

CRESTGATE PYRAMID  
PLANNED DEVELOPMENT

**FINAL PLANNED DEVELOPMENT  
HANDBOOK**

PREPARED FOR

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FINAL PLANNED DEVELOPMENT HANDBOOK  
APPROVED BY SPARKS CITY COUNCIL:  
December 9, 2002

FIRST AMENDMENT TO FINAL PLANNED DEVELOPMENT HANDBOOK  
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2ND AMENDMENT TO FINAL PLANNED DEVELOPMENT HANDBOOK  
APPROVED BY CITY COUNCIL:

June 11, 2012

**3RD AMENDMENT TO FINAL PLANNED DEVELOPMENT HANDBOOK  
APPROVED BY CITY COUNCIL:**

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# Chapter 1 - Introduction

## Background

On May 8, 1995, the Sparks City Council approved:

Resolution No. 2339 for adoption of a land use designation amendment (MP-1-95) to the Sparks Master Plan from General Commercial, Professional Office and Low Density Residential (LDR) to a reconfiguration of the same. The approved reconfiguration provided for 10.03 acres of LDR along the south and west sides of the site and two Professional Office parcels in the northwest corner (0.7 acre) and southeast corner (1.4 acres) of the site (see APPENDIX A1).

On May 8, the City Council also approved a zoning map amendment (Ordinance No. 1857, Book No. 4304, Pg. 0441) to rezone the Low Density Residential portion of the property to R1-6 and the two office parcels to PO (Professional Office).

Council also approved a tentative subdivision map to allow for development of a 52 lot single family residential subdivision. The tentative map expired and the property owner recognized, based on substantial input from area residents that a more logical use existed for the site. Thus, the property owner submitted a Planned Development to allow for a mix of professional offices, senior housing, and two small commercial pads.

On December 8, 1997, the Sparks City Council approved:

An amendment to the land use plan to change the land use designation from office professional and low density residential to general commercial and office professional on the 12.14 acre site (MP-7-97), a zone change to Planned Development that tentatively adopted the Planned Development Design Standards Handbook, and a Tentative Subdivision Map to allow for eleven lots to allow for the development of the Crestgate Pyramid Planned Development.

On December 9, 2002, the Sparks City Council approved the final handbook for Development that included 250 senior housing units, seven office parcels, and two low volume commercial pads.

On December 9, 2002, the Sparks City Council approved the final draft of the Crestgate Pyramid Planned Development Handbook as it was deemed to be in substantial compliance with the tentative Development Standards Handbook.

On May 13, 2004, the Sparks City Council tentatively approved an Amendment to the Crestgate Pyramid Planned Development Handbook (PCN03071).

On September 13, 2004, the Sparks City Council approved the Final Draft of the Crestgate Pyramid Planned Development request associated with PCN03071 as the Final Draft was deemed to be in substantial compliance with the City Council's action on the tentative approval of the Crestgate Pyramid Planned Development.

On June 12, 2012, the Sparks City Council approved the Final Draft of the Crestgate Pyramid Planned Development request associated with PCN11029 as the Final Draft was deemed to be in substantial compliance with the City Council's action on the tentative approval of the 2nd Amendment to the Crestgate Pyramid Planned Development.



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## Location

Crestgate Pyramid is located on the southwest corner of McCarran Boulevard and Pyramid Way. Access to the site is provided by Roberta Lane, located midway between York Way and McCarran Boulevard (Refer to FIGURE 1-1, PAGE 1-6).

Sparks Mercantile, a 12.1 acre shopping center, lies immediately to the north of the site. Existing single family homes adjoin the site to the south and west. Pyramid Way forms the east boundary of the site. The flood Insurance Rate Map provided by FEMA (Federal Emergency Management Agency) designates the site as unshaded flood zone X, areas determined to be outside the 500 year flood plain.

## Project Description

Crestgate Pyramid is planned to consist of the following facilities. See FIGURE 1.5, PAGE 1-10 for an Exhibit showing each Area listed below:

**Area 1**– Low Volume Commercial, Restaurant Pad – 0.96 acres: A low volume commercial and/or restaurant parcel.

**Area 2** – Professional/Medical Office Site – 4.61 acres: Office parcels housing a mix of professional and medical offices.

**Area 3** –Personal Storage/Office Site – 3.77 acres: Personal Storage facilities with a minimum of one office building to be located on the south side of Area 3 on Roberta Lane immediately east of the cul-de-sac bulb.

**Area 4** – Personal Storage – 1.09 acres: Personal Storage with RV Storage and office buildings as allowed uses.

TABLE 1-1, PAGE 1-5, lists the proposed uses, square footages, and acreages for the project.

## Table 1.1 - Land Use Data

(See FIGURE 1.5, Pg.1-10 for an Exhibit Showing Development areas)

### Area 1 – Low Volume Commercial/Restaurant Parcel<sup>1</sup>

Parcel	Parcel Size	Land Use	Max Amount
530-14	0.96 acres	Low Volume Commercial, Restaurant	7,500 sq. ft.

### Area 2 – Office Parcels<sup>2</sup>

Parcel	Parcel Size	Land Use	Max Amount
530-13	30,059 ft <sup>2</sup>	Office	4,250 sq. ft.
530-09	19,078 ft <sup>2</sup>	Office	7,050 sq. ft.
530-08	17,458 ft <sup>2</sup>	Office	4,250 sq. ft.
530-07	22,049 ft <sup>2</sup>	Office	7,050 sq. ft.
530-21	25,518 ft <sup>2</sup>	Office	4,250 sq. ft.
530-20	23,757 ft <sup>2</sup>	Office	7,050 sq. ft.
530-32	20,085 ft <sup>2</sup>	Office	4,250 sq. ft.
530-22	21,409 ft <sup>2</sup>	Office	4,250 sq. ft.
530-23	21,217 ft <sup>2</sup>	Office	4,250 sq. ft.
Max Combined Square Footage			46,650 sq. ft.
Subtotal:		4.61 acres	

### Area 3 –Personal Storage/Office Site<sup>3</sup>

Parcel	Parcel Size	Land Use	Max Amount
530-25, 26, 27, 29, 30, 31, 32	3.77 acres	Personal Storage (PS)	70,000 sq. ft.
		PS Office & Caretaker Unit/Garage	2,500 sq. ft.
		Professional Office (4,240 sq. ft. min.)	65,000 sq. ft.

### Area 4 –Personal Storage Site<sup>4</sup>

Parcel	Parcel Size	Land Use	Max Amount
530-19	1.09 acres	Personal Storage RV Storage (No buildings) Professional Office	28,000 sq. ft. 40 stalls 8,500 sq. ft.

**Private Street (Roberta Lane) = 0.31 acres**

**Public Streets (Roberta Lane) = 1.43 acres**

**Total Acres = 12.17 acres**

<sup>1</sup> A blanket reciprocal parking easement shall be recorded on all parcels.

<sup>2</sup> A blanket reciprocal parking easement shall be recorded on all parcels.

<sup>3</sup> A blanket reciprocal parking easement shall be recorded on all parcels, excluding only personal storage.

<sup>4</sup> A blanket reciprocal parking easement shall be recorded on all parcels, excluding only RV storage.

VICINITY MAP

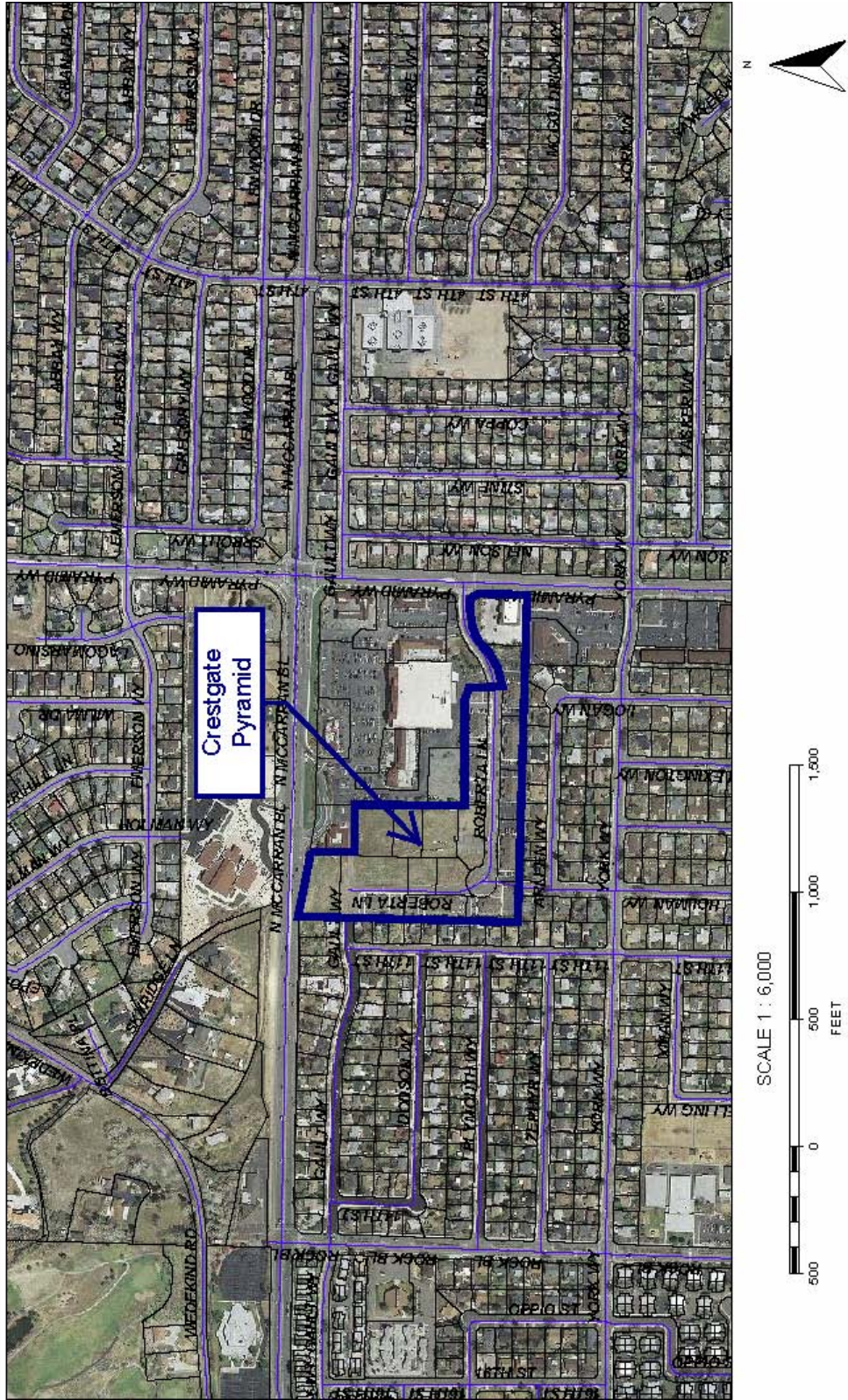
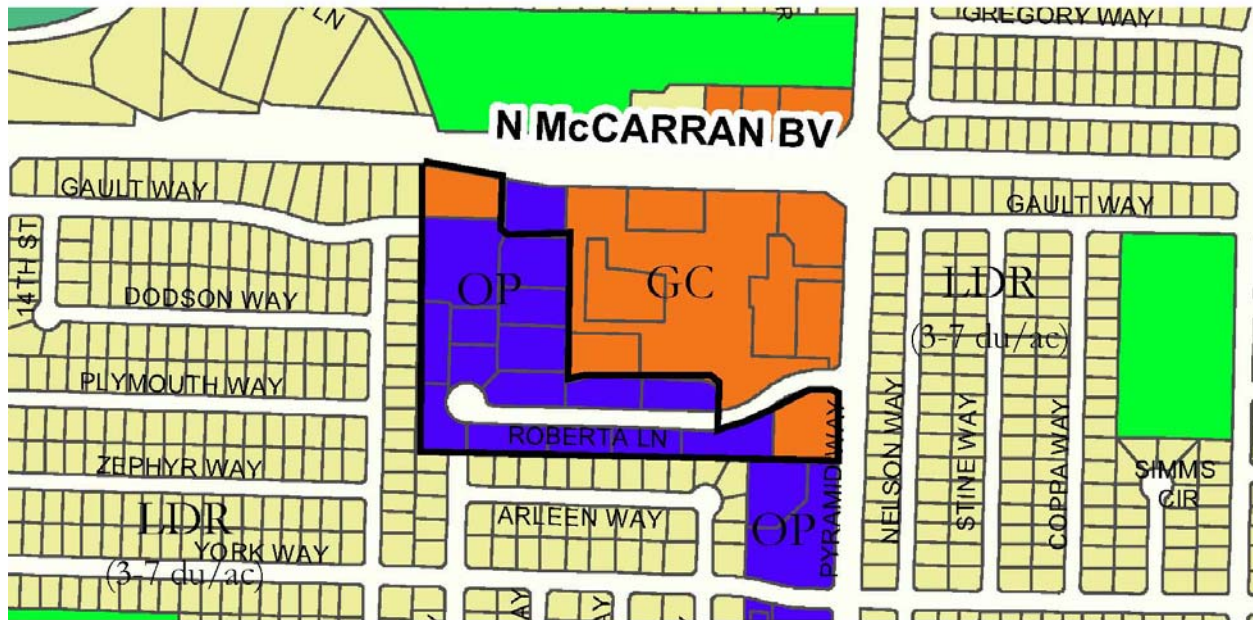


