adverse, of the proposed planned unit development to the neighborhood in which it is proposed to be established.

The Kiley Ranch North Master Plan is a new community located in an area planned for development according to the NSSOI plan.

- g. In the case of a plan which proposes development over a period of years, the sufficiency of the terms and conditions intended to protect the interests of the public, residents and owners of the planned unit development in the integrity of the plan.

The Kiley Ranch North Master Plan is guided by this Development Handbook that provides detailed guidelines regulating responsibilities for providing public facilities and for protecting residents and owners.

1.5 HANDBOOK APPROVAL PROCESS

1.5.1 Introduction

Section 1.5 sets forth the approval process for this Handbook (as defined below). Section 1.6 sets forth the approval process for Individual Projects (as defined below). A chart depicting the steps in the approval process both as to the Handbook and Individual Projects is set forth in Section 1.6.

1.5.2 General Provisions

This Kiley Ranch North Development Handbook (the “Handbook”) describes in general terms when, where and how development will occur within the Kiley Ranch North Development Project (“Kiley Ranch North”). It provides sufficient specificity to establish a base qualitative standard (the “Development Standards”) for all of Kiley Ranch North. It provides design parameters (the “Design Parameters”) to which each Individual Project built within Kiley Ranch North will conform. It is intended to offer design flexibility while at the same time maintaining minimum standards. Chapter 2 of the Handbook contains standards and regulations relative to development, which establish the Development Standards for Kiley Ranch North. Chapter 3 contains standards and guidelines relative to design, which establish the Design Standards and Guidelines for Kiley Ranch North.

1.5.3 Handbook Approval Process

The Kiley Ranch North Planned Unit Development Handbook was originally approved by the Sparks City Council on October 18, 2004. This Handbook amendment is being processed in the same manner as the original 2004 Handbook approval pursuant to the Planned (Unit) Development process set forth in NRS Chapter 278A and SMC Chapter 20.18. The Planned (Unit) Development process is intended to provide an expeditious method for processing a plan and to avoid the delay and uncertainty which would arise if it were necessary to secure approval by a multiplicity of local procedures, as well as the approval of a change in the zoning regulations otherwise applicable to the property. The Planned (Unit) Development process allows all of Kiley Ranch North to be planned and developed in a comprehensive and orderly fashion.

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Approval of the Handbook shall occur in two stages:

TENTATIVE APPROVAL

First, the Handbook must be tentatively approved by the City of Sparks (“City”) Planning Commission and City Council pursuant to NRS 278A.440 – 520 and SMC Chapter 20.18 (the “Tentative Approval”).

FINAL APPROVAL

Second, final approval of the Handbook, as that term is used in NRS 278A.530 and SMC Chapter 20.18 (the “Final Approval”), shall be obtained through the method set forth in Section 1.5.5 below.

Tentative Approval shall be obtained on the entirety of Kiley Ranch North. Final Approval, however, shall be obtained in one or more phases (each a “Phase”), each containing one or more Individual Projects. Market conditions will dictate to a large degree the timing of development within Kiley Ranch North. Hence, Kiley Ranch North is likely to be developed in multiple Phases over a period of years.

The applicant for the amended KRN Tentative Development Handbook is KM2 Development Inc. who is the designee of Rising Tides LLC. KM2 Development Inc. will be the Master Developer of the project as described in the Development Agreement adopted by the City of Sparks and Rising Tides LLC recorded on April 2, 2013. Villages 38 through 42 are not under the control of the Master Developer but their acreages and densities have been included in the overall calculations for consistency.

For purposes of this Handbook, the applicant for amended Tentative Approval of this Handbook (KM2 Development Inc.), representing the property owner of Kiley Ranch North, is referred to herein as the “Master Developer.” The Master Developer is expected to be the entity who files the applications for Final Approval for each Phase that they manage. The portion of Kiley Ranch North included in any particular Phase shall be determined by the Master Developer in its discretion, so long as no Phase is less than five acre. Upon Final Approval of any Phase, the Handbook shall be recorded against the property included within such Phase.

Due to the fact that Kiley Ranch North will be developed in multiple Phases, Tentative Approval of this Handbook has been coupled with a development agreement between the City and the Master Developer pursuant to NRS 278.0201-0207 and SMC Chapter 20.101 (the “Development Agreement”).

1.5.4 Duration of Tentative Approval

Tentative Approval shall be revoked pursuant to NRS 278A.520 after one (1) year unless an application for Final Approval of the first phase of Kiley Ranch North is filed within such time period. Applications for Final Approval on subsequent Phases may be filed at such time(s) as market conditions dictate. Tentative Approval on the balance of Kiley Ranch North shall remain in effect until Final Approval is granted on the final Phase, so long as an application for Final Approval of a subsequent Phase is filed within five (5) years after Final Approval of the preceding Phase. In addition, prior to the expiration of a 5-year period in which an application for Final Approval has not been filed, the Master Developer may request a 5-year extension from the Planning Commission and the City Council. If the request is granted, the Master Developer shall have five (5) years from the date of City Council approval of the extension to file an application for Final Approval on a Phase.

1.5.5 Final Approval Process

As each Phase is ready for development, an application for Final Approval for that Phase shall be filed with the City. The City Staff shall make a determination whether the Phase is in substantial compliance with the Tentative Approval ("Substantial Compliance"). The Phase submitted for Final Approval is in Substantial Compliance if it does not:

- 1) Vary the proposed gross residential density or intensity of use;
- 2) Vary the proposed ratio of residential to non-residential use;
- 3) Involve a reduction of the area set aside for common open space or the substantial relocation of such area;
- 4) Substantially increase the floor area proposed for non-residential use; or
- 5) Substantially increase the total ground areas covered by buildings or involve a substantial change in the height of buildings.

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If the Phase is in Substantial Compliance with the Tentative Approval, it shall be presented to the Planning Commission and City Council as a general business item for Final Approval. If the Phase reviewed is not in Substantial Compliance, the applicant may alter the Phase to make it in Substantial Compliance or may petition the City to review and approve the Phase anyway. Such petition would require a public hearing before the Planning Commission and City Council in accordance with NRS 278A.550.

After Final Approval of a Phase is granted, the Handbook shall be recorded against that portion of Kiley Ranch North included within such Phase. In conjunction with the Final Approval of a Phase, the Master Developer shall create a legal parcel(s) for the portion of Kiley Ranch North included in such Phase pursuant to all applicable laws governing the parcelization of land.

1.5.6 Binding Effect of Handbook and Development Agreement

Pursuant to NRS 278A.520, NRS 278A.570 and the Development Agreement, the Handbook cannot be modified or otherwise impaired by the action of the City without the consent of the Master Developer and any required landowner, except as specified in NRS 278A.410. Similarly, pursuant to NRS 278.0201, as a result of the Development Agreement, the ordinances, resolutions or regulations applicable to Kiley Ranch North and governing the permitted uses of it, the density and standards for design, improvements and construction on it are those in effect at the time the Development Agreement was made.

Hence, the Handbook and the Development Agreement are binding on the City and cannot be changed without the consent of the Master Developer. In the event that either (i) the City is required to consider a request under a discretionary approval process contained herein, or (ii) an application for Final Approval of a Phase is not in Substantial Compliance with Tentative Approval and a public hearing is held to approve such application, then the City's approval of such request or application may be conditioned on a modification to a provision in the Handbook outside the scope of such request or application only if the City finds that there exists a reasonable relationship between such modification and the request or application, such finding to specify how the modification is reasonably related to the request or application. Subject to the foregoing sentence, a Final Approval of one Phase shall not alter, modify or otherwise impair the Handbook as to the remaining Phases of Kiley Ranch North and shall only affect the Phase identified in the Final Approval. Furthermore, the City shall not allow amendments to this Handbook without the approval of master developer and landowner, as required.

1.5.7 Annexation and Rezoning

All of the property within the boundaries of Kiley Ranch North has been annexed into the City and rezoned to new urban district (“NUD”) zoning (with the exception of AP # 083-024-11) in accordance with annexation and zoning procedures set forth in the Nevada Revised Statutes and the Sparks Municipal Code.

The standards set forth in the Final Approval of a Phase, as embodied in the NUD zoning classification and the Handbook shall, in accordance with NRS 278A.570, supersede any zoning and subdivision statutes that may otherwise apply. In case of a conflict, this Handbook and the terms of the Final Approval of any Phase shall control. When not addressed by this Handbook or the terms of a Final Approval, the provisions of the Sparks Municipal Code shall control.

1.6 INDIVIDUAL PROJECT APPROVAL PROCESS

1.6.1 General Provisions

Each Phase included in a Final Approval will be comprised of one or more commercial, business park or residential projects (each an “Individual Project”). Prior to development of an Individual Project, such Individual Project shall be reviewed to determine that it meets and conforms with the standards and guidelines of the Handbook, following the plan review approval process set forth in this Section 1.6. In addition, any Individual Project requiring a Conditional Use Permit (as identified in Table 2-1) must adhere to the normal City of Sparks Conditional Use Permit process; provided that the application for a Conditional Use Permit may be processed concurrently with the Final Approval of the Phase in which the Individual Project is located and/or the review process set forth in this Section 1.6, pursuant to the waiver of statutory deadlines in the Development Agreement.

A developer or builder of an Individual Project is referred to hereinafter as the “Project Applicant.” Prior to submitting any plan or entitlement for an Individual Project to the City for review and approval, a Project Applicant shall first obtain approval of the plans from the Kiley Ranch Design Review Committee (the “DRC”), pursuant to a review and certification process set forth in covenants and conditions recorded by the Master Developer that encumber the entirety of Kiley Ranch North (“Kiley Covenants”). After obtaining such certification, the plans shall be submitted to the City Plan Review Committee (the “Plan Review Committee”) to assure that each Individual Project meets or exceeds the Development Standards (see Chapter 2) and fits within the Design Standards and Guidelines (see Chapter 3) established by this Handbook.

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With regard to all quantitative determinations made by the City under this Section 1.6 (whether by the Plan Review Committee, City Staff, the Administrator, Community Services Department or any other department of the City), the City may grant a “Minor Deviation” of up to ten percent (10%) from the standards and guidelines in the Handbook without conducting a hearing, so long as such deviation will not impair the purpose of the Handbook; provided, however, that in no event shall a Minor Deviation be granted to change the maximum number of residential units or commercial square footage and/or open space acreage, or change or relocate tentatively-approved land use designations as shown on the Master Plan, as set forth on Exhibit 1-3 of this Handbook (provided that adjustments to the boundaries of such land use designations due to changes in the locations of streets dividing two such designations shall not constitute a relocation of a land use designation). In accordance with the Sparks Municipal Code, the Administrator may grant minor deviations from requirements established for a zoning district without conducting a hearing if the applicant for a minor deviation obtains the written consent of the owner of any real property that would be affected by the proposed minor deviation. Minor deviations include, but are not limited to, adjustments of the location and/or dimensions of buildings, configuration of parking areas and internal roadways, etc., providing such adjustments do not change any points of ingress or egress to the site, or exceed the approved density.

With regard to all quantitative determinations made by the City under this Section 1.6 (whether by the Plan Review Committee, City Staff, the Administrator, Community Services Department or any other department of the City), the City may grant a “Major Deviation” between ten percent (10%) and fifty (50%) with review and approval by the Sparks Planning Commission. Major Deviations shall follow the procedures established in Section 20.05.011 of the Sparks Municipal Code.

Furthermore, whenever the City (in all the foregoing capacities), at any time in the approval processes set forth in Sections 1.5 or 1.6 of this Handbook, denies the request of a Project Applicant or grants its approval subject to conditions, the City shall state in writing with specificity the standards, guidelines or parameters with which the Individual Project fails to conform. If the Project Applicant does not accept the City’s conclusions or conditions, the Project Applicant may appeal the City’s decision to the Planning Commission, and thereafter to the City Council, pursuant to the general appeal rights in the Sparks Municipal Code (the “Appeal Rights”).

Approval of the plans for an Individual Project may be sought either after Final Approval of the Phase in which the Individual Project is located, or concurrently with the Final Approval process; provided, however, that in no event shall approval from the Plan Review Committee be completed prior to completion of the Final Approval process. In the event of any conflict between the plan review process set forth in this Handbook and any other review process used by the City, this Handbook shall control. Where this Handbook is silent on a particular approval procedure, the Sparks Municipal Code or other regulations governing development of land in effect at the time shall prevail.

Applications for commercial and residential Individual Projects are subject to different approval processes and are addressed separately in the following sections. For definition purposes, an “Individual Residential Project” is defined as one that is built as “for sale” residential housing, whether attached or detached and condominiums for rent; an “Individual Commercial Project” is defined as one that involves commercial, office/business park and multi-family “for rent” projects.

1.6.2 Commercial, Business Park and Multi-Family “For Rent” Project Administrative Review Approval

All new non-residential and multi-family “for rent” building construction requires an Administrative Review, unless it has been authorized by a Conditional Use Permit as dictated by Table 2-1, Land Use Matrix. The review process for Individual Commercial Projects consists of three distinct, but interrelated phases:

- 1) The first phase is the pre-application process with the City of Sparks. It is during this phase that a Project Applicant becomes familiar with the application requirements and obtains feedback on preliminary design ideas.
- 2) The second phase is the DRC review/certification process.
- 3) The third phase consists of the City’s process for approving the Individual Commercial Project, including a Conditional Use Permit approval, if applicable. Here the City will make its determination as to whether the Project meets and conforms to the standards set forth in this Handbook. The Plan Review Committee will be involved in the approval as outlined below.

It is incumbent upon the Project Applicant to become familiar with the City’s review process and application requirements. (Refer to Exhibit 1-4, Individual Project Approval Process - Commercial Track, for schematic of process for project approval).

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PHASE I: PRE-APPLICATION PROCESS

Step 1: A Project Applicant contacts the DRC and the City of Sparks' Community Services Department to clarify the requirements, standards and policies as identified in this Final Handbook and requests a pre-application conference.

Step 2: The Project Applicant submits to the DRC and City Staff a preliminary site analysis, site plan, landscape concept, grading concept, and preliminary utility and infrastructure plan.

Step 3: The Project Applicant attends a pre-application conference first with the DRC and then with the City of Sparks Community Services Department Staff. The Project Applicant obtains feedback from attendees and obtains the necessary application(s) and submittal requirements. At this time it shall be determined whether a Conditional Use Permit will be required for the Project.

PHASE II: DRC APPROVAL PROCESS

Step 4: Following procedures set forth in the Kiley Covenants, the Project Applicant obtains certification of its plans ("Kiley Certification").

PHASE III: CITY OF SPARKS APPROVAL PROCESS

The final phase consists of the City of Sparks' approval process. The process outlined below is somewhat simplified for reference purposes. Project Applicants should familiarize themselves with all City requirements and timelines.

Step 5: A Project Applicant submits the Kiley Certification, required fee(s) and completed application(s) to the Department of Community Services (using the City of Sparks Application Checklist obtained from the City). The application is reviewed for completeness by City Staff and distributed to appropriate City departments and commenting agencies for comments.

Step 6: The Project Applicant attends a Plan Review meeting(s) with the Plan Review Committee and appropriate City departments to discuss the application and offer comments. The Plan Review Committee will review the Individual Commercial Project's conformance with the Development Standards and Design Parameters set forth in this Handbook. The Plan Review Committee approves/denies the Individual Commercial Project and submits a letter to the Project Applicant specifying any conditions necessary to bring the project into conformance with the Handbook. If the Project Applicant does not accept the Plan Review Committee's conclusions or conditions, the Project Applicant may exercise its Appeal Rights.

Step 7: If a Conditional Use Permit is required, a Planning Commission public hearing is held to approve the Conditional Use Permit. If an appeal is filed, a public hearing is held before the City Council to approve the Conditional Use Permit.

Step 8: Submit for Building Permit

1.6.3 Review and Permitting “Fast Track” Procedures for Target Industries

Some Individual Commercial Projects may qualify for the following special treatment (“Individual Target Industry Projects”):

Those target industries that are identified by the Economic Development Authority of Western Nevada (EDAWN) shall be encouraged to locate within the Kiley Ranch North Business Park. It is preferred that businesses with a dynamic, educated workforce base locate in the Kiley Ranch North Business Park. Certain target industries, as identified from time-to-time by EDAWN, shall be considered for special permitting procedures and “fast-tracking” to encourage these industries to locate in the Kiley Ranch North Business Park. The following “target” industries were identified by EDAWN: Biological Products; Automotive Stampings; Communications Equipment; Electronic Components; Analytical Instruments; Electromedical Equipment; Sporting and Athletic Goods; Radiotelephone Communications; Non-Deposit Trust Facility; Prepackaged Software; Information Retrieval; and Nonphysical Research (collectively, “Target Industries”).

A management level person will be selected by the City of Sparks as its “Project Facilitator.” This individual will be the only point of contact between the City and the particular Target Industry that has submitted a letter of intent to purchase or lease property in the Kiley Ranch North Business Park. The Project Facilitator will then be responsible for coordinating all activities between the City and the Target Industry. This could potentially include, without limitation, the following:

- Selecting a team of people from within the City to direct the Individual Target Industry Project through their representative departments or agencies. This team will be directly responsible to insure that all necessary communication and required actions are coordinated between their group and the Project Facilitator.
- Agendizing all necessary entitlement actions at the Planning Commission and City Council. This would include scheduling zoning hearings as soon as possible with the Planning Commission, and first and second readings of the zoning ordinance with the City Council as soon as possible thereafter, if necessary.
- Coordinating the Administrative Review process and initial building permit submittals and reviews simultaneously with the zoning ordinance review and approval process, if possible.
- Tracking any necessary advanced grading or underground utility permits to insure a smooth transition from entitlements to construction.

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- Acting as a resource to any and all consultants that may be working with the Target Industry to insure that the right information is produced and included with all submittals for entitlements and building permits, to avoid any unnecessary delays due to incomplete applications.

This commitment of resources is intended to give the Target Industry reasonable assurances that their timeliness for development and operation can be met.

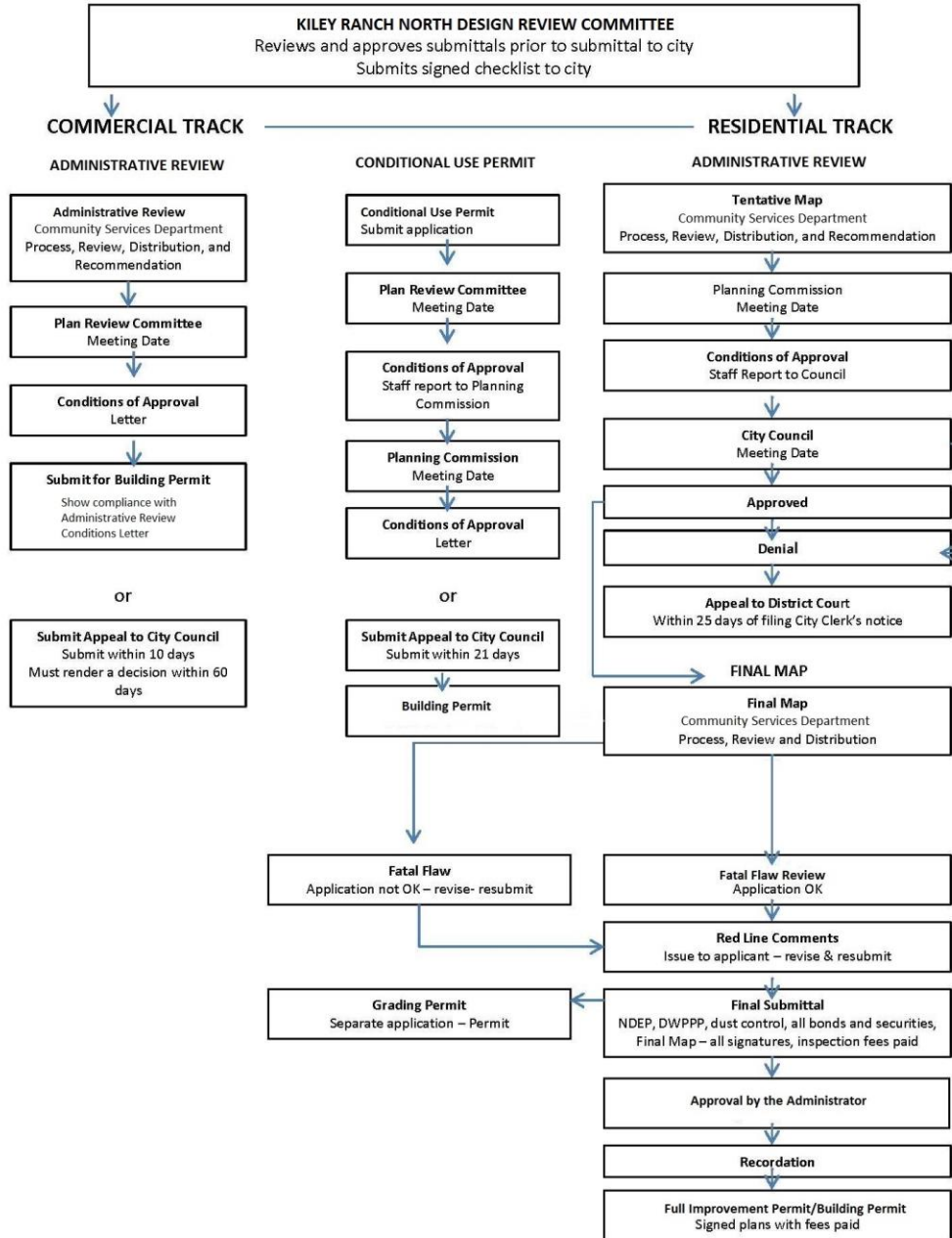


Exhibit 1-4 – Individual Project Approval Process

1.6.4 Residential Project Administrative Review Approval

Like the review process for Individual Commercial Projects, the review process for Individual Residential Projects includes review by both the DRC and the Plan Review Committee as well as other City departments. In addition, the review process for Individual Residential Projects includes approval of a Tentative Map and a Final Map. The process consists of three distinct, but interrelated phases generally described below, but more specifically described in NRS 278.330 - 278.353 and NRS 278.360 - 278.460:

- 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.
- 2) The second phase consists of both the DRC and the City of Sparks Tentative Map approval process.
- 3) The third phase is the Design Review/Final Map approval process by the DRC and the City of Sparks.

The Individual Residential Project approval process is referenced below but it is incumbent upon the Project Applicant to become familiar with the DRC and City review process and application requirements. (Refer to Exhibit 1-4, Individual Project Approval Process - Residential Track, for schematic of process for project approval.)

PHASE I: PRE-APPLICATION PROCESS

Step 1: A Project Applicant contacts the DRC and Community Services Department to clarify the requirements, standards and policies as identified in this Handbook and to request a pre-application conference.

Step 2: The Project Applicant submits to the DRC and Community Services Department a preliminary Tentative Map and a general description of the public and/or private street network and public utilities, landscaping and common open space, a phasing plan, dwelling units per acre, the total number of units and the total acreage within the proposed Individual Residential Project.

Step 3: The Project Applicant attends a pre-application conference first with the DRC and then with Community Services Department Staff and other appropriate City departments. The Project Applicant obtains feedback from attendees and obtains the necessary application(s) and submittal requirements.

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PHASE II: TENTATIVE MAP APPROVAL PROCESS

Step 4: Following the procedures set forth in the Kiley Covenants, the Project Applicant obtains Kiley Certification of its Tentative Map.

Step 5: The Project Applicant shall submit the Kiley Certification, required fee(s) and completed application(s) to the City (using the City of Sparks Tentative Map Application Checklist obtained from the City). The application is reviewed for completeness by Community Services Department Staff and distributed to appropriate City departments and commenting agencies for comments.

Step 6: The Project Applicant attends a meeting(s) with the Community Services Department Staff and appropriate City departments to discuss the application and offer comments. Staff will review the Tentative Map's conformance with the Sparks Master Plan, the Handbook, and all applicable statutes, rules, regulations and ordinances. The Community Services Department Staff recommends approval of the Tentative Map and provides conditions of approval to cause the Tentative Map to conform to the Handbook and Sparks Master Plan.

Step 7: The Community Services Department Staff recommendations on the Tentative Map will be forwarded to the Planning Commission for their review. The Planning Commission shall review the Tentative Map application and may forward their recommendation of approval with conditions to the City Council.

Step 8: A City Council hearing is held to approve the Tentative Map.

PHASE III: FINAL MAP APPROVAL PROCESS

Step 9: Following the procedures set forth in the Kiley Covenants, the Project Applicant obtains Design Review Committee Certification of its Final Map.

Step 10: The Project Applicant shall submit the Design Review Committee Certification, required fee(s) and completed final map application to Community Services Department. The Community Services Department staff reviews the proposed Individual Residential Project for compliance with the Tentative Map conditions and the Development Standards of the Handbook.

Step 11: The Administrator approves the architectural elevations and floor plans.

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Step 12: Community Services Department schedules a “fatal flaw review” and a “redline comments” meeting with the Project Applicant.

Step 13: Once the Project Applicant modifies the proposed Individual Residential Project based on the redline comments, the Project Applicant resubmits for final review.

Step 14: Upon approval of the Administrator, Final Map is recorded.

Step 15: The Project Applicant applies to receive building permit(s).

1.6.5 Permitted Unit Transfers

The Kiley Ranch North “Master Plan,” set forth on Exhibit 1-4 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 Master Plan Area is calculated by multiplying the gross acreage for such Master Plan Area (as shown in the Master Plan) by the maximum allowed density for the land use designation for that area (the “Permitted Units”). For purposes of this Section 1.6.5, Permitted Units shall refer to dwelling units only. Notwithstanding the Permitted Units allowed within any particular Master Plan Area, Permitted Units may be transferred from one Master Plan Area (the “Sending Area”) to another Master Plan Area (the “Receiving Area”) under the following conditions:

(1) Permitted Units may be transferred from one Master Plan Area to another within Kiley Ranch North; no such transfers will be allowed to or from development areas outside Kiley Ranch North.

(2) Before and after each transfer, the sum total of Permitted Units for all of the Master Plan Areas may not exceed 4,463; densities for residential uses may not be exchanged with or converted to non-residential uses under this agreement.

(3) The number of Permitted Units transferred to any Receiving Area shall not exceed the maximum density for such area (as indicated in the Master Plan) by more than ten percent (10%), provided that the foregoing 10% limitation shall not apply when the Receiving Area is the area designated in the Master Plan as the “Village Center.” The Master Developer shall be responsible for tracking density figures/calculations (refer to example transfer letter on following page).

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(4) The owner of the Receiving Area must present evidence satisfactory to Community Services Department that there will be adequate infrastructure serving the Receiving Area to accommodate the increase in Permitted Units.

(5) The owner of the Receiving Area shall provide the Community Services Department with a “Density Transfer Authorization” letter demonstrating approval from the Master Developer (see example below).

Date: _____

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

RE: Kiley Ranch North Density Transfer Authorization

Please consider this letter authorization to transfer _____ residential dwelling units from Village _____ (Sending Area) to Village _____ (Receiving Area). This transfer is permitted by the Master Developer as defined on the KRN Tentative Handbook Section 1.6.5 “Permitted Unit Transfers.”

Please acknowledge in writing the receipt of this letter and if you have any questions contact _____.

Very truly yours,

Agreed to and accepted by:

(Sending Area)

(Receiving Area)

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To effectuate a transfer of Permitted Units, the owners of the Sending Area and Receiving Area must jointly petition to the City of Sparks for permission to transfer, using a form similar to the one depicted on the previous page. The City of Sparks Administrator may approve transfers of Permitted Units as part of the Tentative Map/Final Map process so long as the conditions set forth in Section 1.6.5 have been met. Upon completion of the transfer, the Permitted Units become appurtenant to the real property of the Receiving Area.

1.7 ENTITLEMENT PROCESS SUMMARY

For clarification, the entitlement process for the Handbook and Individual Projects, including the potential overlap of steps in the entitlement process, is summarized below.

ENTITLEMENT PROCESS FOR FIRST PHASE

First Step

- NUD Zoning of First Phase (with appropriate parcelization of property)
- Tentative Approval of Handbook for all of Kiley Ranch North
- Development Agreement (recorded against all of Kiley Ranch North)

Second Step*

- Final Approval of Handbook as to First Phase (recorded against property in First Phase)

Third Step (Per Individual Project)*

- Individual Project Approval Process, including Conditional Use Permit (if any)

*This step may be commenced prior to completion of the preceding step.

ENTITLEMENT PROCESS FOR EACH REMAINING PHASE

First Step

- NUD Zoning of Phase (with appropriate parcelization of property)

Second Step*

- Final Approval of Handbook as to Phase (recorded against property in Phase)

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Third Step (Per Individual Project)*

- Individual Project Approval Process, including Conditional Use Permit (if any)

*This step may be commenced prior to completion of the preceding step.

CHAPTER 2

DEVELOPMENT STANDARDS



KILEY RANCH NORTH – TENTATIVE DEVELOPMENT HANDBOOK

2.1 PURPOSE & COMPLIANCE

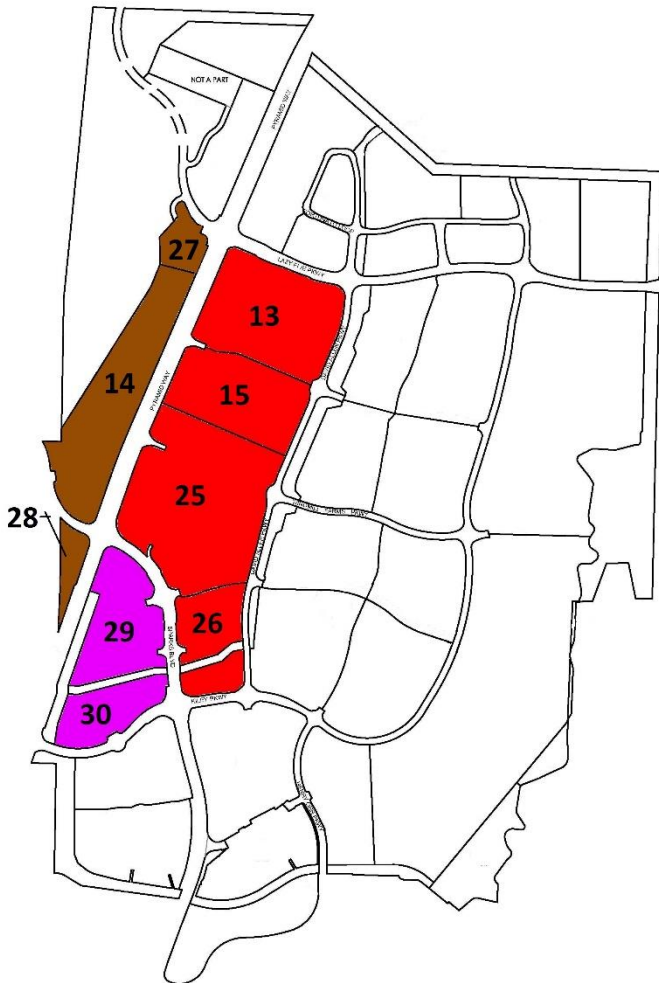
The purpose of Chapter Two is to set regulatory requirements for the various land uses located within the Kiley Ranch North development. These requirements include standards for land use, density/intensity, and for the design of rights-of-way, landscape buffers, trails, parks and entries. All development shall comply with the text, policies, standards, and associated tables and exhibits of this Development Handbook. Where a conflict exists between these development standards and the City of Sparks Municipal Code the standards contained herein shall apply. Where this Development Handbook remains silent, the provisions and definitions within the City of Sparks Municipal Code and Subdivision Regulations shall apply.

2.2 LAND USE DEVELOPMENT STANDARDS

2.2.1 Retail Commercial Service - CC, CC/MC, AC, and VC

2.2.1.1 Retail Commercial Service Description

The purpose of these land use designations is to provide general commercial and service uses adjacent to Pyramid Way. These uses will serve the adjoining residential and office uses, as well as providing for the commercial demand of the greater Spanish Springs Valley.



Area	Land Use	Gross Acres
13	Community Commercial	25.80
14	Arterial Commercial	26.26
15	Community Commercial	20.14
25	Community Commercial/ Medical Campus	39.75
26	Community Commercial	12.12
27	Arterial Commercial	4.28
28	Arterial Commercial	2.63
29	Village Center	16.30
30	Village Center	9.63
TOTALS		156.91

Retail Commercial Service uses provide four general types of commercial categories: Community Commercial, Community Commercial/Medical Campus, Arterial Commercial, and Village Center Commercial. The categories vary in size, locational preference and goods and services provided. Combined retail commercial service uses provide a regional commercial center that serves a “region-wide” population base. Community Commercial generally provides the “buying” market of the greater community with a larger depth of merchandise and is supported by discount or junior department/variety stores. Community Commercial/Medical Campus provides for the development of a medical campus on the 39.75-acre Village 25. Arterial Commercial is dependent upon highly accessible site locations, where it can easily provide services often found in corner or convenience centers. These uses do not require an anchor store to viably function. The Village Center Commercial provides a unique shopping experience in which a mixture of restaurants, boutiques, upscale specialty stores, and entertainment create a more leisurely commercial environment. Such a component helps to create the identity and quality of this regional commercial center and is important for generating social activity in an aesthetically pleasing environment.

2.2.1.2 Retail Commercial Service Land Use

Permitted uses and those uses requiring a Conditional Use Permit are contained in Table 2-1, Land Use Matrix, in Section 2.2.8. The Design Review Committee (DRC) and the City of Sparks shall determine the appropriateness of uses not specifically outlined in Table 2-1.

2.2.1.3 Medical Campus Description

The purpose of this land use subsection designation in the community commercial area is to provide for the development of an integrated medical campus in a phased manner to respond to regional market demands. The campus will provide convenient comprehensive healthcare services to residents of the greater Spanish Springs Valley and the Northern Sparks Sphere of Influence community region, as well as northern Washoe County and northeastern California areas. This land use designation has been located adjacent to Pyramid Way, Sparks Boulevard and David Allen Parkway to ensure excellent access and high visibility for users, visitors, medical providers and employees. The integrated campus will be built in multiple phases and is intended to ultimately include a hospital as the anchor use with a variety of supporting medical facilities, offices, diagnostic and treatment clinics and centers, as well as the potential for intermediate and skilled nursing care. Ancillary uses to support the campus concept and provide convenience such as restaurants and dietary services, financial services, retail establishments such as gift and florist shops and medical supply stores, childcare and health and fitness facilities are encouraged.

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2.2.1.4 Medical Land Use

Permitted uses, and those requiring a Conditional Use Permit, within the Medical Campus designation are outlined in Table 2-1 Land Use Matrix in Section 2.2.8. Uses not specifically listed are subject to review based on the consistency with the purpose and intent of the Medical Campus designation and development plan in Chapter 2 of these development standards. The Design Review Committee (DRC) and the City of Sparks shall determine the appropriateness of uses not specifically outlined in Table 2-1.

2.2.1.5 Setbacks and Density/Intensity Requirements

TYPE	COMMUNITY (CC)	COMMUNITY MEDICAL CAMPUS (CC/MC)	ARTERIAL (AC)	VILLAGE CENTER (VC)
DESCRIPTION	This commercial type provides for regional retail and service uses. Generally, it is anchored by larger scale commercial operations, including home improvement stores, furniture stores, discount stores, etc. and is supported by restaurants and other junior retail stores.	This commercial type focuses on medical facilities and services accessible for the community and local residents generally in an integrated campus setting located adjacent to major roadways with convenient access. Typical uses include hospitals, surgical centers, urgent care facilities, primary and specialty clinics, medical offices, laboratories, facilities for immediate care, skilled nursing and rehabilitation, as well as a variety of assorted support and ancillary uses.	This commercial type provides for small retail and services that are convenient and easily accessible for both regional and local residents. Generally, located on corners, typical uses include gas/service stations, dry cleaners, liquor stores, donut shops, and fast food restaurants. ⁵	This commercial type provides retail, service and entertainment within a vibrant “Main Street” setting. Typical uses target a shopping market with restaurants, entertainment, boutique shops, coffee shops, and bookstores. Certain types of office and residential uses are permitted above the first floor. ²
BUILDING INTENSITY				
Building Coverage ³	25% max. ³	85% max. ³	25% max. ³	25% max. ³
Building Height ³	45 ft. max.	170 ft. max.	45 ft. max.	80 ft. max
Building Separation ³	0 ft. or 20 ft. min.	Determined by construction requirements, the DRC and the City of Sparks.	Determined by construction requirements, the DRC and the City of Sparks.	0 ft. or 20 ft. min.
LANDSCAPING				
Landscaping Requirement	Min. 15% of dev. area ¹	Min. 15% of dev. area ¹	Min. 15% of dev. area ¹	Min. 20% of dev. area ¹

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TYPE	COMMUNITY (CC)	COMMUNITY MEDICAL CAMPUS (CC/MC)	ARTERIAL (AC)	VILLAGE CENTER (VC)
BUILDING SETBACKS FROM PROPERTY LINE⁷				
Pyramid Way	10 ft. min.	10 ft. min.	10 ft. min.	50 ft. min.
Sparks Boulevard	30 ft. min.	30 ft. min.	N/A	30 ft. min.
Highland Ranch Parkway	N/A	N/A	10 ft. min.	N/A
Kiley Parkway	15 ft. min.	N/A	N/A	25 ft. min.
Lazy 5 Parkway	15 ft. min.	N/A	10 ft. min.	N/A
David Allen Parkway	25 ft. min.	25 ft. min.	N/A	N/A
Collector Roads	10 ft. min.	10 ft. min.	15 ft. min.	N/A
Internal Private Roads	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.
Property Line	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.
BUILDING PROJECTIONS				
	See notes 3, 4, & 6	See notes 3 & 6	See notes 3 & 6	See notes 3 & 6

See table notes on following page.

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Setbacks and Density/Intensity Requirements Notes:

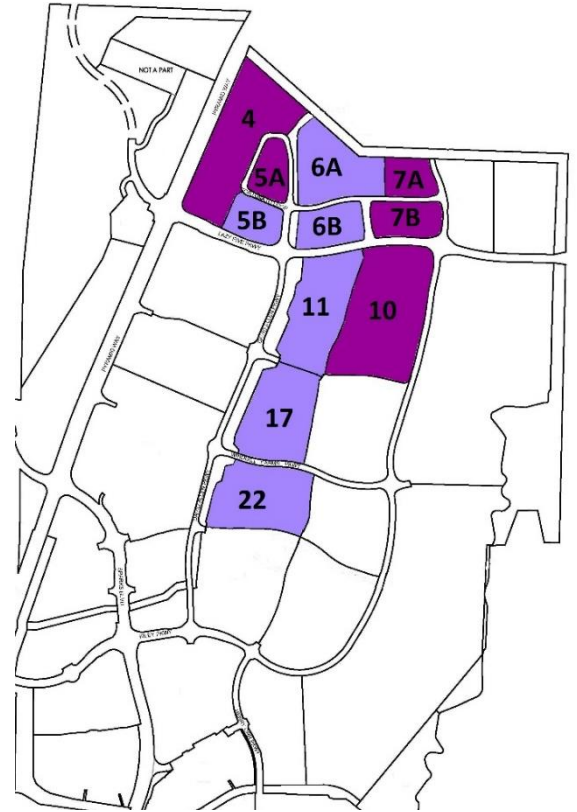
- 1 Development area does not include the landscape buffer adjacent to a development parcel. The parcel developer is required to install any portion of landscape buffer adjacent to their parcel. The locations and design requirements for various landscape buffers are further defined in Chapters 2 and 3.
 - 2 The following residential development standards are applicable to the Village Center land use:
 - a) All residential units shall be located above the ground floor and cannot be the sole use of the building in which they occupy.
 - b) Each residential unit should have private outdoor space where appropriate and feasible. Private outdoor space includes balconies, courtyards and patios. However, it is the intent of the Village Center to provide the recreation and leisure activities for the residents living in the Village Center.
 - c) Off-street parking and loading shall be provided as required by Section 20.04.009 of the Sparks Municipal Code. Shared parking facilities should be utilized where feasible.
 - 3 Definitions:
 - a) Building Coverage – the ratio between the ground floor area of enclosed buildings and the net area of the site, expressed in a percent form.
 - b) Building Height – the vertical distance from the average level of the highest and lowest points of that portion of the lot covered by the building to the average height of the highest gable of a pitched or hipped roof.
 - c) Building Separation – the distance between two habitable structures.
 - d) Site Area – a parcel or combination of parcels or lots which share a common development plan or which are dependent upon one another for access, parking or utilities. In the case of phased projects however, site area (for the purposes of determining landscaping, parking and signage requirements, etc.) is defined as the specific area encompassing the building and required parking area (excluding access drives).
 - 4 The following notes apply to the CC designation within Phase 3:
 - a) Projections, including awnings and decorative features, must have an eight (8) foot high clearance. Within the Village Center, projections must obtain a public easement license to occupy areas above the public right-of-way.
- Notes (continued):
- b) Property Line setbacks include all property lines within Kiley Ranch North Phase 3 that do not border state highways, boulevards, parkways, or collector roads.
 - 5 The following notes apply to the AC designation within Phase 4:
 - a) The property line is defined as the perimeter boundary (right-of-way or exterior property line) of the commercial developer’s property.
 - b) The setbacks include any applicable landscape buffers.
 - 6 The following notes apply to AC, CC and MC designations within Phases 3 and 4:
 - a) Cornices, overhangs and eaves may extend not more than three (3) feet into any required setback. Decks, balconies and landings above the ground floor elevation of a building, exterior stairways, and portions of uncovered decks or porches may extend not more than two (2) feet into any required setback.
 - b) Building projections such as towers, gables, spires, cupolas and like structures, may extend five (5) feet above the allowed maximum building height. All mechanical equipment must be screened by architectural feature from view at the street level and the parking lot. Projections, including awnings and decorative features, must have an eight (8) foot high clearance above pedestrian walkways.
 - 7 The following note applies to CC, CC/MC, AC, and VC:
 - a) Setbacks include any applicable landscape buffers.

2.2.2 Office/Business Park - OBP and BP

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2.2.2.1 Office/Business Park Description

The purpose of these land use designations is to provide for the development of a business park complex that will encourage the emerging employment center policy of the NSSOI region. These areas have been concentrated and strategically located within the community to provide a sufficient employment base for local residents. These land uses are intended to provide office employment uses, research and development space, advanced technology based manufacturing and assembly space, private educational and trade schools/colleges, and corporate business campuses/headquarters. Related retail and service uses may also be present to support these uses. These allowed uses may also be associated with providing services to, or are dependent on, adjacent manufacturing, assembly, production, distribution or warehousing facilities within the Kiley Ranch Business Park development.



The intent of the Office/Business Park area is addressed with two types of uses: Office/Business Park and Business Park. Uses allowed in the Business Park are also allowed in the Office/Business Park use with the exception of certain light and medium industrial uses. Both areas however, share the interest of allowing such typical uses as financial institutions, professional offices, administration offices, research and development operations, and advanced technology-based manufacturing, packaging and assembly uses.

Area	Land Use	Gross Acres
4	Office/Business Park	20.11
5A	Office/Business Park	4.54
5B	Business Park	5.15
6A	Business Park	12.39
6B	Business Park	6.14
7A	Office/Business Park	4.48
7B	Office/Business Park	5.89
10	Office/Business Park	25.03
11	Business Park	14.96
17	Business Park	14.71
22	Business Park	15.52
TOTALS		128.92

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2.2.2.2 Office/Business Park Land Use

Permitted uses and those uses requiring a Conditional Use Permit are contained in Table 2-1, Land Use Matrix, in Section 2.2.8. The Design Review Committee (DRC) and the City of Sparks shall determine the appropriateness of uses not specifically outlined in Table 2-1.

2.2.2.3 Office/Business Park Setbacks and Density/Intensity Requirements

TYPE	OFFICE/BUSINESS PARK (OBP)	BUSINESS PARK (BP)
DESCRIPTION	This designation is intended to provide for professional office, research and development, advanced technology based manufacturing, assembly, and commercial services required to support these uses.	This designation is intended to provide for professional office, research and development, light and medium industrial, and commercial services required to support these uses.
BUILDING INTENSITY		
Building Coverage ⁴	20% max.	50% max.
Building Height ^{4 & 5}	80 ft. max.	55 ft. max.
Building Separation	0 ft. or 60 ft. min.	0 ft. or 30 ft. min.
LANDSCAPING		
Landscape Requirement	Min. 20% of development area ¹	Min. 20% of development area ¹
BUILDING SETBACKS FROM RIGHT-OF-WAY³		
Pyramid Way	25 ft. min.	N/A
Kiley Parkway	N/A	10 ft. min.
BUILDING SETBACKS FROM RIGHT-OF-WAY³ (continued)		
Lazy 5 Parkway	10 ft. min.	10 ft. min.
David Allen Parkway	10 ft. min.	10 ft. min.
Collector Roads	15 ft. min.	15 ft. min.
Internal Private Roads	10 ft. min.	10 ft. min.
Property Line ²	10 ft. min.	10 ft. min.

See table notes on following page.

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Notes:

1 – Development area does not include any landscape buffer parcels adjacent to a development parcel. The locations for landscape buffers are further described in Chapters 2 and 3.

2 – This includes all property lines within Kiley Ranch North that do not border state highways, boulevards, parkways, or collector roads.

3 – Setbacks include any applicable landscape buffers.

4 – Definitions:

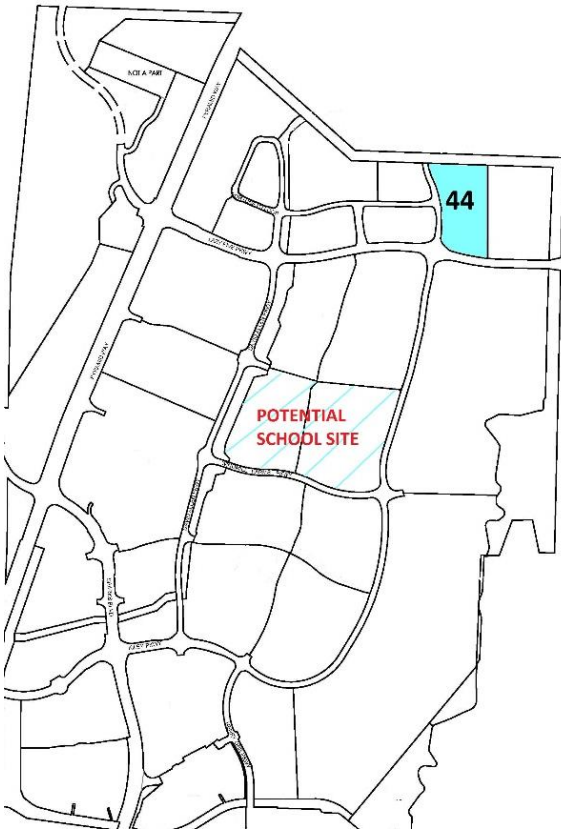
- a) Building Coverage is defined as the ratio between the ground floor area of enclosed building and the net area of the site, expressed in a percent form.
- b) Building Height is the vertical distance from the average level of the highest and lowest points of the portion of the graded pad area covered by the building to the height of the ceiling. A Conditional Use Permit (CUP) will be required if the building height exceeds 80 feet for OBP and 55 feet for BP.

5 – Building projections such as towers, gables, spires, cupolas and like structures including mechanical equipment may extend five feet above the allowed maximum building height. All mechanical equipment must be screened by architectural feature from view at street level and parking lots.

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2.2.3 School - S

2.2.3.1 School Description



The purpose of this land use designation is to provide land for a public school that will serve the project. It is planned that the Washoe County School District may purchase the property for the school from the owners of Kiley Ranch North. The property must be purchased within five (5) years of the final approval of the Development Handbook for the particular phase the school property is located. In the event the School District does not acquire the property, the use may convert to residential at the density of the adjacent residential land use. If this occurs then a maximum of 242 additional units will be permitted within Village 44. The new residential areas are subject to their corresponding land use design standards and guidelines contained in this handbook. The general location is shown conceptually on the Master Plan. Ultimately, its location and size will be determined by the Master Developer and the School District as development occurs. If the final location of the school site shifts from the conceptual location shown on the Master Plan to an adjacent residential planning area, then the existing number of allowable units within that planning area will still be permitted.

Area	Land Use	Gross Acres
44	School	10.11
TOTALS		10.11

The Washoe County School District has identified another potential school site on Villages 17 and 18. The School District is compelled to complete the formal purchase

process described in NRS 278.346 before any school site is finally determined. This process has not yet been completed. The School District would have to make changes to the Kiley Ranch North Master Land Use Plan such as land use designations, handbook amendments and gain permission of the Master Developer before the site could be developed for school purposes.

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2.2.3.2 School Land Use

Permitted uses and those uses requiring a Conditional Use Permit are contained in Table 2-1, Land Use Matrix, in Section 2.2.8.

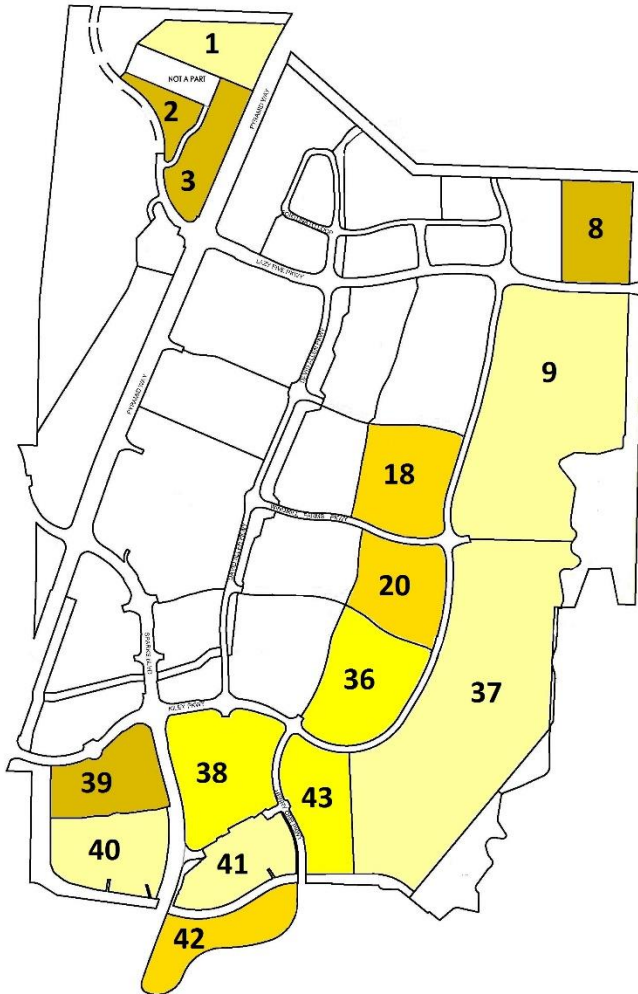
2.2.3.3 School Setbacks and Density/Intensity Requirements

TYPE	SCHOOL (S)
DESCRIPTION	The School designation provides for the development of a public elementary or junior high school.
BUILDING INTENSITY	
Building Height	40 ft. max.
Building Separation	0 ft. or 20 ft. min.
LANDSCAPING	
Landscape Requirement	Minimum 20% of development area ¹
BUILDING SETBACKS FROM R.O.W.	
Kiley Parkway	35 ft. min.
Lazy 5 Parkway	35 ft. min.
David Allen Parkway	25 ft. min.
Collector Roads	20 ft. min.
Internal Private Roads	15 ft. min.
Property Line ²	10 ft. min.
1 - Development area does not include any landscape buffer parcel adjacent to a development parcel.	
2 - This includes all property lines within Kiley Ranch North that do not border state highways, boulevards, parkways, or collector roads.	

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2.2.4 Residential Areas - LMR, MR, MHR, and HR

2.2.4.1 Residential Areas Description



The residential land uses within Kiley Ranch North allow a variety of housing densities and types. Four residential land use designations are permitted in the community, including: Low-Medium, Medium, Medium-High, and High Residential.

Area	Land Use	Gross Acres
1	Low-Medium Residential	11.55
2	High Residential	4.69
3	High Residential	10.34
8	High Residential	13.46
9	Low-Medium Residential	62.04
18	Medium-High Residential	19.16
20	Medium-High Residential	15.60
36	Medium Residential	21.70
37	Low-Medium Residential	78.84
38	Medium Residential	22.90
39	High Residential	14.40
40	Low-Medium Residential	16.46
41	Low-Medium Residential	13.83
42	Medium-High Residential	13.32
43	Medium Residential	15.77
TOTALS		334.06

Each category is intended to provide for a variety of housing types over density ranges that may overlap in density with another category. Uses such as ancillary community recreation facilities, parks, childcare facilities, all types of trails, churches, schools, and other uses which are determined to be compatible with and oriented towards the needs of these residential neighborhoods, may also be allowed. The following is a description of each of these residential categories.

The following is a description of each of these residential categories.

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LOW-MEDIUM (LMR): 4.0 - 7.9 du/net acre

This designation allows single family detached homes in a variety of lot configurations and styles. Lot sizes range from 3,000 to 6,000 square feet. Typical housing types include standard single family detached, detached zero lot line, alley-loaded design, and cluster detached housing. This land use designation is generally located on the edge of the community.

MEDIUM (MR): 6.0 - 11.9 du/net acre

This designation allows single family detached and attached homes. Lot sizes range from 2,000 to 4,500 square feet. Typical housing types include small lot single family detached, zero lot line, and alley-loaded design. It also includes townhomes, cluster detached and attached housing, apartments, and condominiums whether for sale or for rent. This land use designation is primarily located near higher density residential and commercial uses.

MEDIUM-HIGH (MHR): 12.0 - 17.9 du/net acre

This designation allows rental and for-sale single family attached products and multi-family dwellings. Typical product types include townhomes, attached cluster products, row houses, apartments, and condominiums. This designation is located adjacent to business park uses.

HIGH (HR): 15.0 - 23.9 du/net acre

This designation allows rental and for-sale multi-family dwellings. Typical product types include apartments, condominiums, row houses, and townhomes. This designation is primarily located near high activity areas of the community and larger streets.

2.2.4.2 Residential Areas Land Use

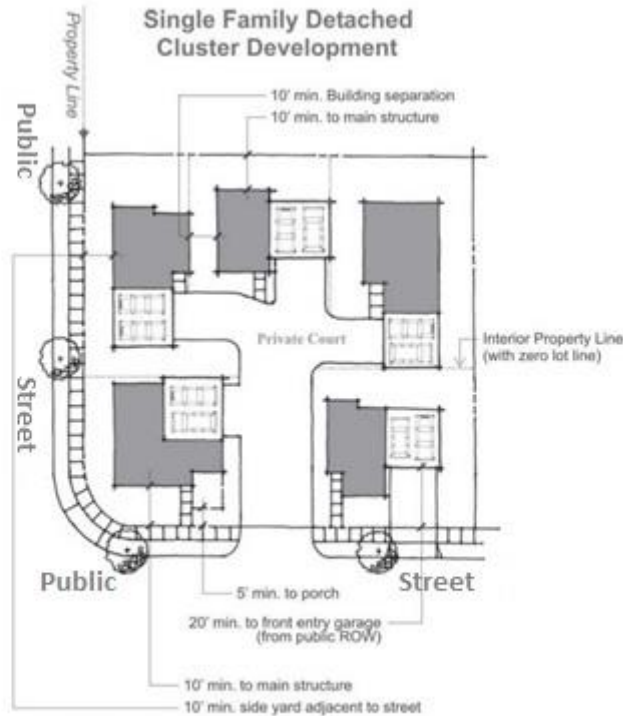
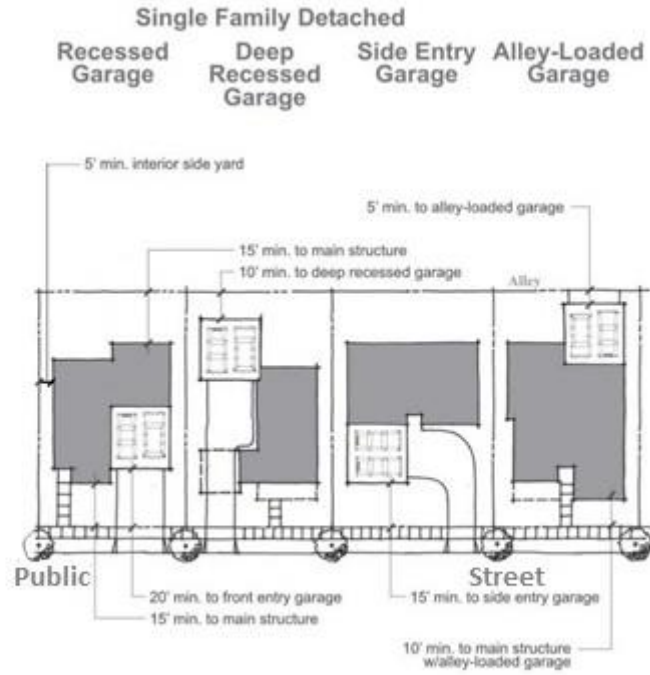
Permitted uses and those uses requiring a Conditional Use Permit are contained in Table 2-1, Land Use Matrix, in Section 2.2.8. The Design Review Committee (DRC) and the City of Sparks shall determine the appropriateness of uses not specifically outlined in Table 2-1.

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2.2.4.3 Residential Areas Setbacks and Density/Intensity Requirements

TYPE	LOW-MEDIUM RESIDENTIAL (LMR) 4.0-7.9 du/ac		
DESCRIPTION	This designation is intended to provide single family detached homes in a variety of lot configurations and styles. Typical housing types include standard single family detached, detached zero lot line, alley-loaded design, and cluster detached housing.		
	STANDARD SFD	CLUSTERED SFD	NOTES
BUILDING INTENSITY			
Maximum Net Density (du/ac)	7.9	7.9	
Lot Size (minimum)	3,000 sq.ft. min.	3,000 sq.ft. min.	
Minimum Lot Width	35 ft.	35 ft.	
Building Height	35 ft. max.	35 ft. max.	
BUILDING SETBACKS FROM PROPERTY LINES			
FRONT YARD SETBACKS			
To main structure w/ Front Entry Garage	15 ft. min.	10 ft. min	
To Porch	10 ft. min.	5 ft. min.	
To Front Entry Garage (from public ROW)	20 ft. min.	20 ft. min.	
To Side Entry Garage	15 ft. min.	10 ft. min.	
To Main Structure w/ Alley Loaded Garage	10 ft. min.	10 ft. min.	
SIDE YARD SETBACKS			
Interior Side Yard	0 or 5 ft. min *	0 or 5 ft. min *	* 10 ft. min. building separation
Side Yard Adjacent to Street	10 ft. min.	10 ft. min.	
REAR YARD SETBACKS			
To Main Structure	15 ft. min.	10 ft. min.	
To Alley Loaded Garage	5 ft. min.	5 ft. min.	
To Deep Recessed Garage	10 ft. min.	10 ft. min.	
BUILDING PROJECTIONS	Refer to Section 20.04.008 of the Sparks Municipal Code.		
ACCESSORY USES			
Accessory uses shall be permitted pursuant to Section 20.03.002 of the Sparks Municipal Code.			

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NOTE: These prototype site plans are conceptual in nature and are only two of many design solutions that are permitted in this land use designation.

Exhibit 2-1 – Low-Medium Residential (LMR) Prototypes

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TYPE/DESCRIPTION	MEDIUM RESIDENTIAL (MR) – 6.0 – 11.9 du/net acre			
	This designation is intended to provide single family detached and attached homes in a highly segmented range of product types. Typical housing types include small lot single family detached, zero lot line, alley-loaded design, townhomes, cluster detached and attached housing, and condominiums. This category may include for-rent multi-family units.			
	SF DETACHED	SF ATTACHED	MULTI-FAMILY	NOTES
BUILDING INTENSITY				
Maximum Net Density (du/ac)	11.9	11.9	11.9	Multi-family use shall not exceed 70% building coverage. Building separation for multi-family shall be a min. of 20'.
Lot Size	2,000 sq.ft. min.	N/A	6,000 sq.ft. min. ²	
Minimum Lot Width	30 ft.	N/A	N/A	
Building Height	35 ft. max.	35 ft. max.	35 ft. max.	
LANDSCAPING				
Landscape Requirement		See footnote 1	20% of site area	
BUILDING SETBACKS FROM PROPERTY LINES				
FRONT YARD SETBACKS				
To Main Structure w/ Front Entry Garage	10 ft. min.	10 ft. min.	10 ft. min.	
To Porch	10 ft. min.	10 ft. min.	10 ft. min.	
To Front Entry Garage (from public ROW)	20 ft. min.	20 ft. min.	20 ft. min.	
To Side Entry Garage	10 ft. min.	10 ft. min.	10 ft. min.	
To Main Structure w/ Alley Loaded Garage	10 ft. min.	10 ft. min.	10 ft. min.	
SIDE YARD SETBACKS				
Interior Side Yard	0 or 5 ft. min.	0 or 5 ft. min.*	20 ft. min.	* 10ft. min. bldg. separation (SF)
Side yard to Adjacent Street	10 ft. min.	10 ft. min.	10 ft. min.	* 20 ft. min. bldg. separation (MF)
REAR YARD SETBACKS				
To Main Structure	15 ft. min. *	10 ft. min.	10 ft. min.	* 10 ft. min for cluster SFD
To Alley Loaded Garage	5 ft. min.	5 ft. min.	5 ft. min.	

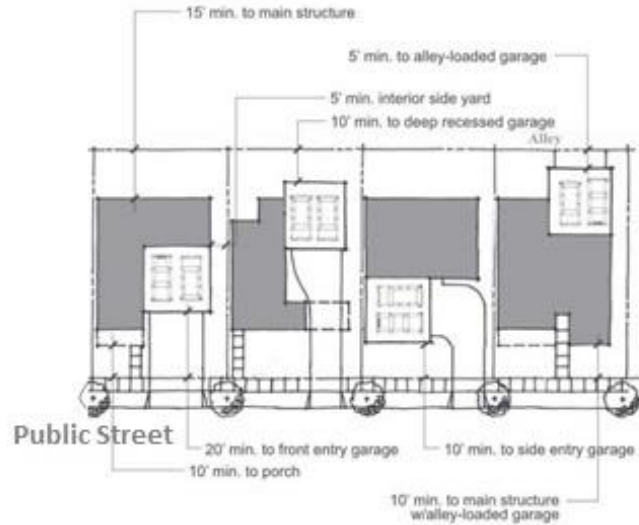
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TYPE/DESCRIPTION	MEDIUM RESIDENTIAL (MR) – 6.0 – 11.9 du/net acre			
	This designation is intended to provide single family detached and attached homes in a highly segmented range of product types. Typical housing types include small lot single family detached, zero lot line, alley-loaded design, townhomes, cluster detached and attached housing, and condominiums. This category may include for-rent multi-family units.			
	SF DETACHED	SF ATTACHED	MULTI-FAMILY	NOTES
REAR YARD SETBACKS (continued)				
To Deep Recessed Garage	10 ft. min.	10 ft. min.	10 ft. min.	
BUILDING PROJECTIONS	Refer to Section 20.04.008 of the Sparks Municipal Code			
ACCESSORY USES				
Accessory uses shall be permitted pursuant to Section 20.03.002 of the Sparks Municipal Code.				
NOTES				
1 – Setback areas must be landscaped with the exception of roadways, driveways and walk areas.				
2 – The minimum parcel size for a multi-family project is 6,000 sq.ft. If subdivided (i.e. condominiums or townhomes) individual units may include smaller parcel sizes.				

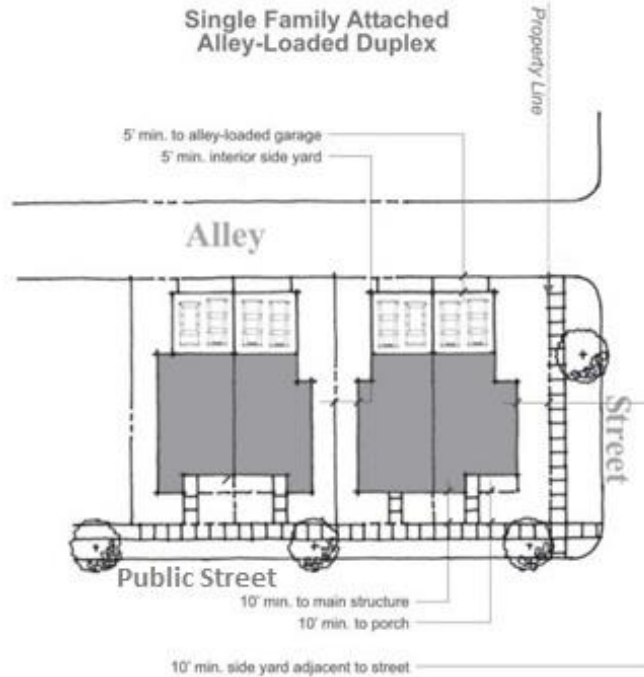
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Single Family Detached

Recessed Garage Deep Recessed Garage Side Entry Garage Alley-Loaded Garage



Single Family Attached Alley-Loaded Duplex



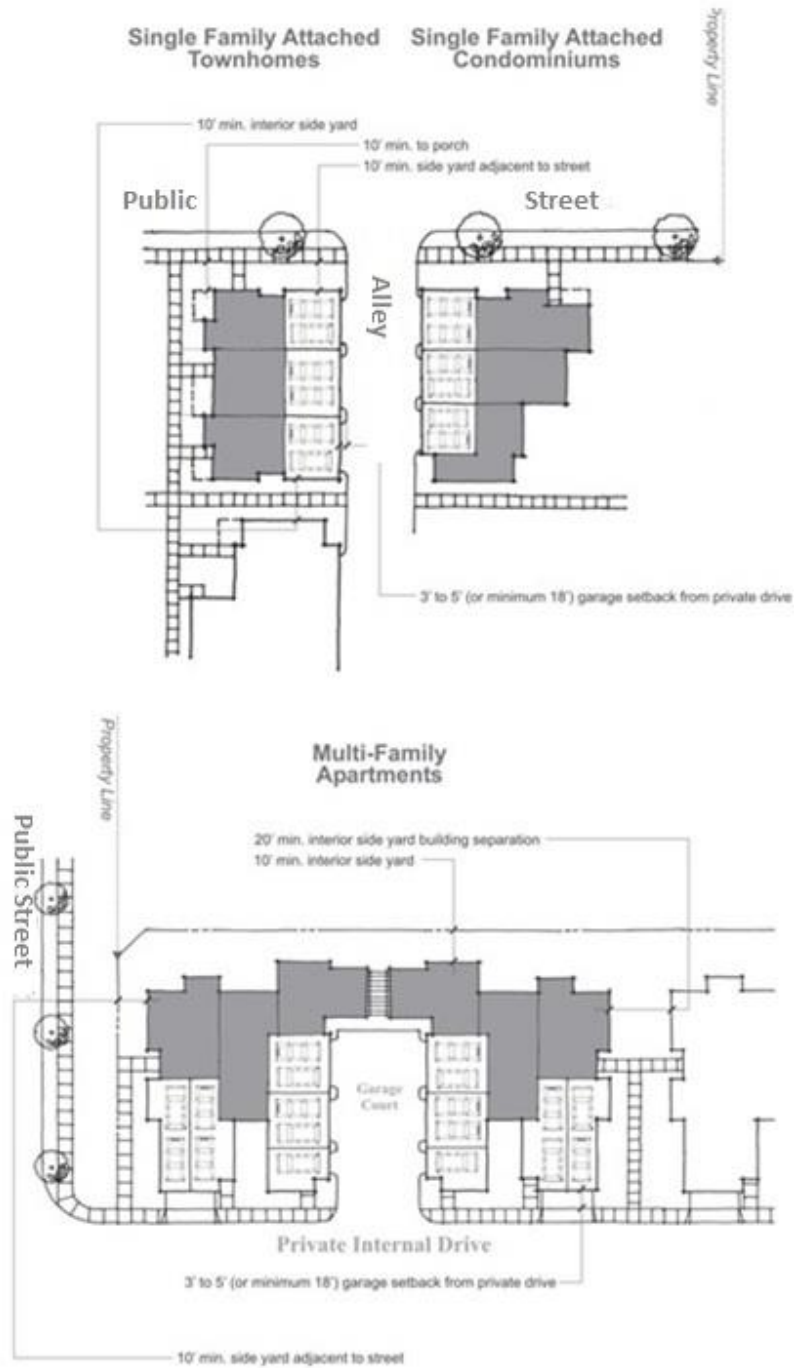
NOTE: These prototype site plans are conceptual in nature and are only two of many design solutions that are permitted in this land use designation.

Exhibit 2-1B – Medium Residential (MR) Prototypes

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TYPE/DESCRIPTION	MEDIUM-HIGH RESIDENTIAL (MHR) - 12.0 - 17.9 du/net acre		
	This designation is intended to provide for a wide range of single family attached products and multi-family dwellings. Typical product types include townhomes, attached cluster products, row houses, and condominiums. Multi-family may include for-rent units.		
	SF ATTACHED	MULTI-FAMILY	NOTES
BUILDING INTENSITY			
Maximum Net Density (du/ac)	17.9	17.9	*12 ft. min. between porches, patios or balconies.
Building Coverage	65% max.	70% max.	
Building Separation	0 ft. or 10 ft. min.	20 ft. min.*	
Building Height	40 ft. max.	40 ft. max.	
LANDSCAPING			
Landscape Requirement		Min. 20% of parcel	
BUILDING SETBACKS FROM PROPERTY LINES			
FRONT YARD SETBACKS			
To Structure	10 ft. min.	10 ft. min.	
To Porch/Patio	10 ft. min.	10 ft. min.	
To Front Entry Garage (from public ROW)	20 ft. min.	20 ft. min.	
SIDE YARD SETBACKS			
Interior Side Yard	0 ft. or 10 ft. min.*	20 ft. min.*	*Building separation.
Side Yard Adjacent to Street	10 ft. min.	10 ft. min.	
REAR YARD SETBACKS			
To Main Structure	10 ft. min.	10 ft. min.	
To Porch/Patio	10 ft. min.	10 ft. min.	
To Garage (from private drive)			
	Refer to Alley Detail (Exhibit 2-7)		
BUILDING PROJECTIONS	Refer to Section 20.04.008 of the Sparks Municipal Code		
ACCESSORY USES			
Accessory uses shall be permitted pursuant to Section 20.03.002 of the Sparks Municipal Code			
1 - This standard may be waived if the applicant can demonstrate that the parking of vehicles will be prohibited from encroaching into the private drive and an enforcement mechanism will be established.			

KILEY RANCH NORTH – TENTATIVE DEVELOPMENT HANDBOOK



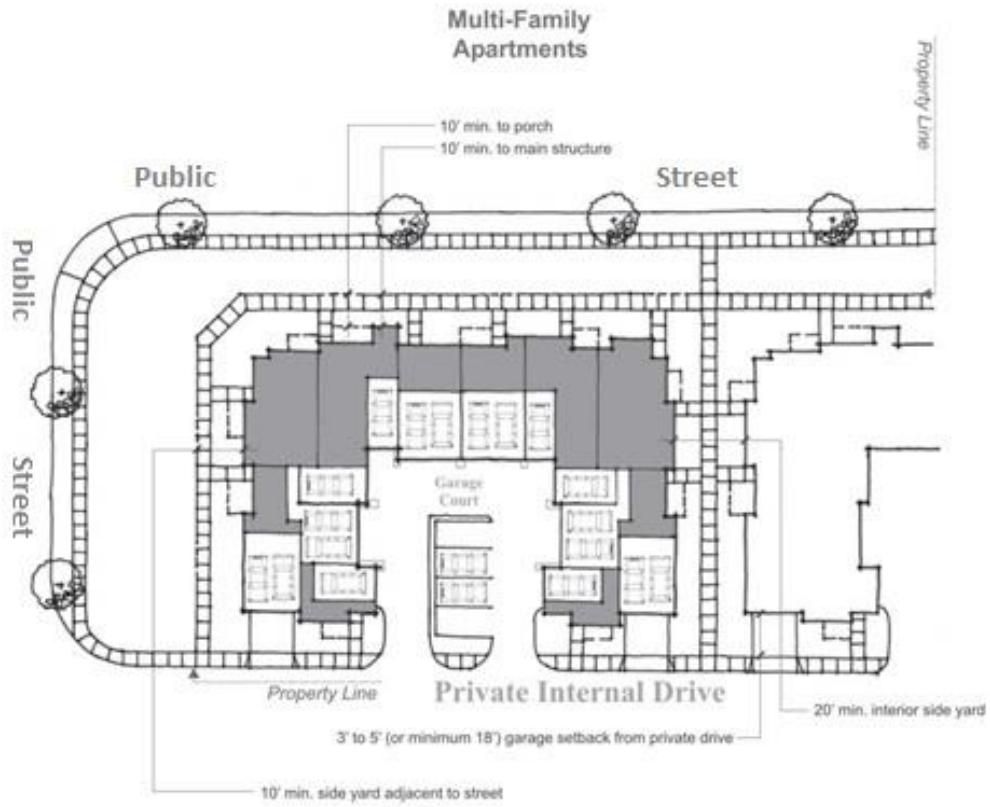
NOTE: These prototype site plans are conceptual in nature and are only two of many design solutions that are permitted in this land use designation.

Exhibit 2-1C – Medium-High Residential (MHR) Prototypes

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TYPE/DESCRIPTION	HIGH RESIDENTIAL (HR) - 15.0 - 23.9 du/net acre	
	This designation is intended to provide attached homes in a highly segmented range of product types. Typical housing types include townhomes, condominiums and apartments (either for rent or for sale).	
	MULTI-FAMILY	NOTES
BUILDING INTENSITY		
Maximum Net Density (du/ac)	23.9	*12 ft. min. separation between porches, patios or balconies
Building Coverage	40% max.	
Building Separation	20 ft. min.*	
Building Height	50 ft. max.	
LANDSCAPING		
Landscape Requirement	20% of parcel	
BUILDING SETBACKS FROM PROPERTY LINES		
FRONT YARD SETBACKS		
To Structure	10 ft. min.	
To Porch/Patio	10 ft. min.	
SIDE YARD SETBACKS		
Interior Side Yard	20 ft. min.*	*Building separation
Side Yard Adjacent to Street	10 ft. min.	
REAR YARD SETBACKS		
To Structure	10 ft. min.	Refer to Alley Detail (Exhibit 2-7)
To Porch/Patio	10 ft. min.	
To Garage (from private drive)		
BUILDING PROJECTIONS	Refer to Section 20.04.008 of the Sparks Municipal Code	
ACCESSORY USES		
Accessory uses shall be permitted pursuant to Section 20.03.002 of the Sparks Municipal Code		

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NOTE: This prototype site plan is conceptual in nature and is only one of many design solutions that are permitted in this land use designation.

Exhibit 2-1D – High Residential (HR) Prototype

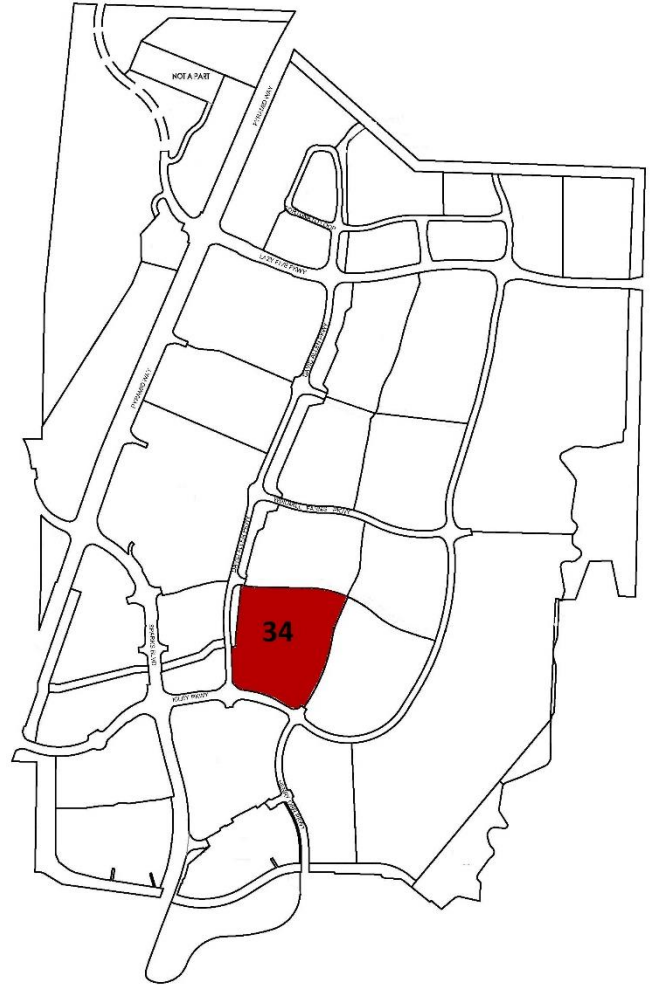
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2.2.5 Mixed Use Residential - MUR

2.2.5.1 Mixed Use Residential Description

The mixed use residential zones provide for single family and multifamily uses, as well as group residential care facilities including assisted care, nursing homes, schools, trails, parks, ancillary community recreation centers, garden offices, and senior housing communities.

Area	Land Use	Gross Acres
34	Mixed Use Residential	20.47
TOTALS		20.47



2.2.5.2 Mixed Use Residential Land Use

Permitted uses and those uses requiring a Conditional Use Permit are contained in Table 2-1, Land Use Matrix, in Section 2.2.8. The Design Review Committee (DRC) and the City of Sparks shall determine the appropriateness of uses not specifically outlined in Table 2-1.

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2.2.5.3 Mixed Use Residential Setbacks and Density/Intensity Requirements

TYPE	MIXED-USE RESIDENTIAL (MUR)	
DESCRIPTION	The mixed use residential designation allows for single family and multi-residential development, including group care facilities. Typical uses include attached and detached single family homes; multi-family complexes such as apartments and group residential facilities including assisted care, senior housing communities and nursing homes.	
	Multi-Residential/Group Residential Care (23.9 du/ac)³	Single Family Residential 11.9 du/ac – attached/detached
BUILDING INTENSITY (Max. Density)		
Building Coverage	40% max.	N/A
Building Height	65 ft. max.	35 ft. max.
Building Separation	0 ft. or 20 ft. min.	10 ft. min.
	N/A	2,000 sq.ft.
Minimum Lot Width	N/A	30 ft.
LANDSCAPING		
Landscape Requirement	Min. 15% of Site Area	N/A
LANDSCAPE BUFFER FROM BACK OF CURB		
Kiley Parkway	25 ft. min.	25 ft. min.
David Allen Parkway	25 ft. min.	25 ft. min.
BUILDING SETBACKS FROM PROPERTY LINE²		
Collector Roads	10 ft. min.	10 ft. min.
Internal Private Roads	10 ft. min.	10 ft. min.
Front (including to main structure and porch)	10 ft. min. ⁴	10 ft. min. ⁵
Front to Garage	20 ft. min. ⁴	20 ft. min. ⁴
Side	10 ft. min. ⁴	0 ft. or 5 ft. min. ⁴
Rear	10 ft. min. ⁴	15 ft. min. ⁴
BUILDING PROJECTIONS	See Note 1	See Note 1

Refer to table notes on following page.

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NOTES

1 – Cornices, overhangs and eaves may extend not more than three (3) feet into any required front, side or rear setback. Decks, balconies and landings above the ground floor elevation of a building, exterior stairways, and portions of uncovered decks or porches may extend not more than two (2) feet into any required front, side or rear setback.

2 – This includes all property lines within Kiley Ranch North that do not border state highways, boulevards or parkways.

3 – Number of units/density is not applicable to assisted living, group residential care or senior retirement facilities.

4 – Building setbacks from property lines are in addition to setbacks required from Kiley Parkway and David Allen Parkway.

2.2.6 Park - P

2.2.6.1 Park Description



The purpose of this land use designation is to provide a park area that allows for both passive and active recreational activities. A park has been identified at a key location at the southeastern portion of Kiley Ranch North. A wetland interpretive center may be part of this area.

Area	Land Use	Gross Acres
P	Park	9.42
TOTALS		9.42

2.2.6.2 Park Land Use

Permitted uses and those uses requiring a Conditional Use Permit are contained in Table 2-1, Land Use Matrix, in Section 2.2.8.

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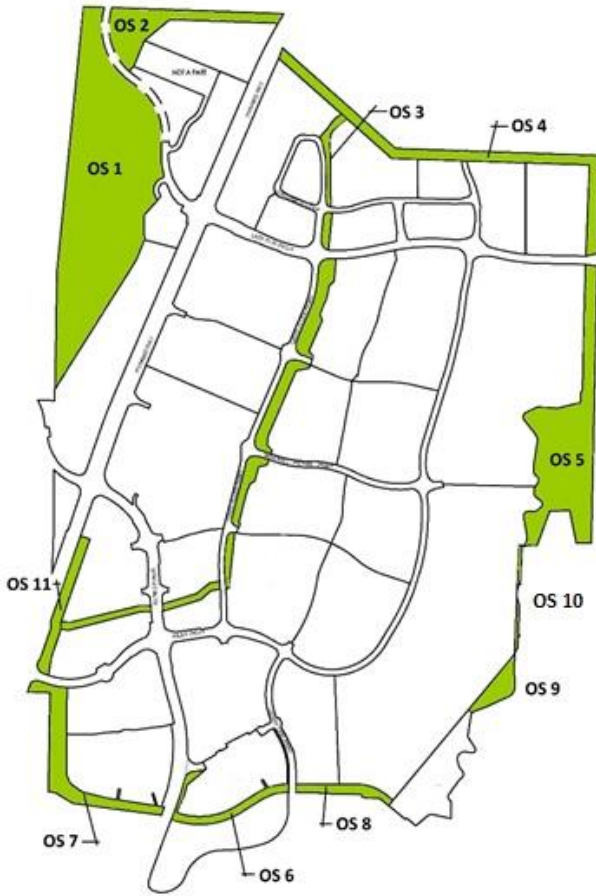
2.2.6.3 Park Setbacks and Density/Intensity Requirements

TYPE	PARK (P)
DESCRIPTION	The Park designation provides for the development of active and passive recreational facilities
BUILDING INTENSITY	
Minimum Size	9.0 acres
Building/Facility Height	35 ft. max
Building Separation	0 ft. or 20 ft. min.
LANDSCAPING	
Landscape Requirement	Site specific to use.
BUILDING SETBACKS	
Collector Roads	20 ft. min.
Internal Private Roads	15 ft. min.
Property Line ¹	10 ft. min.
NOTES	
1 – This includes all property lines within Kiley Ranch North that do not border state highways, boulevards, parkways, or collector roads.	

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2.2.7 Open Space - OS

2.2.7.1 Open Space Description



The purpose of this land use designation is to provide pedestrian and bicycle trails, regional trails, protection of steep slopes, drainage facilities, opportunities for passive recreational use, and lands that will remain in their natural condition. Typical uses of these areas include trails, passive recreational facilities, wetland interpretive center, native and ornamental landscaping, storm drain channels, and erosion protection needed for regional utilities and infrastructure.

2.2.7.2 Open Space Land Use

Permitted uses and those uses requiring a Conditional Use Permit are contained in Table 2-1, Land Use Matrix, in Section 2.2.8.

Area	Land Use	Gross Acres
OS 1	Open Space	53.36
OS 2	Open Space	8.01
OS 3	Open Space	13.54
OS 4	Open Space	10.80
OS 5	Open Space	21.60
OS 6	Open Space	3.14
OS 7	Open Space	7.62
OS 8	Open Space	2.31
OS 9	Open Space	2.74
OS 10	Open Space	0.30
OS 11	Open Space	3.40
TOTALS		126.82

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2.2.7.3 Open Space Setbacks and Density/Intensity Requirements

TYPE	OPEN SPACE (OS)
DESCRIPTION	The Open Space designation provides for the development of passive recreation facilities, interpretive centers, trails, drainage, infrastructure, and natural open space.
BUILDING INTENSITY	
Building/Facility Height ¹	35 ft.
Building Separation	0 ft. or 20 ft. min.
LANDSCAPING	
Landscape Requirement	Site specific to use
BUILDING SETBACKS FROM R.O.W.	
Pyramid Way	50 ft. min.
Lazy 5 Parkway	15 ft. min.
Internal Private Roads	10 ft. min.
Property Line ²	10 ft. min.

1 - Height exceeding this standard can be reviewed and approved by the DRC and the City of Sparks through a special use permit.

2 - This includes all property lines within Kiley Ranch North that do not border state highways, boulevards, parkways, or collector roads.

2.2.8 Permitted and Conditional Land Uses

Permitted uses, uses requiring a Conditional Use Permit, and prohibited uses within the Development Plan, are provided in the following Land Use Matrix table (2-1). This matrix organizes potential uses within the land use categories presented within the Development Plan. The following symbols are used in the matrix to indicate whether a proposed use is permitted, not permitted, or requires a Conditional Use Permit:

- P Permitted by right within the Development Plan
- CP Conditional Use Permit required
- AN Ancillary Use - Uses only allowed when permitted uses are present for a particular land use
- ☐ Not Permitted within the Development Plan (empty cell)

Those uses not specifically listed in the Land Use Matrix table are subject to review based on the consistency with the purpose and intent of the land use designation and Development Plan of Chapter 2 in these Development Standards. All uses shall require an administrative review and approval process from the Department of Community Services, as specified in Chapter 20.03, Sparks Municipal Code and Sections 278.315 and 278.317 of NRS (Nevada Revised Statutes).