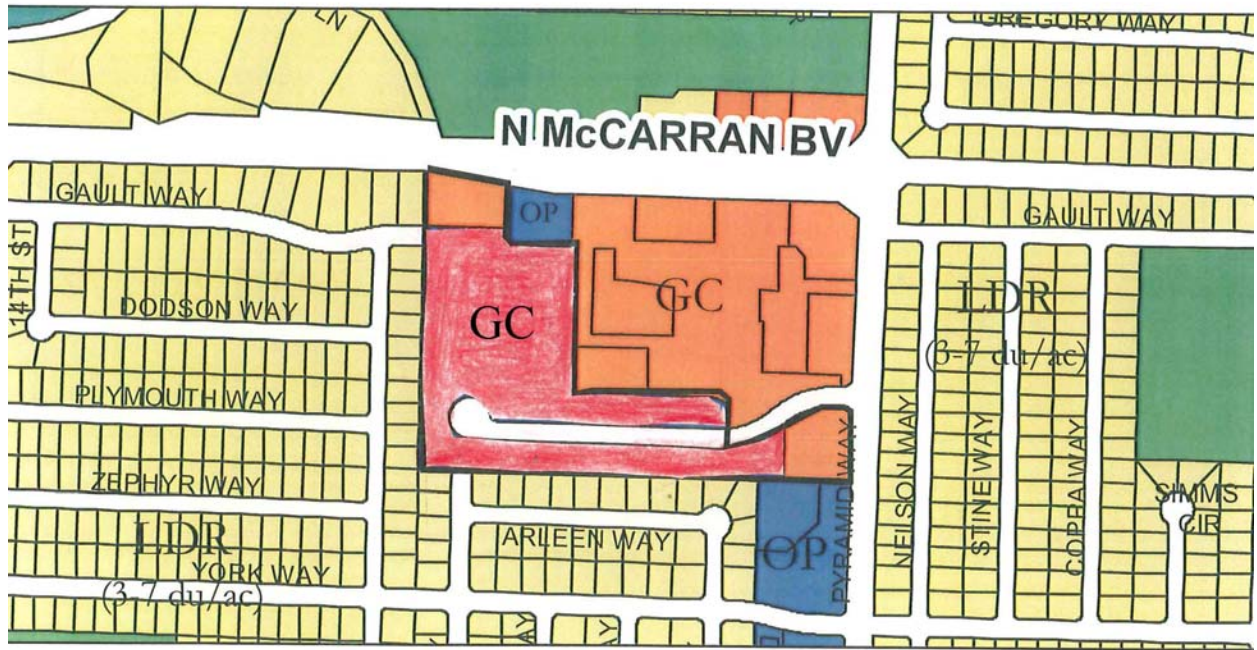
Figure 1.1 - Vicinity Map





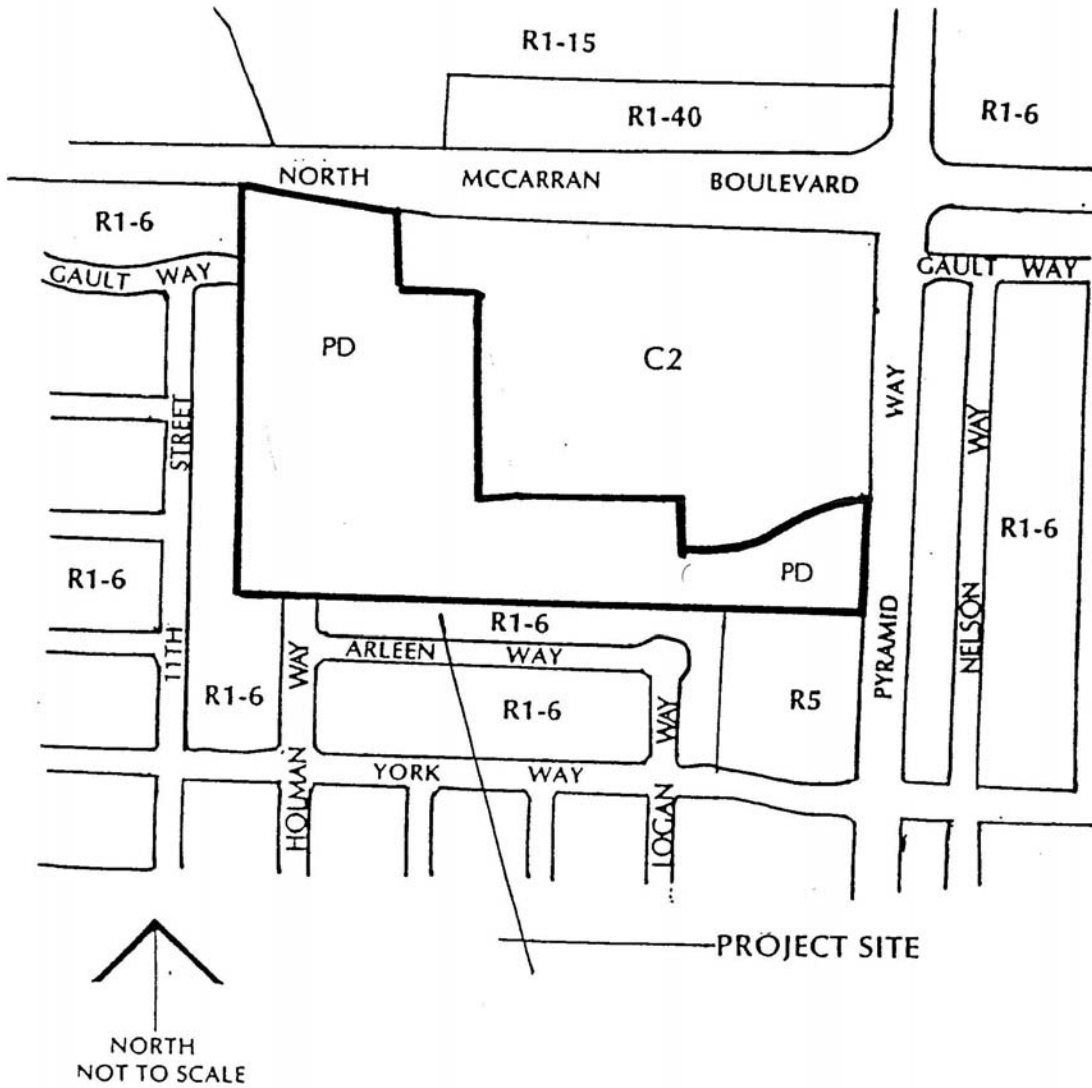
SITE

**Figure 1.2 - Master Plan Designations, Existing**



SITE

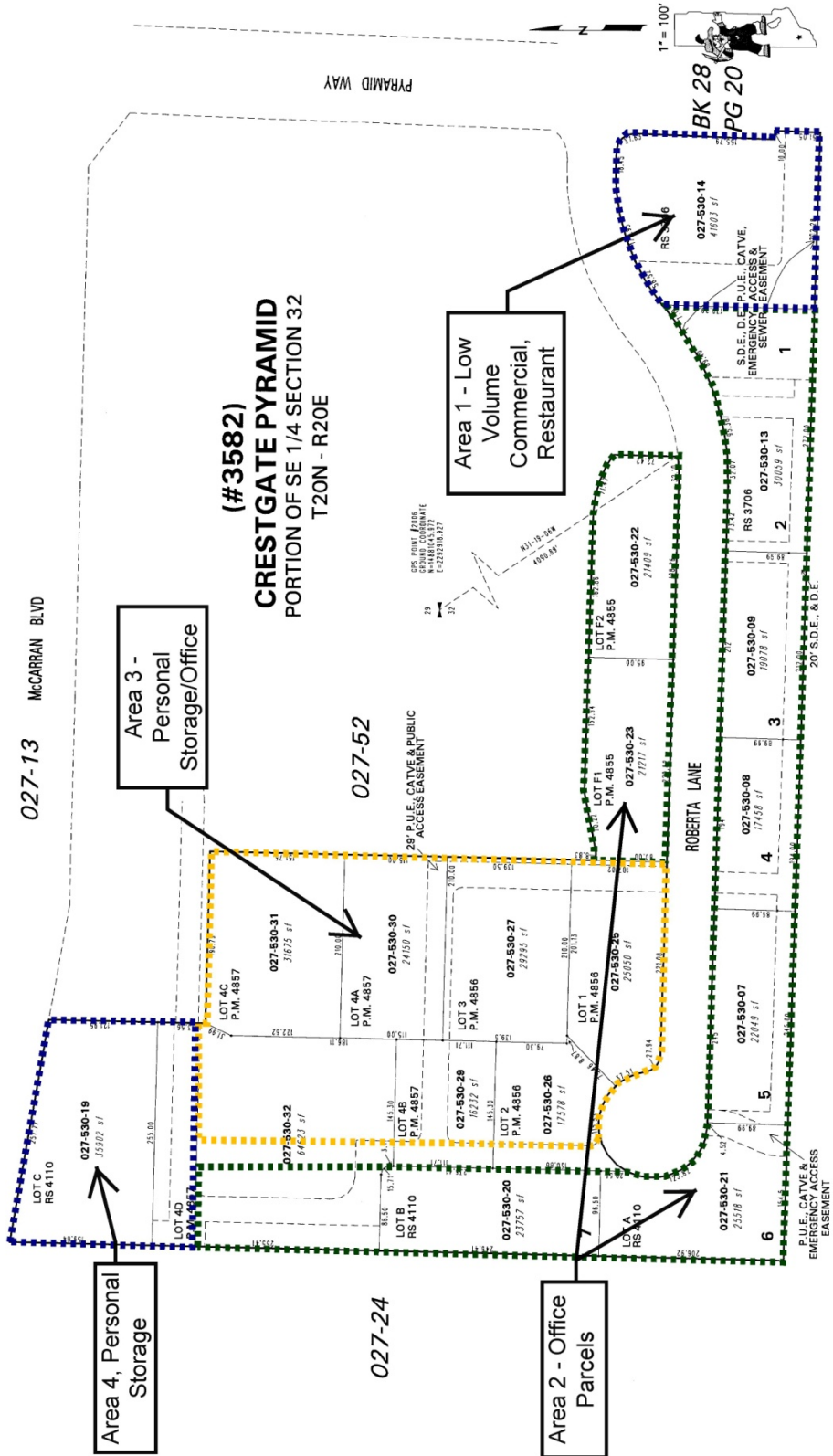
**Figure 1.3 - Master Plan Designations, Proposed**



Planned Development (PD)

**Figure 1.4 - Zoning Designations, EX and Proposed**

027-53



Drawn by: DSP 08/21/98  
 Revised: DSR 2/9/00 HCS 7/22/02  
 NLLH 12.04/07 v-3  
 ACC 06/03/07 WINDOVA 2001.0

This area previously shown on 27-24  
 NOTE: Areas of parcels which are less than 2 acres are shown in square feet.

Office of Washoe County Assessor, Nevada - Joshua G. Wilson

NOTE: This map is prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or the accuracy of the data delineated herein.

Figure 1.5 - Development Areas

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## Chapter 2 - Statement of Purpose and Plan

### Land Use Compatibility

Crestgate Pyramid is designed to provide land use compatibility both internally and externally. There are several themes of compatibility associated with Crestgate Pyramid.

- Compatibility between Crestgate Pyramid and existing residential.
  - Crestgate Pyramid will be compatible with the existing residential to both the south and west. Any of the permitted uses including office and personal storage will provide a transitioning buffer between the existing residential located to the south and west and Sparks Mercantile. Professional offices constructed within Area 3 will be limited to two stories and architecture will be residential in character to provide compatibility between the existing residential and Sparks Mercantile. A personal storage facility would generate little traffic, have low building heights, attractive exterior architecture and be the least impactful of the permitted uses.
  - Appropriate measures will be taken to ensure adequate quantity and more importantly quality of landscape buffers between the existing residential and office components of Crestgate Pyramid. All office parcels that abut residential will be limited to a single story in height to ensure privacy. An eight foot (8') sound wall will be installed along the residential/Crestgate Pyramid property lines (SEE FIGURE 1, PG. 3-15) .
- Compatibility within the Site (between the existing residential, office, restaurant, and personal storage).
  - All elements of the Crestgate Pyramid project will blend together with unified architecture and landscape themes. The permitted uses complement each other architecturally and provide for a cohesive project.
- Compatibility between Crestgate Pyramid and Sparks Mercantile (to the north and east).
  - Crestgate Pyramid will provide a unified project that will complement the commercial and retail aspects of Sparks Mercantile by incorporation of common materials, colors, and landscape elements.
  - Sparks Mercantile will also provide an attractive amenity to Crestgate Pyramid employees, clients, and visitors who will be able to take advantage of the adjacent center for convenient shopping and dining. Gated or open access (at the discretion of the developer) will be provided for the life of this planned development from Gault Way to the shopping center via a pedestrian easement across the east property line and from Holman Way located at the southwest corner of Crestgate Pyramid.