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Table 2-1 – Land Use Matrix

	Community Commercial	Community Commercial/ Medical Campus	Arterial Commercial	Village Center Commercial	Office/Business Park	Business Park	School	Low-Medium Residential	Medium Residential	Medium-High Residential	High Residential	Mixed-Use Residential	Park	Open Space
	CC	CC/MC	AC	VC	OBP	BP	S	LMR	MR	MHR	HR	MUR	P	OS
COMMERCIAL LAND USES														
Commercial Land Uses including, but not limited to the following uses:														
Accessory uses and structures located on the same site as a permitted use	P	P	P	CP	P	P						P		
Animal clinics	P		P											
Appliance repair provided repair services shall be incidental to retail sales; no outdoor sales or storage	P		P											
Athletic/health club and gymnasium	P	P	P	P	AN	AN								
Automobile washing, including use of mechanical conveyors, blowers and steam cleaners	P		P											
Bar/Lounge/Sports Bar	P		P	P	AN	AN								
Catering establishments	P	P	P	P										
Catering establishments in conjunction w/ restaurant	P		P	P	AN	AN								
Childcare centers	P	P	P		AN	AN								
Consumer research centers	P		P		P	P								
Copying and related duplicating services not including lithographing, engraving or similar reproduction services	P		P	P	AN	AN								

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	Community Commercial	Community Commercial/ Medical Campus	Arterial Commercial	Village Center Commercial	Office/Business Park	Business Park	School	Low-Medium Residential	Medium Residential	Medium-High Residential	High Residential	Mixed-Use Residential	Park	Open Space
	CC	CC/MC	AC	VC	OBP	BP	S	LMR	MR	MHR	HR	MUR	P	OS
Department stores	P		CP	P										
Department stores with associated tire, battery and accessory shops	P		CP											
Drugstores and prescription pharmacies	P	P	P											
Entertainment venues (e.g. family fun centers, golf driving range, bowling alleys, etc.)	CP		CP											
Fast food restaurants/service including drive-through	P		P	P										
Financial institutions including banks, finance companies, credit unions and related services	P	P	P	P	AN	AN								
Food/convenience markets and specialty stores	P	P	P	P										
Garden centers including plant nurseries	P		P											
Hardware stores/Home Improvement Centers, including garden centers, carpet, floor covering and draperies	P		P											
Hospitals (acute medical care/medical rehabilitation/any combination thereof providing health services to people) including helistops		P												

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	Community Commercial	Community Commercial/ Medical Campus	Arterial Commercial	Village Center Commercial	Office/Business Park	Business Park	School	Low-Medium Residential	Medium Residential	Medium-High Residential	High Residential	Mixed-Use Residential	Park	Open Space
	CC	CC/MC	AC	VC	OBP	BP	S	LMR	MR	MHR	HR	MUR	P	OS
Hospital equipment sales and rental	P	P	P	AN	AN									
Household goods repair shops	P		P											
Indoor training and recreation (bowling alleys, dance studios, martial arts studios, skating rinks, etc.)	CP		CP	CP	CP	CP								
Intermediate medical care facilities		P												
Laundries and dry cleaners	P		P		AN	AN								
Liquor stores and convenience stores	P		P	CP										
Lodging (under 200 rooms)	P		P	P	CP									
Lodging (over 200 rooms)	CP		CP	CP	CP									
Lodging (ancillary overnight accommodations for medical facilities)		P												
Locksmiths	P		P	P										
Medical facilities including, but not limited to ambulatory surgical centers, obstetric centers, irreversible renal disease facilities, medical diagnostic and treatment, cancer centers, labs and therapeutic service centers		P												
Mini-storage facilities (see Notes)	P		P											
Motorcycle sales and service (no outdoor storage)	P													

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	Community Commercial	Community Commercial/ Medical Campus	Arterial Commercial	Village Center Commercial	Office/Business Park	Business Park	School	Low-Medium Residential	Medium Residential	Medium-High Residential	High Residential	Mixed-Use Residential	Park	Open Space
	CC	CC/MC	AC	VC	OBP	BP	S	LMR	MR	MHR	HR	MUR	P	OS
Mortuaries	CP		CP											
Movie theaters	P		CP	P										
Newsstand	P		P	P	AN	AN								
Office supply and business machine stores	P		P		AN	AN								
Operating hours between 11 p.m. and 6 a.m. (see footnote 2)	P		P	CP	P	P								
Operating hours – 24 hours/day (associated with hospital/medical facility)		P												
Outdoor sales and service	CP		CP											
Packing, wrapping, handling and mailing stores	P	P	P	P	AN	AN								
Park-n-Ride lots, as joint use compliance with RTC	P		P		AN	AN								
Parking structure		P	CP	P	AN	AN								
Personal care such as barbers and beauty shops, shoe repair, etc.	P		P	P	AN	AN								
Photographic studios	P		P	P	P	P								
Radio and television broadcasting studios					CP	CP								
Recreational vehicle/boat storage facility associated with mini-warehouse (see footnote 1)	P		P											
Restaurants including sit-down restaurants, delicatessens, ice cream shops, etc.	P	P	P	P	AN	AN								

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	Community Commercial	Community Commercial/ Medical Campus	Arterial Commercial	Village Center Commercial	Office/Business Park	Business Park	School	Low-Medium Residential	Medium Residential	Medium-High Residential	High Residential	Mixed-Use Residential	Park	Open Space
	CC	CC/MC	AC	VC	OBP	BP	S	LMR	MR	MHR	HR	MUR	P	OS
Retail sales such as appliances, art galleries/art supply, auto supply, electronic sales and repair, retail plumbing/pool/heating showrooms, florists, plant shops, paint/wallpaper/glass shops, etc.	P	P	P	P	AN	AN								
Restricted gaming												P		
Service stations not including trailer rental, provided all operations except the sale of gasoline and petroleum products and the washing of cars shall be conducted within an enclosed building; sales shall be limited to petroleum products, automotive accessories, tobacco and convenience foods, and repair facilities	P		P											
Tires, batteries and auto accessories, sales and service; no outdoor storage	P		P											
Urgent care centers and medical facilities	P	P	P	P	P									
Wholesale sales (no outdoor storage)	CP		CP											

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	Community Commercial	Community Commercial/ Medical Campus	Arterial Commercial	Village Center Commercial	Office/Business Park	Business Park	School	Low-Medium Residential	Medium Residential	Medium-High Residential	High Residential	Mixed-Use Residential	Park	Open Space
	CC	CC/MC	AC	VC	OBP	BP	S	LMR	MR	MHR	HR	MUR	P	OS
OFFICE/BUSINESS PARK LAND USES														
Office/Business Park Land Uses including, but not limited to the following uses:														
Community and regional service, commercial travel service, industrial support and business and professional office uses	P	P	P	P	P	P						p ⁴		
Concierge services		P												
Corporate offices, regional offices, general offices and such professional offices as accountants, attorneys, engineers, architects and planners	P	P	P	P	P	P						p ⁴		
Construction industry businesses such as general contractors, electrical contractors, plumbing contractors and their accessory and incidental offices; no equipment or storage materials yards outside	P	P	P		CP	CP						p ⁴		
Incubators (see Notes)		P			P	P								
Loading dock facilities (screened per screening standards)	AN	AN	AN	AN	AN	AN								

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	Community Commercial	Community Commercial/ Medical Campus	Arterial Commercial	Village Center Commercial	Office/Business Park	Business Park	School	Low-Medium Residential	Medium Residential	Medium-High Residential	High Residential	Mixed-Use Residential	Park	Open Space
	CC	CC/MC	AC	VC	OBP	BP	S	LMR	MR	MHR	HR	MUR	P	OS
Manufacture, processing, assembly, testing and repair of components, devices, equipment and systems, and parts and components; all within building					P	P								
Medical and dental offices, employment agencies, real estate agencies and travel agencies	P	P	P	P	P	P						P ⁴		
Outdoor storage, manufacturing or processing					CP	CP								
Professional, scientific, controlling, photographic and optical products or equipment; sales, service/repair and manufacturing					P	P								
Research activities, including research laboratories developmental laboratories					P	P								

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	Community Commercial	Community Commercial/ Medical Campus	Arterial Commercial	Village Center Commercial	Office/Business Park	Business Park	School	Low-Medium Residential	Medium Residential	Medium-High Residential	High Residential	Mixed-Use Residential	Park	Open Space
	CC	CC/MC	AC	VC	OBP	BP	S	LMR	MR	MHR	HR	MUR	P	OS
Service industries or those industries providing services to, as opposed to the manufacture of a specific product, such as the repair and maintenance of appliances or component parts, tooling, printers, testing shops, small machine shops, and shops engaged in the repair, maintenance and servicing of such items, but excluding automobile and truck repair and equipment rental yards					P	P								
Skilled nursing facilities		P										P		
Trade, business, vocational, music and art schools and training centers	P		P	CP	P	P								
PUBLIC/INSTITUTIONAL LAND USES														
Public/Institutional Land Uses including, but not limited to the following uses:														
Amphitheater – small (300 seat maximum)				CP	AN	AN	CP						P	
Arboretums and horticultural gardens													P	

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	Community Commercial	Community Commercial/ Medical Campus	Arterial Commercial	Village Center Commercial	Office/Business Park	Business Park	School	Low-Medium Residential	Medium Residential	Medium-High Residential	High Residential	Mixed-Use Residential	Park	Open Space
	CC	CC/MC	AC	VC	OBP	BP	S	LMR	MR	MHR	HR	MUR	P	OS
Churches, parsonages, parish house, monasteries, convents and other religious institutions	CP	AN	CP		CP	CP	CP	CP	CP	CP	CP	CP		
Clubs and lodges including but not limited to community buildings, YMCA, Boys and Girls Clubs and other similar youth group uses				CP	AN	AN					CP	CP		
Community gardens								P	P	P	P	P	P	
Cultural, education and recreation facilities that conduct community programs and provide resources for residents				CP								P	P	
Emergency Services Facilities (police or sheriff substations, fire stations, etc.)					P	P	P							
Government services			CP	CP	AN	AN								
Historical and cultural monuments; interpretive sites	P		P	P	P	P							P	P
Library							P						CP	
Meeting halls	P		P	CP									CP	
Observatory													P	
Outdoor festivals and fairs, seasonal and temporary (less than a week) (see footnote 4)	P			P	P	P	CP						P	

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	Community Commercial	Community Commercial/ Medical Campus	Arterial Commercial	Village Center Commercial	Office/Business Park	Business Park	School	Low-Medium Residential	Medium Residential	Medium-High Residential	High Residential	Mixed-Use Residential	Park	Open Space
	CC	CC/MC	AC	VC	OBP	BP	S	LMR	MR	MHR	HR	MUR	P	OS
Above ground public utility facilities (transmission, distribution and storage) and equipment sub-stations	CP	CP	CP	CP	CP	CP	CP	CP	CP	CP	CP	CP	CP	CP
SCHOOL LAND USES														
School Land Uses including, but not limited to, the following uses:														
Public or private schools (K-12)			CP		P	P	P	P	P	P	P	P		
RESIDENTIAL LAND USES														
Residential Land Uses including, but not limited to, the following uses:														
Apartments							P ²		P	P	P	P		
Condominiums							P ²		P	P	P	P		
Nursing home											P	P		
Homefinding/information center; temporary until community sales complete				P				P	P	P	P	P		
Group residential care facilities, assisted living, and residential retirement homes								P	P	P	P	P		
Residences (single family detached and attached)							P ²	P	P	P		P		
Residential uses above commercial ground floor				P										
Temporary real estate offices associated with Model Home complexes (per criteria 6.1.6)					P			P	P	P	P	P		
Townhouse							P ²		P	P	P	P		

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	Community Commercial	Community Commercial/ Medical Campus	Arterial Commercial	Village Center Commercial	Office/Business Park	Business Park	School	Low-Medium Residential	Medium Residential	Medium-High Residential	High Residential	Mixed-Use Residential	Park	Open Space
	CC	CC/MC	AC	VC	OBP	BP	S	LMR	MR	MHR	HR	MUR	P	OS
Trail access points								P	P	P	P	P		
PARK LAND USES														
Community Park Land Uses including, but not limited to the following uses:														
Active parks including basketball courts, volleyball courts, playground equipment, etc.							P	P	P	P	P	P	P	
Athletic fields, excluding stadiums (no field lighting)							P						P	
Bike rentals	P		P	P	P	P							CP	CP
Commercial outdoor recreation including, but not limited to batting cages, tennis courts, archery ranges, etc.	CP		CP										CP	
Community recreation centers								AN	AN	AN	AN	AN	P	
Passive park and access ways including pocket parks, seating areas, picnic areas, trails and gardens, etc.	P	P	P	P	P	P	P	P	P	P	P	P	P	
OPEN SPACE LAND USES														
Open Space Land Uses include, but are not limited to the following uses:														
Bicycle trails and bikeways	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Pedestrian trails and walkways	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Regional trails	P	P	P	P	P	P	P	P	P	P	P	P	P	P

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	Community Commercial	Community Commercial/ Medical Campus	Arterial Commercial	Village Center Commercial	Office/Business Park	Business Park	School	Low-Medium Residential	Medium Residential	Medium-High Residential	High Residential	Mixed-Use Residential	Park	Open Space
	CC	CC/MC	AC	VC	OBP	BP	S	LMR	MR	MHR	HR	MUR	P	OS
FOOTNOTES														
	1) Mini-storage and recreational vehicle/boat storage will be permitted in AC and CC sites due to their locations adjacent to Pyramid Way. During Administrative Review special considerations must be given to the screening of these facilities from adjacent uses.													
	2) Permitted only if a school is not built													
	3) Permitted with an approved City of Sparks Temporary Use Permit													
	4) Limited to existing Welcome Center building.													
NOTES														
	a) Outdoor sales will be allowed with issuance of a City of Sparks Temporary Use Permit. Specific location of outdoor sales will be determined with Temporary Use Permit. Permit application will be reviewed and approved by the DRC prior to submittal to the City of Sparks and shall conform to Section 20.03.040.													
	b) "Incubator" facilities comprised of not more than 50% of the gross floor area used for warehousing area with the remaining 50% of the gross floor area comprised of manufacturing, processing, assembly, sales, and display, office or any combination thereof (other than warehouse); no equipment or storage materials yard outside.													
	c) Seasonal Sales will not be allowed within required parking spaces. Location of seasonal sales will be determined at the Administrative Permit.													
	d) Uses not specifically listed are subject to review based on their consistency with the purpose and intent of each designation as determined by the Design Review Committee (DRC) and the City of Sparks Community Services Department.													

2.3 STREETScape DEVELOPMENT STANDARDS

2.3.1 Circulation Plan

Kiley Ranch North project circulation is handled through a hierarchy of arterials and collectors that define the structure of the community. The circulation plan is significant to the region because it encompasses the intersection of Sparks Boulevard and Pyramid Way. For the purposes of applying design standards and guidelines, the major roadways of the master plan are assumed to have the following classification:

Existing Roadways

Pyramid Way - Arterial Highway
Sparks Boulevard – Arterial
Highland Ranch Parkway – Arterial
Lazy 5 Parkway
(Pyramid Way to David Allen Pkwy). – Arterial
David Allen Parkway – Collector
Kiley Parkway (to Henry Orr) – Collector
Henry Orr Parkway – Collector

Future Roadways

Pyramid Way (NDOT Expansion) – Arterial Highway
Lazy 5 Parkway (to east boundary) – Arterial²
Kiley Parkway (north to Lazy 5) – Collector¹
Windmill Farms Parkway – Collector¹

1 – Refer to Exhibit 2-5

2 – Refer to Exhibit 2-4

2.3.1.1 Roadway Design

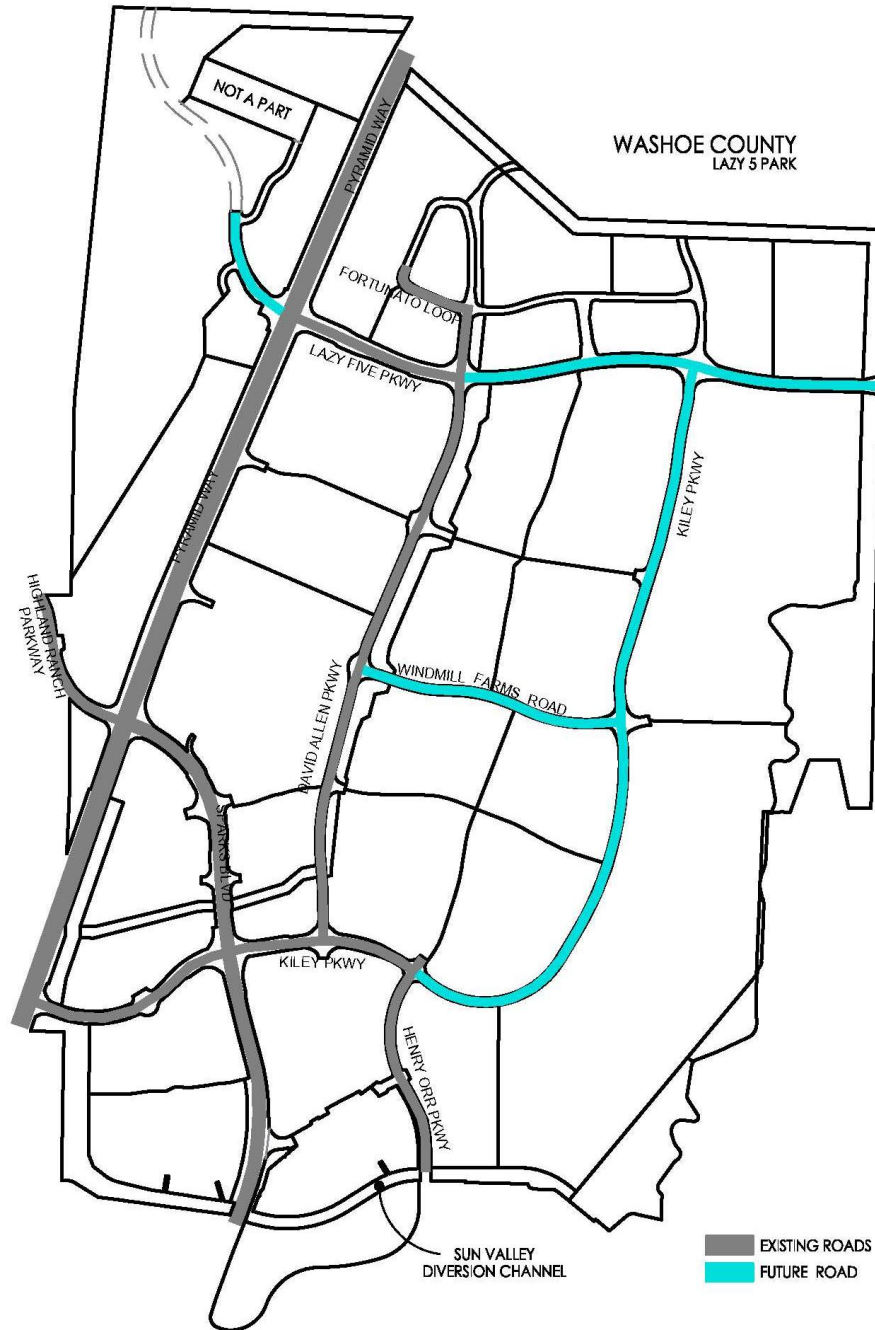
Development of roads within Kiley Ranch North will generally conform to the circulation plan as shown in Exhibit 2-3, Circulation Plan. Exact alignments may vary depending on site specific conditions relevant to the individual development parcels. Plans and sections are provided to illustrate the location and hierarchy of roadways and sidewalk/trails. The intent of the roadway system is to provide regional circulation and access to all parcels from the surrounding areas. The plan utilizes curvilinear alignments and landscaped rights-of-way to establish an overall natural setting. Some pedestrian sidewalks will be designed to be separate from vehicular traffic and will link the neighboring uses and communities to the Kiley Ranch North development.

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All future roadways shall be constructed to the City of Sparks standards and in accordance with the sections for roadways presented in Exhibits 2-4 through 2-7. The five Regional Transportation Commission (RTC) roadways: Sparks Boulevard, Highland Ranch Parkway, Kiley Parkway, David Allen Parkway, and Lazy 5 Parkway, shall be constructed to RTC and City of Sparks standards. Pyramid Way shall be constructed to the Nevada Department of Transportation (NDOT) standards.

Standards included in this handbook apply to new roadways constructed after the final adoption date of this amended handbook and subsequent final development handbooks for individual phases. Roadways constructed prior to 2014 have been previously reviewed and approved by the City of Sparks in context with the development standards in effect at that time. Exhibits 2-4 through 2-7 and the Local Street and Alley Detail on page 2-46 apply to new roadway construction within Kiley Ranch North.

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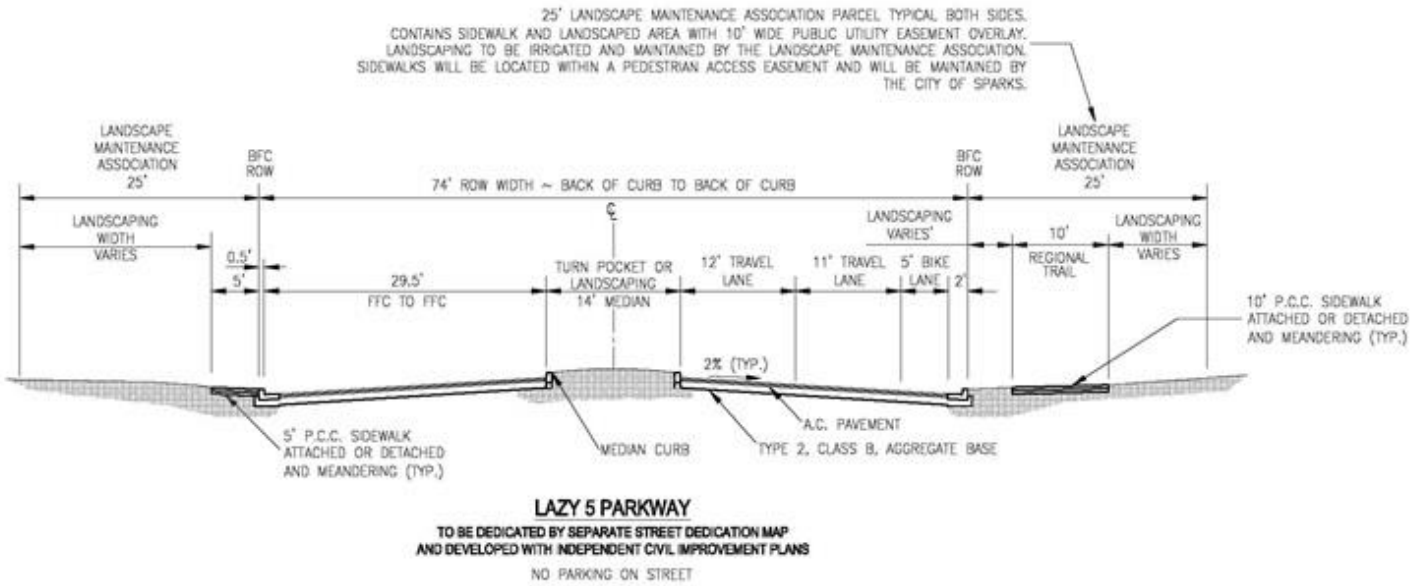
Notes:

APRIL 2016

The final configuration of traffic lanes and landscape buffer for Pyramid Way to be determined through Nevada Department of Transportation design process. Road sections are conceptual in nature and are subject to modifications; exact design is dependent on specific site conditions.

Exhibit 2-3 – Circulation Plan

Lazy 5 Parkway to East Project Boundary



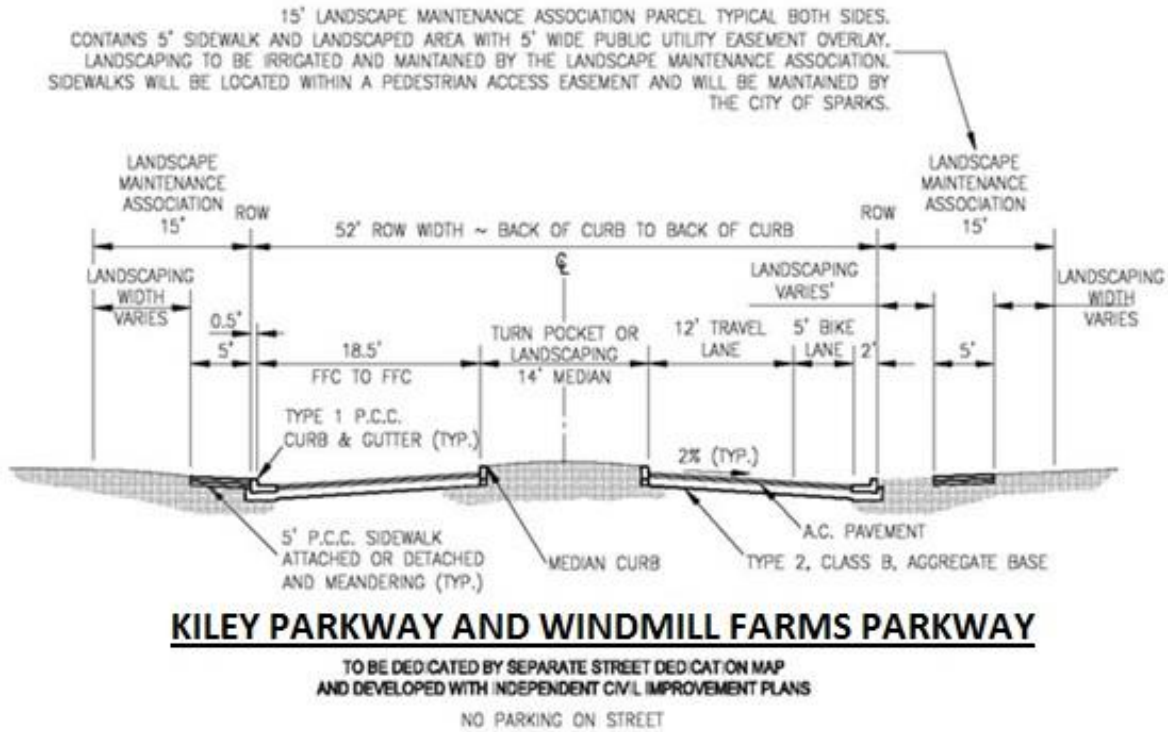
Note: Bike lane to be included on both sides of roadway.

Note: Portions of the sidewalk on Lazy Five Parkway serve as a Regional Trail.

Exhibit 2-4 –Future Arterial Detail

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Kiley Parkway and Windmill Farms Parkway

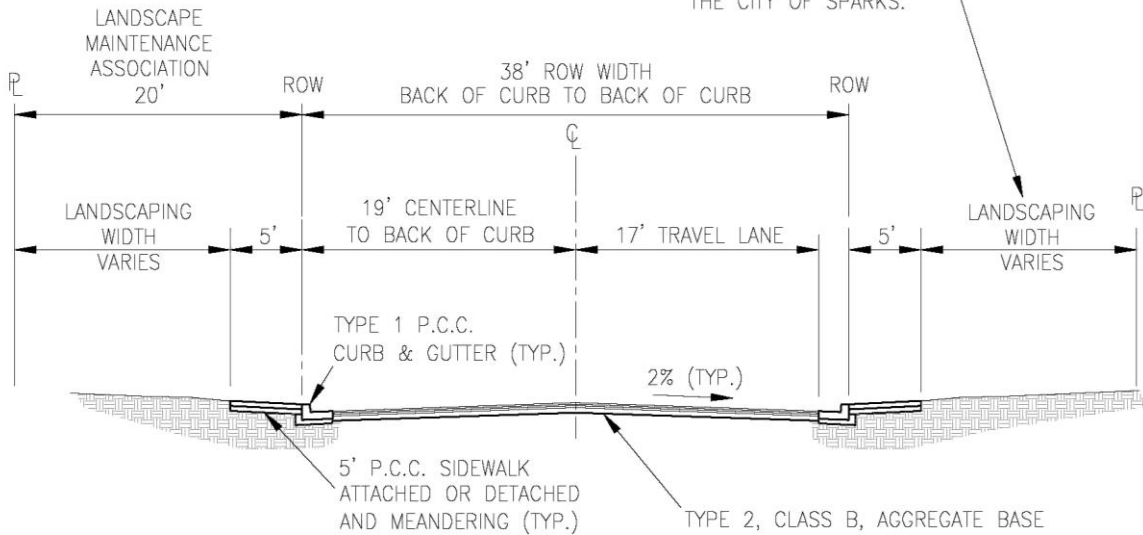


Note: Bike lane to be included on both sides of roadway.

Exhibit 2-5 – Future Collector Detail

Neighborhood Entry Road

20' LANDSCAPE MAINTENANCE ASSOCIATION PARCEL TYPICAL BOTH SIDES.
 CONTAINS 5' SIDEWALK AND LANDSCAPED AREA WITH 5' WIDE PUBLIC UTILITY EASEMENT OVERLAY.
 LANDSCAPING TO BE IRRIGATED AND MAINTAINED BY THE LANDSCAPE MAINTENANCE ASSOCIATION.
 SIDEWALKS WILL BE LOCATED WITHIN A PEDESTRIAN ACCESS EASEMENT AND WILL BE MAINTAINED BY THE CITY OF SPARKS.

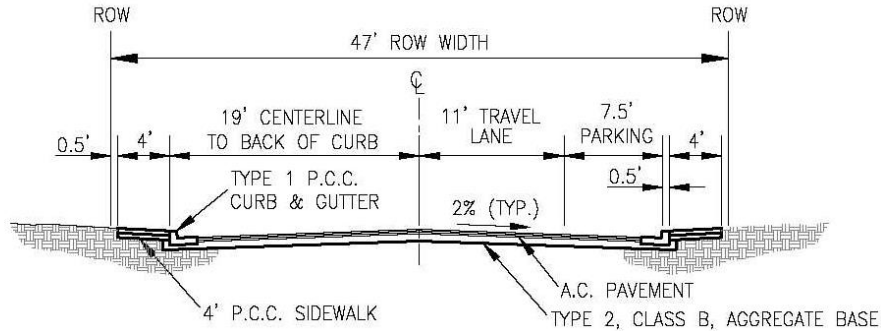


NEIGHBORHOOD ENTRY ROAD

NO PARKING ON STREET

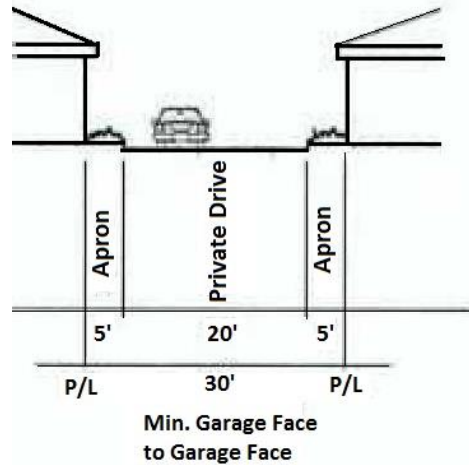
Exhibit 2-6– Future Neighborhood Entry Road

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LOCAL STREET

PARKING ON BOTH SIDES OF STREET



ALLEY DETAIL

Note: Alley sections are conceptual and are subject to modifications by the Master Developer and/or their designee/assignee. Exact design is dependent on site specific conditions. Alleys are private and shall be maintained by the adjoining property owner (through an easement agreement) or by a sub-association established by the Guest Builder, to the approval of the City of Sparks Administrator.

Exhibit 2-7–Future Residential Local/Residential Alley Details

2.3.1.2 Access Standards

No specific layouts or users have been identified for any of the planning areas at the time this Development Handbook was approved. RTC access management standards and the City of Sparks Public Works design standards shall be used to direct the design of access and layouts for owners or users at their time of development. Accesses and layouts will be reviewed and approved by the Design Review Committee (DRC) and the City of Sparks.

Alleys are an encouraged design alternative within single-family residential areas of Kiley Ranch North. An alley is defined as a private way providing a secondary means of access to an abutting property and not intended for general traffic circulation. Alleys shall have a minimum width of 20 feet (Refer to Exhibit 2-7) for more detail. Alleys are not designed to be used as an emergency vehicle access road.

2.3.2 Streetscape Landscape

The arterial and collector streets of Kiley Ranch North have been designed to promote a feeling of openness throughout the development. Each of these streets is adjacent to a landscape buffer parcel or easement between 15 feet to 30 feet on each side of the right-of-way, related to its classification and traffic volume. All landscaping within Kiley Ranch North shall be provided in accordance with the City of Sparks Municipal Code unless stricter requirements are identified in this Development Handbook. Landscape design for development projects will be reviewed and approved by the Design Review Committee (DRC) and the City of Sparks.

CONSTRUCTION

Sidewalks and landscaping on the roadway side of the sidewalk are to be installed with the construction of the adjacent roadway. This applies to landscaping within the rights-of-way and along Highland Ranch Parkway, Kiley Parkway, Lazy Five Parkway, David Allen Parkway (except the side that is adjacent to the Orr Ditch Linear Park), and collector roads. Landscape within the landscape buffer on the development side of the sidewalk will be installed with the initial development of the adjacent property by the Master Developer or its designee. Medians within existing Sparks Boulevard, existing Kiley Parkway, existing Lazy Five Parkway, and existing David Allen Parkway have been installed.

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MAINTENANCE –

Landscaping located within the right-of-way and landscape buffers or easements adjacent to arterial and collector roadway classifications shall be maintained by the Kiley Ranch North LMA and the KRN Villages Homeowner' Association. In addition, the LMA shall maintain the landscaping located within the right-of-way along both sides of the David Allen Parkway (only when it is adjacent to the Orr Ditch Linear Park) and the Orr Ditch Linear Park. Landscape buffer parcels shall be dedicated to the LMA. Areas to be maintained by the LMA may be in easements or parcels. Landscape located within the right-of-way and the landscape buffer parcels and easements adjacent to all other roadways shall be maintained by the Kiley Ranch North Landscape Association (LMA) and the KRN Villages Homeowner's Association. The City of Sparks shall be responsible for the maintenance of all public sidewalks within the public right-of-way or within parcels dedicated for public use such as the Orr Ditch Linear Park, and the regional trail within open space. A public access easement or dedicated parcel shall be granted to the City of Sparks for all sidewalks/trails located outside the right-of-way. An access easement shall be granted to the LMA for all landscape areas within the right-of-way.

The design standards for the Pyramid Way right-of-way are governed by the Nevada Department of Transportation (NDOT). .

GENERAL REQUIREMENTS AND DEFINITIONS:

- a) Evergreen trees shall be a minimum of 6 feet in height.
- b) Deciduous trees shall be a minimum 2 inch caliper.
- c) Organic/Inorganic Groundcover includes:
 - 1.) Living plants, such as shrubs, turf grasses, vines, meadow grasses and wild flowers, or other living ground covers.
 - 2.) Wood chips, bark, decomposed granite, decorative rock or other non-living material may be used and shall have a minimum depth of 4 inches.
 - 3.) Plastic, steel, or other appropriate edging material shall be provided around ground cover beds to retain loose ground cover material.
- d) At time of planting, all groundcover and shrub areas must have 100% coverage with organic, rock and/or bark mulch, to protect the soil.

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- e) Slope banks shall utilize native and/or adapted species to reduce maintenance and irrigation requirements. Adapted species refers to non-native or exotic plant species that are non-invasive and well adapted to the local climate and growing conditions.
- f) All trees should have a minimum 2 foot diameter mulched base.
- g) Landscape within the Orr Ditch Linear Park shall utilize native and/or adapted species to reduce maintenance and irrigation.
- h) Large trees exceed 40 feet in height and 40 feet canopy diameter at maturity.
- i) Medium trees range from 20 feet to 40 feet in height and 10 feet to 40 feet in canopy diameter at maturity.
- j) Small trees range from 8 feet to 20 feet in height and 6 feet to 20 feet in canopy diameter at maturity.
- k) Lazy 5 Parkway, Kiley Parkway and Windmill Farms Parkway 14-foot medians shall include medium trees (30% evergreen/70% deciduous) planted 15 feet on center with informal offsets.
- l) Lazy 5 Parkway landscape buffers shall be 25 feet on both sides of roadway and shall include medium trees (40% evergreen/60% deciduous) planted with multiple linear rows 20-feet on center.
- m) Riparian species refers to water-loving plants that are usually associated with drainage ways or riparian corridors.
- n) Kiley Parkway and Windmill Farms Parkway landscape buffers shall be 15 feet both sides of the roadway. They shall include medium trees (40% evergreen/60% deciduous) planted with multiple linear rows 20 feet on center.
- o) Linear rows refers to repeated patterns of trees with each group spaced at a regular interval.
- p) Informal and clustered groupings refers to the random or irregular arrangement of plants in groups of 3 or more and spaced a maximum of 60 feet between clusters.
- q) The use of fall color species trees is encouraged.

r) Sidewalks and trails may meander or they may parallel the roadway.

2.3.3 Street Lighting

The lighting for Kiley Ranch North will be designed to enhance the quality and safety of the streetscape corridors. Lighting design will contribute to the overall atmosphere by reinforcing the community structure through a cohesive, identifiable palette of materials. Lighting design will be reviewed and approved by the Design Review Committee (DRC) and the City of Sparks. Lighting located within the right-of-way of arterials, collector roads, and local streets, and other public common areas will be installed by the Master Developer or Guest Builder and maintained by NV Energy or the City of Sparks (for standard poles/fixtures). This section provides lighting standards for arterials, collectors and local streets, as well as pedestrian, landscape and sign lighting within Kiley Ranch North.

The goals of these lighting standards are to:

- (1) Provide a safe level of illumination for both motorists and pedestrians;
- (2) Reinforce the pedestrian scale of the community; and
- (3) Allow for quality lighting design that reflects the theme of the community

2.3.3.1 Arterials, Collectors and Local Streets

GENERAL REQUIREMENTS:

- a) Lighting fixture types shall be of a consistent scale, design and color along street corridors
- b) Lighting fixture types shall differentiate use areas within Kiley Ranch North.
- c) Street lighting shall be directionally shaded to reduce offsite fugitive light and glare.

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Table 2-2 – Streetscape Lighting Standards

Roadway Designation	Roadway	Standards				
		Location	Maximum Height	Finish Color	Placement	Spacing
Moderate Access Control Arterial	Existing Sparks Blvd.	Median and Parkway ²	29'-4" pole	Cedar stain pole and dark bronze luminaire ¹	Symmetrically place on both sides of roadway and median	Spaced at regular intervals ²
Arterial	Existing Highland Ranch Pkwy., existing Lazy 5 Pkwy.	Median and Parkway ²	29'-4" pole	Cedar stain pole and dark bronze luminaire ¹		Spaced at regular intervals ²
Arterial	Future Lazy 5 Pkwy.	Median and Parkway ²	NV Energy Standards	NV Energy Standards	City of Sparks Standards	Spaced at regular intervals ²
Collector	Existing David Allen Pkwy., Existing Kiley Pkwy.	Median and Parkway ²	29'-4" pole	Cedar stain pole and dark bronze luminaire ¹		Spaced at regular intervals ²
Collector	Future Kiley Pkwy., Future Windmill Farms Pkwy.	Median and Parkway ²	NV Energy Standards	NV Energy Standards	City of Sparks Standards	Spaced at regular intervals ²
Neighborhood Local	All public streets within a parcel or subdivision	City of Sparks Standards	NV Energy Standards	NV Energy Standards	City of Sparks Standards	Spacing varies

1 – Refer to Exhibit 2-8
 2 – Install lights at both sides of roadway at intersections and roundabouts, otherwise in median.

Pre-2014 Fixture



Standard Fixtures (2014 and Beyond)

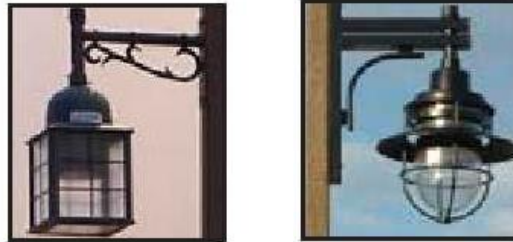


Exhibit 2-8 – Street Lighting

2.3.4 Entries

The consistent treatment of community gateways and residential neighborhood entries will help establish a consistent community character, while allowing a variety of entry treatments and identities for individual neighborhoods. The design of entries will be reviewed and approved by the DRC and the City of Sparks.

2.3.4.1 Community Gateways

Community gateways are located at key intersections into the community to welcome visitors and residents to Kiley Ranch North. Community gateways are to be constructed with adjacent development by the master developer and maintained by the LMA. Monuments marking arrival, are required at the following locations:

- (1) Sparks Boulevard at Pyramid Highway – existing gateway
- (2) Lazy 5 Parkway at Pyramid Highway – existing gateway
- (3) Lazy 5 Parkway at the future eastern project boundary – future gateway

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GENERAL REQUIREMENTS

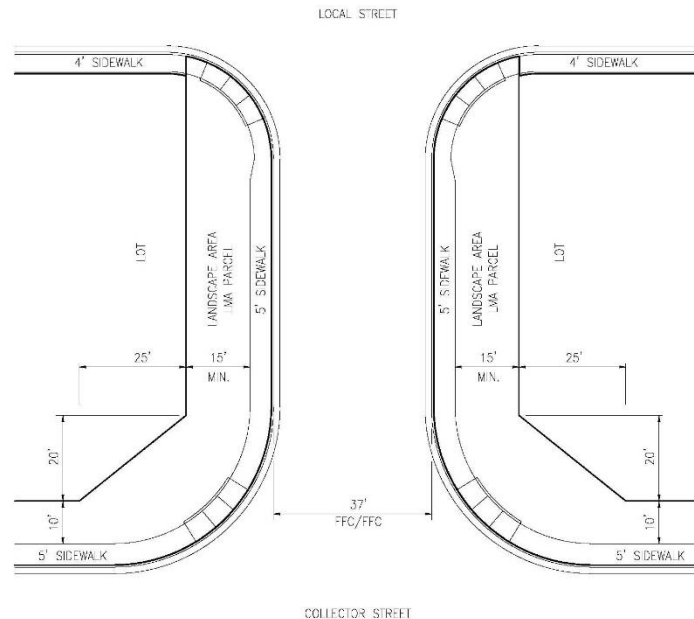
- a) Community entry monumentation shall be designed to clearly identify and establish the overall image of Kiley Ranch North. At each point of entry, the design of the community entry monumentation shall incorporate historical context through materials, tone and texture.
- b) A gateway shall be placed at each of the locations identified above. Each gateway shall be asymmetrical to the monument across the street.
- c) All graphic lettering shall be the same on every monument.
- d) Lettering should be two feet high, embedding the Kiley Ranch logo with a concealed light source illuminating the monument.
- e) Entry monuments and gateways shall incorporate the early turn-of-the-century historical development of the Reno-Sparks area. This can be accomplished through the use of materials, tone and texture that represent this era.
- f) The landscape theme shall incorporate native materials, predominantly designed to look natural and wild, with some manicured ornamental landscaping where necessary.
- g) Designs that incorporate fountains, water mills, weirs and wells are strongly discouraged.
- h) Designs shall integrate and consider the adjacent land uses, public plazas, and the pedestrian network.
- i) Entry monuments shall be located outside the sight visibility triangle at road intersections.
- j) Community entry monuments shall be reviewed and approved by the DRC and the City of Sparks.

2.3.4.2 Neighborhood Entries

- a) A neighborhood entry treatment shall be placed at the primary entrance to residential neighborhoods. The entry treatments shall be placed on both sides of the entry road. Entry treatments may incorporate several groups in a neighborhood.
- b) Entry treatments shall be located outside the sight visibility triangle of the road intersection.