### Distinctive Identity

The majority of Crestgate Pyramid has been developed including an Auto Parts store on Area 1 and +/- 46,500 sq. ft. of professional, medical, and public offices within Area 2. The office and Personal Storage



facility in Area 3 are also complete. A development theme and identity has clearly been established with architecture that is residential in character and outstanding landscaping that benefits tenants of Crestgate Pyramid as well as surrounding neighbors. Crestgate Pyramid is a quiet and high quality development with attractive landscaping and architecture with minimal impacts to surrounding residents.

The goal is to match these characteristics with the remaining portion of the development, regardless of the types of permitted uses constructed. Personal storage facilities will have perimeter architecture and building heights that are residential in character, outstanding landscape screening on the perimeter of the facility, and be a peaceful and quiet land use with no impact to local schools.

Offices also provide for low-key uses adjacent to adjoining residential properties. Medical offices could possibly occupy some of the office space, providing a convenient service to surrounding and nearby residents. A low cost medical clinic is another desirable option. Whether offices or personal storage units are constructed, the city’s goals to increase employment opportunities (during both construction and upon completion) and improve the tax base of the community are achieved during both construction and upon occupancy. A personal storage facility will employ approximately 4 to 6 full time employees plus part time maintenance work.

TABLE 2-1 below statistically describes the development scenario planned for Crestgate Pyramid.

### Table 2.1 - Development Statistics

Use	Yield	Total Area	Density/FAR <sup>5</sup>	Trips (ADT)
Low Volume Commercial/Restaurant (Area 1)	7,500 ft <sup>2</sup>	0.96 acres	18% FAR	460 ADT
Office (Area 2)	46,650 ft <sup>2</sup>	4.61 acres	23% FAR	630 ADT
Personal Storage/Office (Area 3)		3.77 acres		
Personal Storage	70,000 ft <sup>2</sup>	<u>plus</u>		
Office/Caretaker	2,500 ft <sup>2</sup>	<u>plus</u>		
Office	4,250 ft <sup>2</sup>		42% FAR	230 ADT
Personal Storage (Area 4)	28,000 ft <sup>2</sup>	1.09 acres	59% FAR	70 ADT
Private Street Right-of-way		0.31 acres		
Public Street Right-of-way		1.43 acres		
<b>Total Site Acreage</b>		<b>+/- 12.17 acres</b>		<b>1,390 ADT (Max)</b>

Note: Trip generation determined using the 7th Edition of the ITE Trip Generation Manual - Land Use Codes 151 (mini warehouse), 710 (general office), 814 (specialty retail), 843 (auto parts sales).

<sup>5</sup> Floor Area Ratio = Total Building Square Footage Divided by Net Acreage

## Issues

### Parking

In order to ensure sufficient parking is available for permitted uses, an irrevocable parking and access easement was recorded over the entire development with recordation of the first final map. A reciprocal easement for this project makes sense for several reasons. First, offices only require full parking from 8:00 am to mid afternoon, Monday through Friday. Restaurant and low volume commercial uses tend to peak between 12:00 noon and 9:00 pm with the greatest demand during lunch and after work hours when office parking lots have much lower demand. Finally, personal storage tends to peak between 1:00 pm to 5:00 pm (ITE Parking Generation Manual, 4th Edition).

Reciprocal easements also take advantage of the fact that some businesses are more successful than others. Thus, with the reciprocal easement in place, slightly reduced parking requirements can be provided with no concern in regards to whether or not adequate parking will be available. Added benefits include less storm water run-off, more landscaping, and lower maintenance costs.

### Traffic, Access, Pedestrian Circulation

Development of personal storage and one office building within Area 3 would decrease traffic by 705 average daily trips (ADT) when compared to all office uses. Trip generation for this project is expected to be approximately **1,390** maximum trips on an average weekday. As previously approved, this project would generate 2,035 ADT. Thus, no traffic study was required for this amendment.

Hours of operation would be similar for both office and personal storage during weekdays. Personal storage would be open during the day on weekends; but with minimal traffic generation. Offices also generate some traffic on weekends with workers getting caught up and with some medical offices open for business for limited hours. In conclusion, Development of a personal storage facility would greatly decrease traffic volumes during weekdays and be similar to offices during weekends.

The intersection of Pyramid Way and Roberta Lane is signalized and each new building will be required to pay Regional Road Impact Fees.

Access to this development will be primarily via Roberta Lane (a public street) through the traffic signal at Pyramid and Roberta. However, a vehicular connection also exists to the Sparks Mercantile Center in the northwest portion of the site. This access allows for additional emergency and secondary access, as well as providing a route for service vehicles heading to and from the north office/commercial pad.

The wrought-iron gate at Holman Way will include a Knox Box and will allow for emergency vehicle and pedestrian access, including wheel chair access.

# Chapter 3 - Design Standards

## Area 1 - Low Volume Commercial/Restaurant Site

- Minimum Lot Size 10,000 sq. ft.
- Location Guidelines
  - The Low Volume Commercial/Restaurant pad (+/-0.96 acre) is located at the southeast corner of the site (Area 1).
- Allowed Uses
  - Specialty Shops
  - Automotive Parts Sales Stores (No service)
  - Hobby shops/Craft Stores
  - Consultants
  - Jewelry store
  - Pet/Aquarium shop
  - Educational centers
  - Satellite Library Office
  - Furniture Store/Carpet Store
  - Bookstore
  - Florist
  - Camera Store
  - Art Gallery
  - Vitamin/Health Shop
  - Luggage Store
  - Record/CD Store
  - Leather Goods
  - Specialty Food Stores
  - Beauty Salon/Barber
  - Specialty Apparel Stores
  - Antiques
  - Medical Offices
  - Medical clinics
  - Professional Offices
  - Travel Agency
  - Restaurant
- Site Plan Review
  - All new construction shall require a site plan review
- Parking
  - An irrevocable reciprocal parking and access easement shall be recorded on the entire 12.17 acre site with the recordation of the first final map.
  - Upon application for either a building permit or business license, the applicant shall provide to the City a cumulative calculation of parking required for all uses to ensure that an adequate number of parking stalls are available. A permit or license will not be issued until parking requirements are satisfied.
  - **Office** – 1 Stall per 250 sq. ft. GFA (Gross floor area)
  - **Medical Office** – 1 Stall per 175 sq. ft. GFA.

- **Restaurant** – One off-street parking space shall be provided per 100 sq. ft. of floor area, including service areas.
  - **Low Volume Retail** – 1 stall per 250 sq. ft. GFA.
  - **Office Supply Store** – 1 stall per 250 sq. ft. GFA.
  - **Other uses** – for other uses allowed above, parking shall be provided in accordance with SMC 20.49. For uses not contained within SMC 20.49, the applicant shall supply sufficient documentation on three similar projects to allow the administrator to adequately determine alternative parking requirements.
  - Parking stall sizes shall conform to requirements of SMC 20.49. No compact stalls are allowed.
  - All other parking requirements shall conform to requirements of SMC 20.49 (including accessible parking).
- **Building Setbacks**
    - McCarran Boulevard and Pyramid Way (landscaping only) 15 feet min.
    - From Adjacent Single Family Residential Properties 30 feet min.
    - Roberta Lane 20 feet min.
    - Front, Rear, Side Property Lines 10 feet min.
    - Minimum landscape buffer along Roberta Lane and Public Streets, 5 feet min.  
(Excepting driveways and walkways)
- **Projections into Required Setbacks**
    - No air conditioning units will be allowed within ten feet of any property line. Air conditioning units and gas meters shall be screened from view of all streets (Noise attenuation shall be required). No other projections will be allowed.
    - The developer shall be required to provide sound attenuation for all air conditioning units, and any other noise-generating equipment in this development, in order to mitigate the impact of noise on the adjacent, single family residential developments.
- **Height Limitation**
    - Buildings: 2 Story, 35 feet maximum height
- **Landscape Area:**
    - Plants listed in Appendix A4 - Enhanced High Desert shall be used adjacent to streets and in parking lots; plants listed in Appendix A5 - Desert Garden Oasis shall be used around building perimeters, unless otherwise noted. See FIGURES 7, PG 3-32 AND FIGURE 8, PG 3-33.
    - Minimum landscape buffer adjacent to single family residential 15 feet min
    - A minimum of 10 feet of landscaping shall be provided on all side lot lines for lots abutting residential property, excepting there from access aisles and walkways.
    - A landscape and irrigation plan prepared by a licensed landscape architect shall be submitted to City staff for review and approval prior to issuance of a building permit on Areas 1 or 4.
    - If a bond is required for installation of landscaping and irrigation, bonding requirements (Section 20.32.110, Bonding Requirements - Sparks Municipal code) shall be followed.
    - Minimum tree size<sup>7</sup>
      - Deciduous 75% 2” Caliper, 25% 3” Caliper
      - Evergreen 75% six foot min, 25% eight foot min
      - A mix of deciduous and evergreen trees shall be provided throughout.

<sup>7</sup> Except for Landscape Buffer Adjacent to Single Family Residential – See PAGE 3-23 (Screening for Existing Residential) for Standard.

- Shrubs shall be provided at a ratio of five (5) shrubs per every one (1) tree with 60% of shrubs in five-gallon containers.
- All other landscape requirements shall be in accordance with SMC 20.32. Any landscaping and irrigation requirements in this development which are not specifically addressed in the final design handbook shall comply with the requirements of Chapter 20.32 of the Sparks Municipal Code.
- **Lighting**
  - Light standards shall be limited to twenty (20) feet in height, including base.
  - Lighting shall be shielded as needed to prevent glare onto adjoining residential parcels.
  - Metal Halide lighting is required for exterior and building lighting.
  - No light standards shall be placed within fifty (50) feet of residential properties.
  - Lighting shall be decorative, consistent with the architecture.
- **Fencing Requirements**
  - The developer shall install an 8 foot high wall between Crestgate Pyramid and the adjacent single family residential developments prior to the issuance of any building permit for this site (See FIGURE 1, PG 3-15).
  - No other fencing is allowed except for decorative open fencing (5' maximum height) to demarcate walkways and/or landscape areas. See FIGURE 2, PG 3-16
  - Anti-graffiti material shall be applied to all walls/fences.
- **Other**
  - Restaurant and food preparation facilities shall take measures to mitigate the release of odors.
  - Any standards not addressed above shall comply with City of Sparks Municipal Code, SMC 20.83.
  - Roof equipment shall include satellite dishes.

## Area 2 - Office Parcels

- Minimum Lot Size 10,000 ft<sup>2</sup>
- Maximum Building Square Footage Allowed 50,750 ft<sup>2</sup>
- Location:
  - Office parcels will border Roberta Lane and the west property line (maximum 4.61 acres)
- Allowed Uses
  - Professional, Business, Financial, Civic, or Public Utility Offices
  - Medical Offices and Medical Clinics
  - Child Care Facilities<sup>8</sup>
  - Personal Services
  - Adult Day Care
  - All new construction shall require a site plan review.

<sup>8</sup> Acoustical studies shall be submitted with an application for a building permit for a day care center. No building permit or certificate of occupancy shall be issued until the Administrator has sufficient documentation to show that the following sound levels are not exceeded for properties to the south and west: Interior Noise Level = 40 d.b.a maximum; Exterior Noise Level = 65 d.b.a. maximum.

- **Parking**
  - An irrevocable reciprocal parking and access easement shall be recorded on the entire 12.17 acre site with the recordation of the first final map.
  - Upon application for either a building permit or business license, the applicant shall provide to the City a cumulative calculation of parking required for all uses to ensure that an adequate number of parking stalls are available. A permit or license will not be issued until parking requirements are satisfied.
  - Office – 1 Stall per 250 sq. ft. GFA (Gross floor area)
  - Medical Office – 1 Stall per 175 sq. ft. GFA.
  - Child Care Facility – 1 per Employee on the highest shift + 1 per eight children
  - Other uses – for other uses allowed above, parking shall be provided in accordance with SMC 20.49. For uses not contained within SMC 20.49, the applicant shall supply sufficient documentation on three similar projects to allow the administrator to adequately determine alternative parking requirements.
  - In all cases, the administrator shall have the authority to vary parking requirements if the applicant is able to provide sufficient documentation (a minimum of three similar projects) to demonstrate that alternative parking requirements are justified. Examples of justification could include shared parking during off-peak hours or more recent studies showing different parking demands. If parking is reduced, notice shall be recorded on applicable parcels as a deed restriction.
  - Parking stall sizes shall conform to requirements of SMC 20.49. No compact stalls are allowed.
  - All other parking requirements shall conform to requirements of SMC 20.49 (including accessible parking).
  
- **Setbacks**

- Sides	10 feet
- Rear, Abutting Residential (shall be fully landscaped)	25 feet
- Rear, Not abutting Residential (shall be fully landscaped)	10 feet
- Front, Abutting Residential, Min. Landscape Buffer <sup>9</sup>	15 feet
- Front, Not Abutting Residential, Min. Landscape Buffer <sup>10</sup>	5 feet
  
- **Projections into Required Setbacks**
  - No air conditioning units will be allowed within ten feet of any property line. Air conditioning units and gas meters shall be screened from view of all streets (Noise attenuation shall be required). No other projections will be allowed.
  - The developer shall be required to provide sound attenuation for all air conditioning units, and any other noise-generating equipment in this development, in order to mitigate the impact of noise on the adjacent, single family residential developments.
  
- **Building Separation** 20 feet min.
  
- **Building Height**

- Abutting Single Family Residential	1 story max (20 feet max height)
- Not Abutting Residential	2 story max (35 feet max height)
  
- **Landscape Area** 35%+/-<sup>11</sup>

<sup>9</sup> These areas shall be fully landscaped except for access location and walkways.

<sup>10</sup> These areas shall be fully landscaped except for access location and walkways.

<sup>11</sup> To be determined by the administrator.

- Plants listed in Appendix A4 - Enhanced High Desert shall be used adjacent to streets and in parking lots; plants listed in Appendix A5 - Desert Garden Oasis shall be used around building perimeters, unless otherwise noted. See FIGURES 7, PG 3-32 AND FIGURE 8, PG 3-33.
- Landscape Requirements
  - The setback areas abutting the residential properties to the south and west shall be fully landscaped except for walkways and drive aisles.
  - A minimum of 10 feet of landscaping shall be provided on all side lot lines, excepting there from, access aisles and walkways.
  - A landscape and irrigation plan prepared by a licensed landscape architect shall be submitted to City staff for review and approval prior to issuance of a building permit for Area 2.
  - If a bond is required for installation of landscaping and irrigation, bonding requirements (Section 20.32.110, Bonding Requirements, Sparks Municipal Code) shall be followed.
  - One tree shall be provided per 300 sq. ft. of required landscape area.
  - Minimum tree size<sup>12</sup>
    - Deciduous 75% 2" caliper; 25% 3" caliper
    - Evergreen 75% 6' min height, 25% 8' min height
- Shrubs shall be provided at a ratio of five (5) shrubs per every one (1) tree with 60% of shrubs in five-gallon containers.
- All other landscape requirements shall be in accordance with SMC 20.32. Any landscaping and irrigation requirements in this development which are not specifically addressed in the final design handbook shall comply with the requirements of Chapter 20.32 of the Sparks Municipal Code.
- Security landscaping shall be provided throughout the project near walls and windows.
- Lighting
  - Light standards shall be limited to twenty (20) feet in height, including base.
  - Lighting shall be shielded as needed to prevent glare onto adjoining residential parcels.
  - Metal Halide lighting is required for exterior and building lighting.
  - No light standards shall be placed within fifty (50) feet of residential properties.
  - Lighting shall be decorative, consistent with the architecture.
- Fencing
  - An eight foot wall will be provided along the portion of the office parcel abutting single-family residential (FIGURE 1, PAGE 3-15). The developer shall install the 8' high sound wall between Crestgate Pyramid and the adjacent single family residential developments prior to the issuance of any building permit on the site. The developer shall be required to provide man-doors in the sound wall between this development and the Sparks Mercantile shopping center for fire access, subject to the approval of the Fire Department. The developer shall provide documentation that legal access for these doors has been obtained.
  - No other fencing is allowed except for decorative open fencing (5' maximum height) to demarcate walkways and/or landscape areas. See FIGURE 2, PG 3-16.
  - Anti-graffiti material shall be applied to all walls and fences.

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<sup>12</sup> Except for landscape buffer adjacent to single family residential – See PAGE 3-23 (Screening for Existing Residential) for standard.

## Area 3 - Personal Storage/Office

- Minimum Lot Size:
  - Office 10,000 sq. ft. min
  - Personal Storage (NE corner of Area 3 for Min. Parcel Size) 2.0 Acres
- Location
  - Area 3 lies in the northwest corner of the site and is bordered by Sparks Mercantile to the north and east, Area 4 to the north, and Area 2 to the south and west.
- Maximum Building Square Footage Allowed
  - Storage Units 70,000 sq. ft.
  - Office for Personal Storage +/- 950 sq. ft.
  - Caretaker Apartment +/- 950 sq. ft.
  - Caretaker Garage +/- 600 sq. ft.
  - Professional/Medical Offices 65,000 sq. ft.
- Minimum Building Square Footage Allowed<sup>13</sup>
  - Office (Located at south end area 3 adjacent to Roberta Lane) 4,240 sq. ft.
- Allowed Uses
  - Personal Storage Units for rental to individuals and businesses for storage only of personal goods and belongings in accordance with state and local laws and ordinances and to include recreational vehicles stored wholly inside a storage unit
  - Professional, Business, Financial, Civic, Public Utility Offices
  - Personal Services
  - Medical Offices and Medical Clinics
  - Adult Day Care
  - Renting of trucks, boxes, and other items necessary for Personal Storage customers to haul their belongings to and from the personal storage facility and operated out of the personal storage office in Area 3. No more than two rental trucks may be parked in the Personal Storage parking lot at any time.
  - Accessory uses customarily associated with the above uses and operated out of the Personal Storage Office.
  - All new construction shall require a site plan review
- Standards – Personal Storage
  - Hours of operation for the Personal Storage Office to be open the public shall be limited to the following hours:
    - from 7:00 am to 7:00 pm Monday through Saturday
    - from 7:00 am to 6:00 pm on Sundays
  - The Personal Storage facility shall be professionally managed by an on-site manager. The manager shall reside in the caretaker unit above the office for the personal storage units.
  - All goods and belongings shall be stored inside a storage unit. No outside storage is allowed within Area.
  - Storage and RV units cannot be inhabited or used for business purposes.

<sup>13</sup> When Market Conditions Warrant



- No maintenance or washing of vehicles or equipment is allowed on site (excludes installation or removal of protective covers, removal/replacement of flat tires, and readying vehicles for travel).
- No dump stations are allowed for waste/sewage.
- **Parking**
  - An irrevocable reciprocal parking and access easement shall be recorded on the entire 12.17 acre parcel with the recordation of the first final map.
  - Upon application for either a building permit or business license, the applicant shall provide to the City a cumulative calculation of parking required for all uses provided to ensure that an adequate number of parking stalls are available. A permit or license will not be issued until parking requirements are satisfied.
  - **Office** – 1 Stall per 250 sq. ft. GFA (Gross floor area)
  - **Medical Office** – 1 Stall per 175 sq. ft. GFA.
  - **Personal Storage** - 0.16 Stalls per 1,000 sq. ft. GFA .
  - **Other uses** – for other uses allowed above, parking shall be provided in accordance with SMC 20.49. For uses not contained within SMC 20.49, the applicant shall supply sufficient documentation on three similar projects to allow the administrator to adequately determine alternative parking requirements.
  - Parking stall sizes shall conform to requirements of SMC 20.49. No compact stalls are allowed.
  - All other parking requirements shall conform to requirements of SMC 20.49. (including accessible parking)
  - A maximum of two rental vehicles may be parked in the Personal Storage lot at any time.
- **Setbacks – Offices**
  - Sides of Buildings 10 Feet
  - Rear of Buildings 10 Feet
  - Front of Buildings 10 Feet
- **Setbacks – Personal Storage Units**
  - North Side Adjacent to Sparks Mercantile 0 Feet
  - North side Adjacent to Area IV 5 Feet
  - East 0 Feet
  - South Side 0 Feet w/ 10 Foot Min Landscape Strip on Adjoining Office Parcel
  - West Side 10 feet. Fully Landscaped.
- **Building Height – Offices**
  - Offices 2 Story, 35 Feet Maximum Height
- **Building Height – Personal Storage**
  - Caretaker Unit/Office 2 Story, 28 Feet Maximum Height
  - Caretaker Garage 1 Story, 18 Feet Maximum Height
  - Storage Units (Ridge Line) 1 Story, 24 Feet Maximum Height
- **Projections into required setbacks**
  - No air conditioning units will be allowed within ten feet of any property line. Air conditioning units and gas meters shall be screened from view of all streets. Noise shall be attenuated. No other projections will be allowed.

- The developer shall be required to provide sound attenuation for all air conditioning units, and any other noise-generating equipment in this development, in order to mitigate the impact of noise on the adjacent, single family residential developments.
- Landscaping Area (min). 15%
- Landscape Requirements:
  - Plants listed in Appendix A4 - Enhanced High Desert shall be used adjacent to streets and in parking lots; plants listed in Appendix A5 - Desert Garden Oasis shall be used around building perimeters, unless otherwise noted. See FIGURES 7, PG 3-32 AND FIGURE 8, PG 3-33.
  - A landscape and irrigation plan prepared by a licensed landscape architect shall be submitted to City staff for review and approval prior to issuance of any building permit for Area 3.
  - If a bond is required for installation of landscaping and irrigation, bonding requirements (Section 20.32.110, Bonding Requirements - Sparks Municipal code) shall be followed.
  - Minimum tree size<sup>14</sup>
    - Deciduous 75% 2" Caliper, 25% 3" Caliper
    - Evergreen 75% six foot min, 25% eight foot min
    - A mix of deciduous and evergreen trees shall be provided throughout.
  - Minimum Tree Spacing along Roberta Lane - One tree per every 20 lineal feet of Street Frontage
  - Minimum Tree Requirement - One tree for every 225 sq. ft. of landscape area.
  - Shrubs shall be provided at a ratio of six (6) shrubs per every one (1) tree with 60% of shrubs in five-gallon containers.
  - All other landscape requirements shall be in accordance with SMC 20.32. Any landscaping and irrigation requirements in this development which are not specifically addressed in the final design handbook shall comply with the requirements of Chapter 20.32 of the Sparks Municipal Code.
  - The pad for the office building to be located at the south end of Area 3 adjacent to Roberta Lane shall have temporary irrigation installed and be landscaped using the following seed mix in accordance with industry practices prior to issuance of any certificate of occupancy for a personal storage facility. Said landscaping shall be professionally maintained until such time as construction of the office building commences. In addition, the permanent streetscape landscaping located in the parkway between the back face of curb on Roberta Lane and the sidewalk shall also be installed prior to issuance of any certificate of occupancy for a personal storage facility.

SPECIES	LBS/ACRE
WHEATGRASS BLUEBUNCH SEC	5.00
WHEATGRASS STREAMBANK SO	5.00
WHEATGRASS INTERMEDIATE R	5.00
BLUEGRASS SANDBERG COMME	2.00
FESCUE SHEEP COVAR	3.00
RYEGRASS ANNUAL GULF	5.00
WILDFLOWER MIX GREAT BASIN	1.00
AREA TOTALS	26.00
<b>GRAND TOTALS</b>	

<sup>14</sup> Except for Landscape Buffer Adjacent to Single Family Residential – See PAGE 3-23 (Screening for Existing Residential) for Standard.

- Additional Landscape Requirements, Personal Storage.
  - A ten foot landscape strip shall be provided adjacent to the southernmost wall that adjoins the Area 3 office pad located along the public portion of Roberta in accordance with the Area 3 Landscape plan shown on Figure 10, page 3-35. Landscape plans for this area shall include a mix of trees and shrubs and be submitted with the first building permit for the personal storage facility. Said landscaping shall be completed prior to the issuance of a certificate of occupancy.
  - The landscape area surrounding the office/caretaker unit shall be landscaped in accordance with FIGURE 9, PAGE 3-34. Plants shall be from the Enhanced High Desert plant list found in Appendix A4.
  - The landscape area along the Private portion of Roberta Lane (from the cul-de-sac bulb heading north towards Area 4) shall be landscaped in accordance with FIGURE 10, PAGE 3-35. Plants shall be from the Enhanced High Desert plant list found in Appendix A4.
  - The landscape area within and exterior to the on-site detention basin at the end of the Public Portion of Roberta Lane shall be landscaped in accordance with FIGURE 11, PAGE 3-36. Plants shall be from the Desert Oasis Garden plant list found in Appendix A5.
  - Plans for the rockery fountain shown in FIGURE 11, PG 3-36 shall be submitted to the Washoe County District Health Department, Vector Control section for approval prior to submittal to the City of Sparks.
- Lighting
  - Light standards shall be limited to twenty (20) feet in height, including base.
  - Lighting shall be shielded as needed to prevent glare onto adjoining residential parcels.
  - Metal Halide lighting is required for exterior and building lighting.
  - No light standards shall be placed within fifty (50) feet of residential properties.
  - Lighting shall be decorative, consistent with the architecture.
- Wall and Fencing Requirements - Personal Storage
  - The existing tan color masonry wall located adjacent to Sparks Mercantile on the north and east property lines of Area 3 shall remain. The existing mature landscape area to the north and east of these walls shall remain undisturbed from the construction of the personal storage units.
  - The minimum wall height on the exterior of the personal storage units shall be eight feet (8') minimum height. The color and materials of this wall shall be consistent with the architecture depicted on FIGURE 14.3, PAGE 3-47.
  - Anti-graffiti material shall be applied to all solid walls.
  - No other fencing is allowed except for decorative open fencing (5' maximum height) to demarcate walkways and/or landscape areas. See FIGURE 2, PG 3-16.
- Other
  - Any other standards not addressed above shall comply with City of Sparks Municipal Code, SMC 20.85.
  - Prior to issuance of any building permits, a reversion to acreage or boundary line adjustment shall be approved and recorded to create the legal parcel for the office building along the public portion of Roberta Lane such that no buildings will cross over a property line.