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- c) Neighborhood entry treatments shall be designed with similar characteristics to that of community gateways, but on a smaller scale. Entry monuments shall incorporate the early turn-of-the-century historical development of the Reno-Sparks area. This can be accomplished through the use of materials, tone and texture that represent this era.
- d) The landscape theme shall incorporate native materials, predominantly designed to look natural and wild, with some manicured ornamental landscaping where necessary.
- e) A neighborhood entry treatment shall include a minimum of 15 trees. Minimum tree sizes are as follows:
- Deciduous trees shall be a minimum 2 inch caliper
 - Evergreen trees shall be a minimum 6 feet tall
 - Specimen trees shall be a minimum 2 inch caliper
- f) Refer to Section 3.2.4.6 for additional elements of neighborhood entries.
- g) Neighborhood entry treatments shall be reviewed and approved by the DRC and the City of Sparks with each project and maintained by the Master Developer, Sub-Association or the LMA.



Notes: Dimensions may be subject to change based on intersection sight distances. Sidewalk in landscape area may be attached or detached

Exhibit 2-9 – Neighborhood Entry Concept

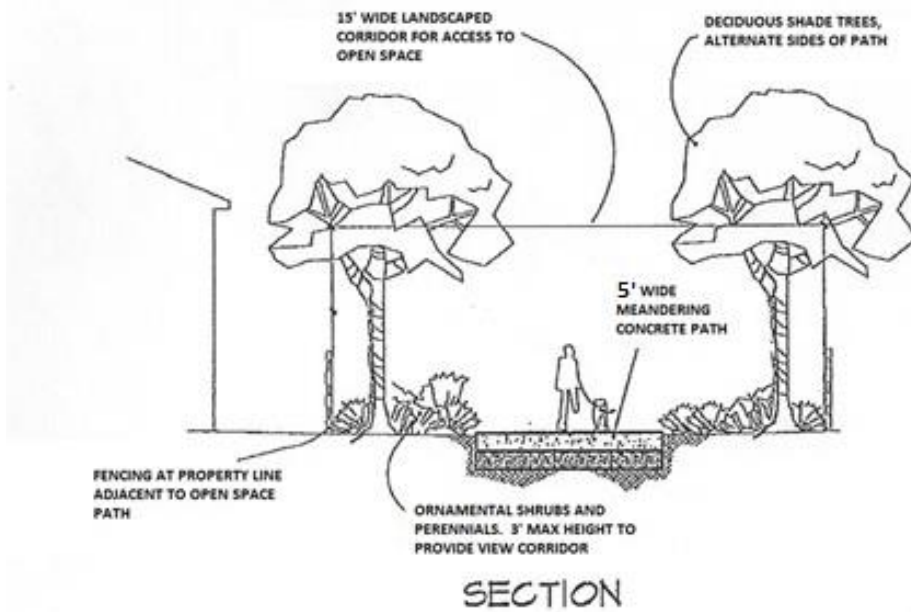
2.3.5 Trail Access Points, Regional Trail, Orr Ditch Linear Park and Sun Valley Diversion Channel and Trail

Paths include sidewalks and multi-use trails, which allow pedestrians and bicyclists. Sidewalks and trails are located within landscape buffers along significant transportation corridors within Kiley Ranch North. The design of paths will be reviewed and approved by the DRC and the City of Sparks.

Sidewalks and trails shall be built with the construction of the roadway by the party responsible for the installation of the adjacent improvements. The City of Sparks shall be responsible for the maintenance of all sidewalks within the rights-of-way, public parks, the Orr Ditch Linear Park, the Sun Valley Diversion Channel, and regional trails in Kiley Ranch North. A public access easement or parcel shall be granted to the City of Sparks for all sidewalks located outside the right-of-way.

2.3.5.1 Trail Access Points

Trail access points shall be incorporated within some residential projects and shall be constructed by the Guest Builder(s) with the appropriate projects. Trail access points provide pedestrian links to the Regional Trail and shall be located to best provide overall community connectivity. Trail access points will be maintained by the LMA. Therefore, trail access point locations shall be reviewed by the DRC and the City of Sparks. A minimum of three (3) trail access points shall be provided within Kiley Ranch North. Refer to Exhibit 2-10 for trail access point concepts and Exhibit 2-12 for conceptual TAP locations



Note: Refer to Exhibit 2-12 for trail access point locations.

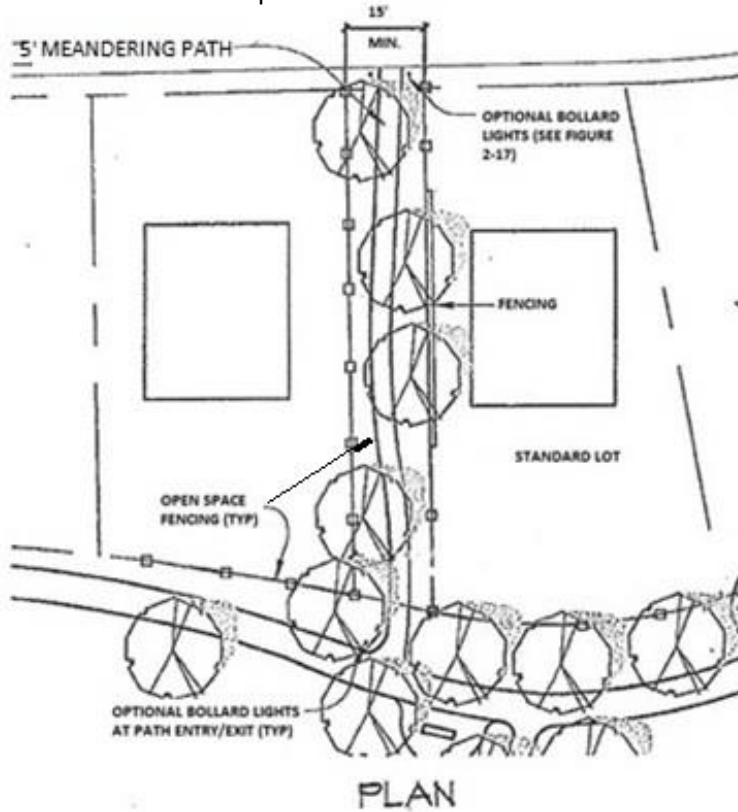


Exhibit 2-10 – Trail Access Point Concept

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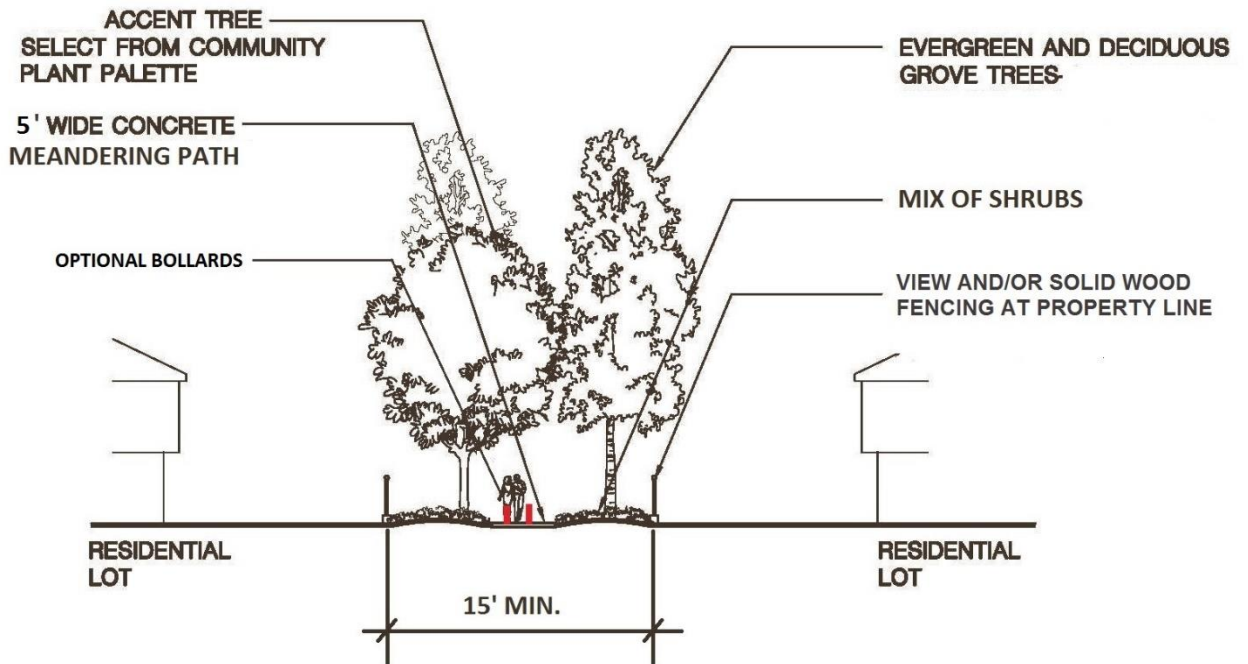
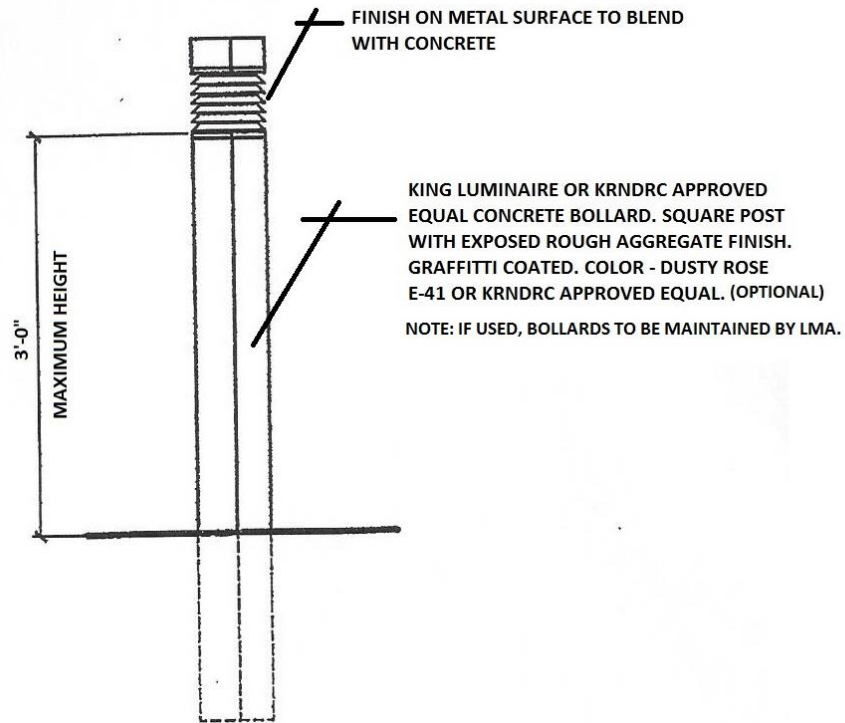


Exhibit 2-11 – Typical Bollards at Trail Access Points

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GENERAL GUIDELINES

- a) All pedestrian travel surfaces must conform to American Disability Act (ADA) standards.

- b) Trails and sidewalks located within the landscape buffers shall provide connections to the adjacent development.

2.3.5.2 Regional Trail

- a) The Regional Trail within Kiley Ranch North shall include a bench and trash receptacle every 1,500± feet (to be maintained by the LMA). Regional Trails may be located in open space, along streets, in the Orr Ditch Linear Park and in the Sun Valley Diversion Channel area.

- b) The City of Sparks collects a Regional Park and Recreation Impact Fee (per NRS 278B) for Service Area No. 1, to which the Kiley Ranch North Project is wholly within. Contained within the Regional Park and Recreation Fee is a component for Regional Trail construction.

In lieu of these facts, the Master Developer and/or Guest Builder at a minimum must do the following:

1. Transfer land to the City of Sparks sufficient for the construction and maintenance of Regional Trails in accordance with Exhibit 2-12 (typically a 12 foot wide parcel sized for a 10 foot concrete path). The timing of the transfer of land for the Regional Trail shall be determined with each adjacent tentative map or administrative review.
2. Pay the Regional Park and Recreation Impact fee with each building permit.

However, in lieu of the above, the Master Developer or Guest Builder may elect to enter into an Impact Fee Credit Agreement (“Credit Agreement”) with the City of Sparks. Under this alternative, the Master Developer or Guest Builder shall:

1. Design, construct and transfer the Regional Trail or portion of the Regional Trail applicable per the Credit Agreement in exchange for Regional Park and Recreation Impact Fee Credits. The timing and segment of the applicable Regional Trail shall be contained in the Credit Agreement.

Note, there could be multiple Credit Agreements.

Trail Access Points located within Guest Builder residential projects that are links to the Regional Trail should be constructed with the appropriate project and maintained by the LMA. Connectivity shall be reviewed by the DRC and the City of Sparks. The 10 foot concrete path or 10-foot public sidewalks on Lazy 5 Parkway (i.e. regional trails) will be maintained by the City of Sparks.

Refer to Exhibit 2-12 (following page) for a Regional Trail network map.

2.3.5.3 Orr Ditch Linear Park Trail

A multi-use regional trail is to be located within the Orr Ditch Linear Park. The trail implements the City of Sparks Trails Plan by providing a continuous connection from the Washoe County Park at the north end of the project to the south western boundary of the project. The trail will provide recreational opportunities, and vehicular access along the entire length of the Orr Ditch for use by maintenance vehicles. The ten (10) foot wide concrete trail shall be maintained by the City of Sparks. The Orr Ditch Linear Park will be constructed by the Master Developer or its designee at time of adjacent development. Construction of the overall park may be phased. Except for the Orr Ditch trail which will be maintained by the City, the Orr Ditch Linear Park and any park related amenities such as seating will be maintained by the LMA. Refer to Section 2.3.6.2, and Exhibits 2-12, 2-14 and 2-15 for conceptual design of the Orr Ditch Linear Park Trail. Refer to previous Exhibit 2-12 for trail location.

a) Refer to Table 2-5 for design standards.

2.3.5.4 Sun Valley Diversion Channel Trail

Sections of the Sun Valley Diversion Channel and the areas of Regional Trail within it have previously been constructed. This includes areas adjacent to Villages 29, 30, 39, 40, 41 and 42. A small section of the Sun Valley Diversion Channel has been completed adjacent to Villages 37 and 43 but no Regional Trail or landscaping amenity have been constructed. Please refer to Exhibit 2-12 for clarification.

a) The trail shall be located along the north side of the channel (Refer to Exhibit 2-13, Future Trail at Sun Valley Diversion Channel).

b) Refer to Table 2-4 for design standards.

c) The sloped portion of the existing channel shall be landscaped with a revegetated mix.

d) As to the section of the Regional Trail that is included in the Sun Valley Channel area, please refer to Section 2.3.5.2 for the methods of transfer and construction of this trail.

e) The Regional Trail and its storm drain channel shall be owned and maintained by the City of Sparks.

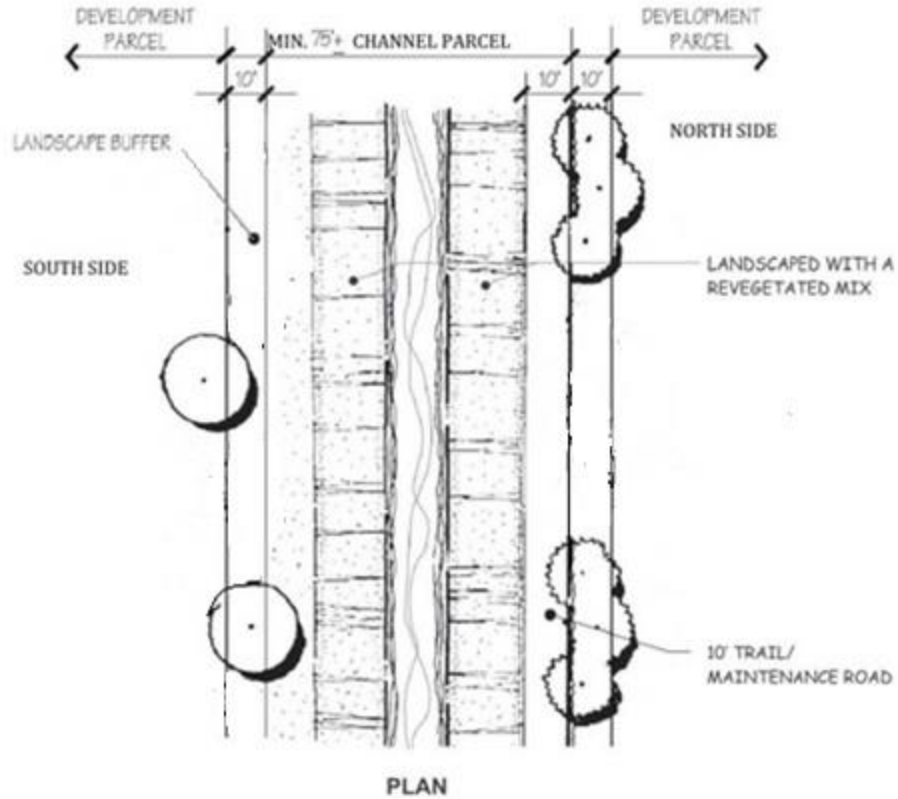
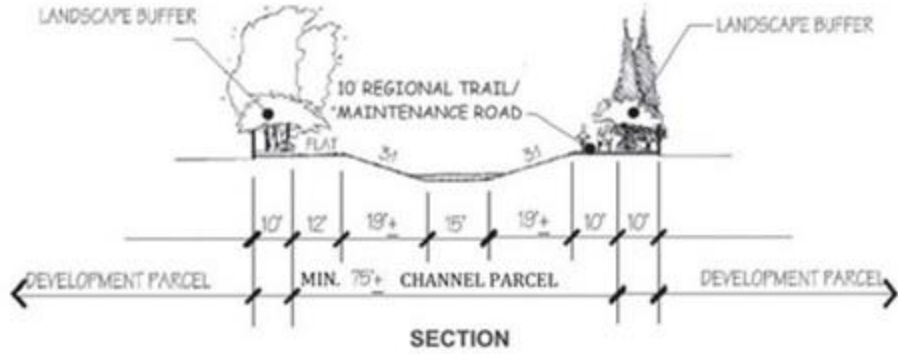
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Table 2-3: Sun Valley Diversion Channel Design Standards

	Trail Section	Landscape Area
WIDTH	10ft.	Min. 10 ft. on both sides of the path
SURFACE	4" thick Portland cement concrete	Mulch at tree clusters
TREES		Total of 18 trees per 20,000 sq.ft. of planted area (planted in clusters).
Medium Trees		70% (of which 40% evergreen/60% deciduous)
Small Trees		20% (all deciduous)
Specimen Trees		10% (all deciduous)
Tree Size		2" caliper (deciduous)/6 ft. minimum height (evergreen). Informal clusters, naturalistic groupings and distribution
SEATING AREAS		
Location		Located adjacent to trail and shall contain benches and trash receptacles
Placement		One seating area every 1,500± linear feet near tree clusters

Refer to Exhibit 2-13 (following page) for Sun Valley Diversion Channel concept.

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NOTE: This prototype site plan is conceptual in nature and is subject to modification.

Exhibit 2-13 – Future Trail at Sun Valley Diversion Channel Concept

2.3.6 Parks – P

Kiley Ranch North includes a 9.42± acre park (P) located within proximity of residential developments and open space. The layout and design of the park will be reviewed and approved by the City of Sparks.

2.3.6.1 Park

The City of Sparks is the responsible agency for the construction and maintenance of the park within Kiley Ranch North. The park may be constructed by the City or property owner. The actual land cost, design and construction costs of the community park may become a credit to the owner or his assigns against payment of park tax with development if a residential construction park tax agreement is completed with the City. The Kiley Ranch North park is eligible for residential park tax funds and Impact District # 1 park tax funds.

- a) Park design and placement of plant materials, site furniture, play fields, play structures, parking areas and other amenities shall be determined by site specific design executed by a landscape architect approved by the City of Sparks Parks and Recreation Commission. The park shall be designed consistent with the NRS requirements.
- b) The park shall be designed and maintained to provide for active and passive uses.
- c) The park shall be designed to the approval of the City of Sparks Parks and Recreation Commission.
- d) The use of tall vertical tree windrows should be used to organize different use areas and provide windbreaks.
- e) A double row of large canopy trees should be used to define the perimeter of the park, with plant selection to be consistent with the landscape palette of the overall neighborhood.
- f) Trees should be organized to create space and define the limits of open play fields. Trees should be placed to provide shade for passive recreation.
- g) Park design will be sensitive to the residential properties that are adjacent to the park site.

2.3.6.2 Orr Ditch Linear Park

The Orr Ditch Linear Park is a 13.54-acre nature-oriented passive recreational corridor aligned approximately with the existing Orr Ditch (some sections are piped). The width of the park varies from a minimum of 60 feet to a maximum of 125 feet. A multi-use regional trail runs along the entire length of the Park. The Orr Ditch Linear Park may be constructed by the master developer or his assigns with construction of the adjacent roadway and/or adjacent development if a crediting agreement with the City of Sparks is processed. The LMA is the responsible agency for the maintenance of the Orr Ditch Linear Park, but the 10' wide regional trail will be maintained by the City of Sparks. Refer to Exhibit 2-14 and 2-15 for more detail.

GENERAL REQUIREMENTS

- a) A minimum six (6) foot wide pedestrian bridge may be required to cross the Orr Ditch between planning areas 29 and 30, unless this section of the Orr Ditch is piped. If needed, a pedestrian bridge shall be constructed with the initial adjacent development.

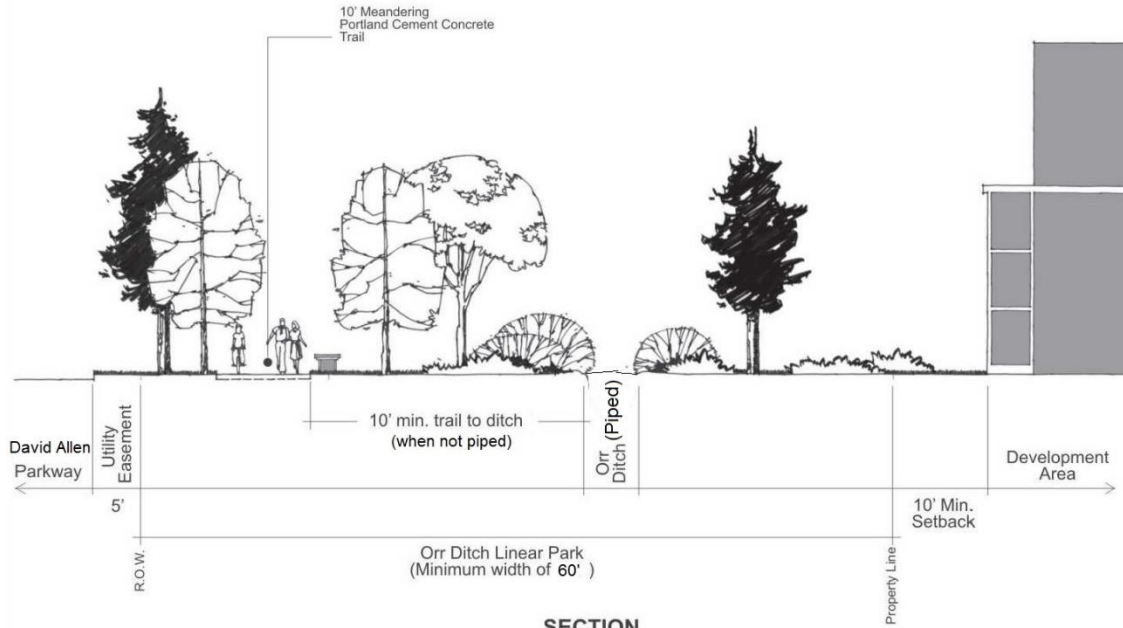
- b) Outdoor furniture shall be located along the Orr Ditch Linear Park Trail. This includes, but is not limited to, trash receptacles, benches, and public art (to be maintained by the LMA). Refer to Exhibit 2-14 for a conceptual layout of the Orr Ditch Linear Park.

ORR DITCH LINEAR PARK AT VILLAGE CENTER

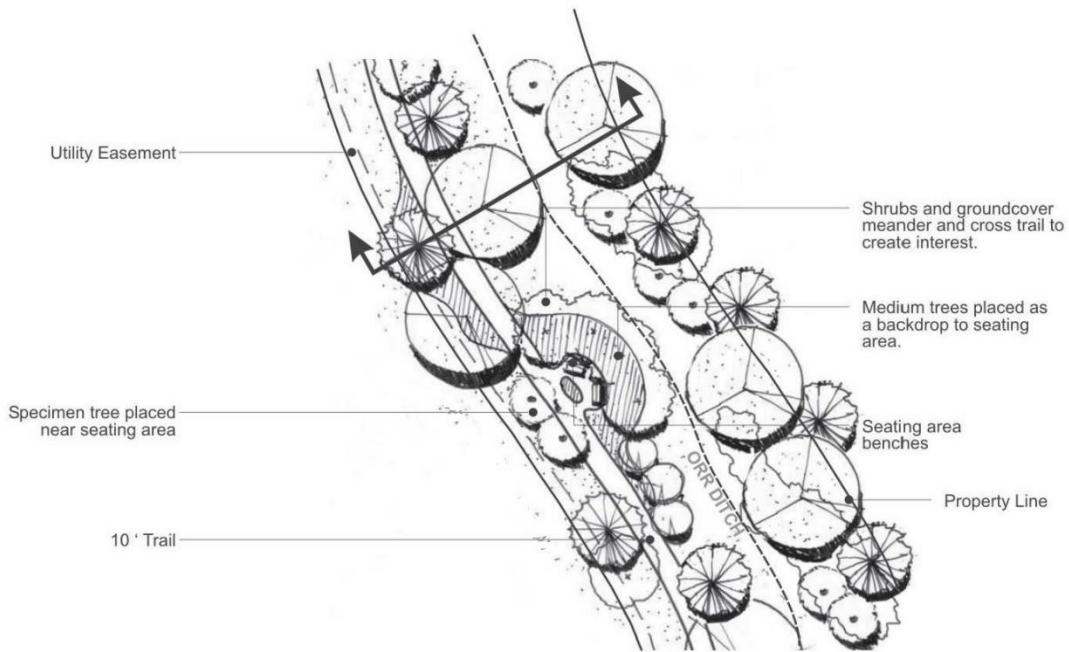
The Orr Ditch Linear Park shall be incorporated into the Village Center development in a manner that maintains its recreational function while facilitating pedestrian circulation within the Village Center itself. Within the Village Center the park shall have an “urban” character, similar to a “promenade”. Refer to Exhibit 2-15 for more detail.

- c) Landscaping, paving materials and outdoor furniture shall be arranged such that the Orr Ditch Linear Park Trail remains accessible for use by maintenance vehicles serving the Orr Ditch Linear Park.

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SECTION



PLAN

NOTE: This prototype site plan is conceptual in nature and is subject to modification.

NOT TO SCALE

Exhibit 2-14 – Orr Ditch Linear Park Concept

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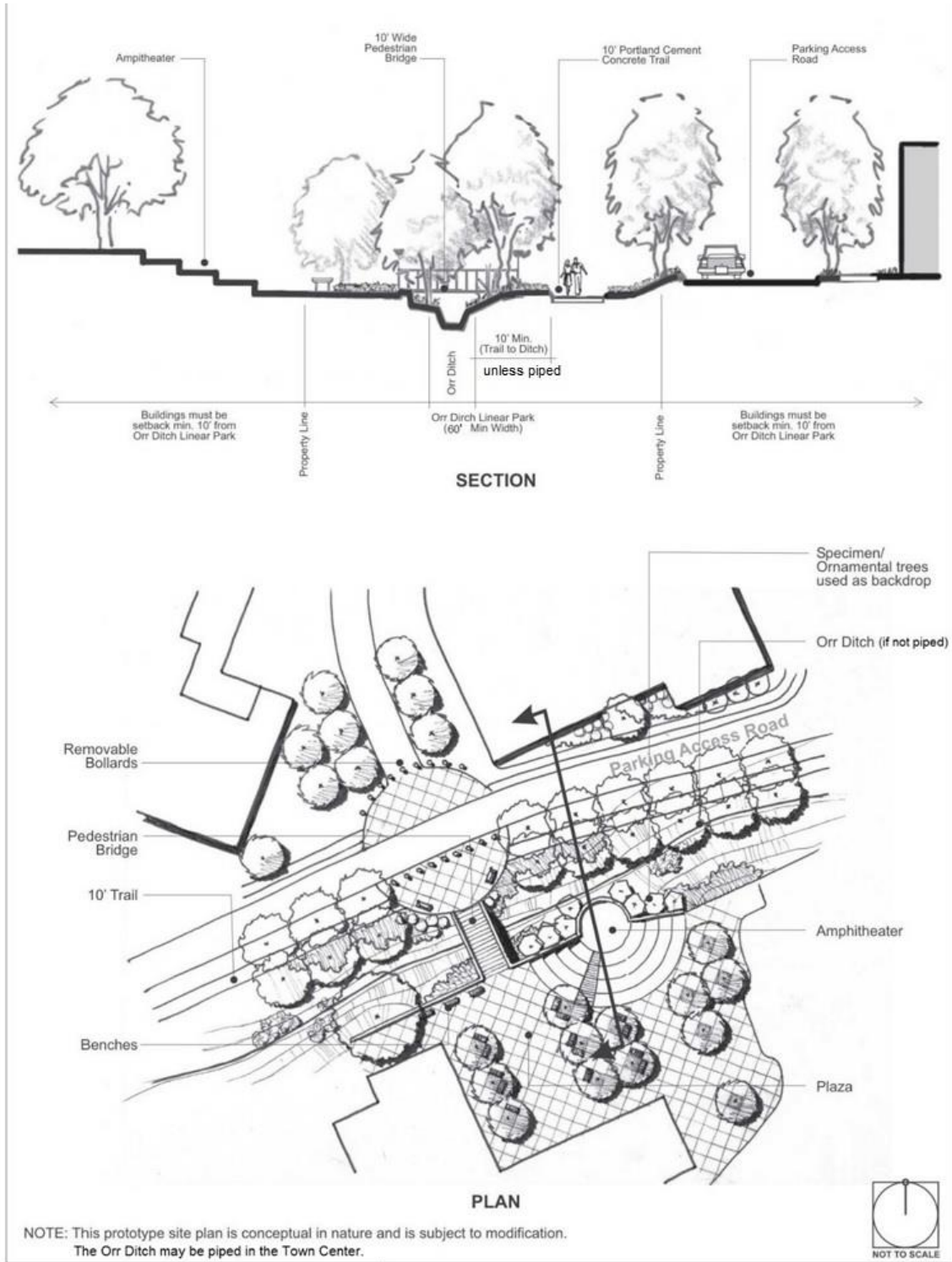


Exhibit 2-15 – Orr Ditch Linear Park at Village Center Concept

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Table 2-4: Orr Ditch Linear Park Design Standards

	Trail Section	Landscape Area
WIDTH	10 ft.	Min. 15 ft. on both sides of path
SURFACE	4" thick Portland cement concrete	
SHRUBS		Total of 100 shrubs per 20,000 sq.ft. of planted area
1 Gallon		40 per 20,000 sq.ft. of planted area
5 Gallon		50 per 20,000 sq.ft. of planted area
15 Gallon		10 per 20,000 sq.ft. of planted area
TREES		Total of 18 trees per 10,000 sq.ft. of planted area
Large Trees		20% (of which 30% evergreen/70% deciduous)
Medium Trees		50% (of which 40% evergreen/60% deciduous)
Small Trees		20% (all deciduous)
Specimen Trees		10% (all deciduous)
Tree Size		2" caliper (deciduous)/6 ft. minimum height (evergreen). Informal clusters, naturalistic groupings and distribution
SEATING AREAS		
Location		Located adjacent to trail and shall contain benches, trash receptacles and light fixtures
Placement		One Seating area every 1,500 linear feet

Note: Groundcover to include organic and inorganic material at a minimum 4-inch depth

2.3.7 Public Transportation

2.3.7.1 Bus Stops

Public transit as an alternate mode of transportation shall be planned for throughout the development. Each commercial developer shall provide for bus stops in accordance with Regional Transportation Commission's (RTC) Master Plan for the area. Bus stops will be constructed utilizing RTC standards. Bus shelters shall be designed in relation to the architecture of the adjacent project. Bus stop construction shall be coordinated with RTC and approved by the City of Sparks.

2.3.7.2 Park and Ride

A park and ride facility shall be provided within Kiley Ranch North. It is encouraged that the facility be joint-use and incorporated into a parking lot area within a commercial use. The facility shall provide bus shelters designed in relation to the architecture of the project. Timing of the construction of a park and ride facility will be based upon the build out of the Kiley Ranch North, but shall occur no later than completion of the final phase of the commercial development.

2.3.7.4 Employee Trip Reduction

Employee trip reduction is fundamental to the design of the Kiley Ranch North Master Plan. The master developer or successors and assigns shall cooperate with the RTC and City to promote employment trip reduction. This should include a combination of bicycling, vanpooling, carpooling, and other trip reduction techniques.

2.3.8 Mailboxes

Individual mailboxes, if allowed by the United States Postal Service (USPS), shall be paired at driveways to serve adjacent homes. The style of the mailboxes, including address numbers shall be compatible with the architectural styles of the homes and shall be consistent throughout each project. Mailbox designs shall be approved by the Kiley Ranch North Design Review Committee and the USPS. Mailboxes shall be provided and installed by the Guest Builder prior to the issuance of certificates of occupancy for the individual homes or units.

If individual mailboxes are not permitted, clustered boxes shall be located in convenient areas conducive to temporary parking. Placement of cluster boxes shall not be near intersections and shall not conflict with individual driveways or utilities. Locations shall be approved by the City of Sparks, USPS, and the DRC.

The United States Postal Service (USPS) shall be responsible for the maintenance of mailbox cluster boxes.

CHAPTER 3

DESIGN STANDARDS AND GUIDELINES



3 DESIGN STANDARDS AND GUIDELINES

3.1 PURPOSE AND COMPLIANCE

The purpose of this chapter is to establish a base qualitative standard through the use of design parameters within which developers building in Kiley Ranch North must conform and that will ensure that projects will contribute to the character and vision outlined for the community. The standards and guidelines in this chapter will shape the development of the various land use areas by providing specific design criteria for building orientation, landscaping, lighting, signs, walls and fences, and other design elements integral to creating development projects that fit into the theme of the community. These standards and guidelines also address the community's underlying structure such as community entries, community walls, trails, and parks. Architecture standards and guidelines are also provided to ensure buildings within Kiley Ranch North are attractive, and relate to one another and the community character. The pictures contained in this Chapter are provided to convey the general design intent of the standards and guidelines and are not intended to require the specific design style depicted.

During the development review process the Kiley Ranch North Design Review Committee (DRC) and the City of Sparks will review all development applications and ensure the proposed project meets the intent of these design standards and guidelines. However, it is the primary responsibility of the DRC to determine a project's compliance with this chapter during the administrative review processes.

3.2 SITE PLANNING STANDARDS AND GUIDELINES

The purpose of the site planning standards and guidelines is to address general provisions of site development which include building orientation, grading and drainage, parking areas, landscape, lighting, signs, walls and fences, and service areas. Site planning controls the proper placement of buildings and internal roads that service and access the various land uses in the community. It addresses the linkages and land use relationships at a human-scale, in order to create a stimulating and visually pleasant community. The goal is to promote pedestrian activity and safety, create visual compatibility with surrounding neighborhoods and minimize negative impacts on the natural environment.

3.2.1 Commercial Standards: Community Commercial (CC); Arterial Commercial (AC); Office/Business Park (O/BP) Areas

Commercial and office/business park site planning standards and guidelines are intended to provide direction and flexibility in the design of commercial service and office/business park uses. Exhibits 3-1 through 3-4 show conceptual site plans for these areas and incorporate elements of the site planning standards and guidelines contained in this section.

3.2.1.1 Community Commercial (CC); Arterial Commercial (AC); Office/Business Park (O/BP) Building Orientation

- a) Building placement and orientation shall be designed to create visual interest along public right-of-ways. Multiple buildings in a single project shall demonstrate a positive functional relationship to one another.
- b) Buildings located within a single project shall be clustered, where practical. Plazas and pedestrian areas shall also be an important element in the design of clustered buildings. When clustering is impractical, a visual link should be established between buildings through the use of an arcade system, trellis, colonnade or other open structure.
- c) In community commercial and office/business park sites a minimum of 15 percent of the parcel should contain buildings located at or near the front setback line. Refer to Section 2.2.1.3 for additional setback information. This minimizes large, continuous areas of at-grade parking and encourages active street frontages.
- d) Buildings shall be oriented so that some public access or windows face public right-of-ways.
- e) Commercial and business park centers shall provide transit passengers convenient and safe pedestrian access to buildings from transit stops. There shall be an entrance to the center oriented towards the transit stop for access by transit passengers.
- f) Buildings with special architectural elements, such as clock towers shall be sited on corners of significant intersections, in particular along Pyramid Way, Sparks Boulevard, Kiley Parkway, David Allen Parkway, and Lazy Five Parkway. This does not preclude landmark structures, open plazas, or project gateway monumentation at these locations.

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g) Plazas or common areas within a project shall be located near building entrances or areas of high pedestrian traffic to ensure their use (see example below).



3.2.1.1 g) Mini-plazas in commercial areas will include pedestrian-friendly amenities such as fountains, arcades, and ample sittable space.

h) The space between buildings shall be used as outdoor seating areas, where appropriate (see example below). These spaces shall have usable shapes that are not simply left over areas between buildings. This standard does not require that all spaces between buildings be designed as outdoor seating.



3.2.1.1 h) Landscaped common areas within business parks soften the visual impact of large structures and provide workers with comfortable gathering places.

i) Bicycle racks shall be provided for all projects that are adjacent to any bicycle trail.

j) Development projects within the Park designation shall be reviewed by the City of Sparks through the administrative review process. The architectural style shall be compatible with the surrounding neighborhoods.

k) Development projects within the Open Space land use designation shall be reviewed by the DRC and the City of Sparks through the administrative review process unless the use requires a Conditional Use permit. The architectural style shall be compatible with the surrounding planning areas.

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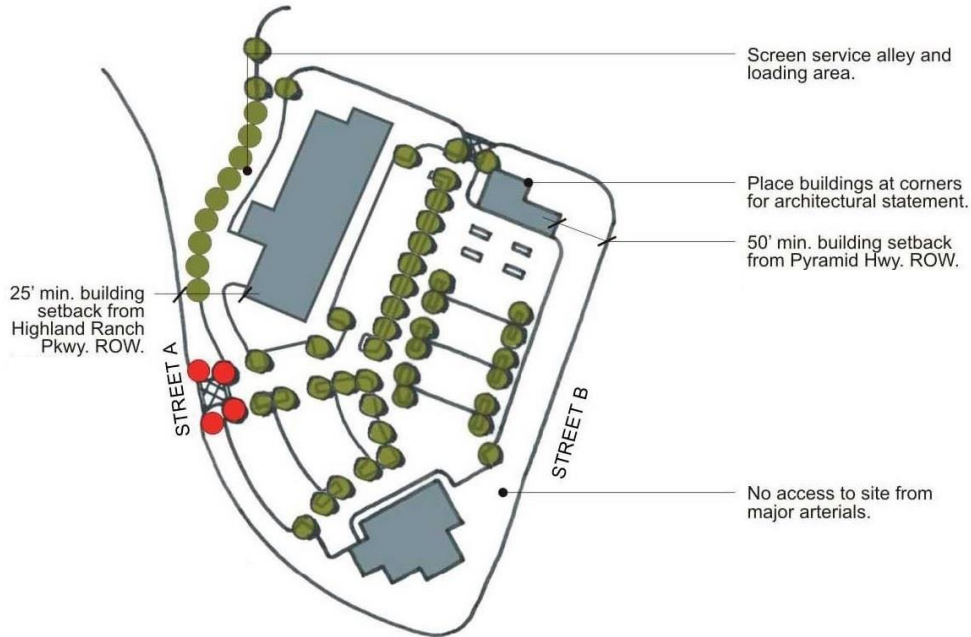
EXHIBIT 3-1: COMMUNITY COMMERCIAL CONCEPTUAL SITE PLAN



Exhibit 3-1 – Community Commercial Conceptual Site Plan

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ARTERIAL COMMERCIAL CONCEPTUAL SITE PLAN



NOTE: This prototype site plan is conceptual in nature and is subject to modification. Refer to text for specific requirements regarding design.

Exhibit 3-2 – Arterial Commercial Conceptual Site Plan

OFFICE/BUSINESS PARK CONCEPTUAL SITE PLAN



Exhibit 3-3 – Office/Business Park Conceptual Site Plan

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BUSINESS PARK CONCEPTUAL SITE PLAN



NOTE: This prototype site plan is conceptual in nature and is subject to modification. Refer to text for specific requirements regarding design.

Exhibit 3-4 – Business Park Conceptual Site Plan

3.2.1.2 Community Commercial (CC); Arterial Commercial (AC); Office/Business Park (O/BP) Grading and Drainage

- a) The design of building sites shall be sensitive to the natural terrain, and structures should be located to minimize necessary grading and preserve natural site features and drainage ways. Any grading of the site terrain shall blend with the natural topography of the site.
- b) Site grading shall be designed to complement the architectural and landscape design character of the community, screen parking and service areas, reduce the perception of height and mass on larger buildings, and provide reasonable transitions between on-site uses.
- c) Mass cut and fill slopes shall be limited, wherever feasible, to retain a natural slope appearance in compliance with the City of Sparks Hillside Grading Ordinance.
- d) Graded slopes shall be rounded resulting in smooth, harmonious transitions between the man-made terrain and the natural terrain.

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- e) Finished grades at individual parcel boundaries shall meet existing grade within the landscaped area or a slope easement shall be created on the adjoining undeveloped property to be matched when that site develops.
- f) Vegetated slopes shall not exceed an average of 2:1 slope and turf areas shall not exceed an average 4:1 slope.
- g) All graded slopes shall be revegetated prior to building occupancy. If climatic conditions or other circumstances prevent planting at the time of occupancy a bond shall be provided for landscaping during the subsequent growing season or other arrangements made for revegetation, subject to the approval of the administrator. Drought tolerant plant species shall be utilized to help minimize erosion.
- h) The developer shall provide a final hydrological report for the project in conformance with the City's Hydrological Criteria and Drainage Design Manual (HCDDM) for review and approval by the Engineering Manager.
- i) The developer shall post a surety for reclamation and revegetation prior to issuance of a grading permit.
- j) The developer shall submit an erosion control plan with each grading plan.

3.2.1.3 Community Commercial (CC); Arterial Commercial (AC); Office/Business Park (O/BP) Parking Lots and Parking Lot Entry Drives

The goal of the following standards and guidelines are to limit the amount of hardscape in parking areas and provide a network of pedestrian paths that tie into the community trail system.

- a) Landscape buffers shall be provided between the parking lot and the public right-of-way.
- b) Internal access drives shall be set back from the building frontage a minimum of ten (10) feet or a minimum of 15 feet with bench area. This area shall include a walkway. Refer to Exhibit 3-6, Figure D.
- c) A minimum eight (8) foot wide interior planter shall be provided at the end of parking aisles.



3.2.1.3 b) and c) Planters screen the visual impact of parked cars and provide buffering for pedestrians.

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- d) Each planter island containing a tree shall have a minimum width of eight (8) feet inside the curbing material. Each planter shall contain a tree and shall have a minimum area of 144 square feet for single loaded parking and 288 square feet for double loaded parking. Refer to Exhibit 3-5, Figure A.

- e) It is important to connect the public street sidewalks to the project's internal pedestrian walkway network. Primary parking lot entry access drives shall have a minimum fifteen (15) foot wide landscape planter and a minimum five (5) foot wide sidewalk on both sides along the initial throat into the project. The requirement may be waived by the DRC and the City of Sparks provided that the project applicant presents a pedestrian connectivity diagram that clearly demonstrates sufficient pedestrian connectivity to the project site from the surrounding pedestrian walkway network and public rights-of-way. See Exhibit 3-5, Figure A.

- f) No more than ten (10) percent of the required parking shall be in the rear service area of a project site.

- g) Parking areas shall be screened from the public right-of-way by the use of mounding and planting material, vertical grade changes, or low walls and plantings a minimum of three (3) feet in height. Refer to Exhibit 3-6, Figure C.

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h) Primary parking lot entry drives and primary internal access intersections shall be treated with special landscape elements, such as special paving, graphic sign, specialty lighting, specimen trees, or flowering plants that will provide an individual identity to the project (see example to right).



3.2.1.3 h) Tree islands and raised landscaped beds soften the visual impact of surface parking and provide shade.

i) Businesses that use shopping carts shall provide a shopping cart corral within 150 feet of 85 percent of their parking stalls and shall provide documentation to the City of Sparks that a shopping cart retrieval program is in place.

j) Parking lots shall be regularly cleaned of trash, dirt and other objects that interfere with the movement of vehicles and pedestrians within parking lots.

k) Parking lot design, configuration and sizes of parking stalls and aisles shall comply with Section 20.04.009 of the Sparks Municipal Code. Where a conflict exists between these standards and the Municipal Code the standards contained herein shall apply.

l) Wheel stops shall be provided where parking adjoins landscaping and sidewalks unless an alternative design is approved by the DRC and the City of Sparks.

m) Within parking lots over 125 spaces a planter nine (9) feet in width the full length of the aisle shall be provided every six (6) aisles. The nine-foot planter will have a minimum of one tree every 12 parking spaces the length of the aisle.

n) Seasonal outdoor sales shall not be located within required parking spaces. Location of seasonal outdoor sales will be determined during Administrative Review for the new construction. Permit application will be reviewed and approved by the DRC prior to submittal to the City of Sparks.

o) Temporary outdoor sales will not be allowed without a City of Sparks temporary use permit. Permit applications will be reviewed and approved by the DRC prior to submittal to the City of Sparks.

p) When adjacent to building frontages, parking lots shall be screened in a manner similar to Exhibit 3-6, Figure D.

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Figure A: Standards for Parking Lots Over 125 Spaces

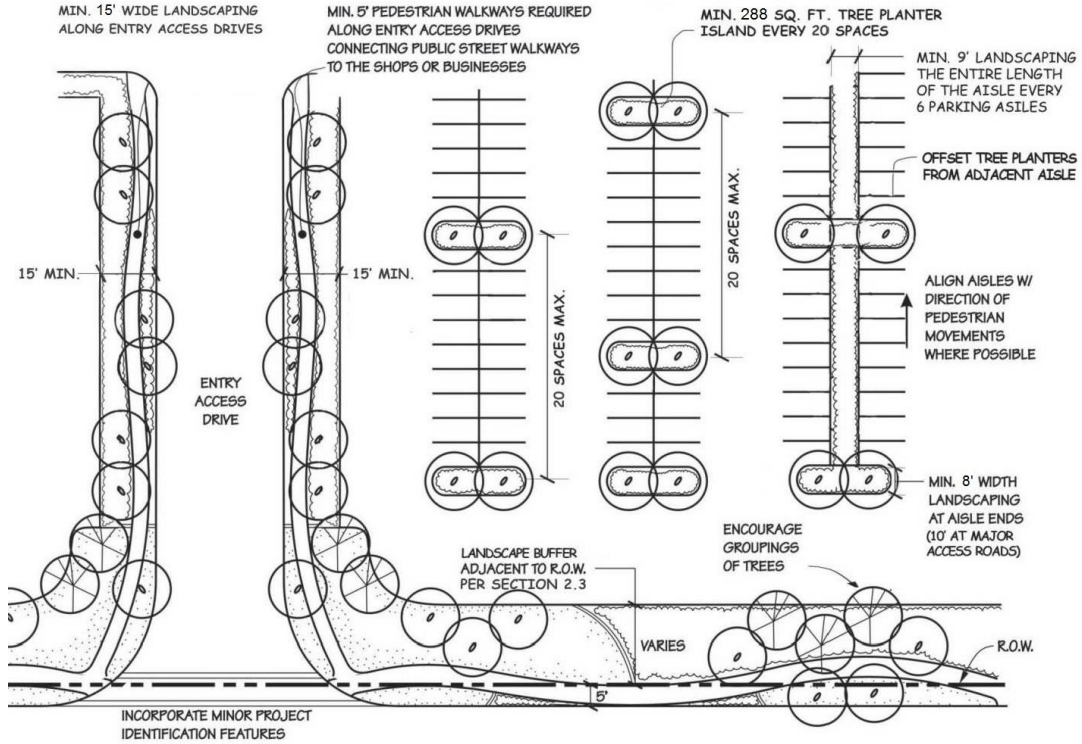


Figure B: Minimum Interior Landscaping (Commercial and Office/Business Parks)

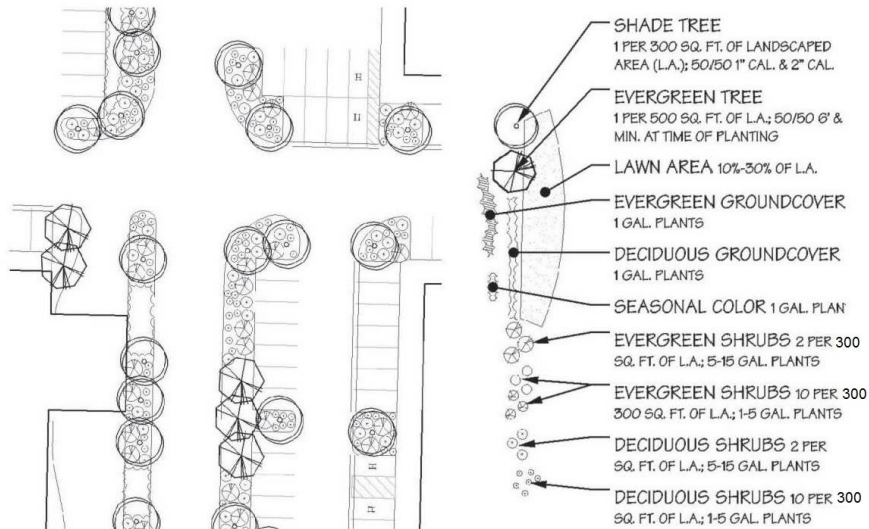


Exhibit 3-5 – Parking Lot Design

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Figure C: Parking Lot Screening

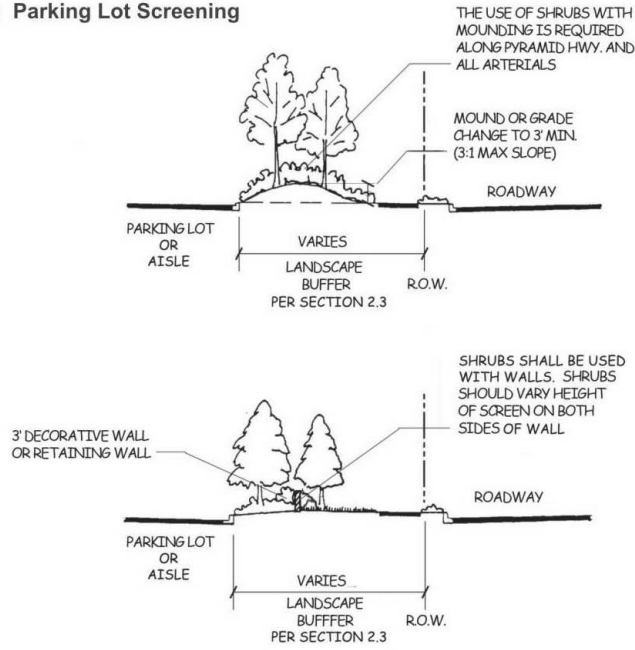


Figure D: Parking Lot Adjacent to Building Frontage

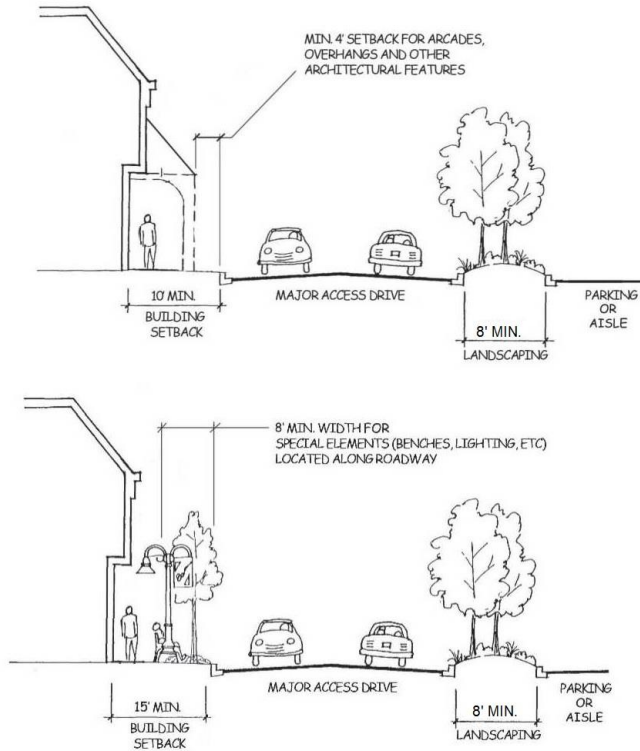


Exhibit 3-6 – Parking Lot Design

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The following parking requirements are maximums for the following typical Retail Commercial Service uses. Joint-use parking should be considered within each planning area at Administrative Review. All other general parking requirements and minimum number of spaces required shall comply with the Sparks Municipal Code as specified in Chapter 20.04.009.

RETAIL USES

- General Retail/Commercial - 1 space/200 sq. ft. of gross floor area (GFA)
- 1 space/1,000 sq. ft. of GFA (for lumber yards/ancillary storage uses)
- Personal Service - 1 space/150 sq. ft. of GFA
- Health Club/Recreation Facility - 1 space/150 sq. ft. of GFA

RESTAURANTS

- High Volume (fast food) - 13 spaces/1,000 sq. ft. of GFA
- Low Volume (sit down) - 10 spaces/1,000 sq. ft. of GFA

SERVICE/OFFICE USES

- Financial Institutions - 1 space/250 sq. ft. of GFA
- General/Professional Offices - 1 space/225 sq. ft. of GFA
- Medical Office - 1 space/180 sq. ft. of GFA
- Childcare Facility - 1 space/staff member + 1 drop-off space/6 children

ENTERTAINMENT

- Movie Theaters - 1 space/3 seats

The following parking requirements are maximums for the following typical Office/Business Park uses. Joint-use parking should be considered within each planning area at Administrative Review. All other general parking requirements and minimum number of spaces required shall comply with the Sparks Municipal Code as specified in Section 20.04.009.

OFFICE/SERVICE USES

- General/Professional Offices - 1 space/225 sq. ft. of gross floor area (GFA)
- Medical Office - 1 space/180 sq. ft. of GFA
- Financial Institutions - 1 space/250 sq. ft. of GFA
- Childcare Facility - 1 space/staff member + 1 drop-off space/6 children

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BUSINESS PARK USES

<u>Research and Development</u>	-1 space/ 250 sq. ft. of GFA
<u>Manufacturing</u>	-1 space/750 sq. ft. of GFA

3.2.1.4 Community Commercial (CC); Arterial Commercial (AC); Office/Business Park (O/BP) Landscape

The landscape design concepts and plant materials incorporated shall be consistent in form, texture and color with the overall community's architectural theme. Landscape buffers, to be provided by the Master Developer or its assigns, are required along public right-of-ways.

- a) Where the standards contained in this section are silent the landscaping standards contained in Section 20.04.006 of the Sparks Municipal Code shall apply. Where a conflict exists between these design standards and the City of Sparks Municipal Code, the stricter of the standards shall apply.
- b) All areas not utilized for parking, buildings, plazas, walkways, trails, or access/circulation shall be landscaped to the back of curb.
- c) Low water demand plant materials and turf shall be used in conjunction with low water demand principles and techniques.
- d) All landscaped areas shall be irrigated with permanent automatic irrigation systems. All irrigation systems shall be placed underground.
- e) Landscaping within commercial, school, and office/business parks shall comply with Exhibit 3-5, Figures A and B and Exhibit 3-6, Figures C and D.
- f) The minimum number of trees to be planted in the required landscape area shall be one tree per 500 square feet. Parking lot trees are in addition to this requirement.
- g) For parking lots under 125 parking spaces, a minimum of one shade tree for every six (6) parking spaces shall be provided. For parking lots over 125 spaces, a minimum of one shade tree for every ten (10) parking spaces shall be provided.

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3.2.1.5 Community Commercial (CC); Arterial Commercial (AC); Office/Business Park (O/BP) Lighting

a) Lighting fixtures shall differentiate use areas and emphasize community amenities, such as plazas, walkways and project entries (see example to right).

b) When locating parking lot, walkway and area lighting, safety shall be of concern. Lighting shall be located in areas that provide a safe and pleasant environment for pedestrians.

c) Parking lot, walkway and area lighting heights shall be reflective of the architecture of the project and be in scale with the setting.

d) The use of bollard lighting is encouraged in pedestrian areas.

e) Overall lighting levels shall be compatible with surrounding neighborhood ambient levels and color shall be uniform throughout the development. Soft, indirect lighting shall be employed where feasible.

f) Exterior lighting shall be used for purposes of illumination and safety only, and shall not be designed for, or used as, an advertising display.

g) Night lighting of building exteriors shall be used only to highlight special recognizable features; accent repeated features; or use the play of light and shadow to articulate the facade. The purpose of illuminating the building shall be to add visual interest and supply building identification. Any direct projection of light (not ambient light) beyond the property line is prohibited.

h) Support structures for lighting shall be designed as part of the general theme of the building architecture.

i) Minimal energy consumption shall be a factor in lighting type selection.

j) Any light source over ten (10) feet high shall incorporate a cut-off shield to confine illumination to the site and protect adjacent properties from glare.

k) Exterior lights shall not blink, flash or change intensity. String lights, building or roofline tube lighting, reflective or luminescent wall surfaces are prohibited unless approved by the DRC and the City of Sparks.



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- l) All sources of light shall be concealed and directed downward. Parking lot, walkway and area lighting shall be directed downward with no light spilling off-site. The light source shall be kept as low to the ground as possible while ensuring safe and functional levels of illumination.

- m) Light poles and fixtures for each project shall be approved by the DRC and the City of Sparks. Athletic field lighting shall be addressed at Administrative Review by the DRC and the City of Sparks.

- n) A master lighting program for each development parcel/center where the number, types and location of lighting is best determined by the unique needs of the property owners or tenants shall be submitted to the City of Sparks and the Design Review Committee (DRC) for review. The master lighting program shall establish the style and type of light for the entire development parcel/center so the light poles and fixtures are consistent throughout the project.

- o) Lighting within Kiley Ranch North shall comply with the regulations governing lighting contained within the Sparks Municipal Code. Where a conflict exists between these development standards and the City of Sparks Municipal Code the standards contained herein shall apply. Regional trails shall not be lighted.

- p) Lighting shall be placed along primary pedestrian pathways, at pedestrian bridge crossings, parks, and other special high use areas.

- q) Lighting shall have a common design and color within the development.

- r) Bollards shall have a maximum height of 45 inches.

- s) Pedestrian lighting shall be spaced at intervals appropriate to facilitate the safety of the pedestrian.

3.2.1.6 Community Commercial (CC); Arterial Commercial (AC); Office/Business Park (O/BP) Signs

Signs and their integration into the project is a critical element in the design of Kiley Ranch North. Careful use of forms, styles, materials, and colors will establish continuity throughout the community. Signs are intended to be utilized only where necessary, and in an understated manner, emphasizing an image of permanence and quality.

a) Signs shall be used for commercial, business and activity center identification (see example to right). Signs shall be included on facades of buildings according to the sign development standards specific to each land use in this handbook and in Section 2.2, Regulatory Land Uses and Section 20.04.010 of the Sparks Municipal Code (refer to C2 zone standards for Kiley Ranch Commercial uses and I zone standards for Kiley Ranch Business Park uses).

b) Signs shall be included on facades or entry canopies of buildings and illuminated or backlit with indirect lighting. All tenant identification signs shall be consistently located and integrated into the architectural design of the building entry. Storefront signs shall be proportional with the building architecture (see example to right).

c) Simple painted or raised letter signs are encouraged. A uniform scheme of colors, materials and style shall be utilized in each center, or building. Flashing or animated signs are prohibited. Digital signs may be proposed in Final Handbooks, and shall be in conformance with City of Sparks regulations.

d) Building signs that project four (4) inches beyond the wall façade are prohibited, unless incorporated as an architectural element.



3.2.1.6 a) Signs in Kiley Ranch strengthen community identity and orient the motorist and pedestrian. Their designs will be drawn from the vernacular architecture and landscape of the area.



3.2.1.6 b) Building signs should be integrated into the architecture.

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e) The use of hanging signs is limited to above walkways within arcades and shall have an eight (8) foot minimum clearance. Sign structures shall be made of appropriate materials that reflect the architecture of the building (see example to right).

f) Freestanding information or tenant directory kiosks are allowed. Kiosks shall be designed to pedestrian scale with a maximum height of six (6) feet and will be placed in pedestrian entry ways. Kiosks shall be carefully integrated into the landscape and architectural design of the entries.



3.2.1.6 e) Hanging, double-faced signs are appropriate along heavily traveled pedestrian routes and within arcades.

g) Parcel directional and regulatory signs shall be integrated to the landscape and architectural design of the site. Directional and regulatory signs shall be placed at key points to minimize the required number of signs. Maximum height of directional or regulatory signs shall be six (6) feet.

h) A master sign program for each development parcel/center shall be prepared by the developers of individual projects and approved by the City of Sparks and the Kiley Ranch Design Review Committee (DRC). The goal of the master sign program is to harmonize the appearance of the signs within the development. The master sign program shall establish the style and type of sign for the entire development parcel/center so the signs are consistent throughout the project. It shall be reviewed with the first administrative review or conditional use permit for the development parcel/center.

i) In addition to the above standards, signs within Kiley Ranch North shall comply with the regulations governing signs contained within Section 20.04.010 of the Sparks Municipal Code. Building and free standing and monument signs are permitted in accordance with SMC 20.04.010 for C2 zoning districts. Where a conflict exists between these development standards and the City of Sparks Municipal Code, the standards contained herein shall apply.

j) These standards may be modified by the developer if unique qualities and standards are required by tenants with particular requirements or identity programs. In this case, a master sign program for each development parcel/center where the number, types and location of signs are best determined by the unique needs of the property owners or tenants, may be submitted to the City of Sparks and the Kiley Ranch North Design Review Committee (DRC) for review. The master sign program shall establish the style and type of sign for the entire development parcel/center so the signs are consistent throughout the project. For new development, signs shall be reviewed through the administrative review process. Remodel of an existing tenant space shall be submitted for a sign permit through the City of Sparks. All tenants' signs must be approved by the City of Sparks and the DRC.

l) One monument sign per parcel shall be permitted with a maximum height of six (6) feet. Freestanding signs will be in compliance with Sparks Municipal Code.

3.2.1.7 Community Commercial (CC); Arterial Commercial (AC); Office/Business Park (O/BP) Walls and Fences

a) Walls and fences shall be utilized to provide a buffer between incompatible uses. It is important, however, that walls are appropriately integrated into each project



3.2.1.7 b) Low rise, landscaped screening walls contribute to a more attractive environment.

b) Design of all walls and fencing shall be consistent in terms of material, color and detail with the architecture of the project (see example to left).

c) The application of materials, colors, texture and alignment in the design of walls shall be used to relieve visual monotony. Solid walls may be slump, split face or standard integral colored masonry unit. Pilasters will be placed at wall terminus points and as determined to

be necessary for visual benefit.

d) Walls and fences within Kiley Ranch North shall comply with the following standards as well as the regulations contained within Section 20.04.004 of the Sparks Municipal Code. Where a conflict exists between these development standards and the City of Sparks Municipal Code, the standards contained herein shall apply.

e) Screen walls shall be used to screen service, loading, trash and/or utility areas where they abut adjacent public rights-of-way, pedestrian plazas, parking lots, or adjacent non-compatible uses.

f) Screen walls shall be a minimum of six feet in height, but not more than eight feet high and shall incorporate landscape screening. Refer to Section 3.2.1.8.

g) Barbed wire, plain exposed concrete block, and chain link are prohibited except in special cases deemed appropriate by the DRC and the City of Sparks.

h) Chain link may be used during construction on a temporary basis at construction sites.

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- i) Screen walls and/or landscaping may be used to screen service, loading, trash and/or utility areas where they abut public rights-of-way, pedestrian plazas, parking lots, or adjacent non-compatible uses.
- j) Screen walls shall be used to screen service, loading, trash and/or utility areas where they abut adjacent public rights-of-way, pedestrian plazas, parking lots, or adjacent non-compatible uses.
- k) Black-vinyl coated chain link fences with redwood battens or electro-galvanized steel mesh fence coated in polyester plastic may be used if the fence is not visible from adjacent public rights-of-way, pedestrian plazas, parking lots, or adjacent non-compatible uses.
- l) Trash and service areas shall be screened and landscaped.
- m) Vinyl coated chain link may be used as a fencing material for outdoor public park facilities such as but not limited to perimeter fencing, baseball backstops, swimming pools, or tennis courts.

3.2.1.8 Community Commercial (CC); Arterial Commercial (AC); Office/Business Park (O/BP) Service, Trash and Utility Areas

Loading docks, truck parking, outdoor storage, utility meters, HVAC equipment, trash collection, trash compaction, and other service functions exert visual and noise impacts on surrounding neighborhoods.

- a) Service, maintenance and storage areas shall be located on the interior of the site, where feasible and screened from adjacent public right-of-ways, pedestrian plazas or adjacent residential uses with landscaped berms, walls or plantings.
- b) All trash and garbage bins shall be stored in an enclosure, approved by disposal services, DRC, and the City of Sparks.
- c) Trash enclosures shall allow convenient access for each tenant.



3.2.1.8 d) Screening of refuse containers and utilities is an inexpensive way to maintain the attractiveness of shared open space.

d) Trash enclosures shall be constructed to be architecturally compatible with the project. All trash enclosures shall be treated with anti-graffiti material. The trash enclosures shall be constructed of substantial building materials used in the design of the building(s). Gates shall be constructed of durable building materials that screens at a minimum 80% of the view into the trash enclosure. Wood or chain link gates are not allowed (see example to left).

e) Trash enclosures must include provisions for concrete pads or appropriately designed asphalt sections in front of the enclosure. The area in front of the trash enclosure shall be a minimum of six (6) feet to reduce pavement damage from disposal trucks.

f) When non-residential buildings are adjacent to residential uses, loading and delivery shall be planned to occur on the side of the building away from residences. Loading and delivery areas shall not be located in a required setback area.

g) A loading and delivery space, may be located adjacent to parking areas for a multi-family project, when another location is not feasible. Loading and delivery spaces shall be located as far away as possible from single family residential properties. Loading areas shall be screened by a minimum 10-foot wide landscape buffer. Refer to Exhibit 3-7, Figure A.

h) A loading area shall be provided for each freestanding restaurant site or other accommodations shall be made.

i) Loading docks shall not be directly visible from a public street. Screening shall be complete (if landscape used then 80% landscape screening within 2 years) and shall match the design of the building.

j) Truck maneuvering/circulation areas adjacent to residential properties shall be designated to prohibit trucks from parking and idling in these locations, except in approved loading spaces or docks.

k) Semi-truck access to sites along Lazy 5 Parkway shall be through traffic controlled intersections that access public/private streets that provide truck access via parallel circulator roadways or right-in/right-out driveways, as approved by the City of Sparks.

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- l) Semi-truck maneuvering into and out of loading docks shall be accommodated on the development site and not allowed to occur on adjacent public or private streets providing access to other development sites. Truck maneuvering/circulation areas shall be designated to prohibit trucks from parking and idling in these locations, except in approved loading spaces or docks.

- m) Loading areas shall be screened by a minimum 10 foot wide landscape buffer. If landscape screening (vegetation and/or berming) is used, full screening shall reach 80% within 2 years. If screening walls are used, the wall(s) shall match or be compatible with the architecture and materials of the building. A combination of landscaping and walls may be used and in all cases, screening shall be approved by the DREC and City of Sparks.

- n) Loading dock doors and wall surfaces shall be designed with durable materials that can be maintained and kept in aesthetically acceptable condition. The use of overhangs, shade structures or other architectural features to reduce the visual impact of these areas is strongly encouraged. Provide bumpers where needed.

- o) Provide adequate drainage to prevent water or ice build-up at loading dock door(s).

- p) Provide adequate lighting. Lighting should provide convenience for loading and unloading but shall not spill over to any adjacent parcels.

- q) Separate vehicular and pedestrian traffic.

- r) Provide cold water hose bib at all loading dock or service areas.

- s) Outdoor storage shall only occur within code permitted storage areas which are permanently screened from view.

- t) Required parking or loading areas shall not be used for temporary or permanent outdoor storage.

Figure A: Service Screening

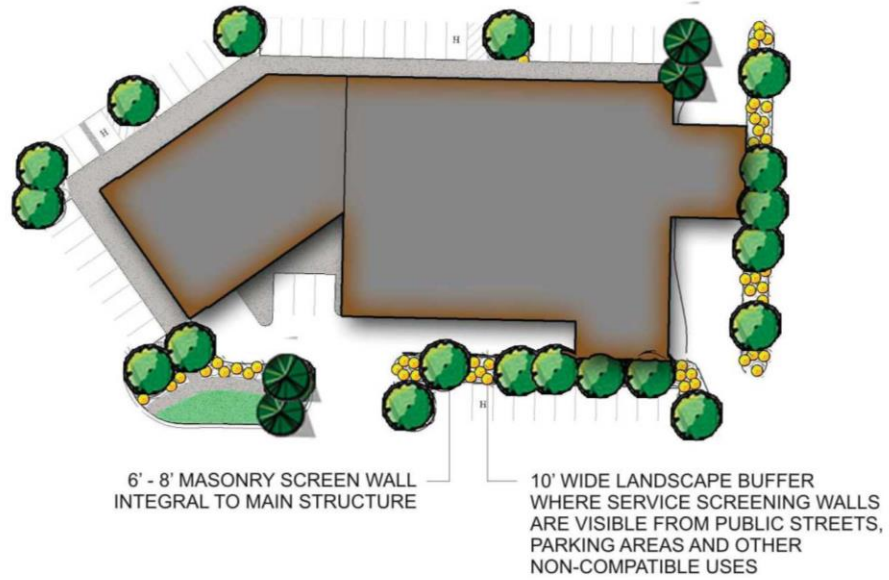


Figure B: Utility Screening

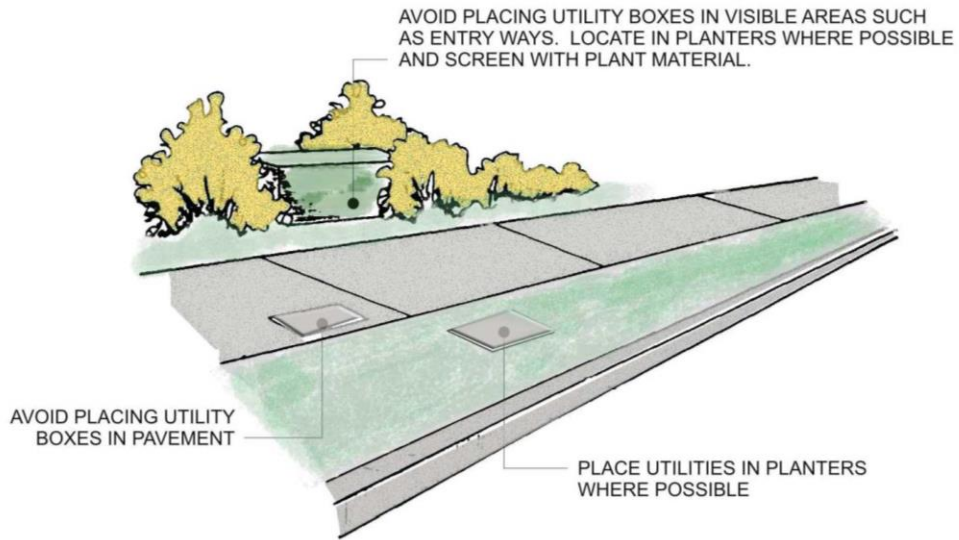


Exhibit 3-7 – Service, Trash and Utility Area Design

u) Service, trash and storage areas shall be screened and gated. Trash enclosures shall be finished using materials that complement the development architecture and shall be screened with landscaping on three sides. Refer to Exhibit 3-7, Service, Trash and Utility Area Design Standards. Gates shall be constructed of visually pleasing durable materials that visually screen the dumpster. Trash collection areas shall be approved by disposal services, DRC and the City of Sparks.

v) Service, trash and storage areas shall be incorporated into the overall design of the site and building so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets. Walls used to screen these areas shall have a minimum five (5) foot wide landscaped area located in front.

w) Exterior onsite utilities, including sewer, gas, water, electric, telephone and communications equipment must be installed underground. Transformers and other utility equipment that must be above ground shall be screened with landscaping and incorporated into the streetscape to the approval of the utility company and the City of Sparks. Refer to Exhibit 3-7 - Service, Trash and Utility Area Design Standards.

x) Except in loading dock locations, trash and storage areas shall be screened and gated. Trash enclosures shall be finished on three sides, using materials that complement the campus architecture. Gates shall be constructed of visually pleasing durable materials that visually screen the dumpster. Trash collection areas shall be approved by disposal services, the DRC and the City of Sparks.

y) Trash receptacles, compactors and bailers may be located in screened loading dock areas. These facilities are not required to be individually screened or located in enclosures.

z) Rooftop equipment on buildings shall be shielded from view from parking lots and public streets. Screening will be compatible with the design, form, materials and colors of the building. All rooftop equipment shall be organized into major groups to the greatest extent that is possible. It is the intent to screen groupings of rooftop equipment with a single architectural massing made of durable materials incorporated into the building design. Lattice work will not be permitted. Where screening is not practical due to significant elevation differences from parking lots or public streets (such as Pyramid Way), rooftop equipment may be painted to match the primary roof or building color or may be screened by other methods as approved by the DRC and the City of Sparks.

3.2.1.9 Community Commercial (CC); Arterial Commercial (AC); Office/Business Park (O/BP) Drive-thru Facilities

The following standards and guidelines for drive-thru facilities are intended to promote safe and efficient circulation, avoid site conflicts/functional problems, provide clearly identifiable circulation routes and provide for adequate vehicle stacking. Drive-thru facilities can include drive-in banks and savings and loan institutions, automated teller machines (ATM), fast-food restaurants, coffee shops, car washes, and drive-thru drug stores.

a) Stacking lanes for drive through food service windows shall accommodate a stacking for at least seven (7) cars from the ordering board and all other service windows shall accommodate stacking for at least four (4) cars.

b) Drive-through businesses shall be visually screened and shall be situated so as to not block any other drive aisle or parking space (see example to right).

c) Impacts to surrounding residential property such as sound from a voice box, idling vehicles, and visibility of the business operation shall be mitigated by the developer to the approval the DRC and City of Sparks.

d) Drive- thru's shall be separated from residential properties by an intervening building or a six (6) foot high wall and a ten (10) foot wide buffering landscape strip to include two rows of staggered six (6) and eight (8) foot high evergreen trees with living ground cover.



3.2.1.9 b) Drive-thru facilities have clearly marked and buffered entry and exit lanes

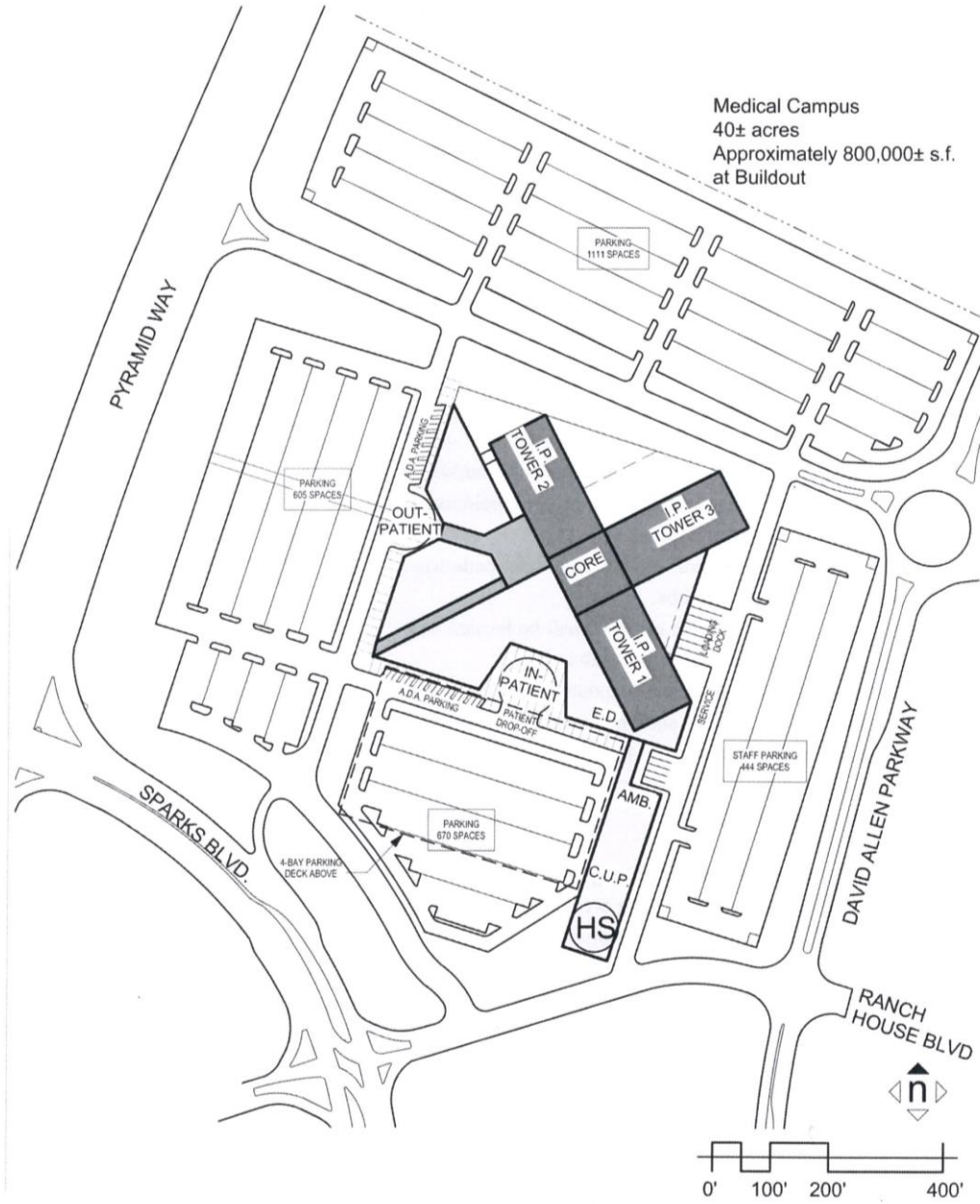
3.2.2 Medical Campus (MC) Standards

Medical Commercial site planning standards and guidelines are intended to provide direction and flexibility in the design of medical uses. Exhibits 3-8 and 3-9 show conceptual site plans for these areas and incorporate elements of the site planning standards and guidelines contained in the adopted Phase Three Final Development Handbook.

Standards for MC are generally identical to commercial standards previously outlined in Section 3.2.1.1 through 3.2.1.9. Some deviations exist such as modified sign standards, the floor area ratio and building height allowances and are included within the adopted and recorded Kiley Ranch North Phase Three Final Development Handbook. Refer to Phase Three Final Handbook (approved January 14, 2013) for all standards related to MC.

Refer to Exhibits 3-8 and 3-9 for a conceptual MC plans taken from the Kiley Ranch North Phase Three Final Development Handbook.

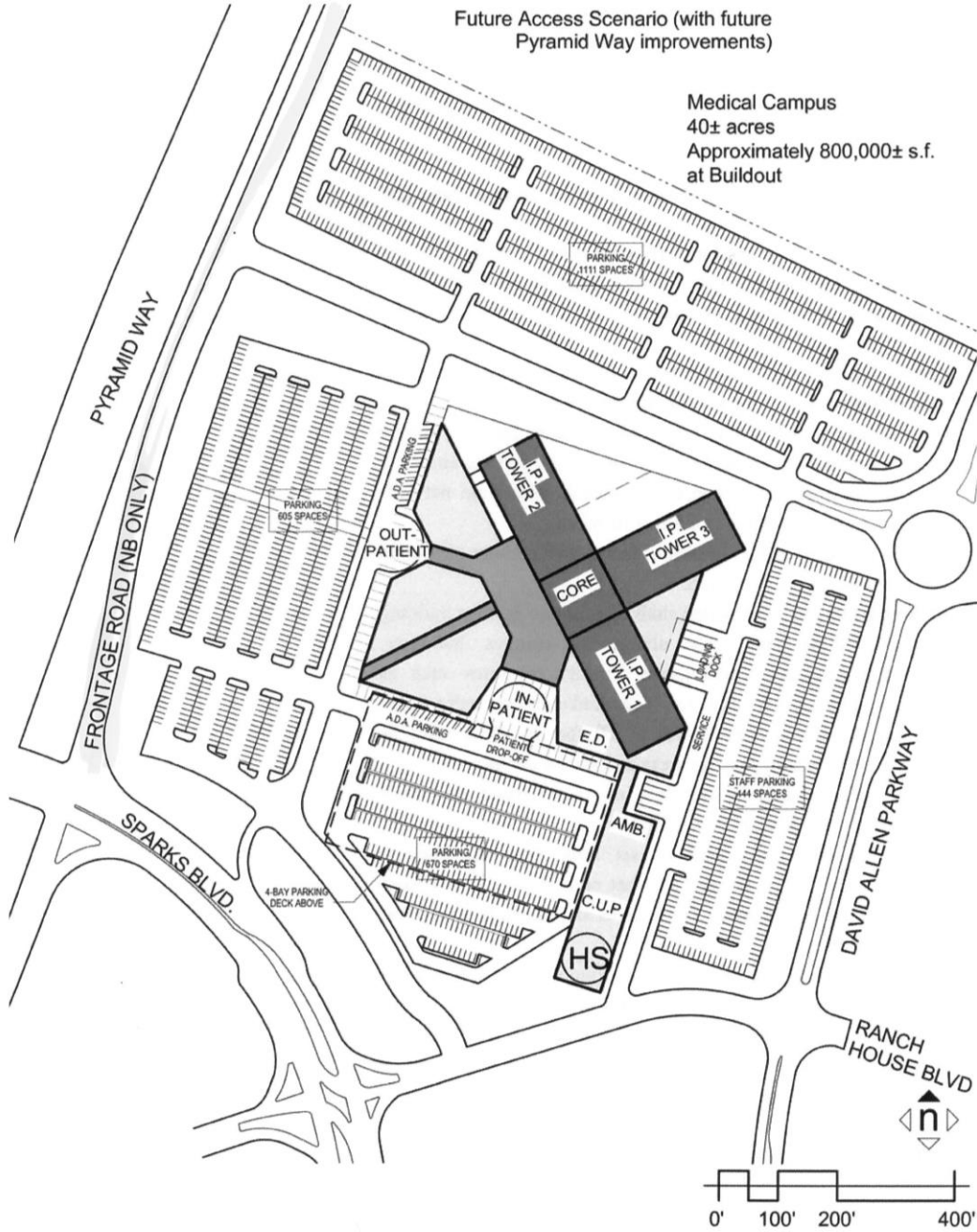
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Note: This plan is for conceptual purposes only. Final plans shall meet all requirements in this handbook for parking, pedestrian access, circulation, landscape islands, setbacks, etc.

Exhibit 3-8 – Medical Campus Conceptual Plan

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Note: This plan is for conceptual purposes only. Final plans shall meet all requirements in this handbook for parking, pedestrian access, circulation, landscape islands, setbacks, etc.

Exhibit 3-9 - Medical Campus Conceptual Plan

3.2.3 Village Center (VC) Standards and Guidelines

An important consideration in the site planning of the Kiley Ranch Village Center is compactness. Successful Village Centers are walkable and accessible, with a diversity of uses and activities available within short distances. Creating a sense of community is made easier by siting buildings close to the street and public promenades, planning for a vibrant mix of uses, and helping people come together for recreation, shopping, work and civic purposes. Exhibit 3-10 (following page) shows one possible prototypical site plan for the Village Center area and incorporates elements of the site planning standards and guidelines contained in this section. If residential development is proposed then design standards shall be provided and reviewed by the DRC and the City of Sparks through the conditional use permit process.

3.2.3.1 Village Center (VC) Building Orientation

a) Buildings shall be sited close to the roadway to better define the urban space and to create pedestrian interest (see example to right). Continuous building street frontages are encouraged, but can be relieved with occasional courtyards, plazas, and setbacks.



3.2.3.1 a) Siting buildings close to street with visible entrances and pedestrian amenities invites use.

b) The ground level of buildings shall provide visual and functional interest for the pedestrian and motorist through extensive window space, pedestrian-scale signs, sitting areas, varied entrances and architectural detailing.

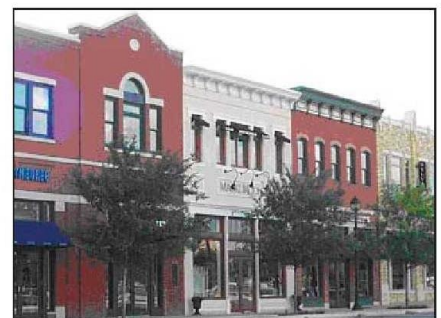


3.2.3.1 e) Icon buildings located at prominent locations will help build an identity for the village center.

c) Public entrances to shops, stores and lobbies shall face the important pedestrian routes creating active street frontages.

d) An engaging pedestrian environment shall be provided by placing “indoor” uses outdoors by moving interior space (dining areas) onto walkways and plazas, and bringing the “outdoors” into the building by opening up interior spaces (such as atriums) to views and sunshine.