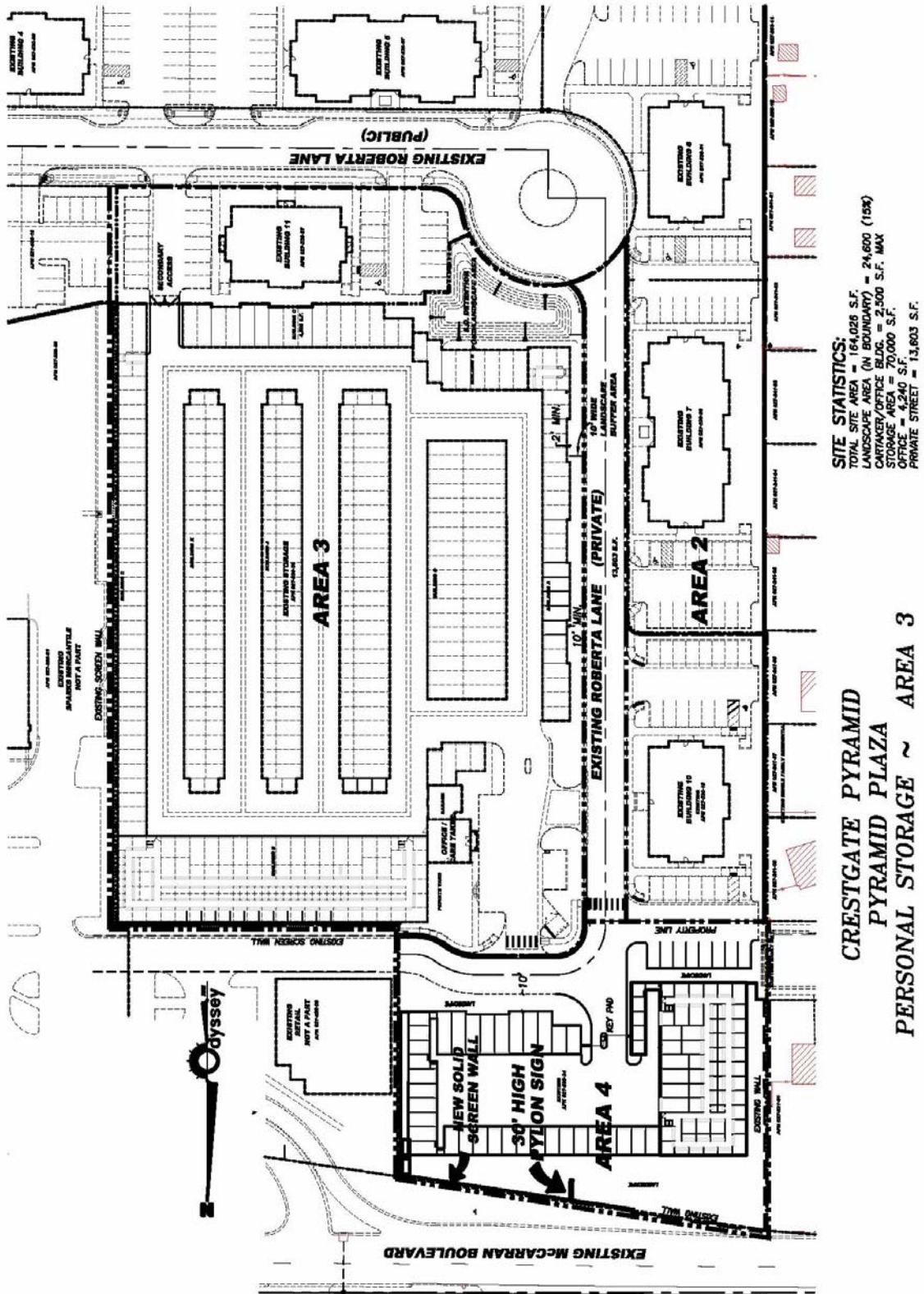


Figure 3.1 – Area 3, Personal Storage/Office

## Area 4 - *Personal Storage or RV Storage*

- Minimum Lot Size 10,000 sq. ft.
- Location Guidelines
  - The Personal Storage pad (+/- 1.09 acres) is located at the northwest corner of the site (Area 4).
- Allowed Uses
  - Personal Storage Units for rental to individuals and businesses for storage only of personal goods and belongings in accordance with state and local laws and ordinances and to include recreational vehicles stored wholly inside a storage unit.
  - RV Storage ( See Personal Storage Standards below)
  - Professional, Business, Financial, Civic, Public Utility Offices
  - Personal Services
  - Medical Offices and Medical Clinics
  - Adult Day Care
  - Renting of trucks, boxes, and other items necessary for Personal Storage customers to haul their belongings to and from the personal storage facility and operated out of the personal storage office in Area 3.
  - Accessory uses customarily associated with the above uses and operated out of the Personal Storage office in Area 3.
  - All new construction shall require a site plan review
- Standards – Personal Storage
  - Hours of operation for the Personal Storage Office to be open the public shall be limited to the following hours:
    - From 7:00 am to 7:00 pm Monday through Saturday
    - From 7:00 am to 6:00 pm on Sundays.
  - RV Storage may only be located on Area 4 if 1) a Personal Storage facility exists and is operational in Area 3 in accordance with the standards in the PD Handbook and 2) landscaping and screening is provided that is in substantial conformance with Figures 12 (Area 4 Landscape Plan) and Figure 14.5 (Area 4 Exterior Wall Elevations) .
  - The on-site manager of the Personal Storage facility in Area 3 will also manage the Personal Storage or RV storage facility in Area 4.
  - Only legal and licensed boats, campers, trailers, and recreational vehicles may be stored.
  - No maintenance or washing of vehicles or equipment may be done on site (excludes installation or removal of protective covers, removal/replacement of flat tires, and readying vehicles for travel).
  - No dump stations are allowed for waste/sewage.
  - It shall be illegal to reside in a stored vehicle or personal storage unit.
  - Manager and staff will assist RV owners to safely park and remove their vehicles from the storage facility when requested.
  - Video surveillance to be installed prior to issuance of a certificate of occupancy.
- Parking
  - An irrevocable reciprocal parking and access easement shall be recorded on the entire 12.17 acre site with the recordation of the first final map.
  - Upon application for either a building permit or business license, the applicant shall provide to the City a cumulative calculation of parking required for all uses to ensure that an

adequate number of parking stalls are available. A permit or license will not be issued until parking requirements are satisfied.

- **Personal Storage/RV Storage** – parking provided at personal storage facility in Area 3.
- **Office** – 1 Stall per 250 sq. ft. GFA (Gross floor area).
- **Medical Office** – 1 Stall per 175 sq. ft. GFA.
- **Other uses** – for other uses allowed above, parking shall be provided in accordance with SMC 20.49. For uses not contained within SMC 20.49, the applicant shall supply sufficient documentation on three similar projects to allow the administrator to adequately determine alternative parking requirements.
- Parking stall sizes shall conform to requirements of SMC 20.49. No compact stalls are allowed.
- All other parking requirements shall conform to requirements of SMC 20.49 (including accessible parking).

A maximum of two rental vehicles may be parked in the Personal Storage lot at any time.

■ **Building Setbacks**

- McCarran Boulevard and Pyramid Way (landscaping only) 15 feet min.
- From Adjacent Single Family Residential Properties 30 feet min.
- Roberta Lane 20 feet min.
- Front, Rear, Side Property Lines 10 feet min.
- Minimum landscape buffer along Roberta Lane and Public Streets, 5 feet min.  
(Excepting driveways and walkways)

■ **Exterior Wall Setbacks for RV Storage (FIGURE 14.5, PG 3-49).**

- McCarran Boulevard 10 ft. min. (Fully Landscaped)
- From Adjacent Single Family Residential Properties 10 ft. min. (Fully Landscaped)
- Roberta Lane 5 ft. min. (Fully Landscaped)  
(Excepting driveways and walkways)
- East Property Line 7.5 ft. min. (Fully Landscaped)

■ **Projections into Required Setbacks**

- No air conditioning units will be allowed within ten feet of any property line. Air conditioning units and gas meters shall be screened from view of all streets (Noise attenuation shall be required). No other projections will be allowed.
- The develop shall be required to provide sound attenuation for all air conditioning units, and any other noise-generating equipment in this development, in order to mitigate the impact of noise on the adjacent, single family residential developments.

■ **Height Limitation**

- RV Storage, Exterior Wall (FIGURE 14.5, PAGE 3-49) 8 Feet
- Offices: 2 Story, 35 feet maximum height

■ **Landscaping Area:**

- Plants listed in Appendix A4 - Enhanced High Desert shall be used adjacent to streets and in parking lots; plants listed in Appendix A5 - Desert Garden Oasis shall be used around building perimeters, unless otherwise noted. See FIGURES 7, PG 3-32 AND FIGURE 8, PG 3-33.
- Minimum landscape buffer adjacent to single family residential
  - Personal Storage 10 feet min.
  - RV Storage 10 feet min
  - Office 15 feet min

- 
- A minimum of 10 feet of landscaping shall be provided on all side lot lines for lots abutting residential property, excepting there from access aisles and walkways.
  - A landscape and irrigation plan prepared by a licensed landscape architect shall be submitted to City staff for review and approval prior to issuance of a building permit on Areas 1 or 4.
  - If a bond is required for installation of landscaping and irrigation, bonding requirements (Section 20.32.110, Bonding Requirements - Sparks Municipal code) shall be followed.
  - Minimum tree size<sup>15</sup>
    - Deciduous 75% 2" Caliper, 25% 3" Caliper
    - Evergreen 75% six foot min, 25% eight foot min
    - A mix of deciduous and evergreen trees shall be provided throughout.
  - Minimum Tree Spacing along Roberta Lane - One tree per every 20 lineal feet of Street Frontage
  - Minimum Tree Requirement - One tree for every 225 sq. ft. of landscape area.
  - Shrubs shall be provided at a ratio of five (5) shrubs per every one (1) tree with 60% of shrubs in five-gallon containers.
  - No landscape planter areas are required interior to the walls of the RV storage facility where the RV parking spaces are located.
  - All other landscape requirements shall be in accordance with SMC 20.32. Any landscaping and irrigation requirements in this development which are not specifically addressed in the final design handbook shall comply with the requirements of Chapter 20.32 of the Sparks Municipal Code.
- Lighting
    - Light standards shall be limited to twenty (20) feet in height, including base.
    - Lighting shall be shielded as needed to prevent glare onto adjoining residential parcels.
    - Metal Halide lighting is required for exterior and building lighting.
    - No light standards shall be placed within fifty (50) feet of residential properties.
    - Lighting shall be decorative, consistent with the architecture.
  - Walls and Fencing Requirements
    - The developer shall install an 8 foot high solid wall between Crestgate Pyramid and the adjacent single family residential developments prior to the issuance of any building permit for this site (See FIGURE 1, PG 3-15).
    - If RV Storage is constructed, the entire RV Storage facility shall be enclosed by an eight-foot high solid wall (FIGURE 14.5, PAGE 3-49).
    - The minimum wall height on the exterior of the personal storage units shall be eight feet (8') minimum height. The color and materials of this wall shall be consistent with and in substantial conformance with the architecture depicted on FIGURE 14.3, PAGE 3-47.
    - Anti-graffiti material shall be applied to all solid walls.
    - No other fencing is allowed except for decorative open fencing (5' maximum height) to demarcate walkways and/or landscape areas. See FIGURE 2, PG 3-16.
    - Anti-graffiti material shall be applied to all walls/fences.
  - Other
    - Any standards not addressed above shall comply with City of Sparks Municipal Code, SMC 20.83.

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<sup>15</sup> Except for Landscape Buffer Adjacent to Single Family Residential – See PAGE 3-23 (Screening for Existing Residential) for Standard.



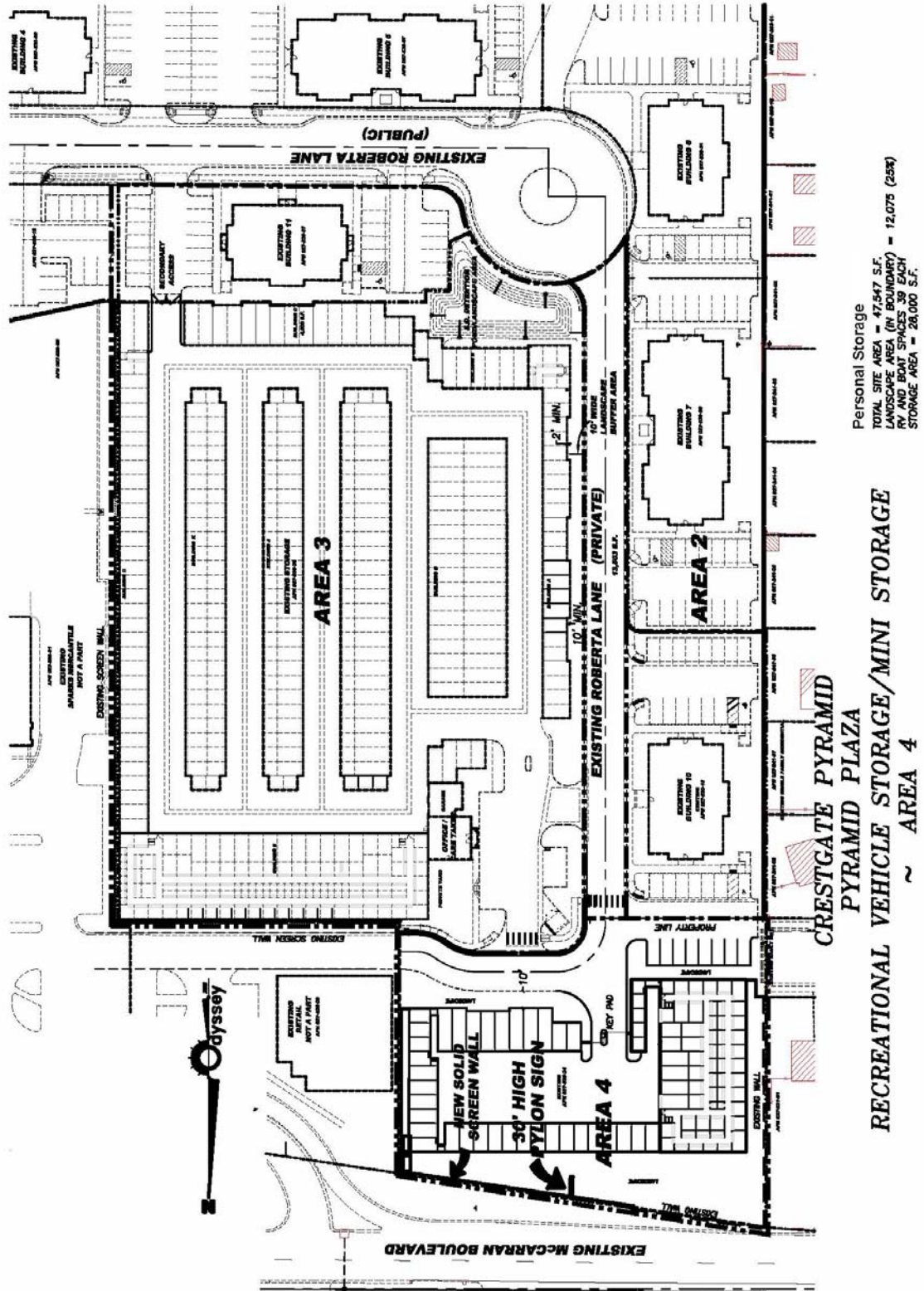
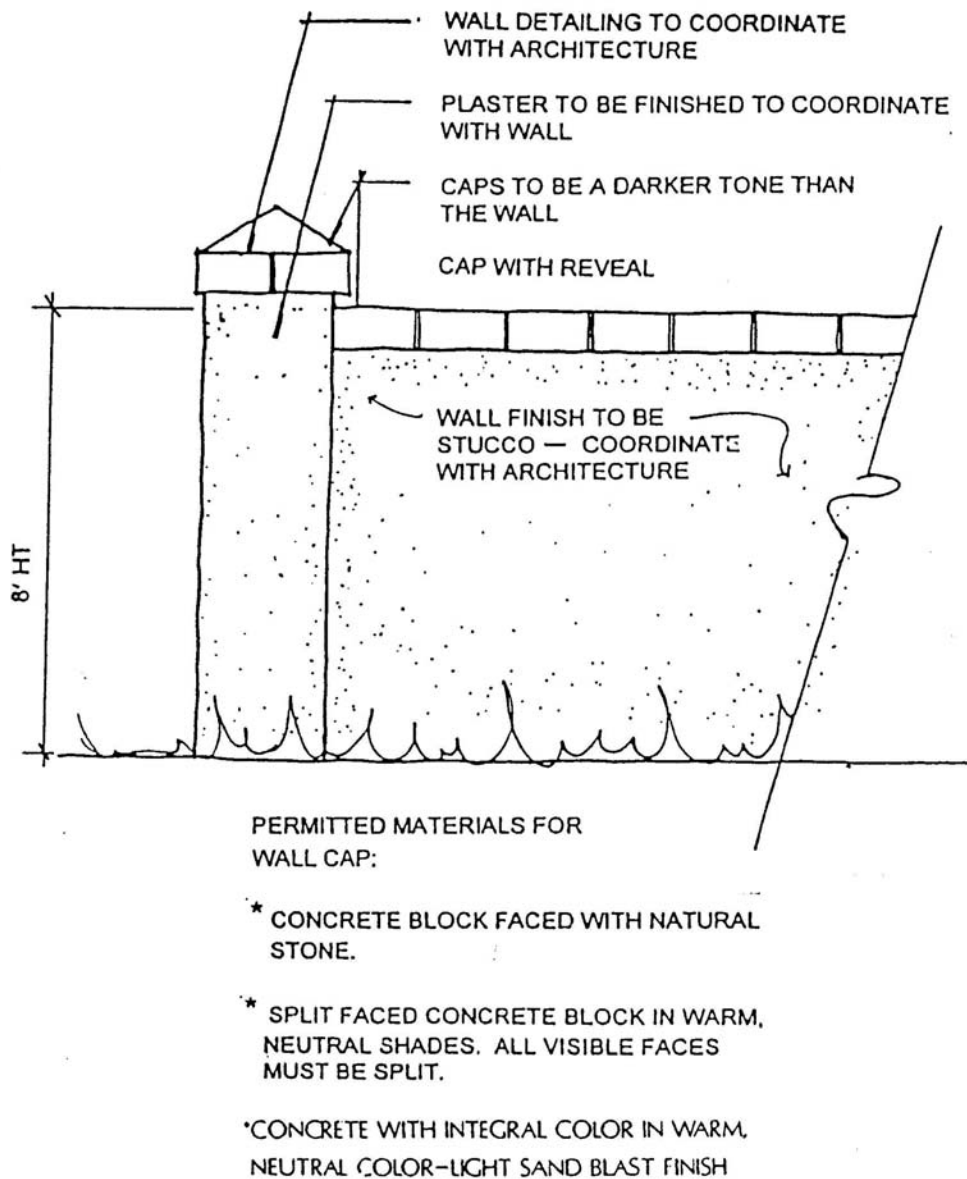


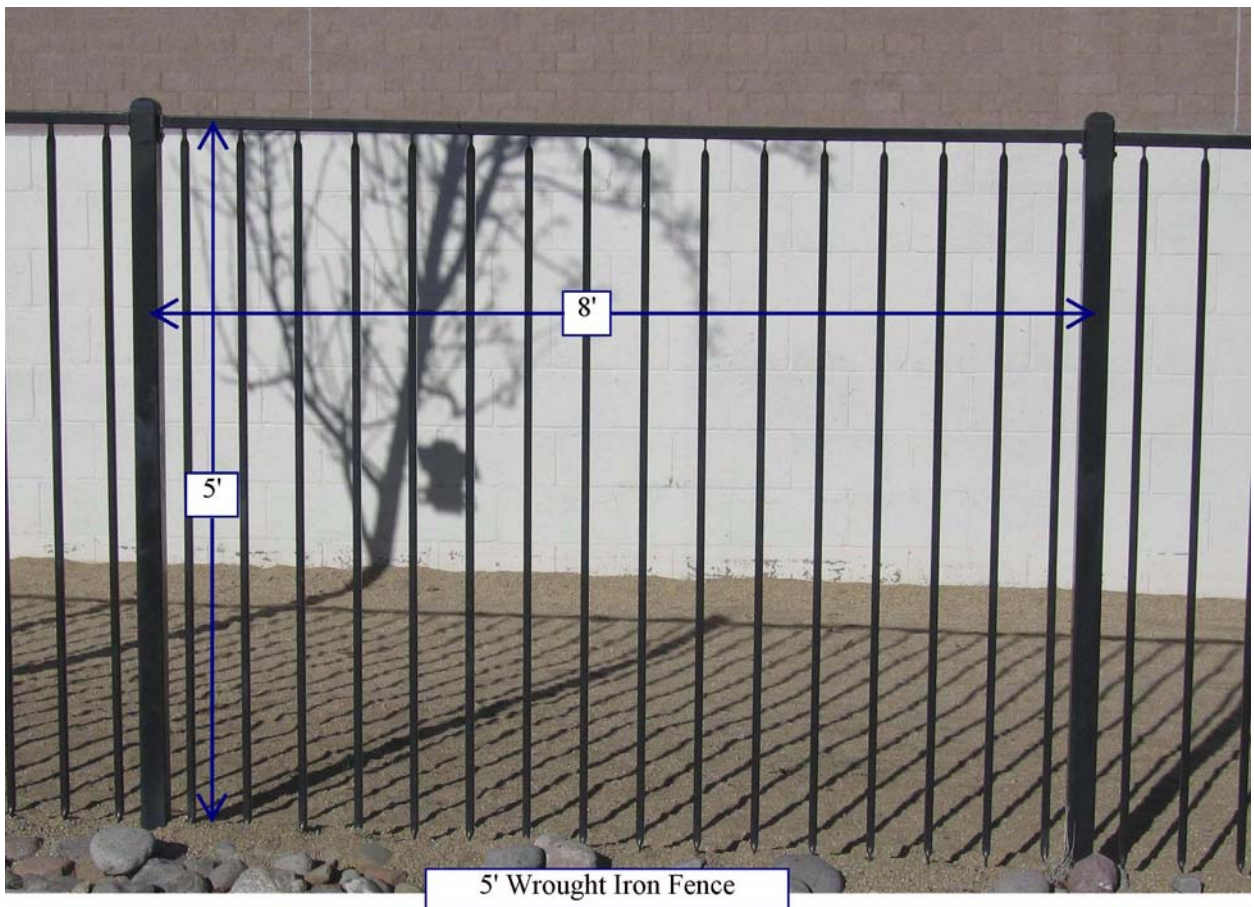
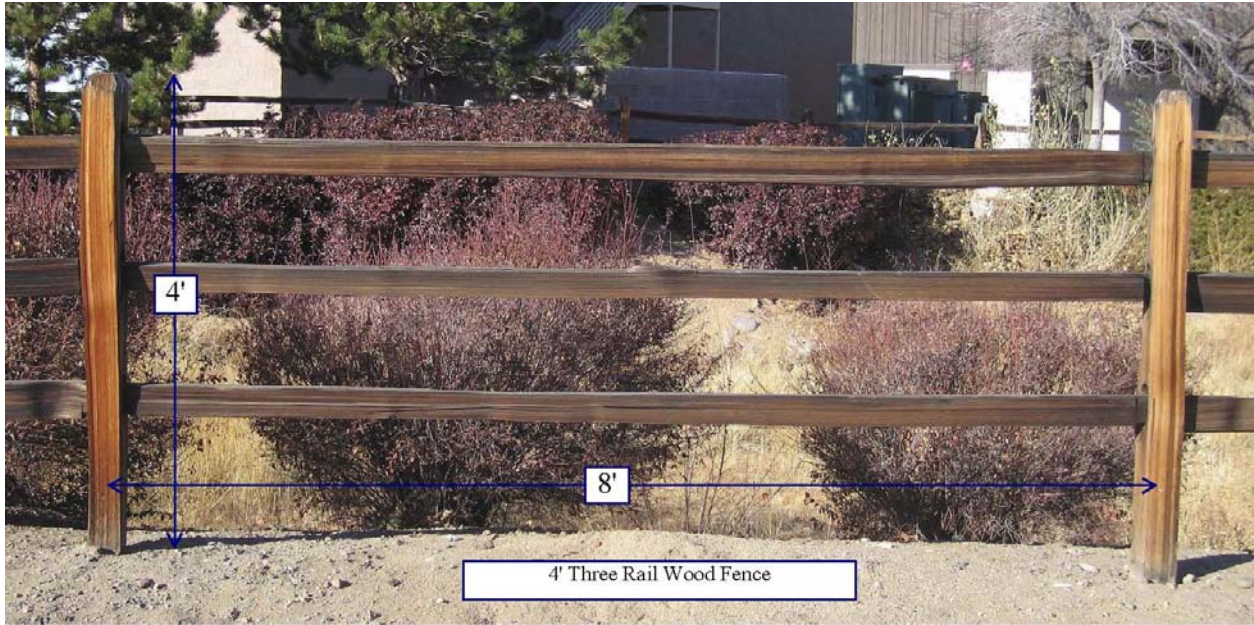
Figure 3.2 – Area 4, Personal Storage