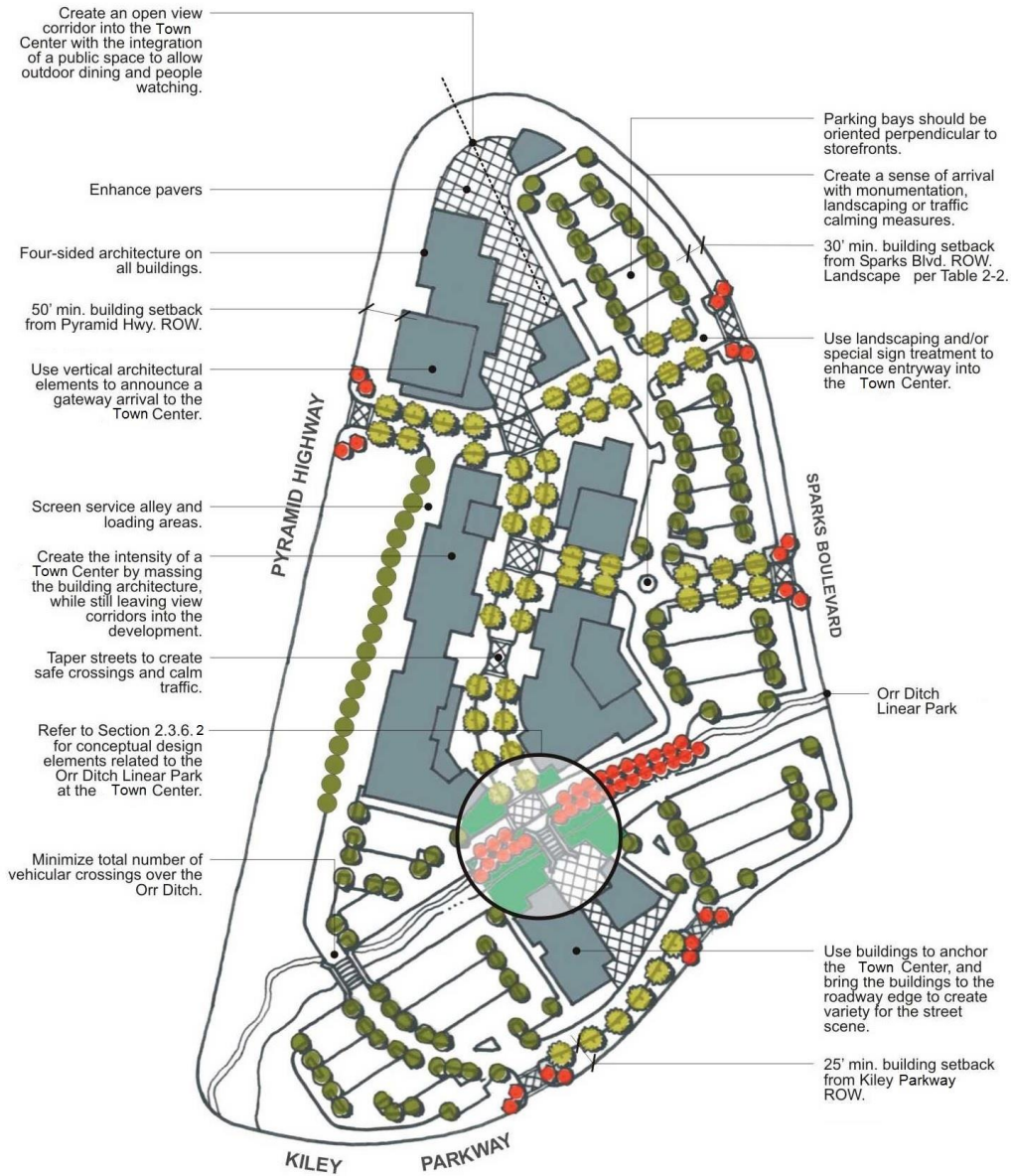
e) Gateway or corner buildings create pedestrian interest, set the tone for the entire block, and shall contain visually prominent architectural detailing, such as corner towers, distinctive signs or varied massing (see example to right). Restaurants are best located in corner buildings.



3.2.3.1 f) A continuous facade of buildings, built to the sidewalk and containing a variety of facade detailing, gives town centers clearly defined urban space.

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f) Where appropriate a single large building should be designed to look like multiple buildings by creating a variety of facades (see example on previous page).



NOTE: This prototype site plan is conceptual in nature and is subject to modification. Refer to text for specific requirements regarding design.



Exhibit 3-10 – Village Center Commercial Concept Plan

3.2.3.2 Village Center (VC) Streetscape

a) Along commercial streets, all the elements – buildings, signs, landscaping and street furniture – shall work together to create a unified and coherent visual identity and public space.

b) Commercial and mixed-use buildings shall be located close to the street to better define the urban space and create pedestrian interest, but should be wide enough to accommodate window shoppers, pedestrian traffic, and landscaping. Consistent street frontages of buildings are encouraged, but can be relieved with occasional courtyards, patios and setbacks.

c) Streetscapes provide visual interest, continuity and identity and shall include a consistent blend of themed street furniture, consisting of streetlights, benches, bollards, news racks, bus stops and trash receptacles.

d) Commercial street corners shall be carefully defined by buildings that set the tone for the entire block, provide continuity for the streetscape and reduce the impact of parking.

e) Sidewalk width is dependent on surrounding uses and scale of street. Core commercial areas need to include zones for window shopping, through pedestrian traffic, outdoor eating, street trees and hedge buffers (see example to right).



3.2.3.2 e) Along major pedestrian streets, the sidewalk should be wide enough to accommodate window shoppers, pedestrian passage, eating areas, and a landscape buffer.

f) Paving patterns and pedestrian surfaces contribute greatly to the design quality of the Village Center. Sidewalk, plaza and crosswalk surfaces shall have a consistency of design, punctuated with distinctive and varied treatments, such as themed lighting, to help orient pedestrians and highlight special amenities.

g) Along pedestrian-oriented streets, large windows of ground-level retail shall provide visual interest and information for shoppers and strollers.

3.2.3.3 Village Center (VC) Public Spaces and Plazas

Public spaces provide the visual and social accent for a downtown. Although streets are the most important public spaces in a downtown, well-planned plazas, gathering places and mini-parks add an important sense of place and comfort to the Village Center experience. The Village Center’s symbolic, community-gathering place will be a plaza situated alongside the Orr Ditch. Its location between commercial and residential uses and along the major pedestrian spine of the village will make it the major place where village residents come to meet.

a) A public space, such as an amphitheater or plaza, large enough to accommodate entertainment or community events may be provided within the Village Center near the Orr Ditch Linear Park.



3.2.3.3 b) Successful plazas have lots of movable seats, are close to the street and have lots of amenities such as food, shade and a visual focal point. Plaza space should be defined by surrounding buildings without creating a feeling of being closed in.

b) Comfortable and movable seating is desirable for the success of public plazas. Seating can be built into ledges, corners and walls. Moveable seats provide choices and comfort whereas fixed seating tends to limit flexibility of use (see example to left).

c) Vibrant public plazas have a sense of enclosure defined by surrounding buildings, but should not be completely enclosed or cut off from the street. Plaza space shall be defined by surrounding buildings with the general guideline that the width of the public space should not be more than three times greater than the height of surrounding buildings.



3.2.3.3 d) Popular town centers create a special sense of identity through attention to detail. Distinctive architecture, colorful building materials, pedestrian amenities, and a compact mix of uses create a dynamic energy and a variety of experiences.

d) Plazas in the Village Center shall have a visual focal point that draws attention, connects visitors and further enhances the sense of place. The amenity might be a sculpture, fountain, historical reference, public art display, or entertainment (see example to left).

e) Plazas should be located on or near the street to provide maximum visibility and accessibility. The transition from the street to the public space shall be as convenient as possible by not raising or sinking the space more than three to four feet.

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f) Plazas within the Village Center shall provide generous pedestrian amenities. Canopy shade trees create a sense of scale; outdoor eating and seating provides convenience and social opportunities; and the use of special paving features and public art adds richness to the environment. All are encouraged.

g) Smaller scale public spaces, such as a common green should complement larger spaces and add vitality and choice to the pedestrian experience (see example to right). They should also be located along the street, be comfortable, and have ample seating.



3.2.3.3 g) Public spaces such as a common green provide a respite from other town center activities.

h) Bike racks shall be provided at convenient locations throughout the Village Center.

i) Public spaces shall be carefully integrated into the fabric of the Village Center and contribute to the pedestrian experience.

3.2.3.4 Village Center (VC) Parking

Convenient parking is extremely important to a downtown's success. Efforts shall be made to minimize its impact on the visual quality of the street and pedestrian movement along it. Within the Village Center, structured parking may be complemented with street and lot parking.

a) Parking structures and parallel or angled on-street parking is encouraged over surface parking lots to maximize potential for building placement and to improve the pedestrian experience (see example to right).



3.2.3.4 a) Parking is often crucial to the success of town centers. Parallel parking is convenient and can be combined with structured parking. The bottom floor of structured parking can be used for retail space and the structure's facade can be designed to fit architecturally into its context.

b) Because surface parking lots tend to create gaps along the street edge and interrupt the activities along the street, they shall be located in ways that minimize their visibility from major arterials and pedestrian streets.

c) Techniques for screening surface parking lots include perimeter-landscaped buffers of shade tree plantings or up to three-foot-high screen walls or hedges. Landscaped berms are not considered appropriate because of limited space available and the business-park image they convey.

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d) Surface parking lots shall contain interior landscaping with curbed islands planted with shade trees per Section 3.2.1.3, Exhibit 3-5 and 3-6, and Section 20.04.009 of the Sparks Municipal Code (see example to right). Where a conflict exists between these standards and the City of Sparks Municipal Code, the standards contained herein shall apply.



3.2.3.4 d) Landscaped parking lots minimize the impact of large areas of asphalt and concrete.

e) Lighting fixtures and signs within Village Center parking lots shall be consistent with the chosen theme and provide an important unifying element.

f) Parking structures along pedestrian streets should be designed to offer ground level retail and office space when appropriate (see example to right). On streets where cars must occupy the ground level, a 10 foot landscaped setback shall be used to minimize and soften the visual impact of the structure.



3.2.3.4 f) Parking structures on side streets, directly behind retail uses, provide convenient access and preserve pedestrian street environment.

g) Parking structure vehicle entrances shall not be located on the main pedestrian street.

h) Parking structures shall incorporate security measures such as lighting, open stairwells, and clearly marked entry and exit points.

i) Shared parking arrangements should be undertaken to reduce overall parking requirements and to integrate adjacent uses, when demonstrated through a parking study to the City.

j) Parking areas shall be designed so that pedestrians walk parallel to moving vehicles and minimize the need for the pedestrian to cross parking aisles.

k) Large contiguous surface parking lots should be avoided. Rather smaller parking plazas shall be located throughout the Village Center.

l) The architecture of parking structures shall incorporate exterior building materials, forms and scale similar to surrounding buildings and contain an appropriate scale to existing development.

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- m) Convenient and safe pedestrian connections will be provided to link parking structures with residential entrances.
- n) Underground parking has the least impact on the visual quality of the Village Center and is encouraged.
- o) Where parking stalls adjoin landscape planters, the planters shall be designed to protect the landscaping from vehicles. The design solution must be approved by the DRC and the City of Sparks.

3.2.3.5 Village Center (VC) Landscape

a) Where the standards contained in this section are silent the landscaping standards contained in Section 20.04.006 of the Sparks Municipal Code shall apply. Where a conflict exists between these design standards and the City of Sparks Municipal Code, the stricter of the standards shall apply.



3.2.3.5 b) Canopy trees, accented crosswalks and distinctive signage create a comfortable ambience.

b) Landscaped pockets with large deciduous trees shall be provided along the main streets within the Village Center to provide a shade canopy, give streets a special identity, reinforce visual continuity and provide pedestrian comfort (see example to left).

- c) Seating benches shall be located within the Village Center to provide rest areas, opportunities for social interaction, and soften the impact of large building masses.
- d) Accent landscaping such as specimen trees, colorful perennial shrubs, groundcovers, tall grasses and flowers shall be used at major entrances and gateways to the Village Center. Medium deciduous trees shall also be introduced to provide a canopy or shade to sidewalk areas and reinforce a pedestrian scale streetscape.

3.2.3.6 Village Center (VC) Lighting

a) Lighting within the Village Center may utilize special themed lighting to be consistent with the architectural theme. Lighting within the Village Center shall be consistent in terms of style and theme (see example to right).



3.2.3.6 a) The use of themed lighting and special paving materials help to integrate the architectural theme of the surrounding town center.

b) Nighttime illumination will encourage use, convenience and security within the Village Center well into the evening. The quality of illumination should be two-fold: 1) accent lighting shall be used for prominent signs, building features and public facilities; 2) pedestrian-scale lighting shall strengthen the background illumination provided by interior and shop window lighting.

c) Overly bright or glaring lights as well as yellow or orange lighting shall be avoided.

d) Architectural features, rooflines, pedestrian routes and building entrances shall be illuminated.

3.2.3.7 Village Center (VC) Signs

a) Signs will play a key role in the development and identity of the Kiley Ranch Village Center. Distinctive, custom signs will be encouraged within the design framework of the Village Center.

b) Signs within the Village Center shall comply with Section 20.04.010 of the Sparks Municipal Code (C2 zoning standards to be applied). Where a conflict exists between these standards and the City of Sparks Municipal Code, the stricter of the standards shall apply.

c) Signs shall complement the architecture of the building and also provide a unifying element along the streetscape.

d) Along traditional multi-story commercial streets, the best placement for signs is along the lintel or sign frieze between the ground floor storefront and the upper facades. If possible, signs along a block face should be located at approximately the same height to create a unifying, horizontal pattern.

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e) Signs shall be distinctive, eye-catching and simple, avoiding cluttered designs and excess advertising. Cast metal and wrought iron signs are encouraged. Awnings graphics, marquee signs and valance signs that are integrated with the architecture should also be used to identify individual storefronts (see example to right). Backlit signs and box signs are discouraged.



3.2.3.7 e) Awnings, signs and lighting help reduce the bulk of a building and create a pedestrian scale environment..

f) A master sign program for each development parcel/center shall be prepared by the developers of individual projects and approved by the City of Sparks and the Kiley Ranch Design Review Committee (DRC). The goal of the master sign program is to harmonize the appearance of the signs within the development. The master sign program shall establish the style and type of sign for the entire development parcel/center so the signs are consistent throughout the project. It shall be reviewed with the first administrative review/conditional use permit for the development parcel/center.

g) Sign design and materials shall be consistent with the architectural character of their buildings. Predominant sign materials will be wood, metal, and stone.



3.2.3.7 h) Signage in town centers should be oriented to the pedestrian. Double-faced hanging signs, wall signs and awnings are all scaled to the pedestrian

h) Size, scale and style of signs shall be determined by the scale of the buildings of which they are a part (see example to left).

i) Desirable sign types include indirectly lit signs, halo lighting, channeled letter signs, wall signs, awnings, and double-faced, projecting or hanging signs along pedestrian walkways with minimum clearance of 8 feet. Digital signs may be allowed by the DRC and the City of Sparks.

j) Non-permitted signs include plastic, flashing signs, billboards, generic trademark signs, roof signs, cabinet or canned signs, and any sign temporarily affixed to ground-floor windows. Digital signs may be proposed in Final Handbooks, per City of Sparks regulations.

k) Window signs, where lettering is affixed directly on the glass, can be attractive and eye-catching provided that the style is in keeping with the scale and style of the building.

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l) Double-faced projecting signs are desirable along commercial streets provided that they are of an appropriate size, scale and location as determined by the DRC and City of Sparks.

m) Awnings add visual interest, color, and pedestrian comfort while providing another unifying element to the street.

3.2.4 Single Family Residential Areas

Site planning, architectural design and landscape design shall be integrated into a unified neighborhood concept. This can be accomplished through a variety of devices including: unique entry features; theme wall and fencing; special landscape treatments, planters, and other elements; consistent use of building clusters; and trail linkages (Refer to Figure 3-11, Neighborhood Design).

3.2.4.1 Single Family Neighborhood Design

The residential neighborhoods of Kiley Ranch North will promote visual diversity and avoid monotonous development patterns. This can be achieved through the use of several techniques including: minimizing the visual impact of the garage; avoiding repetitious floor plans and footprints; and varying setbacks at porches, garages and living areas. The following standards and guidelines promote visual diversity along the streetscape and promote the use of street-oriented architecture.

a) Forward architecture shall be used in the design of homes. This is accomplished by placing entries, windows, front porches, and living areas towards the street on most plan variations (see example to right).



3.2.4.1 a) Homes are sited close to the street with entryways and porches, rather than garages creating an attractive and social environment.

b) With the exception of zero lot line lots, plans should be reversed and plotted so that garages and entries are adjacent to each other. This creates an undulating sense of setback. Occasionally this pattern should be broken so that it will not become overly repetitious or reflected by the massing across the street.

c) Alleys within single-family residential developments shall have a minimum width of 20 feet with no parking. Alleys shall not be used as an emergency access road. Refer to Exhibit 2.7 for a cross-section of an alley.

d) The garage shall not be the dominant feature of the building facade facing the street.

e) So as not to contribute to a repetitious and monotonous appearance along the street, the use of varying building setbacks from the street right-of-way is encouraged. Refer to Exhibit 3-11, Figure A.

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f) Neighborhoods shall provide connections into the community trail system. Open cul-de-sacs may be required where a connection to the community trail system can be made. Refer to Exhibit 3-11, Figures B, C and D.

g) In order to avoid a continuous “walled” character along collector roads, special treatments shall be used in selected locations. These may entail open cul-de-sacs, view fencing, trail connections, and variable wall alignments.

Figure A: Variation of Front Yard Setbacks

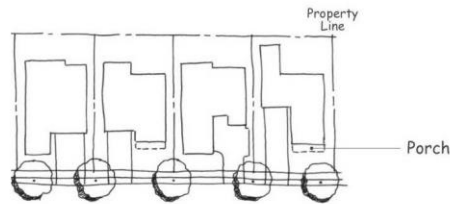


Figure B: Connection to Trail System from Cul-de-sac

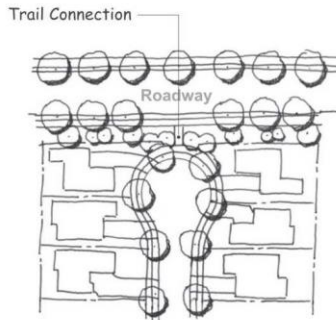


Figure C: Connection to Trail System

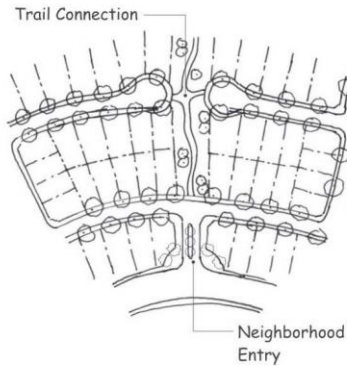


Figure D: Open Cul-de-sac

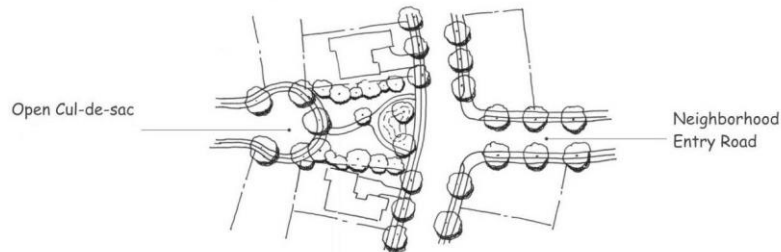


Exhibit 3-11 – Residential Neighborhood Design

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The following parking requirements are maximums for the following Residential uses. All other general parking requirements and minimum number of spaces required shall comply with the Sparks Municipal Code as specified in Section 20.04.009.

SINGLE FAMILY RESIDENTIAL

Parking Required - 1 space/bedroom, but not less than 2 per dwelling unit (DU)

3.2.4.2 Single Family Grading

- a) The design of residential neighborhoods shall be sensitive to the natural terrain, and structures shall be located in such a manner so as to minimize necessary grading and preserve natural site features and drainage ways. Any grading of the site terrain shall blend with the natural topography of the site.
- b) Builders shall limit mass cut and fill slopes wherever feasible to retain a natural slope appearance. All grading shall be in compliance with the City of Sparks Hillside Development Ordinance.
- c) Graded slopes shall be rounded resulting in smooth, harmonious transitions between the man-made terrain and the natural terrain.
- d) All graded slopes shall be revegetated prior to building occupancy. If climatic conditions or other circumstances prevent planting at the time of occupancy a bond shall be provided for landscaping during the subsequent growing season or other arrangements made for revegetation, subject to the approval of the administrator. Drought tolerant plant species shall be utilized to help minimize erosion.
- e) Slope banks used in conjunction of the terracing of residential lots shall be maintained by the property on the down slope side.
- f) The developer shall post a surety for reclamation and revegetation prior to issuance of a grading permit.
- g) The developer shall submit an erosion control plan with each grading plan.

3.2.4.3 Single Family Landscape

- a) Front yard landscaping shall be installed by the builder prior to the issuance of certificate of occupancy for the individual home. Front yard landscaping shall be reviewed and approved with the tentative map establishing installation timing.

- b) Street trees shall be planted within the front yard area at a regular interval of no greater than 50 feet apart, with a minimum of one street tree per residential lot street frontage.
- c) Each neighborhood shall use a mix of species of large canopy shade trees for all primary circulation routes within the neighborhood.
- d) The landscape character should vary from neighborhood to neighborhood. Each neighborhood may use an ornamental/flowering tree species unique to that neighborhood as approved by the DRC and the City of Sparks.
- f) Front yard landscape packages shall be provided by developers/builders subject to the review and approval of the DRC and the City of Sparks and must meet the following requirements: a variety of standard and upgraded front yard landscape packages with automatic irrigation systems shall be provided (minimum 3 packages); front yard landscaping designs with berming, courtyards, lighting, or other creative features shall be offered for standard landscape designs; and at least one (1) package shall have a minimal use of turf/lawn (no more than 25 percent of the planted area in the front yard).
- a) The minimum number of trees to be planted in the required landscape area shall be one tree per 300 square feet.
- d) Landscaping within Kiley Ranch North shall comply with the regulations governing landscaping contained within Section 20.04.006 of the Sparks Municipal Code. Where a conflict exists between these development standards and the City of Sparks Municipal Code the standards contained herein shall apply.

3.2.4.4 Single Family Lighting

- a) Lighting shall be designed to differentiate land use areas, emphasize community amenities, provide continuity along street corridors and ensure the safety of residents and users.
- b) Exterior lighting shall be shielded from projection offsite and designed to be compatible with the architectural and landscape design of the home.
- c) Any light source over ten (10) feet high shall incorporate a cut-off shield to confine illumination to the site and protect adjacent properties from glare.

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- d) Exterior lights shall not blink, flash or change intensity except for limited holiday decorations during the month of December. String lights, building or roofline tube lighting, reflective or luminescent wall surfaces are prohibited unless approved by the DRC and the City of Sparks.
- e) All sources of light shall be concealed and directed downward. Parking lot, walkway and area lighting shall be directed downward with no light spilling off-site. The light source shall be kept as low to the ground as possible while ensuring safe and functional levels of illumination.
- f) Lighting shall be placed along primary pedestrian pathways, at pedestrian bridge crossings, parks, and other special high use areas.
- g) Lighting shall have a common design and color within the development.
- h) Bollards shall have a maximum height of 45 inches.
- i) Pedestrian lighting shall be spaced at intervals appropriate to facilitate the safety of the pedestrian.
- j) Light poles and fixtures within each project shall be approved by the Kiley Ranch DRC and the City of Sparks.
- k) Lighting within Kiley Ranch North shall comply with the regulations governing lighting contained within the Sparks Municipal Code. Where a conflict exists between these development standards and the City of Sparks Municipal Code, the standards contained herein shall apply.

3.2.4.5 Single Family Walls and Fences

- a) A master fencing plan for Kiley Ranch North shall be prepared by the master developer or its designee and submitted to the DRC and the City of Sparks for approval with the development application for the project in which the walls are to be constructed. The master fencing plan shall identify locations for community walls and fences as well as set their design character.

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b) Community walls shall be used where necessary to provide privacy and security for residential neighborhoods from adjacent arterial and collector roads. The use of community walls shall be limited. If community walls are necessary adjacent to open space, view fences shall be used.

c) Walls within the community shall not become the dominant visual element and walls where needed shall blend into the overall landscape. Berming or berms with lower walls shall be considered as an alternative to typical community walls.

d) Community walls shall be a maximum of six feet in height. Appropriate materials include stone, stone veneer, split face/precision block, wood, tubular steel, concrete, stucco pilasters and cap, and wrought iron. The design style, color and detail shall be consistent throughout the Kiley Ranch North Planned Development. Refer to Exhibit 3-12 and 3-13.

e) Community walls shall blend into the overall landscape and not become the dominant visual element. Through site planning, product plotting, architectural detailing, and landscaping this can be achieved (see example to right).



3.2.4.5 e) Landscaped community walls enhance neighborhood appearance.

f) View fences shall be used where the rear of individual lots are adjacent to open space and in select portions of the Trail Access Points. Refer to Exhibit 3-13 for examples of view fences.

g) View fences may include landscaping with trees and shrubs to screen views of private yards from adjacent properties and public right-of-ways.

h) View fences shall be constructed of wrought iron or similar quality material and be consistent in terms of material, color and detail within each residential neighborhood or subdivision.

i) A combination of community walls and view fencing is encouraged to break up long stretches of solid walls.

j) Community walls and view fences shall comply with the regulations contained below. All community walls and fences associated with a development project shall be installed concurrently with the development.

k) Fences along collector roadways shall be placed on the property line and shall be maintained by the LMA (exterior) and the adjoining property owner (interior). Fence replacement shall be the responsibility of the homeowner.

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l) Neighborhood fences on individual parcels may include solid wood fencing up to six feet in height. Parcels adjoining common areas/open space may utilize open fencing. Refer to Exhibit 3-14 for typical neighborhood fencing concepts.

m) Walls and fences within Kiley Ranch North shall comply with the following standards as well as the regulations contained within Section 20.04.004 of the Sparks Municipal Code. Where a conflict exists between these development standards and the City of Sparks Municipal Code the standards contained herein shall apply.

n) Walls shall be used to separate individual residential lots or between residential parcels. Walls shall be a maximum six (6) feet in height and be constructed of wood and/or masonry material.

o) Decorative front yard fencing shall be a maximum of three (3) feet in height for solid construction and four (4) feet in height for open construction and not be within the visibility triangle for motorists. The fencing must also be incorporated into the architectural design of the house.

p) All side yard walls and fences shall be set back a minimum of two (2) feet from the front facade of the home.

q) When changes in elevation occur, all walls shall be stepped in equal, vertical intervals. No step should exceed 12 inches, where feasible.

r) Chain link may be used on a temporary basis at construction sites.

s) Vinyl coated chain link may be used as a fencing material for outdoor private or public park facilities such as but not limited to perimeter fencing, baseball backstops, swimming pools, spas, or tennis courts.

t) Barbed wire, plain exposed concrete block, and chain link are prohibited except in special cases deemed appropriate by the DRC and the City of Sparks.

COMMUNITY WALLS

u) Community walls may be located where necessary to provide privacy, security and protection from roadway noise associated with arterial and collector roads.

v) Community walls shall not exceed six (6) feet in height.

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w) Community walls shall be constructed of masonry or other permanent, durable, low maintenance decorative materials and be of a consistent design throughout the community of Kiley Ranch North.

x) The use of berms may be used to minimize wall height, but the combined height of the wall and berm shall not exceed six (6) feet.

y) Long continuous lengths of perimeter walls shall be landscaped with trees and shrubs and shall not exceed 50 feet without incorporating at least one of the following for the entire length of the wall:

- 1) A minimum two (2) foot change in the wall plane for at least 10 feet;
- 2) A minimum 18-inch raised planter for at least 10 feet;
- 3) Use of pilasters at 50-foot intervals, at property corners or at changes in wall planes;
- 4) A section of view fencing a minimum of four (4) feet in height for at least 10 feet.

z) Community walls shall only be used in conjunction with multi-family and attached single family residential structures when they are necessary for protection from roadway noise or screening of service and utility areas from public rights-of-way.

VIEW FENCES

aa) View fences shall be used where residential uses abut parks, open space, and trails. View fences may be combined with solid fences along trail access points.

bb) View fences shall not exceed six (6) feet in height.

cc) View fences shall be constructed of decorative wrought iron, tubular steel, simulated wood post and rail or other similar quality materials.

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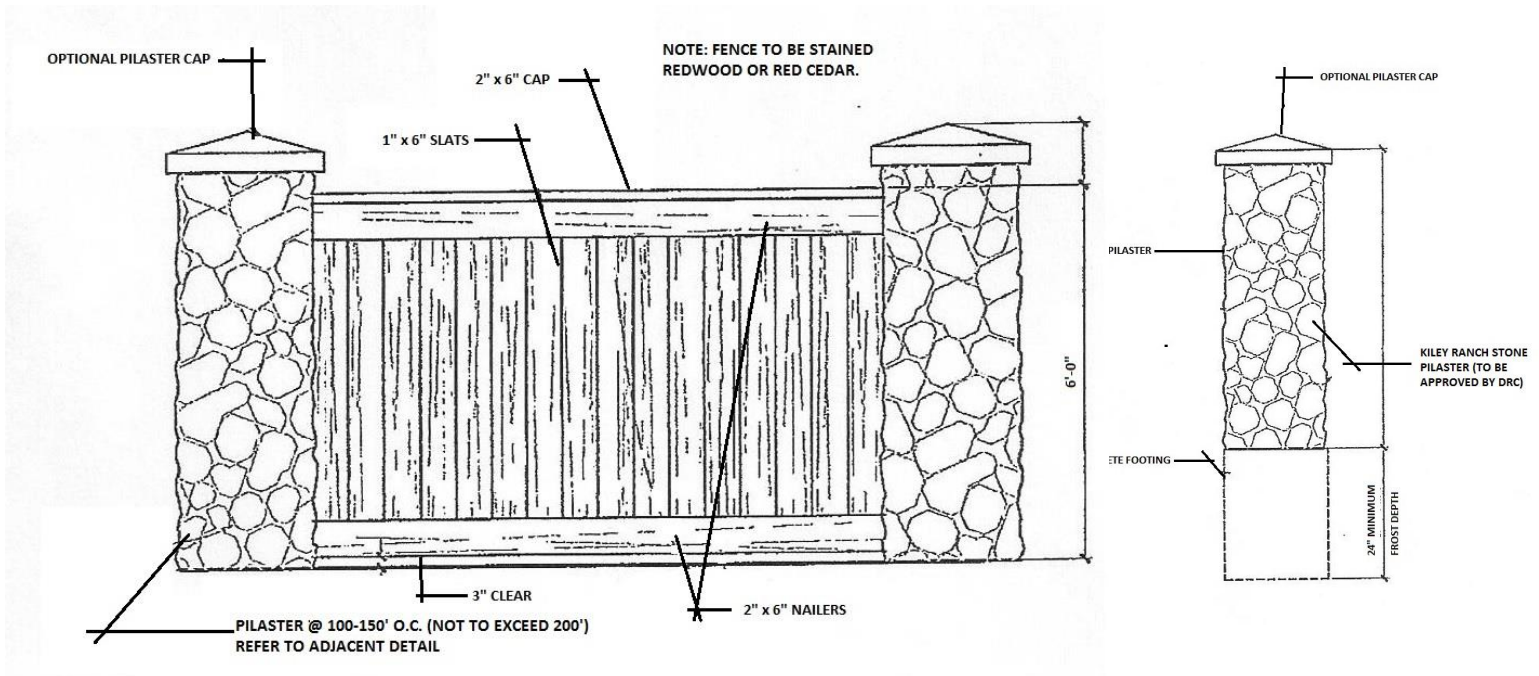
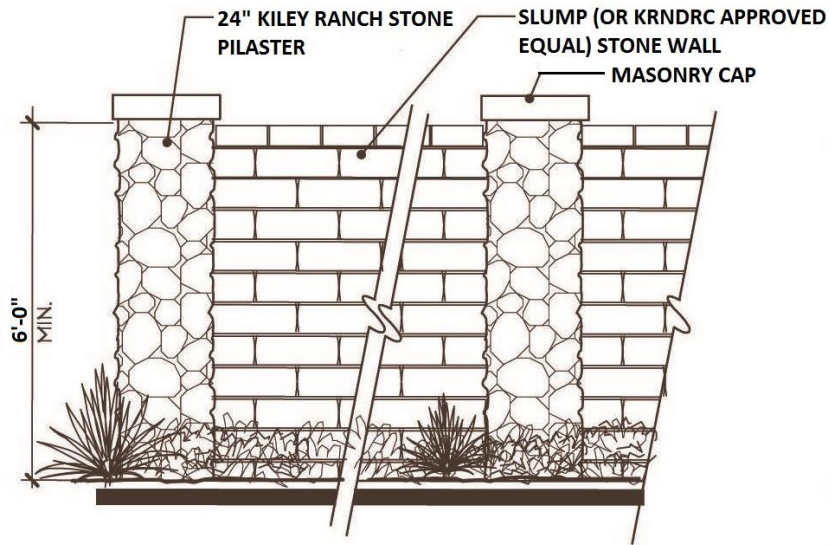


Exhibit 3-12 – Community Walls and Fences

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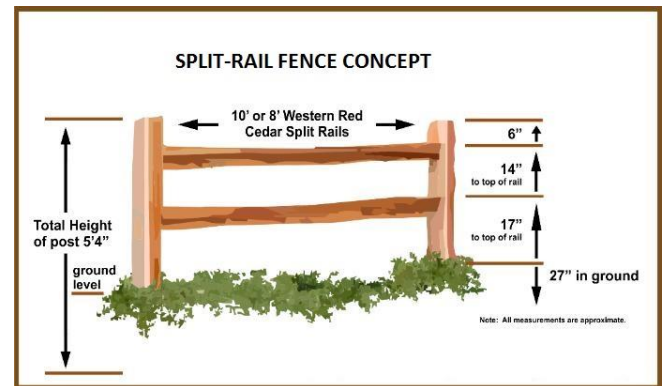
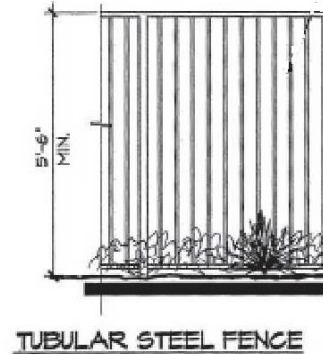
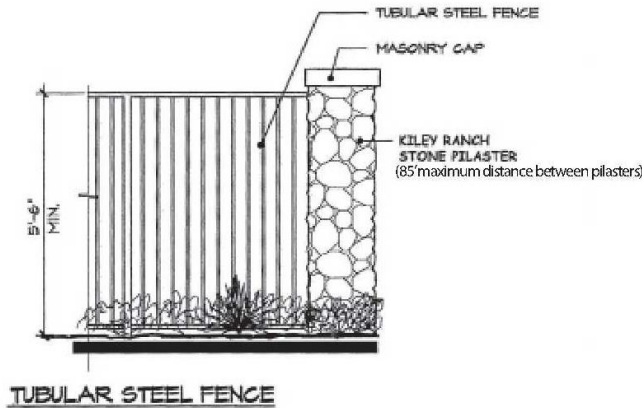


Exhibit 3-13 – View Fencing

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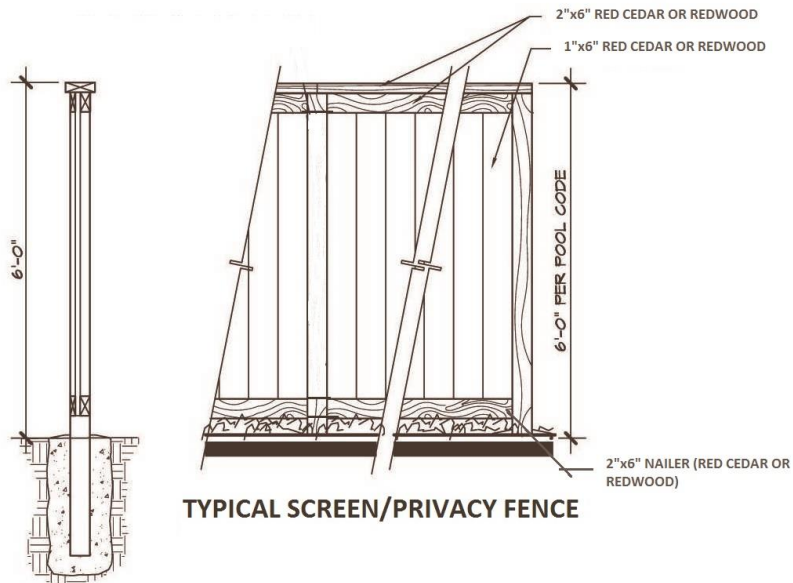


Exhibit 3-14 – Neighborhood Fencing Concepts

3.2.4.6 Single Family Neighborhood Entry

a) A neighborhood entry treatment shall occur at the primary entry to neighborhoods. Treatments shall incorporate a local historical theme similar to that of Community Gateways but on a smaller scale. Several neighborhoods may be grouped in one entry treatment.

b) Entries shall incorporate the following (see example to right):

- Ornamental trees
- Groundcover or turf
- Native materials designed to look natural and wild
- Distinctive historical architectural elements
- Neighborhood Identity Signs

c) Raised planted medians may be used at neighborhood entries

d) Entry treatments should be located outside the sight visibility triangle of the road intersection.

e) A neighborhood entry shall include a minimum of 15 trees. Minimum tree sizes are:

- Deciduous trees shall be a minimum 3-inch caliper
- Evergreen trees shall be a minimum 10-feet tall
- Specimen trees shall be a minimum 2-inch caliper

f) Entry treatments shall be maintained by the Master Developer or the LMA.

g) Refer to Section 2.3.4.2 Neighborhood Entries, for additional standards.

3.2.4.7 Single Family Neighborhood Signs

a) Signs within Kiley Ranch North shall comply with the regulations governing signs contained within Section 20.04.010 of the Sparks Municipal Code. Where a conflict exists between these development standards and the City of Sparks Municipal Code the standards contained herein shall apply.

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- b) Monument signs identifying a single family residential development or multi-family residential project shall be provided at the main entry(s) of each residential development or project.
- c) Monument signs shall have a maximum height of six (6) feet. No additional freestanding signs shall be permitted with the exception of directional signs or traffic control signs. Pylon or pole signs are specifically prohibited.
- d) Neighborhood/project entry signs shall have a consistent design within each development.

3.2.5 Multi-Family/Attached Residential Site Planning

Site planning, architectural design, and landscape shall be integrated into a unified design of new multi-family housing or attached single family housing. These site planning standards and guidelines address the following issues: placement and orientation of attached homes or multi-family buildings; site grading and drainage; landscaping and public spaces; placement of parking/carports/garages; walls and fences; trash and storage areas; and lighting. These standards may also apply to condominium/attached single family projects built for rental.

3.2.5.1 Multi-Family/Attached Residential Building Orientation

a) Building placement and orientation shall be designed to create visual interest along public right-of-ways and within the project. Buildings and landscape elements in a single project shall demonstrate a positive functional relationship to one another.

b) Residential buildings should be grouped in clusters and sited to minimize the scale of the project. Larger building masses should provide larger open space areas. Small blocks of parking with walks, entries, and mailboxes within each cluster of buildings shall be utilized to provide a sense of identity and convenience.



3.2.5.1 c) Multi-family projects with landscape areas surrounded by residential units in a courtyard setting provide safety and community interaction.

c) Buildings shall be oriented and clustered in such a way as to provide courtyards and open space areas (see example to right). The open space shall be usable area, not steep in slope or riparian in nature.

d) To provide privacy between living spaces, there should be distance separations, buffering or changes in the angles of units.

e) All multi-family/attached single family developments shall incorporate pedestrian connections to adjoining residential, recreational and commercial uses as well as to the community trail system (see example to right).



3.2.5.1 e) Pedestrian connections allow residents to walk to recreation areas.

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3.2.5.1 f) Multi-family development is enhanced with the inclusion of pedestrian paths and transit connections.

f) Projects along transit routes shall be designed to have a pedestrian entrance oriented towards transit stops for convenient access by transit riders (see example to left).

g) There shall be common barbecue areas with tables provided within the multi-family/attached single family development, which can count towards recreational facilities.

h) Multi-family/attached single family development over 25 units shall have a children's play area with play equipment that is visible from as many units as possible. In addition they shall incorporate five (5) of the following recreational facilities:

- Swimming pool
- Tennis courts
- Horseshoe Courts
- Pickle Ball Courts
- Spa
- Exercise equipment
- Game room
- Community room
- Par course
- Walking trails (minimum ¼ mile in length)
- Picnic areas to include tables with barbecues
- Volleyball court
- Basketball court
- Lawn areas for field games

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3.2.5.1 i) Shared open-space amenities such as barbecue areas, lawn areas and childrens play areas add to the convenience and quality of life in multi-family neighborhoods.

i) The recreational facilities shall be conveniently and centrally located for the majority of the units (see examples to left).

j) Private open space, such as decks or patios shall be contiguous to the units with a minimum width of six (6) feet.

k) All multi-family attached developments shall incorporate outdoor barbecue areas in centrally located courtyards or recreation areas of the project. Barbecues and other outdoor cooking devices are specifically prohibited from use in individual unit patios and decks.

l) The recreational facilities shall be conveniently and centrally located for the majority of the units.

m) Multi-family/attached single family development over 25 units shall have a children's play area with play equipment that is visible from as many units as possible.

n) All multi-family units shall have an outdoor patio/deck for each unit with a minimum depth of six (6) feet or provide a design solution that satisfies the intent of this standard. The alternative design is subject to the approval of the DRC and the City of Sparks.

3.2.5.2 Multi-Family/Attached Residential Grading and Drainage

a) The design of multi-family housing or attached single family housing shall be sensitive to the natural terrain, and structures shall be located in such a manner so as to minimize necessary grading and preserve natural site features and drainage ways. Any grading of the site terrain shall blend with the natural topography of the site.

- b) Site grading shall be designed to complement the architectural and landscape design character of the community, screening parking and service areas, reducing the perception of height and mass on larger buildings, and providing reasonable transitions between on-site uses.
- c) Builders shall limit mass cut and fill slopes wherever feasible to retain a natural slope appearance. All grading shall be in compliance with the City of Sparks Hillside Development Ordinance.
- d) Graded slopes shall be rounded resulting in smooth, harmonious transitions between the man-made terrain and the natural terrain.
- e) All graded slopes shall be revegetated prior to building occupancy. If climatic conditions or other circumstances prevent planting at the time of occupancy a bond shall be provided for landscaping during the subsequent growing season or other arrangements made for revegetation, subject to the approval of the administrator. Drought tolerant plant species shall be utilized to help minimize erosion.
- f) The developer shall provide a final hydrological report for the project in conformance with the City's Hydrological Criteria and Drainage Design Manual (HCDDM) for review and approval by the City Engineering Department.
- h) The developer shall post a surety for reclamation and revegetation prior to issuance of a grading permit.
- i) The developer shall submit an erosion control plan with each grading plan.