**Solid Wall to be Used on South and West Property Lines Adjacent to Existing Single Family Homes**

**Figure 1 – Solid Wall Design**

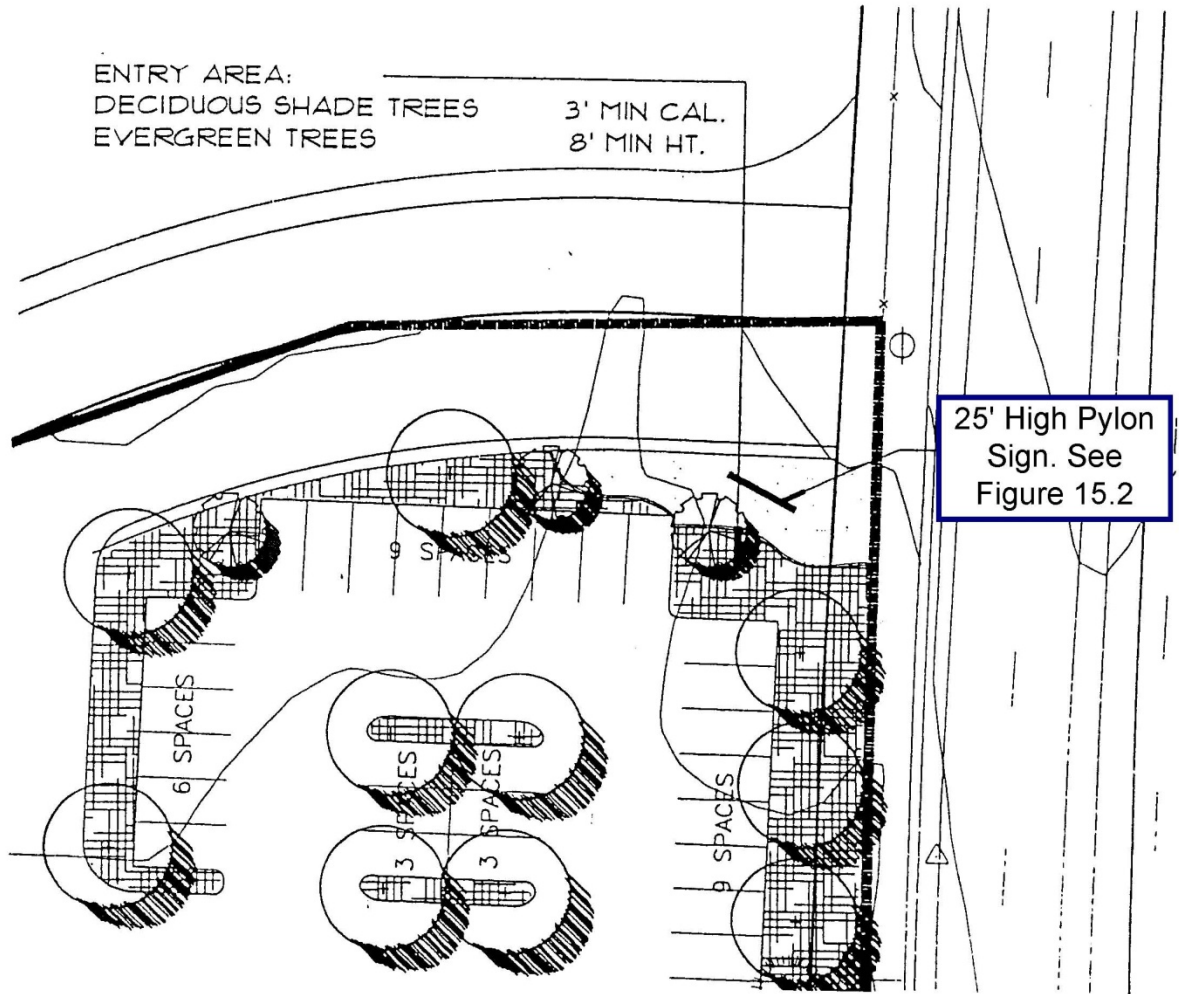


**Figure 2 – Fencing Details**

# Project Entry

## Landscape Buffering

- Landscaping and sidewalk improvements on Pyramid Way shall be installed by the developer prior to issuance of any Certificate of Occupancy for any building on the site.
- Combination of ornamental and colorful/four season accent trees will be used along with informal masses of evergreen trees of various sizes to replicate natural forest groupings.
- Plants from the Desert Garden Oasis listed in APPENDIX A-5 will be used for entry way planting.
- Landscaping will be provided within this area as follows:
  - Evergreen trees, minimum height: 8 feet
  - Deciduous trees: 50% 2" min. caliper; 50% 3" min caliper
  - Maximum tree spacing 20 feet average
  - Sidewalk/pedestrian path: 5' sidewalk
  - Shrubs shall be planted at a ratio of five (5) shrubs per every one (1) tree with 60% of the shrubs in five gallon containers.



**Figure 3 – Entry Way Planting Concept**

## **Decorative Lighting**

- Decorative lighting will be used as needed to provide security, safety, and to subtly enhance project design elements. Lighting will be provided at roadway intersections and pedestrian crossings at a minimum. Additionally, individual street lights will be placed a maximum of 180 feet apart on interior roadwork. Lights may be staggered on either side of the street. Cut off luminaries will be used to avoid glare to adjacent homes.
- Decorative light standards shall be a maximum twenty feet (20') in height including base with a minimum fifty feet (50') separation from existing residential property lines.
- Street lights shall be installed per City of Sparks and NV Energy requirements.

## **Citifare Bus Stop**

- The developer shall construct a bus stop to City and RTC standards on the west side of Pyramid Way adjacent to this development, if there is no bus stop at Sparks Mercantile, which shall be constructed prior to issuance of any Certificate of Occupancy for any building on the site.

## **Street Standards**

- The roadways in Crestgate Pyramid will be designed to meet the specific needs of the project. Roberta Lane will be offered for dedication as a public street from Pyramid Way to the cul-de-sac at Holman Way. The developer shall dedicate and improve Roberta Lane to the end of the cul-de-sac bulb and shall provide private accesses to the parcels north of the roadway, to the approval of the Public Works Director. Roberta Lane will be constructed to a forty-two foot (42') street width with parking turn outs where appropriate and a fifty-five foot (55') right-of-way where parking turnouts are provided, a minimum thirty foot (30') street width shall be provided. Design and construction of Roberta Lane shall be subject to the approval of the Public Works Director.
- Interior/private roadways shall be a minimum 29' in width to provide emergency vehicle access from the cul-de-sac bulb on Roberta then north to Areas 3 and 4 and easterly into the Sparks Mercantile shopping Center.
- The Developer shall provide a pedestrian and alternative emergency access at the end of Holman Way, which shall also provide wheelchair access. A wrought iron gate with a Knox Box shall be required for the emergency access, subject to the approval of the Fire Department and the Public Works Director. A key-pad shall also be provided for maintenance staff access only.



## Vehicle and Pedestrian Access

- Vehicle circulation shall be provided from Pyramid Way to Roberta Lane (both private and public portion) and continuing to the Sparks Mercantile Shopping via the private portion of Roberta Lane along the south boundary of Area 4 (FIGURE 4, PG 3-21).
- Emergency access shall be provided from the project to Holman Way from Roberta Lane using a strobe lit iron gate with a knock box and a key pad for maintenance staff.
- Pedestrian access only shall be provided from the project to Gault Way from Roberta Lane using a 3' tall wrought iron fence (See photo below). This fence is not intended for emergency access. Said fence shall be constructed prior to issuance of any building permit for Area 3 or 4.
- The developer shall provide pedestrian access between the project and both Holman Way and Gault Way as required and approved by the administrator. Pedestrian access shall be provided to Roberta Lane (both private and public portion) and to the Sparks Mercantile Shopping via the private portion of Roberta Lane along the south boundary of Area 4 (FIGURE 4, PG 3-21).

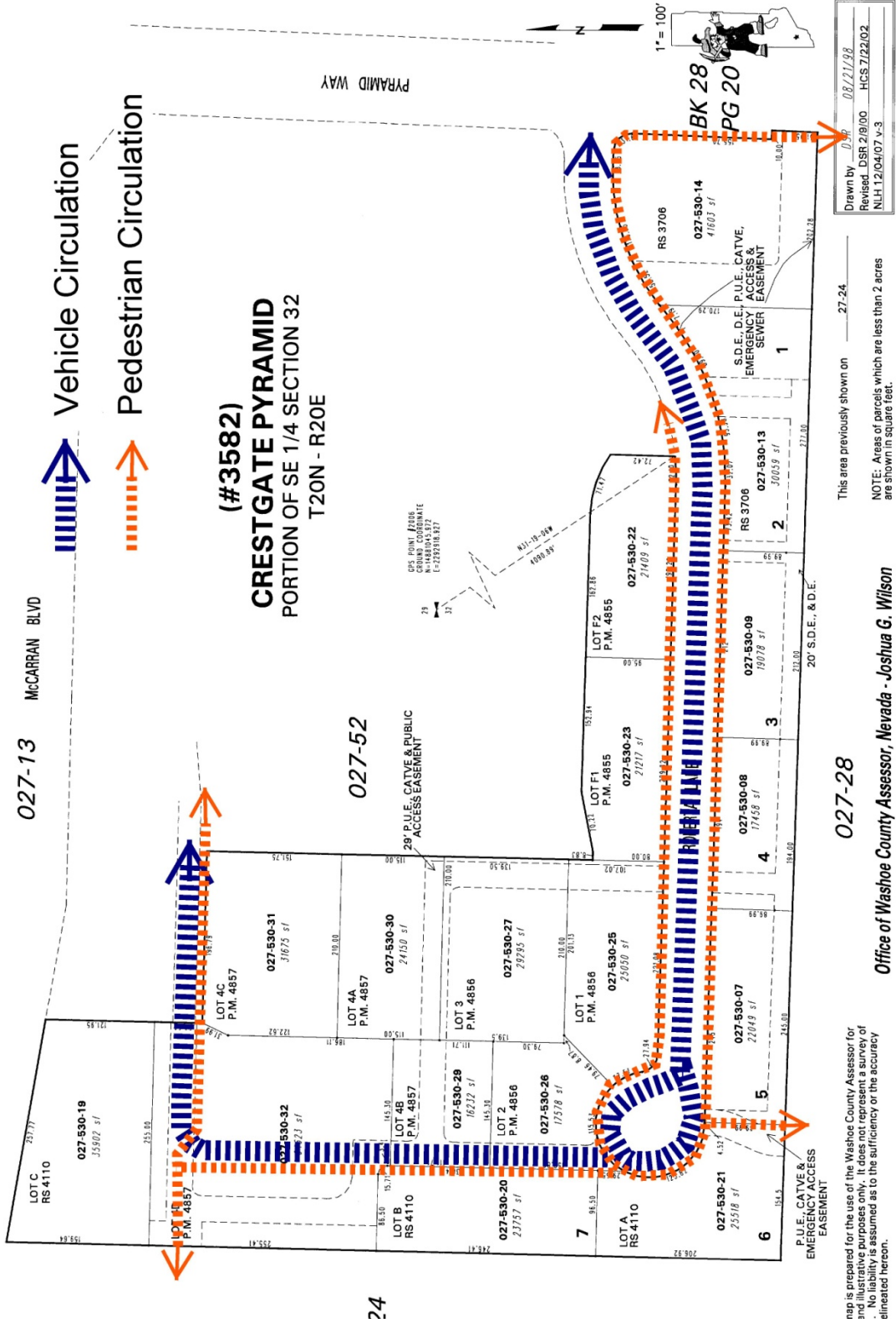
## Vehicular and Pedestrian Circulation and Access Locations

- See Vehicle and Pedestrian Circulation Map, FIGURE 4, PAGE 3-21.



**Existing Fence/Emergency Access/Pedestrian Access at Holman Way**

027-53



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Figure 4 - Vehicle and Pedestrian Circulation

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## Streetscape Standards

Streetscaping will provide a sense of community and organization throughout Crestgate Pyramid. Landscaping, signs, lighting and fencing in the project will be of a unified, complementary design providing a continuous theme to the entire project. A consistent palette of plant materials will be used throughout the streetscape system. Organizing these design elements will enhance the natural environment and nurture an appropriate rural/low density atmosphere. Plants from the enhanced high desert will be used for plant species within streetscaped areas (SEE APPENDIX A4). A final landscape and irrigation plan, including specific treatments for ground cover between trees, shall be submitted to city staff for review and approval with the first building permit. From there, the approved ground cover treatment shall be continued throughout the remainder of the development. Landscape standards, not specified below, shall be in accordance with City Code 20.32.

### Landscaping

- Landscape planting plans for each building permit shall be designed by a Landscape Architect and approved by City staff prior to issuance of said permit. Improvements shall be installed by the developer prior to issuance of a Certificate of Occupancy.
- Combinations of ornamental trees will be used along with informal masses of evergreen trees of various sizes to replicate natural forest groupings.
- Ornamental and colorful/four season accents of trees, shrubs, and ground cover will be used at key areas such as at intersections and turnarounds. Rock mulch is not allowed.
- Minimum tree sizes shall be: 75% 6' evergreen; 25% 8' evergreen and 75% 2" minimum caliper, 25% 3" minimum caliper deciduous, except for project entry (please refer to section on project entry).
- Shrubs shall be provided at a ratio of 5 shrubs per every 1 tree, with 60% of shrubs in 5 gallon containers.

### Lighting

- Roberta Lane street lights will be constructed of spun concrete poles and shoebox fixtures as approved by NV Energy and in accordance with City of Sparks requirements.