3.2.5.3 Multi-Family/Attached Residential Parking

The goal of the following standards and guidelines are to limit the impact of parking areas on the streetscape and provide a network of pedestrian paths within landscaped corridors that tie into the community trail system.

- a) Parking spaces shall be provided within 200 feet of all residential units. This can be modified on a case by case basis by the DRC and the City of Sparks.

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b) Parking areas shall be linked to the building and sidewalk network as an extension of the pedestrian system. Pedestrian systems shall be designed within the development to connect buildings and open space/recreational facilities (see example to right). This can be done using design features such as walkways with enhanced paving, trellis structures and/or landscaping treatments.



3.2.5.1 b) Parking areas in multi-family zones have screening landscaping and clearly marked paths to residences and recreational amenities.

c) Carports and garages shall be designed as an integral part of the architecture of the development. They shall be the same in materials, color and detail to the principal buildings of the development. Carports should not have roof pitch of less than 3:12.

d) Parking in the perimeter of the property adjacent to the public right-of-way shall be screened according to the standards in Section 3.2.4.5.

e) Wheel stops shall be provided where parking adjoins landscaping and sidewalks unless an alternative design is approved by the DRC and the City of Sparks.

The following parking requirements are maximums for the following Residential uses. All other general parking requirements and minimum number of spaces required shall comply with the Sparks Municipal Code as specified in Section 20.04.009.

MULTI-FAMILY RESIDENTIAL

Resident Parking

- 1 space/efficiency DU (no separate bedroom)
- 1.5 spaces/1 bedroom DU
- 2 spaces/2 bedroom DU
- 2 spaces/3 bedroom DU
- 2.5 spaces/DU larger than 3 bedrooms + 0.5 space/additional bedroom over 4

Guest Parking

- 1 space/10 DUs

3.2.5.4 Multi-Family/Attached Residential Landscape

Multi-family and attached single family residential landscaping provides a unique sense of identity for each project. The following standards and guidelines help to establish the landscape character for each project that will enhance the quality of the development and buffer the project from roadways and undesirable views.

a) All multi-family developments shall have a minimum of 10% of the net buildable area or lot area dedicated to usable open space, whether common or private, for recreation and social activities. The 10% is not in addition to the 20% minimum total landscape requirement for multi-family developments.



3.2.5.4 b) Well-landscaped, semi-private pathways provide safe access to the street and neighborhood amenities.

b) Landscaping around the entire foundation base of buildings shall be provided to enhance the area between the parking lot, walkways and the structure (see examples to left).

c) Stepping stones or other hardscape shall be provided through a landscape planter to provide access from parking lots to walkways.

d) Low water demand plant materials and turf shall be used in conjunction with low water demand principles and techniques.

e) All landscaped areas shall be irrigated with permanent automatic irrigation systems. All irrigation systems shall be placed underground.

f) Planting islands in parking lots shall have a minimum eight (8) foot interior protected by a six (6) inch curb.

g) The landscape along the street periphery shall be a minimum width of 15 feet from the right of way and provide a mix of trees, shrubs, and living groundcover. This 15 foot required width is not in addition to the landscape buffer width required adjacent to arterial and collector roads. The trees shall be a minimum of four (4) trees per 100 lineal feet and six (6) shrubs per tree. All parking lots and buildings shall incorporate landscaping at their street periphery.

h) All sites shall incorporate screening at their periphery. Screening shall be implemented utilizing the following:

- Utilize evergreen shrubs and ornamental grasses that are 30 to 36 inches high at maturity to create a loose, informal landscape screen.
- Provide evergreen trees at four (4) trees per 100 lineal feet of landscape area. Evergreen trees shall be installed at a mix of 50% six (6) foot in height and 50 % eight (8) foot in height.
- A minimum 10-foot landscape buffer/planter shall be provided between the street and periphery walls/fences.

i) Landscaping shall be installed to provide shade and enhancement of open space and recreational areas. The placement of plants shall consider security and safety by avoiding the creation of secluded areas.

j) Project area, open space, common areas and recreational areas shall be landscaped, as approved by the City of Sparks and the DRC.

k) Landscaping within Kiley Ranch North shall comply with the regulations governing landscaping contained within Section 20.04.006 of the Sparks Municipal Code. Where a conflict exists between these development standards and the City of Sparks Municipal Code the standards contained herein shall apply.

3.2.5.5 Multi-Family/Attached Residential Lighting

a) Lighting throughout Kiley Ranch North shall be designed to differentiate between land use areas, emphasize community amenities, provide continuity along street corridors and ensure the safety of residents and users.

b) Parking lot, walkway and area lighting heights shall be in scale with the setting and complement the architecture. Any light source over ten (10) feet high shall incorporate a cut-off shield to prevent the light source from being directly visible from off-site areas to prevent glare.

c) Parking lot, walkway and area lighting shall be directed downward with no direct projection of light off-site. The light source shall be kept as low to the ground as possible while ensuring safe and functional levels of illumination. The use of bollard lighting shall be encouraged in pedestrian areas.

d) Overall lighting levels shall be compatible with neighborhood ambient levels and color shall be uniform throughout the development. Soft, indirect lighting shall be employed where feasible.

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- e) Illumination for aesthetic purposes of any building or surrounding landscape utilizing exterior light fixtures that project light beyond the property line is prohibited.
- f) Support structures for lighting should be designed as part of the general theme of the building architecture and be consistent throughout the project.
- g) Minimal energy consumption shall be a factor in lighting selection.
- h) Any light source over ten (10) feet high shall incorporate a cut-off shield to confine illumination to the site and protect adjacent properties from glare.
- i) Exterior lights shall not blink, flash or change intensity except for limited holiday decorations during December. String lights, building or roofline tube lighting, reflective or luminescent wall surfaces are prohibited unless approved by the DRC and the City of Sparks.
- j) All sources of light shall be concealed and directed downward. Parking lot, walkway and area lighting shall be directed downward with no light spilling off-site. The light source shall be kept as low to the ground as possible while ensuring safe and functional levels of illumination.
- k) Lighting shall be placed along primary pedestrian pathways, at pedestrian bridge crossings, parks, and other special high use areas.
- l) Lighting shall have a common design and color within the development.
- m) Bollards shall have a maximum height of 45 inches.
- n) Pedestrian lighting shall be spaced at intervals appropriate to facilitate the safety of the pedestrian.

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o) Light poles and fixtures within each project shall be approved by the Kiley Ranch DRC and the City of Sparks.

p) Lighting within Kiley Ranch North shall comply with the regulations governing lighting contained within the Sparks Municipal Code. Where a conflict exists between these development standards and the City of Sparks Municipal Code, the standards contained herein shall apply.

3.2.5.6 Multi-Family/Attached Residential Walls and Fences

a) Multi-family and attached single family residential projects shall minimize the use of solid walls adjacent to the right-of-way to the greatest extent possible. Where walls are necessary, view fences or buildings sited in such a way that they serve the function of walls should be employed (see examples to right). A combination of view and solid fencing may be used.



b) View fences shall include landscape with trees and shrubs to screen views of private yards from adjacent properties and public right-of-ways (Refer to Exhibits 3-12 and 3-13, Community Walls and Fences).



c) All walls and fences shall be incorporated into the design of the surrounding buildings. Design of all walls and fences shall be consistent in terms of material, color and detail within each multi-family and attached single family residential project.

3.2.5.6 a) Low solid walls provide privacy and buffer private outdoor space

3.2.5.7 Multi-Family/Attached Residential Service and Utility Areas



3.2.5.7 a) Trash enclosures with landscape screens and architecture that is similar to that of the project help to minimize the negative visual impact of these structures.

a) Storage areas, utility meters, HVAC, trash enclosures, and other service functions shall be screened, recessed or enclosed (see example to left).

b) Trash and storage areas shall be designed as an integral part of the structure(s) and shall not be oriented to any public right-of-way or pedestrian walkway without adequate screening. It is the intent to locate these facilities in the most inconspicuous manner as possible.

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c) Trash enclosures shall be finished using durable materials that complement the development's architecture and shall be screened with landscape on three sides.



3.2.5.7 d) The screening of utilities can be integrated into the adjacent building through the use of similar materials and architectural elements.

d) Switch boxes, transformers, electrical and gas meters, including ground mounted air conditioning units and other above ground or building mounted utility elements (including antennas or satellite dishes), shall be screened with elements compatible with the building architecture or located out of view from public roads, driveways and common public areas, such as exterior entrances, pathways and parks (see example to left).

e) All trash and garbage bins shall be stored in an enclosure, approved by disposal services, DRC and the City of Sparks.

f) Trash and storage areas within multi-family developments shall be screened and gated. Trash enclosures shall be constructed to be architecturally compatible with the project. All trash enclosures shall be treated with anti-graffiti material. The trash enclosures shall be constructed of substantial building materials used in the design of the building(s). Gates shall be constructed of durable building materials that screens at a minimum 80% of the view into the trash enclosure. Wood or chain link gates are not allowed.

g) Service, trash and storage areas shall be incorporated into the overall design of the site and building so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets. Walls used to screen these areas shall have a minimum five (5) foot wide landscaped area located in front.

h) Exterior onsite utilities, including sewer, gas, water, electric, telephone and communications equipment must be installed underground. Transformers and other utility equipment that must be above ground shall be screened with landscaping and incorporated into the streetscape to the approval of the utility company and the City of Sparks.

i) Rooftop equipment on buildings shall be shielded from view from parking lots and public streets. Screening will be compatible with the design, form, material and color of the building. All rooftop equipment shall be organized into major groups to the greatest extent possible. It is the intent to screen groupings of equipment with a single architectural massing made of durable materials incorporated into the building design. Lattice work will not be permitted.

3.2.5.8 Multi-Family/Attached Residential Project Entry

a) Primary multi-family project entry drives shall have treatments that incorporate a local historical theme similar to that of Community Gateways but on a smaller scale.

b) Project entries shall provide an individual identity to the project such as special paving, graphic sign, specialty lighting, specimen trees, or flowering plants (see example to right).

c) Project entry drives for multi-family/attached single family projects with more than 50 units should include at least two (2) of the following:

- A minimum five (5) foot wide landscaped median.
- Textured paving, interlocking pavers or rough textured concrete.
- Gateway elements such as lights, bollards, monuments, or entry walls.
- A roundabout containing landscaping and public art.
- Community name signage.

d) Multi-family project entry drives shall have sidewalks on both sides connecting the street to the interior pathways of the project.

e) Entry treatments shall be located outside the sight visibility triangle of the road intersection.

f) Project entries shall be reviewed and approved by the DRC and the City of Sparks with each project.

g) Project entries shall be maintained by the property owner.



3.2.5.8 b) Entry drives into multi-family developments that include landscaped medians or other special features set the theme for the project.

3.2.6 Mixed Use Residential (MUR) Site Planning

Site planning, architectural design, and landscape shall be integrated into a unified design of new mixed use development. These site planning standards and guidelines address the following issues: placement and orientation of buildings; site grading and drainage; landscaping and public spaces; placement of parking; walls and fences; trash and storage areas; and lighting.

3.2.6.1 Mixed Use Residential (MUR) Gates, Walks, and Fences

- a) Gates, walls and fences within Kiley Ranch North shall comply with the following standards as well as the regulations contained within Section 20.04.004 of the Sparks Municipal Code. Where a conflict exists between these development standards and the City of Sparks Municipal Code, the standards contained herein shall apply.
- b) Screen walls shall be used to screen service, loading, trash and/or utility areas where they abut adjacent public rights-of-way, pedestrian plazas, parking lots, or adjacent non-compatible uses.
- c) Screen walls shall be a minimum of six feet in height, but not more than eight feet high and shall incorporate landscape screening.
- d) Refer to Section 3.2.4.5 for design guidelines and standards related to the screening of walls with landscape.
- e) Barbed wire, plain exposed concrete block, and chain link are prohibited except in special cases deemed appropriate by the City of Sparks.
- f) Chain link may only be used during construction on a temporary basis at construction sites.
- g) Decorative gates at project entrances are permitted and shall be a maximum average of eight feet in height. Gate materials and design shall be approved by the City of Sparks.

3.2.6.2 Mixed Use Residential Signs

a) In addition to the following standards, signs within Kiley Ranch North shall comply with the regulations governing signs contained within Section 20.04.010 of the Sparks Municipal Code. Where a conflict exists between these development standards and the City of Sparks Municipal Code, the standards contained herein shall apply.

b) Building and free standing and monument signs are permitted in accordance with SMC 20.04.010 for SF (single family); MF5 (multi-residential excluding group residential care-assisted living/senior living) and C1 (group residential care-assisted living/senior housing) zoning districts.

c) These standards may be modified by the developer if unique qualities and standards are required for a project with particular requirements or identity programs. In this case, a master sign program for each development parcel/center where the number, types and location of signs are best determined by the unique needs of the project, may be submitted to the City of Sparks for review. The master sign program shall establish the style and type of sign for the entire development parcel/center so the signs are consistent throughout the project. For new development, signs shall be reviewed through the administrative review process. Remodel of an existing project shall be submitted for a sign permit through the City of Sparks. All signs must be approved and issued a sign permit by the City of Sparks.

3.2.6.3 Mixed Use Residential (MUR) Parking

The following parking requirements are maximums for the following typical Mixed Use Residential uses. Joint-use parking should be considered where appropriate at Administrative Review. All other general parking requirements and minimum number of spaces required shall comply with the Sparks Municipal Code as specified in Section 20.04.009. Refer to Chapter Three for design standards and guidelines addressing parking design and layout.

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SINGLE-FAMILY RESIDENTIAL

Resident Parking 1 space/bedroom, but no less than 2 per dwelling unit (DU)

MULTI-RESIDENTIAL (excluding group residential care-assisted living/senior housing)

1 space/efficiency DU/no separate bedroom

1.5 spaces/1 bedroom DU

2 spaces/2 bedrooms DU

2 spaces/3 bedrooms DU

2.5 spaces/DU larger than 3 bedrooms + 0.5 spaces/additional bedroom
over 4

Guest Parking 1 space/10 DUs

MULTI-RESIDENTIAL/GROUP RESIDENTIAL CARE

Group Residential Care Facilities (including assisted care) 0.5 spaces per unit

Residential Retirement Facilities (Senior Housing) 0.75 spaces per unit

3.2.6.4 Mixed Use Residential (MUR) Lighting

a) Any light source over ten (10) feet high shall incorporate a cut-off shield to confine illumination to the site and protect adjacent properties from glare.

b) Exterior lights shall not blink, flash or change intensity. String lights, building or roofline tube lighting, reflective or luminescent wall surfaces are prohibited unless approved by the City of Sparks.

c) All sources of light shall be concealed and directed downward. Parking lot, walkway and area lighting shall be directed downward with no light spilling off-site. The light source shall be kept as low to the ground as possible while ensuring safe and functional levels of illumination.

d) Light poles and fixtures within each project shall be approved by the City of Sparks.

e) A master lighting program for each development parcel/center where the number, types and location of lighting is best determined by the unique needs of the property owners or tenants shall be submitted to the City of Sparks for review. The master lighting program shall establish the style and type of light for the entire development parcel/center so the light poles and fixtures are consistent throughout the project.

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f) Lighting shall comply with the regulations governing lighting contained within the Sparks Municipal Code. Where a conflict exists between these development standards and the City of Sparks Municipal Code the standards contained herein shall apply.

3.2.6.5 Mixed Use Residential (MUR) Landscape

a) The minimum number of trees to be planted in the required landscape area shall be one tree per 500 square feet. Parking lot trees are in addition to this requirement.

b) For parking lots under 125 parking spaces, a minimum of one shade tree for every six (6) parking spaces shall be provided. For parking lots over 125 spaces, a minimum of one shade tree for every ten (10) parking spaces shall be provided.

c) Landscaping shall comply with the regulations governing landscaping contained within Section 20.04.006 of the Sparks Municipal Code. Where a conflict exists between these development standards and the City of Sparks Municipal Code, the standards contained herein shall apply.

3.2.6.6 Mixed Use Residential (MUR) Trash, Loading, and Utility Areas

a) Storage areas, utility meters, HVAC, trash enclosures, and other service functions shall be screened, recessed or enclosed.

b) Trash and storage areas shall be designed an integral part of the structure(s) and shall not be oriented to any public right-of-way or pedestrian walkway without adequate screening. It is the intent to locate these facilities in the most inconspicuous manner as possible.

c) Switch boxes, transformers, electrical and gas meters, including ground mounted air conditioning units and other above ground or building mounted utility elements (including antennas or satellite dishes), shall be screened with elements compatible with the building architecture or located out of view from public roads, driveways and common public areas, such as exterior entrances, pathways and parks.

d) All trash and garbage bins shall be stored in an enclosure, approved by disposal services and the City of Sparks.

e) Trash enclosures shall be constructed to be architecturally compatible with the project. All trash enclosures shall be treated with anti-graffiti material. The trash enclosures shall be constructed of substantial building materials used in the design of the building(s). Gates shall be constructed of durable building materials that screens at a minimum 80% of the view into the trash enclosure. Wood or chain link gates are not allowed.

f) A loading and delivery space may be located adjacent to parking areas for multi-residential or group residential care facilities. Loading docks, if necessary, shall not be directly visible from a public street and shall be screened by a minimum 10 foot wide landscape buffer. Screening shall be complete (if landscaping is used then 80% landscape screen within 3 years) and shall match the design of the building.

g) Rooftop equipment on buildings shall be shielded from view from parking lots and public streets. Screening will be compatible with the design, form, material and color of the building. All rooftop equipment shall be organized into major groups to the greatest extent possible. It is the intent to screen groupings of equipment with a single architectural massing made of durable materials incorporated into the building design. Lattice work will not be permitted.

Figure A: Service Screening

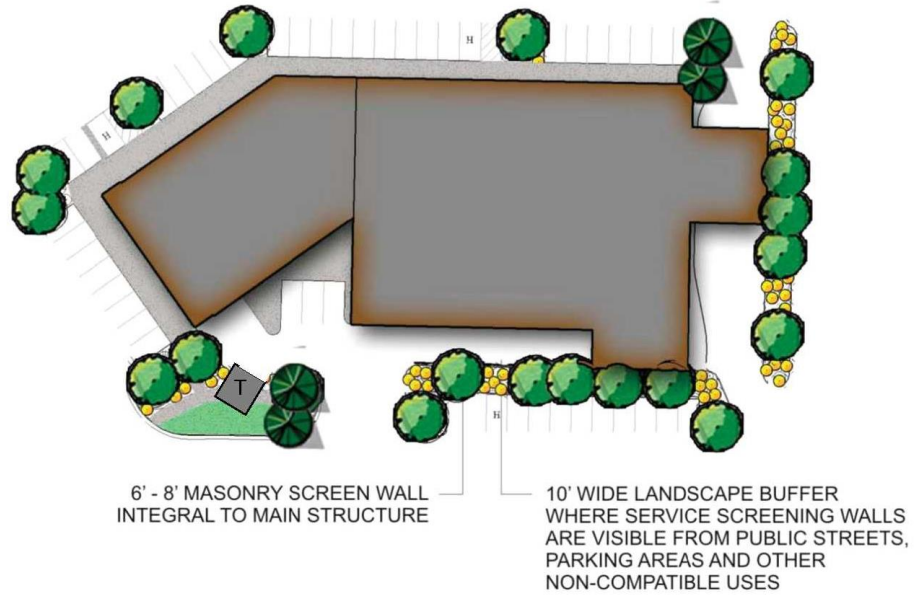


Figure B: Utility Screening

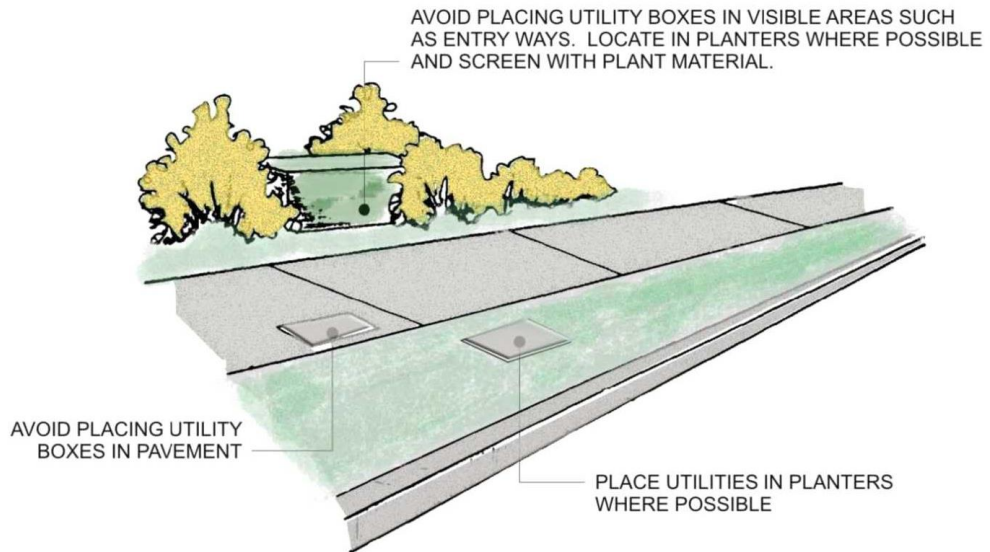


Exhibit 3-15 – Mixed Use Residential Service, Trash and Utility Area Design

3.2.7 Civic Uses Standards: Park (P); Open Space (OS); School (S) Areas

The Open Space and School areas in Kiley Ranch North are required to have their plans reviewed by the DRC and the City of Sparks through all administrative and Administrative Review processes. Buildings, site improvements, and equipment within open space or school designation generally will follow the development and design standards contained within Sections 3.2.1.1 through 3.2.1.9 and Sections 2.2.3, 2.2.6, and 2.2.7.

Development and design of the Park area whether by the City of Sparks, Master Developer or by a Guest Builder should be sensitive to the residential areas adjacent to the park site.

3.3 ARCHITECTURE STANDARDS AND GUIDELINES



Kiley Ranch Homestead

3.3.1 Background

The purpose of these architectural guidelines is to provide general design criteria and guidance for the development of the neighborhoods of Kiley Ranch North. The guidelines are not intended to be restrictive, but rather promote both visual compatibility and variety in a community setting achieved by utilizing complementary, traditional and contemporary architectural styles. The intended result is a high level of design direction and quality.

3.3.2 Architectural Theme

In an effort to promote architectural richness through a diversity of styles, a traditional American small town architectural vernacular has been chosen to characterize the residential neighborhoods, public buildings and commercial centers, excluding the Village Center, within Kiley Ranch North. The primary influence is the Northern Nevada vernacular - the ranch structures and merchant buildings that paid attention to such things as window details and the use of timber, stone, and metal. Architecturally this vernacular encourages such styles as the Craftsman Bungalow, Ranch, and Cottage styles, featuring decorative woodwork, handmade craftsmanship and attention to detail. Refer to Sections 3.3.6.2 through 3.3.6.4 for examples of these architectural styles. Office and Business Parks will utilize a more contemporary architectural style.

The goal is to create an attractive community that when built over time will remain true to its intended character and identity. This will be accomplished by utilizing architectural styles that have a rich heritage and have been traditionally used in the City of Sparks area. The character will be applied throughout the community in the design of community and village/neighborhood gateway monumentation, community walls, signs, and community park structures. The application of these architectural guidelines and standards to individual development projects will be reviewed and approved by the Kiley Ranch Design Review Committee (DRC) and the City of Sparks. New interpretations of these classic combinations of materials are encouraged as they relate to a general feeling of neighborhood unity. The following sections provide guidelines and standards that will aid in the creation of a successful and enduring community.

3.3.3 Commercial Architecture

The Commercial areas recall the rich heritage of the Northern Nevada agricultural and ranching settlements from early settlement years. National, regional, and local tenants come together to sustain the vibrant, growing, local community, and to attract shoppers from outer locales. The architectural identity of the area is evident in historic agricultural buildings and farmhouses. This compilation of styles is skillfully interpreted to achieve a modern, clean aesthetic, which will culminate in a successful community shopping experience for generations to come.

3.3.3.1 Commercial Building Mass and Form

a) Buildings and forms within a development shall be evaluated as individual components but must be designed as a whole to ensure unity essential to the overall design of the center.

b) Facades shall be articulated to reduce the large scale and often uniform, impersonal appearance of many large retail buildings and to provide visual interest. The intent is to encourage human scale elements within the architecture which encourages pedestrian activity while strengthening and enriching the center's overall design concept.

c) Visual interest shall be created in building facades through the incorporation of wall plane projections or recesses that are a minimum of two (2) feet in depth extending more than 55 feet in length through the incorporation of wall plane projections, recess or screen walls projecting from the building that are a minimum of 2 feet in depth, approximately every 50 feet for the front elevations and 6 inches in depth for side and rear elevations.

d) In order to promote architectural quality and creative design solutions the DRC and City of Sparks, through the design review process, may allow the two (2) feet of wall plane projection or recess to be substituted with a combination of vertical or horizontal elements. These elements include (but are not limited to) trellises, awnings, shed roofs and columns. The elements must have a minimum of two (2) feet change in vertical or horizontal projection or recess. The proposed alternative design solution shall meet the intent of this standard.

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e) Ground floor facades that face public streets shall have arcades, fenestration, display windows, entry areas, awnings, or other pedestrian- scaled features.

f) Building heights shall relate to the adjacent non-building area to enhance view corridors both to and from the site. Keep in mind efforts for the architecture to strengthen ideas of public view enhancement, and view preservation.



3.3.3.1 g) Façade detailing, pedestrian-scale arcades and trellises create an attractive environment for shoppers.



3.3.3.1 k) Smaller retail stores break up the visual monotony of larger stores.

g) Building facades shall use color change, texture change, material change or relief change to avoid large expanses of blank walls and box-like structures (see example to the left).

h) Larger buildings should vary building and roof forms to give the appearance of smaller forms. For example, one large scale anchor tenant may be broken down into a series of separate forms, such as an entry panel, arcade, and varied roof forms, to give the appearance of a variety of stores, while still maintaining an individual tenant’s identity.

i) Multiple buildings within a single project shall be designed to be compatible, with a unified appearance of consistent building materials, texture, color or design.

j) Articulated facades shall be used on all sides of the building. The intent is to continue attractive surface detailing which strengthens community design themes.

k) The presence of smaller retail stores gives a commercial center a “friendlier” appearance by creating variety, breaking up large expanses, and expanding the range of activities (see example to left). Windows and window displays of such stores shall be used to contribute to the visual interest of exterior facades.

3.3.3.2 Commercial Building Entryways

a) Entryway design elements and variations shall give orientation to the shopper and add aesthetically pleasing elements to the building.



3.3.3.2 a) The use of arcades and overhangs help to identify building entrances.

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b) Each principal building on a site shall have highly visible customer entrances featuring no less than four (4) of the following, unless during the design review process a better design solution is found that will satisfy the design intent and is approved by the DRC and the City of Sparks. Elements below may be successfully integrated into the building structure and design:

- canopies, porticos, trellis elements, or awnings
- unique roof expressions including overhangs and pitched roof forms
- innovative use of exposed structural elements
- recesses/projections
- arcades
- raised and corniced building forms with parapets above the door
- peaked roof forms
- arches
- outdoor patios
- display windows
- architectural details such as tile work, molding, and trim work
- integral planters or wing walls that incorporate landscaped areas and/or places for sitting

c) Arcades are defined as covered walkways attached to buildings meant to provide weather protection and/or to delineate building walls. Arcades may vary in length based on wall configuration. Design of the arcades may also vary, but must be complementary to the design of the overall development. Arcades may be designed with sloped roofs and/or parapets with a cornice trim. Arcade column structures may vary in their design elements (such as steel columns, stone and/or concrete finishes, and/or wood finishes). Column design must be complementary to the overall development. Arcade elements used as a design enhancement can either be freestanding or attached to the building wall. Exposed brackets are encouraged where attached to the wall. Main structural beam elements shall be a minimum of 4 inches x 12 inches.

c) Where additional tenants will be located in the principal building, each such tenant shall have at least one exterior customer entrance, which shall conform to the above requirements in this section.

d) Entryways shall be designed to avoid conflict between swing outdoors and the pedestrian flow within walkways or the public right of way.

e) Corner entryways may be highlighted with towers, angled doors, and deep-set doors.

f) Color, signage, material accents, and/or awnings may be used to highlight entryways.

3.3.3.3 Commercial Roof Form



3.3.3.3 a) Exposed rafter ends, overhanging eaves, multiple roof planes and varied fenestration create interesting commercial buildings.

a) Variations in rooflines shall be used to add interest to, and reduce the massive scale of large buildings (see example to left).

b) The visible roof profile elements shall incorporate horizontal and vertical offsets, elevation changes, and varying roof overhangs. Elemental from changes are encouraged as varying roof forms from flat parapets to pitched roof forms will contribute to a high quality design.

c) All rooftop equipment shall be screened from public view at street level and the parking lot in a manner matching the architectural style and materials of the building and incorporated as part of the building architecture.

d) All sloped roofs to be constructed of a material complementary to the development. Such roofs may be standing metal seam, trellised, shingled, or such other materials as approved by the DRC and the City of Sparks. Sloped roofs shall have a minimum pitch of 5:12 and a maximum pitch of 6:12. All sloped roofs shall have eave projections proportionate to their height. For all roof eaves 25 feet high and higher the roof overhang shall be a minimum of 3 feet and a maximum of 5 ft. For all roof eaves less than 25 feet the roof overhang shall be a minimum of 1.5 feet and a maximum of 3 ft.

e) The underside of all eaves shall be constructed of a material complementary to the roof. A mix of gable end and hipped roofs shall be utilized throughout the project. Curved elements may be included where complementary to the overall development. Major tower elements are encouraged to include sloped and hipped roofs within their design.

f) All parapet walls shall be finished with a cornice molding. The cornice design may vary, but must be complementary to the overall development. All cornice details shall be scaled appropriate to the height and size of the wall. For walls 25 feet and higher, cornice details shall be a minimum of 8 inches and a maximum of 4 feet. For all walls lower than 25 feet, cornice details shall be a minimum of 6 inches and a maximum of 2.5 feet. There shall be a minimum 50 foot length of the parapet with a minimum 2 foot variation either vertically and/or horizontally.

g) Canopies, porte-cocheres, and other open air covered features may have flat roofs. Materials and colors must be consistent with the main building. Open covered features over 100 feet in length shall include at least one vertical feature, a minimum of 2 feet in height, that may include signs.

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3.3.3.4 Commercial Accent Elements

- a) Accent medallions, inset or framed, shall be used in large expanses of walls at a minimum of every fifty (50) feet. The size of these elements shall not exceed 20 square feet. The material for these elements shall be complementary to the design (metal, stone, tile, and/or simulated wood) or another complementary material that is different from the wall surface.
- b) Tenant wall murals are encouraged on large wall expanses. Murals shall be detailed to include accent lighting, trim molding, and other details complementary to the overall development and shall contain no commercial message.
- c) Building wainscots are encouraged for large expanses of wall surfaces. However where used, these finishes shall be accented by additional building fenestration to discourage continuous lengths of wall surfaces.
- d) All public accessible doors, windows, and openings shall be trimmed with a finished detail. Finished may be plaster, metal, simulated wood, pre-cast or other finish complementary to the building design. Trim profiles shall be a minimum of 4 inches wide x 2 inches deep.
- e) Diversity is important as it allows a variety of elements to be utilized to create a village atmosphere. Building walls shall be articulated as required in section 3.3.3.1d of this Handbook. Design features may include flat surfaces accented by vertical features; a 'base, 'middle' and 'cornice' section; and/or by color and material change. Walls over 25 feet high shall include an additional 'top section' to define entries and other building elements. This section shall be defined by pitched roofs, tower elements, color, and/or material changes.
- f) Exterior building wall finishes shall consider a blend of varying materials. These finishes may include a mix of plaster, stone, siding, decorative metal, tenant murals, stucco, on reflective glass, tile, and/or brick.

3.3.3.5 Commercial Materials and Colors



3.3.3.5 a) Natural looking materials such as wood add authenticity to buildings .

- a) Buildings shall be evaluated as individual components essential to the overall design of the center. Materials and colors of a building will be compatible with those of adjoining buildings. Each material and color will become part of a design palette, which will ultimately strengthen and communicate this theme to the public, and culminate in a successful retail center (see example to left).

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b) Predominant exterior building materials shall be of high quality. These may include, but are not limited to:

- brick
- stained, painted, or weathered wood/cementitious products such as heavy timbers or stock lumber
- stone veneer/cultured stone
- other native stone
- integral color split face or rough cut.
- metal such as corrugated, battened or standing panelized systems; performed painted or stained metal shapes
- fabric or metal awnings
- dimensioned asphalt or simulated wood shingles
- slate or simulated slate roof
- tilt-up concrete with wood texture, or other facade treatment as required by the DRC or the City of Sparks.
- tinted, textured stucco

c) Accent colors to emphasize special façade elements in order to achieve an aesthetically appealing environment while maintaining the ability to stand out and attract attention at focal points.

d) Facades shall utilize low reflective palette colors in broad expanses. The use of high intensity colors, very dark colors or fluorescent colors are discouraged. Some metallic colors may be considered on an individual basis with approval by the DRC and the City of Sparks.

e) Building trim and accent may feature a brighter, more intense palette of colors used to direct focus toward important building elements.

f) The following exterior building materials are not allowed as predominant features on building facades, but may be used sparingly with DRC and City of Sparks approval if it advances the design intent of the architectural style:

- integral color smooth-faced or painted concrete masonry
- tilt-up concrete panels without textures or finishes
- pre-fabricated steel panels
- unprotected wood
- dimensional asphalt shingles (architectural grade asphalt shingles may be used on roofs)

g) The following exterior building materials are not allowed:

- reflective or mirror glass or applied films
- exposed neon on building facades for decorative purposes
- basic non-dimensional asphalt shingles

3.3.4 Office/Business Park Architecture

3.3.4.1 Office/Business Park Building Mass and Form

a) Facades shall be visually interesting by incorporating wall plane projections or recesses on all four sides of the building. There shall be no long flat expanses of walls that exceed 50 feet without incorporating at least two of the following: color change, texture change, material change, or plane projections or recesses.

b) Ground floor facades that face public streets shall have arcades, entry areas, awnings, window walls, window patterns, or other such features.

c) Facades shall be articulated to reduce the uniform, impersonal appearances of large office/industrial buildings and provide visual interest that will reflect a contemporary architecture style.

d) Building heights shall relate to the adjacent non-building area to address sunlight penetration, ventilation, and protection from prevailing winds, public view enhancement, and view preservation.

e) Articulated facades shall be used on all sides of a building. The intent is to continue attractive surface detailing which strengthens community design themes.

f) Buildings shall have architectural features, such as plazas and sculpture gardens, and patterns that provide pedestrian-scale visual interest.

g) Building facades shall use color change, texture change, material change or relief change to avoid large expanses of blank walls and box-like structures (see examples to right).

h) Multiple buildings within a single project shall be designed to be compatible with each other using similar building materials, texture, color, or design.



3.3.4.1 g) Variations in façade color and material increase the attractiveness and quality of business park development.

3.3.4.2 Office/Business Park Building Entryways

a) Entryway design elements and variations shall give orientation and aesthetically pleasing character to the building. The entrance shall be clearly distinguished by the architectural design of the building.

b) Each principal building should have clearly, highly visible entrances featuring at least three (3) of the following, unless during the design review process a better design solution is found that will satisfy the design intent:

- canopies or porticos
- overhangs
- recesses/projections
- arcades
- raised corniced parapets over the door
- peaked roof forms
- arches
- outdoor patios
- architectural details such as tile work and molding which are integrated into the building structure and design
- integral planters or wing walls that incorporate landscaped areas and/or places for sitting

3.3.4.3 Office/Business Park Roof Form

a) Variations in rooflines shall be used to add interest to and reduce the scale of large buildings. Building roof features should complement the character of development in which it is in.

b) All rooftop equipment shall be screened from public view at street level in a manner matching the architectural style and materials of the building. Screening shall be designed as part of the architecture of the building.

c) Pitched roofs shall provide periodic breaks in their mass or provide dormer or other architectural feature to provide variation in roof massing. Flat roofs shall be hidden behind a parapet wall which shall provide periodic breaks, at least every 50 linear feet, and variations in height of at least 2 feet.

d) All parapet walls shall be finished with a cornice molding. The cornice design may vary, but must be complementary to the overall development. All cornice details shall be scaled appropriate to the height and size of the wall. For walls 25 feet and higher, cornice details shall be a minimum of 8 inches and a maximum of 4 feet. For all walls lower than 25 feet, cornice details shall be a minimum of 6 inches and a maximum of 2.5 feet. There shall be a minimum 50 foot length of the parapet with a minimum 2 foot variation either vertically and/or horizontally.

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3.3.4.4 Office/Business Park Materials and Colors

a) Buildings within a development shall be aesthetically pleasing and compatible with materials and colors used in adjoining buildings.

b) A variety of building materials, from list in c) below shall be used on all four exterior sides of all buildings. The variety of material selected shall establish a rhythm of textures, wall plane changes, and color to eliminate any long expanse of blank wall.



3.3.4.4 b) Quality building materials enhance the look of office/business parks.

c) Predominant exterior building materials shall be of high quality. These include, but are not limited to (see examples to left):

- brick or brick veneer
- iron
- steel/metal
- wood
- stone / cultured stone
- other native stone
- tinted, textured, concrete masonry units
- tinted, textured stucco or drivet
- window walls / reflective glass
- glass or glazing
- concrete or form board concrete
- other materials acceptable to DRC and City of Sparks

d) Facades shall utilize low reflecting, subtle, neutral or earth tone colors. The use of high intensity colors, metallic colors, black or fluorescent colors are prohibited.

e) Building trim and accent areas may feature brighter colors, including primary colors, but neon tubing shall not be an acceptable feature for building trim or accent areas.

f) Predominant exterior building materials shall not include the following:

- smooth-faced concrete block
- tilt-up concrete panels without textures or finishes
- pre-fabricated steel panels

g) Exposed trusses, beams, and other structural elements that directly relate to the design of the building are encouraged.

3.3.5 Village Center (VC) Architecture

3.3.5.1 Village Center (VC) Building Mass and Form

a) The character of the Village Center should reflect the eclectic design imagery of traditional “Main Street Architecture”. This character is a mix of various styles typical of nineteenth and early twentieth century small town commercial districts. The overall architectural theme may include but not be limited to Italianate, Queen Anne Victorian, and Georgian. Contemporary adaptations of this theme may also be used.

b) The intent of these standards and guidelines is to promote the definition of a strong, linear street edge with a consistent building form that abuts the sidewalk. Minor indentations of the façade may allow for the definition of pilasters, columns and façade detailing elements. The linear nature may also be occasionally relieved with patios, courtyards and throughways (see example to right).



3.3.5.1 b) Throughways can provide pedestrian access and relieve the linear edge of facades.

c) The linear streets (which may have a slight curve) that define the Village Center elements should have a 10' minimum sidewalk with a formal street tree canopy. On street parking (either parallel or head in) is encouraged. Two sided retail (front and back entry ways) is encouraged.

d) The facades shall have two or more story massing with an interior structural system that allows for the flexibility of two story interior retail and/or second and higher floor uses such as office or residential.

e) Facades shall generally be divided into two distinct levels: the street level and the upper floor(s) level. The character of the two floors should be different with the lower level exhibiting more storefront glass than the upper levels which should use smaller casements or double hung windows, as well as awnings, bay windows and balconies (see example to right). These and other special design features that are on the upper floors (above 8') may project into the public right of way a maximum of 3 feet (3'). If below eight feet (8') they must respect the setback lines



3.3.5.1 e) Vertical mixed-use features ground floor retail and upper-story residential. A variety of specialty retail adds pedestrian interest. Upper story facades are richly detailed to create rhythm and visual interest.

3.3.5.2 Village Center (VC) Building Entryways



3.3.5.2 b) Towers and angled doors at corner buildings provide an edge to the "main street".

a) Entryways are important features of the Main Street theme. They shall be designed to avoid conflict between swing-out doors and the pedestrian flow within walkways or the public right of way.

b) Corner entryways shall be highlighted with towers, angled doors and deep set doors (see example to left). Color, signage and material accents should be used to highlight entryways

3.3.5.3 Village Center (VC) Roof Form

a) Roofs may be flat parapets with prominent roof eave lines incorporating corbels, cornice molds and cantilevered cornice molds and projecting eaves. Sloping roofs of architectural grade asphalt shingles, flat concrete or clay tile and slate may also be used with similar strong eave treatments

b) Individual buildings within a block may have differing roof treatments, but must be designed as a whole to insure a unity within the variety of the overall facades.

c) All rooftop equipment shall be screened from public view at street level in a manner matching the architecture style and materials of the building. Screening shall be designed as part of the building architecture.

3.3.5.4 Village Center (VC) Materials and Colors



3.3.5.4 a) Brick facades can add permanence and quality to the look of the Village Center.

a) Natural looking materials shall be the dominant wall material for buildings within the Village Center (see example to left). The dominant wall material may be combined with stucco. Wood or similar looking material should be used as accents for three-sided and square bay windows, which may be ground floor or cantilevered.

b) Walls shall incorporate decorative plane changes such as belting courses, pilasters and window sills and lintels. Shutters, awnings and flower boxes are encouraged.

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c) Colors shall incorporate a wide range of body colors with contrasting trim for eaves, fascias and other trim. The palettes should reflect the overall village theme as well as individual building facades. Accent colors may be used for windows, doors, awnings and graphics.

3.3.6 Single Family Residential Architectural Standards

3.3.6.1 Single Family Architectural Standards Purpose

One important goal of these guidelines and standards is to create a streetscape possessing both functional and visual variety. The architectural guidelines are intended to provide variety in appearance as well as a sense of individuality for each structure. Projects where identical buildings line the streets without variation in form and mass are discouraged. The application of detail and character to the architecture should be as authentic as possible to avoid the artificiality of "stage front" architecture.

The guidelines provide general goals with regard to architectural elements with the intent of explaining their context to the overall design character of the community

3.3.6.2 Background

The architectural styles that have been chosen to form the foundation of Kiley Ranch North are from the Craftsman and Farmhouse heritage. Their inherent attractiveness, informality, and sense of elegance have enabled these styles to remain popular over a long period of time. The goal is to apply the basic architectural elements of these styles without being overly restrictive. Additionally, alternative architectural themes that implement innovative designs, new technologies and materials, etc. may be implemented with the approval of the DRC and City of Sparks Community Services Department. Authentic application of historical forms will establish an architectural tradition for both individual residences and neighborhoods without trying to create exact replicas of the past.

Structures located within residential neighborhoods and commercial areas, not including the Village Center and office/business park areas, will be required to exhibit some elements of the Craftsman, Farmhouse or DRC/City of Sparks approved alternative theme.

3.3.6.3 Craftsman

The Craftsman style was inspired by the English Arts and Crafts Movement of the late 19th century. The style stressed the importance of insuring that all exterior and interior elements receive both tasteful and “artful” attention. The resulting Craftsman style responded with extensive built-in elements and by treating details such as windows or ceilings as if they were furniture. The style is further characterized by broad open porches, multiple gable roofs with deep overhangs, and a rustic texture of building materials. The following further describes the essential design elements of this style.

Basic Elements

- Gable roofs with deep overhangs.
- Expressive structural elements such as rafters, brackets and columns.
- Broad windows and doors.
- A mixture of materials such as stone, shingles and siding.
- Porches with distinctive pier column combinations.

Building Mass and Roofs

- Gabled roofs with a pitch range from 4 in 12 to 6 in 12 for the main roof.
- Wings which project from the main mass and receive independent roof forms.
- Roof materials of concrete or clay tile, architectural grade composition asphalt shingles or slate.



3.3.6.3 Craftsman architecture, with its wood detailing, gable roofs and porches, captures the informal naturalistic atmosphere of Kiley Ranch North.



Building Articulation

- Large, detailed eave projections with exposed rafter tails.
- Gable roof projections may be supported by braces or extended beams.
- Broad porches encompassing the full width of the house.
- The gable roof on porches parallel to the roof of the main structure.
- The detailing of porches showing variety such as short square columns that rest on massive piers, battered columns, or solid balustrades.
- Railings have square balusters or turned spindles.

Doors and Windows

- Windows and doors broad in proportion.
- Doors paneled or contain a combination of paneled and glazed elements, and entries usually occur singularly.
- Doors have sidelights and transoms.

The door trim surround consistent with the window trim.

- Windows and doors that have trim caps, brackets or other details over the window head are encouraged.
- Box and angled bay windows used as accents.
- Double hung windows with multiple panes over one divisions.
- Casement windows used as specialty windows.
- Windows either flat, half-round or segmental arched tops.

Materials and Colors

- Walls clad with stone, brick, stucco, wood siding, or plain shingles.

3.3.6.4 Farmhouse

Farmhouse represents a practical and picturesque country house. Its beginnings are traced to both Colonial and Cape Cod styles begun in New England. As the American frontier moved westward, the Farmhouse style evolved according to availability of materials and technological advancements, such as balloon framing. Predominant features of the style are large, wrapping front porches with a variety of wood columns and railings. Roof ornamentation consists of cupolas, weathervanes and dove cotes. The following further describes the essential elements for design.



3.3.6.4) Farmhouse and ranch vernacular architecture, with their wood siding, hipped, gable and barn roofs, and wrap-around porches, is another ideal architectural theme.



Basic Elements

- Variable pitched roofs with moderate overhangs.
- Expressive structural elements such as rafters, brackets and columns.
- Variable window types.
- A mixture of materials such as stone, stucco and wood siding.
- Porches incorporating heavy timber columns with knee braces.

Building Mass and Roofs

- Roofs gabled with a pitch range from 3 in 12 to 9 in 12 for the main roof.
- Roofs simple gable, hipped or gambrel forms often with dormers.
- Roof materials to be architectural grade composition asphalt shingles, concrete tile or clay tile.

Building Articulation

- Simple eave projections with trimmed rafter tails and fascia.
- Broad porches, encompassing the full width of the house.
- Piers and balustrades of the same material as the main mass of the house.
- Porch balustrades are connected to column supports.

Doors and Windows

- Windows and doors broad in proportion.
- Doors paneled or a combination of paneled and glazed, and entries usually occur singularly.
- Doors have sidelights and transoms.
- Windows and doors have trim details over the window head and doors.

- Box and angled bay windows used as accents.
- Picture windows.
- Windows double hung with multiple pane over one divisions.

Materials and Colors

- Walls clad with stucco or wood siding.
- Stone and brick used as accents.

3.3.6.5 Alternative Themes

In an effort to promote architectural richness through a diversity of styles, no single architectural vernacular has been chosen to characterize the residential neighborhoods within Kiley Ranch North. While some Guest Builders may embrace more traditional styles such as the Craftsman Bungalow and Farmhouse styles, others may elect to pursue more contemporary or eclectic styles such as Contemporary, Mid Century Modern or Mediterranean variants. The end goal is to create an attractive community that provides diverse housing choices to suit the variable tastes of current and future Sparks residents, recognizing that not all consumers' tastes are the same.

The application of these architectural guidelines and standards to individual development projects will be reviewed and approved by the Kiley Ranch North Design Review Committee (DRC) and the City of Sparks. New interpretations of these classic combinations of materials are encouraged as they relate to a general feeling of neighborhood unity. The following sections provide guidelines and standards that will aid in the creation of a successful and enduring community.

3.3.6.6 Single Family Building Mass and Form

- a) Facades of buildings shall be derived from the architectural style selected by the Guest Builder for their respective village or project. Such architectural styles shall make use of expressive structural elements such as brackets and columns, variable window types, a mixture of materials and distinctive porches.
- b) A minimum of three (3) distinctive floor plans shall be used within each subdivision. A subdivision with twenty (20) or less lots may have less than three (3) distinctive floor plans.
- c) The architectural detailing similar to that of the front elevations may be utilized on all sides of the home.
- d) Any building addition or additional building(s) (over 120 square feet) on a property shall match the main structure in building design, materials, roof pitch and architectural character.

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- e) The exterior mass and form of residential architecture should be varied within neighborhoods to improve the streetscape. This can be accomplished through (but is not limited to) varied setbacks, floorplans, facade detailing, massing and rooflines.
- f) The stepping back or change in materials and color of a second story can be used to add variety to homes and the street (see 3.3.6.7 and 3.3.6.8, below). The second story can be set back in relation to the garage face below it. If building form is viewed as a series of interlocking masses rather than a single volume, a more desirable design solution will result. However, certain styles will dictate a single volume solution.



3.3.6.2 e) First and second stories are differentiated by color and materials.



3.3.6.3 a) Varied roof planes and second story facade details add visual interest.

3.3.6.7 Single Family Roof Form

- a) Roofs shall have variations in plane accomplished by use of dormers, gables, overhangs, hipped roofs and variations in pitch appropriate to the homes chosen architectural style (see 3.3.3.4). Flat roofs, when consistent with the architectural theme selected by the Guest Builder, will be considered (i.e. in Modern/Contemporary architecture).
- b) Roof materials to be concrete tile, clay tile, or non-reflective architectural metal. Architectural grade composition asphalt shingles will be considered on a case by case basis.

3.3.6.8 Single Family Materials and Colors

- a) The materials and colors used in residential dwellings shall reflect the general theme of architectural style chosen for the subdivision as described in Section 3.3.2.
- b) Exterior elevations shall demonstrate a logical use of materials and a unified appearance. The interface between the home and the garage shall use complementary materials and/or colors in keeping with the architectural style.



3.3.6.8 b) Richly detailed surfaces, modulated facades and varied roofline create attractive, street-facing facade.

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- c) Change in materials or color shall occur at changes in plane or at a logical break on the facade, so as not to give the appearance of artificial quality in keeping with the architectural style.
- d) Building materials and color schemes shall be consistent with the chosen architectural style as described in Sections 3.3.6.3, 3.3.6.4, and 3.3.6.5.
- e) Homes shall incorporate a minimum of two building materials from the list below to the approval of the DRC and Administrator. Predominant exterior building materials shall be of high quality. They may include but are not limited to:
 - Brick or masonry products
 - Stained, painted, or weathered wood/composite siding or shingles, or cementitious product
 - Tinted and/or textured stucco
 - Stone veneer/cultured stone
 - Other natural stone
 - Non-reflective metal as accent(s)

3.3.6.9 Single Family Residential Building Articulation

- a) Broad porches shall encompass most of the full width of the front of house.
- b) Windows and doors shall form a substantial proportion to the entire house front.
- c) Bay windows, picture windows, double hung windows, door/window trims that are consistent and noticeable, sidelights and transoms are all encouraged.
- d) Front doors shall be varied and distinctive to each architectural style.

3.3.6.10 Single Family Residential Support Structures

Residential exterior support structures such as HVAC and satellite dishes can have a negative impact on the appearance of the streetscape and neighborhood character. The impacts of these structures shall be minimized.

- a) Exposed gutters shall be colored to match the roof, trim or wall material. Exposed downspouts shall be colored to match the surfaces to which they are attached.
- b) All HVAC, soft water tanks, pool and spa equipment, and electric self-timer boxes for sprinklers or exterior landscape lighting shall be screened with landscaping or an architectural element.
- c) Skylights and solar panels shall be designed as an integral part of the roof. The glazing shall be clear or solar bronze. White glazing is prohibited. The framing materials shall be colored to match or blend with the roof.

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- d) Space shall be provided in an adjacent side yard or interior portion of the garage to handle the size of at least two recycling/trash containers.
- e) The use of patio structures is encouraged when architecturally appropriate. They shall be integrated into the building form to add articulation to otherwise large unbroken wall masses. Such structures must meet the setback requirements of the main structure.
- f) All homes shall be prewired to accommodate cable television service, telephone, and internet service. Guest Builders shall not install exterior antennas. However, once 18-inch satellite dish discretely placed on the side or rear wall elevations beneath the eaves and soffits of the structure will be permitted.
- g) Boat and recreational vehicle storage shall be limited to rear and side yards and be screened from any public right-of-way.
- h) Chimneys – all fireplace vents if through roof shall be framed and boxed to give the appearance of a chimney. Exterior materials of chimney shall be compatible with the exterior materials and colors used on the house.

3.3.6.11

Single Family Garages



3.3.6.11 a) Recessed garages give importance to the entry and create a pedestrian friendly neighborhood.

a) The home and the yard rather than the garage shall be the primary emphasis of the street elevation. Garages facing the street shall be setback five (5) feet from the front building facade.

b) Each subdivision house plan shall incorporate one of the garage design techniques listed below. Methods to achieve this include, but are not limited to:

Recessed Garage

Setting the garage back a minimum of five (5) feet in relationship to the front of the house reduces the overall visual mass of the garage.

Deep Recessed Garage

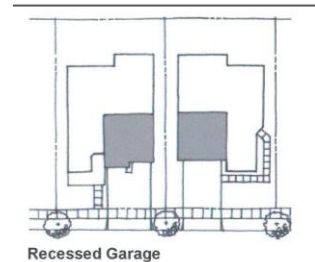
Setting the garage back to the middle or rear of the lot. This creates a more pedestrian-friendly street environment by allowing the homes primary entryway to address the street.

Alley Loaded Garage

The use of alleyways locates garages off the street and creates a more traditional street scene, without garage facades fronting the street. The garage off the alley shall have architectural features that complement the main structure.

Side Entry Garage

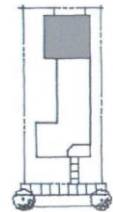
This design technique breaks up the continuous view of garage doors along the street. The façade of the garage facing the street shall incorporate architectural features, windows, faux windows, or other details.



Recessed Garage



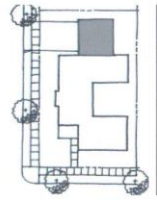
Deep Recessed Garage



Alley Loaded Garage



Side Entry Garage



Corner Lot Garage

3.3.7 Multi-Family Residential Architecture

3.3.7.1 Multi-Family Building Mass and Form



3.3.7.1 b) Facade articulation such as the use of dormer windows add richness to both the home and the streetscape.

a) Multi-family residential facades can often be box-like and monotonous in appearance, contributing to unpleasant visual qualities and poor community character. Facades of buildings shall be articulated using at least one of the architectural styles contained in Section 3.3.6.3, 3.3.6.4, and 3.3.6.5.

b) Buildings shall incorporate facade articulation with no long expanses of flat wall planes, vertically or horizontally, exceeding 50 feet (see example to left).

c) Architectural elements (i.e., exterior materials, fenestration, window trims, cornices, arches, etc) shall be utilized on all sides of the building.

d) The architecture facing a pedestrian area shall exhibit a human scale of detail, such as awnings, moldings, pilasters and other architectural details.

e) Use of vertical elements such as towers, piers and varied rooflines may be used to break up the horizontal massing and provide visual interest.

f) Attached dwelling units whose garage and/or carport are more than 50 percent of the total width of the unit shall incorporate architectural features such as shutters, garage door window trim and minimum offsets of 2 feet, to reduce the visual impact of garages and carports on the front façade.

g) Garages and carports not attached to the main residential building shall match the main structure in building design, materials, roof pitch and architectural character.

h) Building heights shall address sunlight penetration, ventilation, protection from prevailing winds, and views to the adjacent open space areas.

i) All multi-family units shall have an outdoor patio/deck for each unit with a minimum depth of six (6) feet or provide a design solution that satisfies the intent of this standard. The alternative design is subject to the approval of the DRC and the City of Sparks.

3.3.7.2 Multi-Family Roof Form

a) Roofs shall have variations in plane accomplished by use of dormers, gables, hipped roofs and variations in pitch appropriate to the chosen architectural style (see example to right).

b) Roof materials shall be consistent with the chosen architectural style as outlined in Sections 3.3.6.3 through 3.3.6.5.



3.3.7.2 a) Variations in roof form help avoid box-like structures.

3.3.7.3 Multi-Family Materials and Colors

a) The materials and colors used shall reflect the chosen architectural style as outlined in Section 3.3.6.

b) Expanses of uninterrupted single exterior materials without planar or color changes shall not be allowed.

c) Change in materials or color shall occur at changes in plane or at a logical break on that façade, such as change in story, to avoid artificial or “tacked-on” appearances.

d) Building materials and color schemes should be consistent with the chosen architectural style.

e) Materials such as brick and stone shall be left in their natural colors.

f) Homes/buildings shall incorporate a minimum of two building materials from the list below to the approval of the DRC and Administrator. Predominant exterior building materials shall be of high quality. They may include but are not limited to:

- Brick or masonry products
- Stained, painted, or weathered wood/composite siding or shingles, or cementitious product
- Tinted and/or textured stucco
- Stone veneer/cultured stone
- Other natural stone
- Non-reflective metal accent(s)

3.3.7.4 Multi-Family Support Structures

- a) Recreational vehicles shall not be stored onsite.
- b) No pole parking structures will be permitted.

CHAPTER 4

INFRASTRUCTURE



4 INFRASTRUCTURE

4.1 Utilities/Infrastructure

4.1.1 Open Space, Trails and Parks

Open space development, trails and park design and construction will follow the same development pattern as other infrastructure elements. As development projects are constructed adjacent to trails, open space and parks, the adjacent trail, park or open space will also be constructed and may be constructed in increments.

A variation to this may occur with city park construction. The City of Sparks and Kiley Ranch North may ultimately enter into a Park Construction Tax Agreement, mutually agreeable to both parties. This agreement may establish an independent construction schedule. This agreement will be negotiated in the early phases of development, to establish a Park Tax Credit arrangement to capture or defer fees normally collected for neighborhood park construction.

Similarly, an impact fee agreement may be implemented for the construction of Regional Trails, as identified in the City of Sparks Impact Fee District Number 1. An Impact Fee Agreement may also be negotiated in the early phases of development and may be used to determine the construction timeline of certain Regional Trails or portions of trails.

4.1.2 Sanitary Sewer

The Kiley Ranch North Development will sewer in a southeasterly direction to the existing Northwest Interceptor Trunk sewer line, located along the eastern boundary of the project. The proposed system will consist of various mains throughout the development, ranging in size from 8" to 12" mains, based upon capacity requirements.

As of April 2016, the following backbone sewer infrastructure construction is complete:

- Sparks Blvd from southern boundary, across Pyramid Way
- Highland Ranch Parkway to western boundary
- Kiley Parkway to Henry Orr Parkway
- Henry Orr Parkway to Northwest Interceptor connection
- David Allen Parkway
- Lazy 5 Parkway from west side of Pyramid Way to Northwest Interceptor connection

Reference Exhibit 4-1 (following page) for the graphical representation of existing and future backbone sanitary sewer infrastructure.

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Similar to other elements of this plan, and in conformance with standard concurrency practice, new backbone infrastructure construction will occur as needed in conjunction with development.

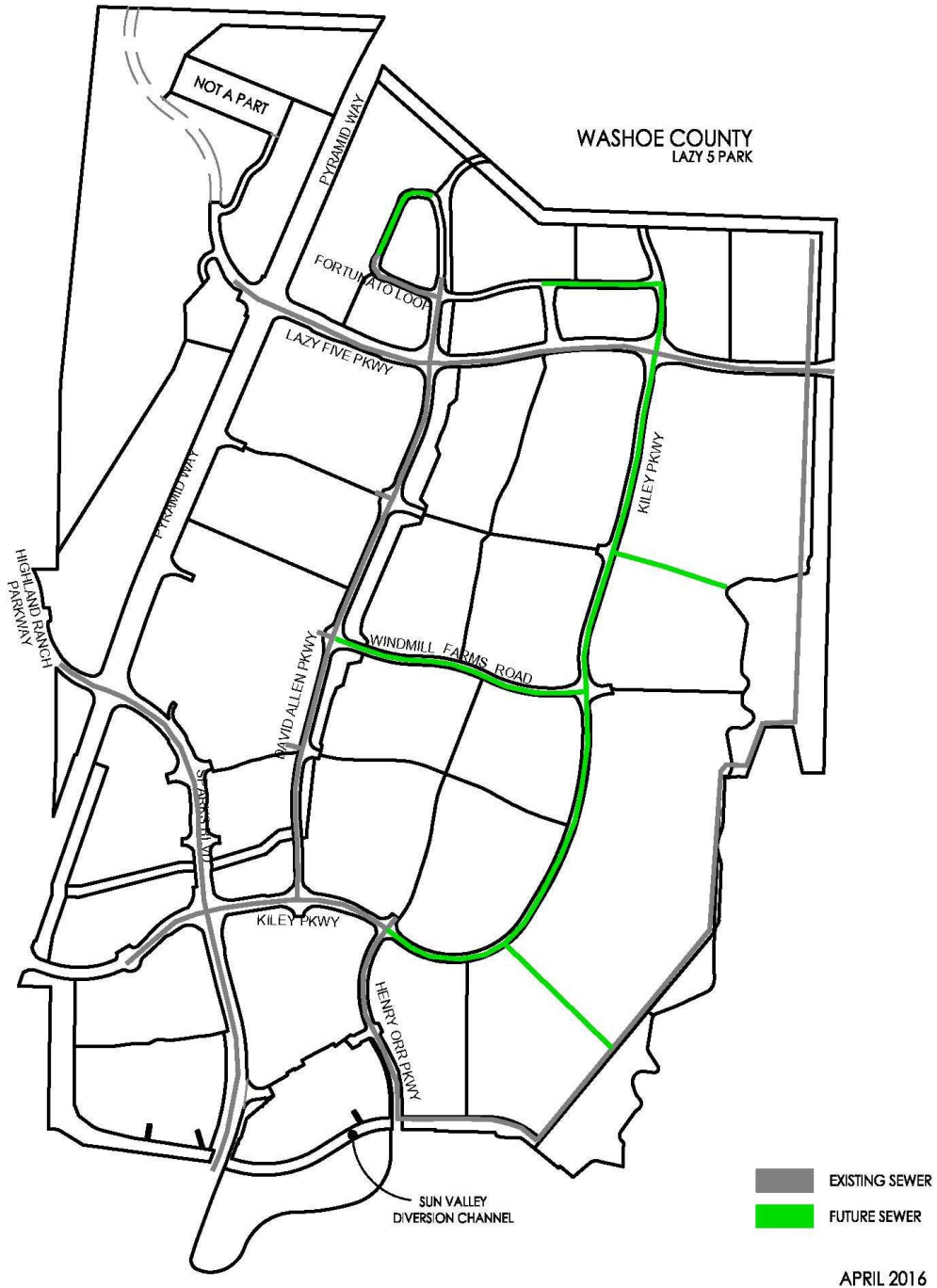


Exhibit 4-1 Existing and Proposed Sanitary Sewer Facilities

4.1.3 Potable Water

The Kiley Ranch North Development has been annexed into the Truckee Meadows Water Authority service territory and will be served from the existing Spanish Springs tank.

As of April 2016, the following backbone water infrastructure construction is complete:

- Sparks Blvd from southern boundary, across Pyramid Way
- Highland Ranch Parkway to western boundary
- Kiley Parkway to Henry Orr Parkway
- Henry Orr Parkway to southern boundary
- David Allen Parkway
- Lazy 5 Parkway from west side of Pyramid Way to David Allen Parkway

Reference Exhibit 4-2 (following page) for the graphical representation of existing and future backbone water infrastructure.

Similar to other elements of this plan, and in conformance with standard concurrency practice, new backbone infrastructure construction will occur as needed in conjunction with development.

4.1.4 Storm Water Management

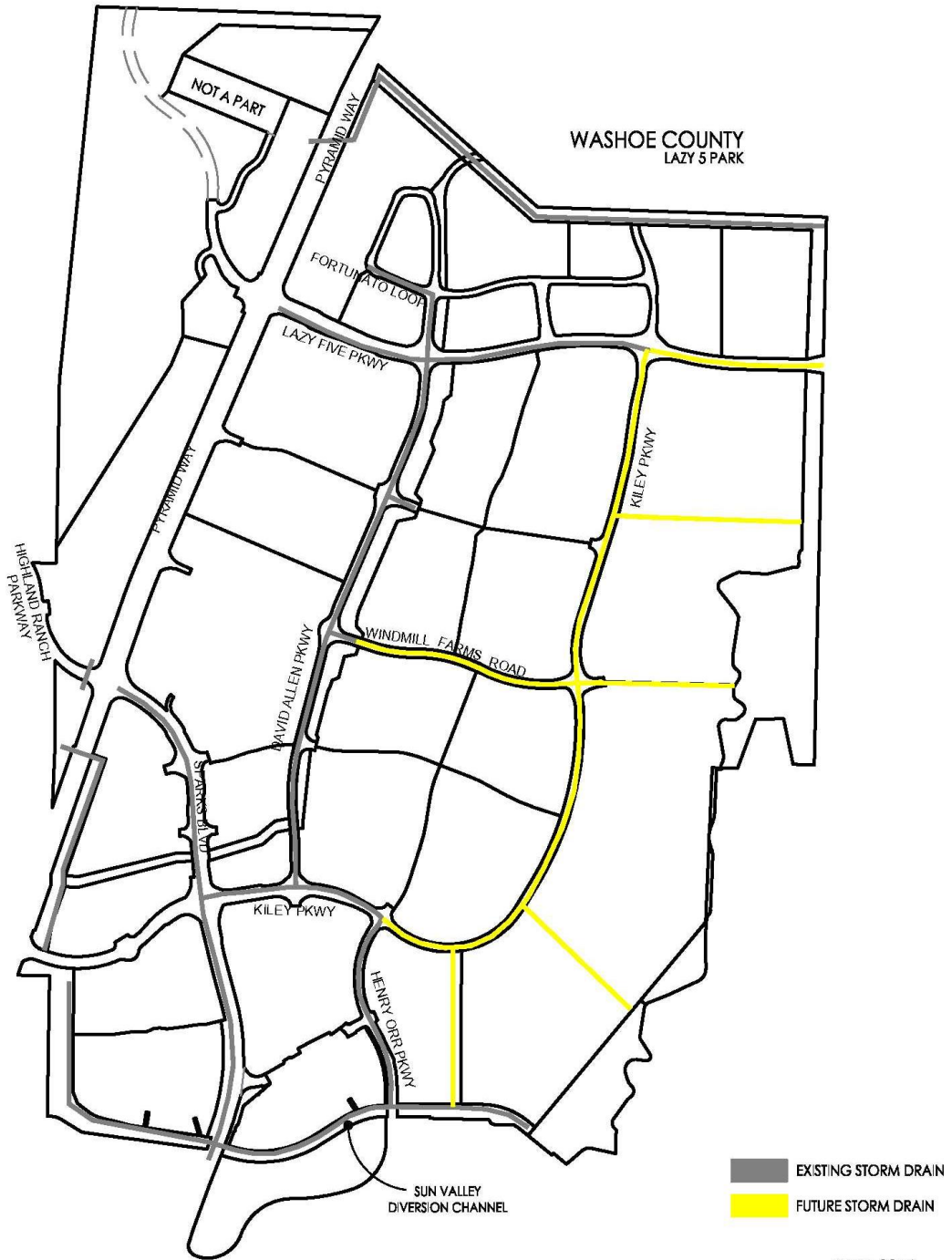
The Kiley Ranch North Development will collect storm water runoff in an internal storm drain network and ultimately direct flows to the Spanish Springs Storm Water Detention Facility/Dam, located along the southeastern boundary of the Kiley Ranch North Development. Regional storm drainage channels that have been or will be constructed with the development include the North Kiley Ranch Flood Control Channel along the northern project boundary, the Reach 9 Flood Control Channel along the eastern project boundary, and the Sun Valley Diversion Channel along the western and southern boundaries of the project.

Based upon the project's close proximity to the regional storm water detention facility, on-site detention within the development will not be required.

As of April 2016, the following backbone storm drainage infrastructure construction is complete:

- Sparks Blvd from southern boundary to Pyramid Way
- Kiley Parkway to Henry Orr Parkway
- Henry Orr Parkway to southern boundary
- David Allen Parkway
- Lazy 5 Parkway from Pyramid Way to future Kiley Parkway
- Sun Valley Diversion Channel
- North Kiley Ranch Flood Control Channel

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Exhibit 4-3 Existing and Proposed Storm Water Management Facilities

4.1.5 Roadways

The Kiley Ranch North Development will be developed with a network of arterial, collector and local standard streets to provide adequate access for the project, per Exhibit 4-4. All arterial and collector standard streets will be public and dedicated to the City of Sparks upon construction and acceptance. Local streets may be private or public, based upon builder preference at the time of development.

As of April 2016, the following backbone roadway infrastructure construction is complete:

- Sparks Blvd widening from southern boundary to Pyramid Way
- Kiley Parkway from Pyramid Way to Henry Orr Parkway
- Henry Orr Parkway
- David Allen Parkway
- Lazy 5 Parkway from Pyramid Way to David Allen Parkway

Reference Exhibit 4-4 (following page) for the graphical representation of existing and future backbone roadway infrastructure.

Similar to other elements of this plan, and in conformance with standard concurrency practice, new backbone infrastructure construction will occur as needed in conjunction with development.

4.2 Fire Protection

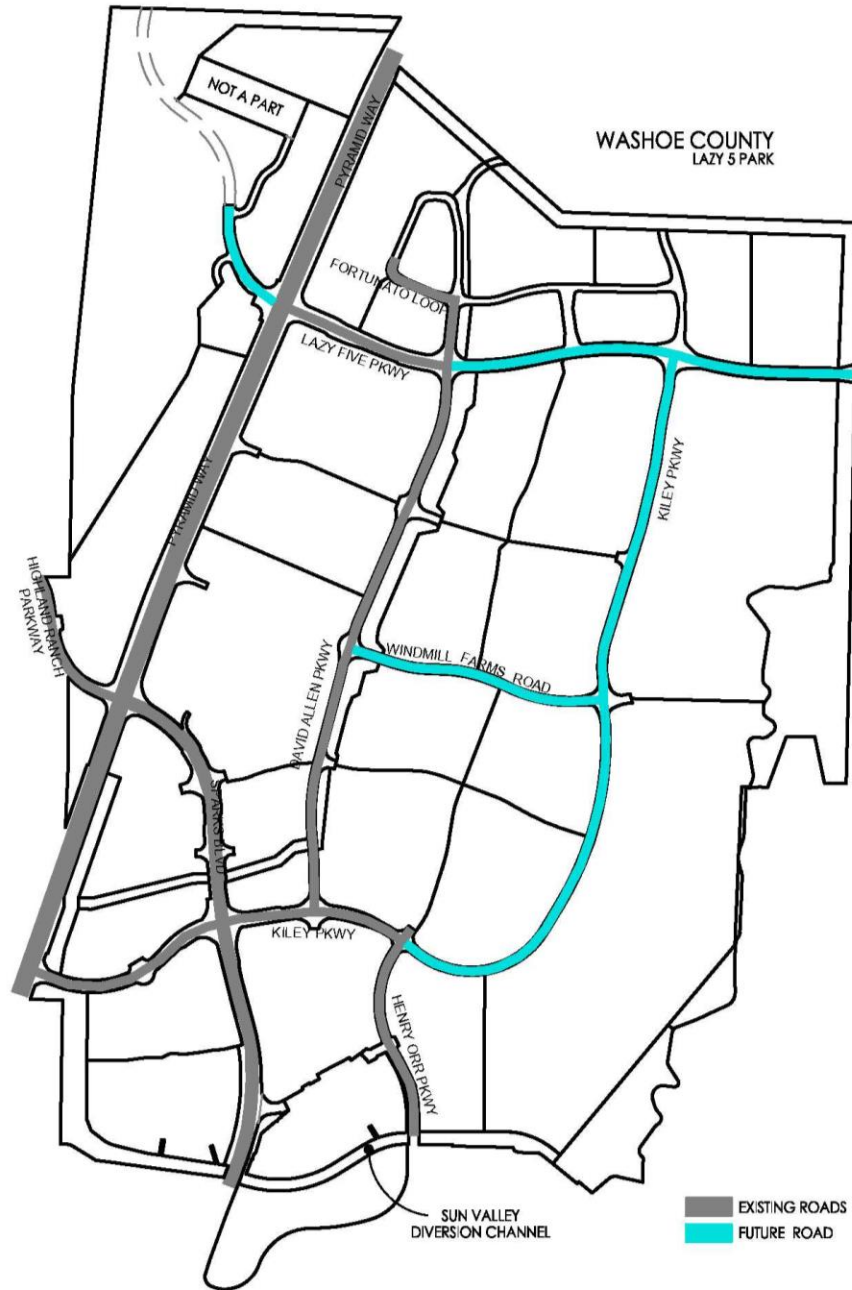
The Sparks Fire Department currently has two fire stations that are available to serve Spanish Springs. Station Number 4 is located at Disc Drive and Vista Boulevard and currently is the closest urban fire department facility. Station Number 5 is located on Vista Boulevard between the Wingfield Hills development and the Golden Eagle Regional Park. As development occurs within Kiley Ranch North and Pioneer Meadow, a roadway connection between the two developments will allow fire service from Station Number 5 as well.

The existing Truckee Meadows Fire Protection District Station #17 is also within the response time zone of the Kiley Ranch North Development and is anticipated to jointly service the development.

As development occurs within the Sphere of Influence area, an additional facility (Fire Station Number 6) and equipment specifically designed for structural fires shall be needed. Portions of the area experience response times that are over 6 minutes. Additional development that enhances fire protection in the area will therefore benefit the greater area.

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An aspect of fire department operations that is not obvious is the demand for medical emergency response from the fire department. The majority of calls to the fire department are, in fact, related to medical emergencies rather than fires. No site is proposed in Kiley Ranch North for Station 6 at this time. One possibility is the development of a joint fire/police substation at a central location. The City of Sparks Impact Fee Service Area #1 provides for a fee collection to support construction of a fire station to serve the Sphere of Influence.



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Exhibit 4-4 Existing and Proposed Roadways

4.3 Police Protection

The Sparks Police Department shall assume the responsibility for police services. The Sparks police headquarters building is on East Prater Way near Sparks Boulevard, which allows a rapid response northward into Spanish Springs.

4.4 Conclusion

A substantial portion of the backbone infrastructure for the Kiley Ranch North Development, as detailed above, has been constructed and is in use as of April 2016. The remaining proposed backbone facilities discussed in this chapter will be constructed in a logical progression, based upon market demand.

CHAPTER 5

CONSTRUCTION, OPERATION, AND MAINTENANCE



5 CONSTRUCTION, OPERATION, AND MAINTENANCE

5.1 Clean Job Site

All construction job sites within the Kiley Ranch North are to be maintained in a clean and orderly fashion. Each Master Developer/Guest Builder shall adopt procedures to suit its individual circumstances.

5.2 Protection of Vegetation During Construction

Any vegetation within the open space areas which is outside the limits of grading, shall be protected from damage during construction.

5.3 Temporary Protective Fencing

Temporary protective fencing shall be erected by the Master Developer or Guest Builder at a 20 foot setback adjacent to riparian vegetative areas during construction adjacent to these areas and removed upon completion. No equipment will be allowed to enter the fenced areas.

Potentially toxic materials such as solvents, paints, gasoline, etc. shall not be poured on the ground anywhere within the development.

5.4 Erosion Control Plan and Storm Water Pollution Prevention Plan (SWPPP)

All projects are required to have an Erosion Control Plan and SWPPP plans in place prior to all grading activities. The Erosion Control Plan(s) shall be reviewed and approved by the DRC and the City of Sparks. The SWPPP shall be approved by the Nevada Department of Environmental Protection and any other applicable government agency required for such approval or monitoring.

These requirements will apply to the development site itself and any surrounding property that may be used as a debris, borrow, or stockpile site for excess soil cut or fill.

5.5 Temporary Uses and Signs

The location and type of temporary structures, uses and directional construction signs shall be reviewed and approved by the DRC and the City of Sparks Community Services Department. To the extent possible, construction trailers shall be located away from major and minor arterials and standard collector streets. Temporary structures and uses shall be removed immediately upon completion of construction.

All temporary uses and/or structures shall be maintained in a clean and orderly fashion. Adequate parking, trash, and restroom facilities shall be provided for the expected attendance. All components required for any event shall be removed and the site cleaned up within 24 hours of the close of each event or use. If a temporary use site is not maintained or returned to a reasonable state of cleanliness, the Master Developer or the LMA has the authority to authorize clean-up by an outside party and assess the cost of this clean-up against the owner or Guest Builder per the Kiley Covenants.

Each project is allowed one 4'x8' project identification sign. This sign shall be immediately removed upon the installation of the permanent entry feature. The proposed project identification sign shall be submitted to the Master Developer and the DRC for review and approval, in their sole discretion, prior to installation. No other freestanding individual contractor or financial institution signage is allowed.

Security fencing associated with temporary structures and construction is permitted. Fencing shall not exceed 6 feet in height. Fencing materials for construction yards and trailers may include chain link and wood and must be kept in good repair. Barbed wire may not be used. Upon termination of the temporary use, fencing shall be removed.

5.6 Non-Residential Construction, Operation and Maintenance

All non-residential land uses shall be maintained through various Common Area Agreements or other agreements. The CC&R's or supplemental documents shall include this agreement as an irrevocable covenant for the life of the project. A single contact person responsible for common area maintenance shall be identified to the Master Developer and the City of Sparks Community Services Department at all times. All common area, paving, buildings, signage, structures, landscaping, walls, and lighting shall be maintained in good repair at all times.

- a. The CC&Rs shall designate the responsible party for all grease traps which shall be approved by the Industrial Waste Division of the City of Sparks Public Works Department.
- b. Shopping cart enclosures shall be approved by the City of Sparks at the time of administrative review. The center, as part of its common area maintenance, shall be responsible for keeping shopping carts on-site subject to City ordinances as amended from time to time. The center shall provide for prompt retrieval of carts taken off-site.
- c. Construction and construction related activities shall be limited to the hours of 7a.m. to 7p.m., Monday through Friday, Saturday 9a.m. to 5p.m. No work shall be performed on Sundays. The developer shall install and maintain signs at project entries stating these limits. At the conclusion of construction, the developer shall remove these signs.
- d. Deliveries to the site and noise-generating maintenance such as parking lot sweeping, snow removal and trash service shall be limited to 7a.m. to 10p.m. No truck idling shall be permitted on-site outside of these hours.

5.7 Residential – Model Parks and Construction Yards

5.7.1 Temporary Sales Office Within a Model Home and Model Home Complex

Model Home Complexes shall comply with the following standards:

1. Sales centers within model home complexes or within temporary sales trailers shall be reviewed and approved by the DRC and City of Sparks Community Services Department. Temporary sales trailers must be removed from the sales center after six (6) months.
2. The location of model home complexes and details regarding parking, lighting, landscaping, fencing, signing and hours of operation shall be reviewed and approved by the DRC and the City of Sparks Community Services Department.
3. Sales Office hours of operation: 10 am to 7 pm weekdays, 10am to 6 pm on Saturdays and Sundays.
4. Temporary sales office and model homes will cease operation with the sale of the final home in the subdivision, at which time the temporary sales office will be vacated and a building permit issued to return the former office to a garage, remove temporary trap fencing and model home signs. The model homes will then be sold as residential units.
5. A paved off-street parking lot shall be provided for the model home complex and accessible parking provided per S.M.C. The off-street parking lot will terminate at the point in time which all the residential lots have been sold and the sales office is closed. The parking lot will be removed and a residential structure constructed, if the parking is situated on a residential lot. If not a residential lot, then the lot shall be landscaped as open space or the other intended use as recorded on the final map and/or as indicated on the improvement plans for the development site.
6. The Master Developer or Guest Builder shall provide a minimum of (2) paved, off-street parking spaces for each model home (1) of which is van accessible disabled parking to the approval of the DRC or the Master Developer prior to final inspection. The parking lot must comply with all requirements of the Title 20.04.009 and be striped parking spaces and signed identifying the van accessible parking space.

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7. The model home lots will be completely landscaped as well as the area surrounding the off- street parking lot area and are subject to review and approval by the DRC and the City of Sparks Community Services Department prior to issuance of a building permit for the model home complex and off-street parking. The landscaping and irrigation shall be installed per the approved plans prior to final inspection for occupancy of the model home complex office and off-street parking lot.
8. If temporary trap fencing is used, it shall be placed between the path to the model homes and the street to guide the prospective buyers to each model home. The temporary trap fencing shall be located on private property and shall not block or obstruct the public sidewalk along the street. The temporary trap fencing will be removed when the conversion of the sales office to a garage is submitted to the City.
9. Fencing for the front yard of model homes shall be decorative black metal. Front yard fencing and fencing that is not part of the permanent house-fencing scheme for the project shall be removed upon termination of the model home complex use.
10. Signs for the model homes will include small freestanding monument signs at the entrance of the temporary sales office and the entrance of each model home. The monument signs are temporary and will be removed when the conversion of the sales office to a garage is submitted to the City. Sign sizing shall be per S.M.C. and as approved by the Community Services Department. The sign locations shall comply with the safe sighting standards in the Title 20.04.010.
11. Site lighting for the model home complex is encouraged for security and safety purposes. This lighting may consist of low-level building mounted lights, motion detection lights, interior lighting left on within the model home, and/or low voltage landscaping lighting.
12. Temporary parking lot lighting, if required by the City of Sparks, will be allowed. If lighting is otherwise desired by the Guest Builder, an application may be made to the DRC and the City of Sparks Community Services Department. Upon termination of the model home complex use, any site lighting not in conformance with residential lighting throughout the project shall be removed by the Guest Builder.
13. The Master Developer or its assigns or Guest Builder shall limit all construction and construction related activities to between the hours of 7:00 a.m. through 7:00 p.m., Monday through Friday and 9:00a.m. to 5:00p.m. Saturday. There shall be no construction related activities on Sundays in residential areas. The Master Developer or its assigns or Guest Builder shall install signs at all access points to the project that clearly indicate these limited hours of activity on-site prior to the start of any construction related activities. The Master Developer or Guest Builder shall maintain these signs in good repair for the duration of the construction of the project. Once construction is completed, the Master Developer or Guest Builder shall remove these signs.

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14. Flags and flag poles associated with model home complexes, including size, type and location shall be submitted to the DRC and the City of Sparks Community Services Department for review and approval of a temporary sign permit. Upon termination of the model home complex use by the Guest Builder, all flags and flag poles shall be removed by same.
15. The Guest Builder shall designate to the DRC and the Master Developer and the City of Sparks a project contact person responsible/authorized to correct problems regarding the project on a 24 hour/7 days a week basis. The Guest Builder shall designate the project contact person to the DRC and the Master Developer as well as the City of Sparks, prior to issuance of a grading permit for the project.
16. If the sales office is not converted back into a garage, there must be parking documented to the approval of the City of Sparks that complies with Section 20.04.009.

5.7.2 Construction Yards

Construction yards will be necessary. The following requirements will apply to all zoning classifications within the planned development.

1. Definitions: Construction yard is a temporary area used for the storage of construction materials, supplies, equipment, tools, stock pile of useable construction materials and other items as permitted including temporary storage containers, construction trailers and temporary office trailers.
2. The location of all construction yards shall be reviewed and approved by the DRC and the City of Sparks Community Services Department. To the extent possible, construction yards and temporary nurseries shall be located away from major and minor arterials and collector streets, and shall be fenced.
3. Proposed construction yards shall be associated with a specific project with an approved building permit issued for dust control, grading, construction, remodel and/or demolition.
4. Construction yards shall be supervised by one (1) contractor who will be responsible for enforcing compliance of these standards. The contractor shall be responsible for compliance of the construction yard to all applicable codes.
5. Construction yards shall be fenced and located on private property out of public view whenever possible to the approval of the DRC and the City of Sparks and shall not be placed in required parking spaces or block pedestrian/vehicular access.
6. Adequate dumpsters shall be provided and emptied in order to prevent construction materials from littering the site. The area around all construction sites shall be regularly maintained by the Guest Builder to ensure all construction trash is properly picked up and removed.

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7. Guest Builders shall control dust during construction at all times in accordance with Washoe County District Health requirements and obtain all necessary permits.
8. Guest Builders shall regularly keep streets clean and free from dirt, construction materials and debris during construction.
9. Construction yards shall be removed prior to a final inspection of the last building in a non-residential project and for the last structure in a residential project or final approval for the project.
10. The Guest Builder shall be required to provide curb cuts for all egress/ingress areas onto a paved street. To prevent mud/dirt from transferring trucks, vehicles, and equipment onto the paved street, the contractor shall install a surface treatment, such as gravel or base at all egress/ingress points from the yard a minimum of 50 feet in length to the street access to the approval of the City of Sparks Community Services Department.
11. A project site with physical constraints may utilize an alternative off-site property for a construction yard subject to the DRC approval and administrative review process. The Guest Builder shall be required to reclaim the alternative off-site property to its original condition prior to final inspection/issuance of a certificate of occupancy for the associated project to the approval of the City of Sparks Community Services Department. Site reclamation may include site clean-up and/or revegetation with temporary irrigation. Bonding may also be required to verify revegetation within (3) three years.
12. The Master Developer or Guest Builder shall limit all construction and construction-related activities to between the hours of 7:00a.m. through 7:00p.m., Monday through Friday and 9:00a.m. to 5:00p.m., Saturday. There shall be no construction yard usage on Sundays in residential areas. The Master Developer or Guest Builder shall install signs at all access points to the project that clearly indicate these limited hours of activity on-site prior to the start of any construction-related activities. The Master Developer or Guest Builder shall maintain these signs in good repair for the duration of the construction of the project. Once construction is completed, the Master Developer or Guest Builder shall remove these signs.
13. The Guest Builder shall designate to the Master Developer, the DRC, and the City of Sparks a project contact person responsible/authorized to correct problems regarding the project on a 24-hour/7 days a week basis. The Guest Builder shall designate the project contact person to the Master Developer, the DRC, and the City of Sparks prior to issuance of a grading permit for the project.
14. The Guest Builder may construct a fence around the construction yard that is higher than (6) six feet and use barbed wire or concertina wire on the top of the fence with the approval of the City of Sparks building department and the DRC.

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15. Temporary security lighting for construction trailers and yards will be permitted. All lighting including locations and types shall be reviewed and approved by the DRC. Temporary lighting shall be removed upon termination of the temporary use.