### Buffering

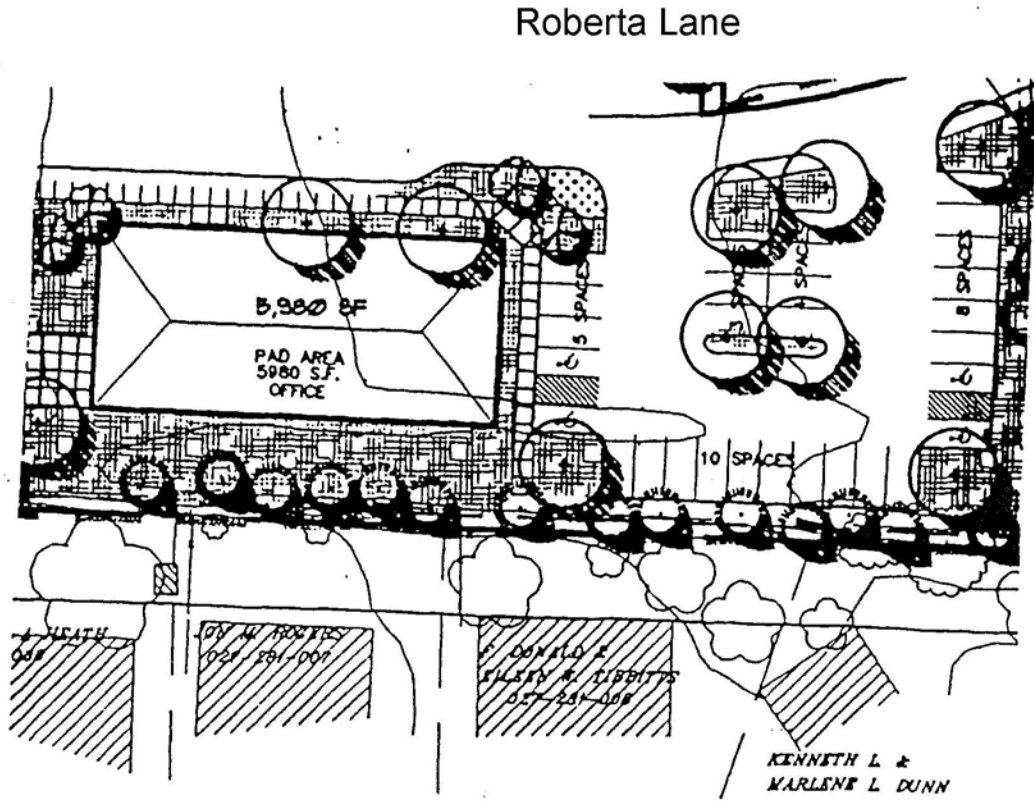
Screening and buffering will be used where necessary to provide separation between dissimilar land uses, screen unwanted views, or provide a sense of privacy. Materials used will be consistent with those found throughout the project. The specific improvements listed below shall be installed by the developer with the respective building permit, prior to issuance of Certificate of Occupancy.



## Screening for Existing Residential

- An eight foot masonry sound wall will buffer existing single family homes from the Crestgate Pyramid project. A mix of eight foot (8') minimum height evergreens and 2" and 3" caliper deciduous trees will be planted in a fifteen foot wide strip within yards adjacent to residential uses. A minimum 50% evergreen trees shall be provided. (FIGURE 5, PG 3-24).

Evergreen trees, minimum height:	8 feet
Evergreen trees, maximum spacing	40 foot maximum (average)
Maximum spacing adjacent to structures	20 feet
Deciduous trees, Minimum Caliper	50% 2" min caliper, 50% 3" min caliper
Deciduous trees, Maximum spacing	40 foot maximum (average)



**Figure 5 - Buffering Concepts**

## Signage

The goal of the signage section is to provide uniform signage throughout the project that complements and is compatible with the building architecture and colors, is easily readable, and aids motorists in finding their intended destination.

### Pylon and Directional Signage

- A thirty foot high by fourteen foot six inch wide (30' X 14.5') freestanding pylon sign is allowed in the northeast corner of Area 4 along McCarran Boulevard for center identification and tenant signage for Crestgate Pyramid (FIGURE 15.1, PAGE 3-50).
  - Maximum actual sign area for center and tenant identification, excluding architectural embellishments, shall be limited to 300 sq. ft.
  - The pylon sign shall have a maximum six (6) tenant panels. Up to two tenants may be identified within each tenant panel through the use of corporate logos/signage upon staff approval.
  - The pylon sign shall be internally illuminated only in accordance with Sparks Municipal Code and FIGURE 15.1, NOTE 6.
- A twenty-five foot high by fourteen foot wide (25' X 14') freestanding pylon sign is allowed in the northeast corner of Area 1 along Pyramid Way (outside the sight distance triangle area, see FIGURE 3, PAGE 3-18) for center identification and tenant signage for Crestgate Pyramid (FIGURE 15.2, PAGE 3-51).
  - Maximum actual sign area for center and tenant identification, excluding architectural embellishments, shall be limited to 150 sq. ft.
  - The pylon sign shall have a maximum six (6) tenant panels. Up to two tenants may be identified within each tenant panel through the use of corporate logos/signage upon staff approval.
  - The pylon sign shall be internally illuminated only in accordance with Sparks Municipal Code and FIGURE 15.2, NOTE 6.
- Letters used in free-standing signs shall be channelized letters or have the appearance of channelized letters.
- Free-standing signs shall be consistent with the colors and materials depicted in FIGURE 15.1 and FIGURE 15.2. and comply with standards contained in the final design handbook.
- All signs shall be located outside of the site visibility triangle. Each building permit shall include a site plan identifying this triangle.
- The developer will be required to submit and have approved a sign permit prior to any commencement of construction of the free-standing signs.
- Additional signage will be used as necessary for information, direction, and presenting other project features. These directional signs shall not exceed two square feet in size and shall not be illuminated unless it is demonstrated to the approval of the Administrator, that illumination is necessary for safety purposes.
- All other sign issues not addressed above shall comply with SMC 20.56

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## Area 1 - Signage

- One four foot high by six foot (4' X 6') monument sign is allowed for the Low Volume Commercial/Restaurant parcels . Uniform signage is required in accordance with the tenant identification sign treatment as depicted on FIGURE 6, PAGE 3-28. Monument signs shall be back lit only. No internal illumination is allowed.
- One wall sign per tenant is allowed for individual tenant identification. Tenant signs shall be limited to twenty sq. ft. per tenant for low volume commercial and eighty square feet for restaurants as outlined by the sign letters. Individual channelized letters shall be used. Letter height shall not exceed twelve inches. No lighting is allowed. Wall signs are allowed on the west, north, and east sides of buildings.
- A sign permit is required for each sign (tenant identification or wall).
- All other sign issues not addressed above shall comply with SMC 20.56.

## Area 2 - Signage

- One four foot high by six foot (4' X 6') tenant identification sign is allowed for each office parcel. Uniform signage is required in accordance with the tenant identification sign treatment as depicted on FIGURE 6, PAGE 3-28. Monument signs shall be back lit only. No internal illumination is allowed.
- One wall sign per office tenant is allowed for individual tenant identification. Tenant signs shall be limited to ten square feet per tenant as outlined by the sign letters. Individual channelized letters shall be used. Letter height shall not exceed ten inches. No lighting is allowed.
- A sign permit is required for each sign (tenant identification or wall).
- All other sign issues not addressed above shall comply with SMC 20.56.

## Area 3 - Signage

- **Office** One four foot high by six foot (4' X 6') tenant identification sign is allowed for each office parcel. Uniform signage is required in accordance with the tenant identification sign treatment as depicted on FIGURE 6, PAGE 3-28. Monument signs shall be back lit only. No internal illumination is allowed.
- **Office.** One wall sign per office tenant is allowed for individual office tenant identification. Tenant signs shall be limited to ten square feet per tenant as outlined by the sign letters. Individual channelized letters shall be used. Letter height shall not exceed ten inches. No lighting is allowed.
- **Office.** Two-story office buildings that abut Area 4 and the northwest corner of Sparks Mercantile are allowed one additional wall sign each on the side of the building directly adjoining McCarran Boulevard (Maximum of two buildings). These signs are limited to 25 square feet each as outlined by the sign letters (surface area of letters). Letter height shall not exceed eighteen inches. Up to two tenants may be identified on each sign. These signs shall be architecturally integrated into the design of the buildings to the satisfaction of the administrator. Individual channelized letters shall be used. No lighting is allowed.
- **Personal Storage in Area 3.** A twenty square foot sign as outlined by the sign letters is allowed on the south, east and north sides of the **caretaker unit** (2nd floor). These signs shall be architecturally integrated into the design of the buildings to the satisfaction of the administrator. Individual channelized letters shall be used. Letter height shall not exceed eighteen inches. No lighting is allowed.

- 
- **Personal Storage.** A twenty square foot sign as outlined by the sign letters is allowed on all four sides of the **storage facilities** (south, north, east and west sides). These signs shall be architecturally integrated into the design of the storage units to the satisfaction of the administrator. Individual channelized letters shall be used. Letter height shall not exceed eighteen inches. No lighting is allowed.
  - **All Uses.** All signs for this development shall comply with standards contained in the final design handbook.

## Area 4 - Signage

- One four foot high by six foot (4' X 6') tenant identification sign is allowed for a Personal Storage facility, RV Storage facility, or office building. Uniform signage is required in accordance with the tenant identification sign treatment as depicted on FIGURE 6, PAGE 3-28. Monument signs shall be back lit only. No internal illumination is allowed.
- Two wall signs per office tenant are allowed for individual tenant identification. Tenant signs shall be limited to ten square feet per tenant as outlined by the sign letters. Individual channelized letters shall be used. Letter height shall not exceed ten inches. No lighting is allowed. Wall signs are only allowed on the north (2nd story only), south, and east sides of buildings.
- **Personal Storage in Area 4.** A ten square foot directional sign as outlined by the sign letters is allowed on the south and east side of the **storage facilities** to direct customers to the personal storage offices in Area 3. These signs shall be architecturally integrated into the design of the storage units to the satisfaction of the administrator. Individual channelized letters shall be used. Letter height shall not exceed eighteen inches. No lighting is allowed.
- A sign permit is required for each sign (tenant identification or wall).
- All signs for this development shall comply with standards contained in the final design handbook.
- All other sign issues not addressed above shall comply with SMC 20.56



**Figure 6 – Tenant Identification Signage**

## Landscape Architecture

The Primary goals for landscape design include providing an overall pleasant environment for the project. The landscape plan will support the architectural theme and a sense of community. The landscape design will also provide year round interest, screening and buffering where necessary. Two objectives in support of these goals are grouping plants of like requirements and uses into zones and minimizing the amount of turf or using turf where it is functionally necessary and using drought resistant turf varieties of grass.

### Design Standards

- Plants should be selected which are especially drought resistant.
- Hardscape materials such as large boulders, brick, wood and concrete may be used as an alternative to turf where they can perform a function in the landscape. Materials selected which allow rain to penetrate the soil are favored. Non-living materials are limited to no more than 10% of landscape areas and should be coordinated with the architecture, i.e., decks, benches, walkways.
- Mulches, such as crushed stone, less than 4" diameter river rock, and bark conserve water by holding down soil temperature and reducing evaporation,. The use of mulch also deters weed growth.
- Soil improvements shall be accomplished by adding organic matter to improve the water holding capacity. A volume of organic matter equal to  $\frac{1}{4}$  of the soil volume should be used.
- Efficient irrigation systems shall be utilized in conjunction with plantings grouped according to zones. Drip irrigation bubblers and low-angled spray types of equipment are required.
- Plantings shall be used for climate modifications such as for summer shade and winter windbreaks.
- Planting techniques shall be used which trap natural and irrigation water for optimal plant utilization.
- Grouping of evergreen and deciduous trees, shrubs, and ground covers shall be used to provide year round interest and where screening is necessary.
- Security landscaping shall be provided near walls, behind buildings, and under windows.

### Landscaping Criteria

- Selected plant materials should contain a combination of fast, medium and slow growth rates. Fast growth plants adapt quickly, provide quick cover, but have a short life span and are sometimes subject to disease. Medium growth plants take over as the faster growth plants begin to die out, usually after 15-20 years. They are generally more attractive and less subject to disease. Slow growth plants remain small for a long period of time, but eventually become a dominant plant type. They are highly resistant to disease, long-lived, and are not subject to the problem of wind breakage.
- Plants which have similar growing requirements shall be grouped together. This reduces the problem of over watering and shading out plants which have adapted to one set of conditions.
- Plant forms should be kept similar in order to provide unity.



## **Irrigation Standards**

- Drip and lawn areas shall be properly zoned for exposure, i.e. north with east exposures, and south with west exposure, isolating all four exposures whenever possible.
- Provide adequate water to establish and maintain landscape plantings and promote water conservation.
- All planting areas are to have automatic irrigation systems.
- Irrigation systems shall be designed to provide complete and adequate coverage (taking into consideration wind patterns and other disruptive factors) while using water conserving methods, but shall not overspray onto parking lots and drive aisles.

## **Landscape Zones**

Landscape zones are suggested which feature a distinct character suitable for the various land use and functional requirements at Crestgate Pyramid. Plant materials for each zone should have similar water requirements.

- Plant species selected should be those that are tolerant of the environment in which they will be grown including salinity, alkalinity, soil/water characteristics, soil physical properties, drainage and proneness to flooding, water tables, and any other influential factor. Special emphasis will be given to the selection and trade off between species that are rapid growers, those that are drought tolerant, and species with pleasing aesthetic properties.

Crestgate Pyramid includes the following two landscape zones: Enhanced High Desert, and Desert Oasis Garden. Specific plant species allowed within each zone are listed in APPENDICES A4 AND A5. Landscape standards for Areas 1 - 4 specify where the required landscape zones are used.

## **Enhanced High Desert**

### **Streetscape, Parking Lots, Landscape Buffer Areas, Entryways, Yards**

- The Enhanced High Desert zone is used to accent areas such as office and neighborhood entries, seating/resting areas in landscape beds which surround high activity areas such as turf areas but where moderate activity is expected to occur.

Plantings in this zone will be those which can survive on limited irrigation. Landscaped beds in the Enhanced Desert Zone consist primarily of wood mulch ground plane with dispersed ground covers, shrubs, and possibly trees. See APPENDIX A4. Please refer to FIGURE 7, PAGE 3-32.

## **Desert Oasis Garden**

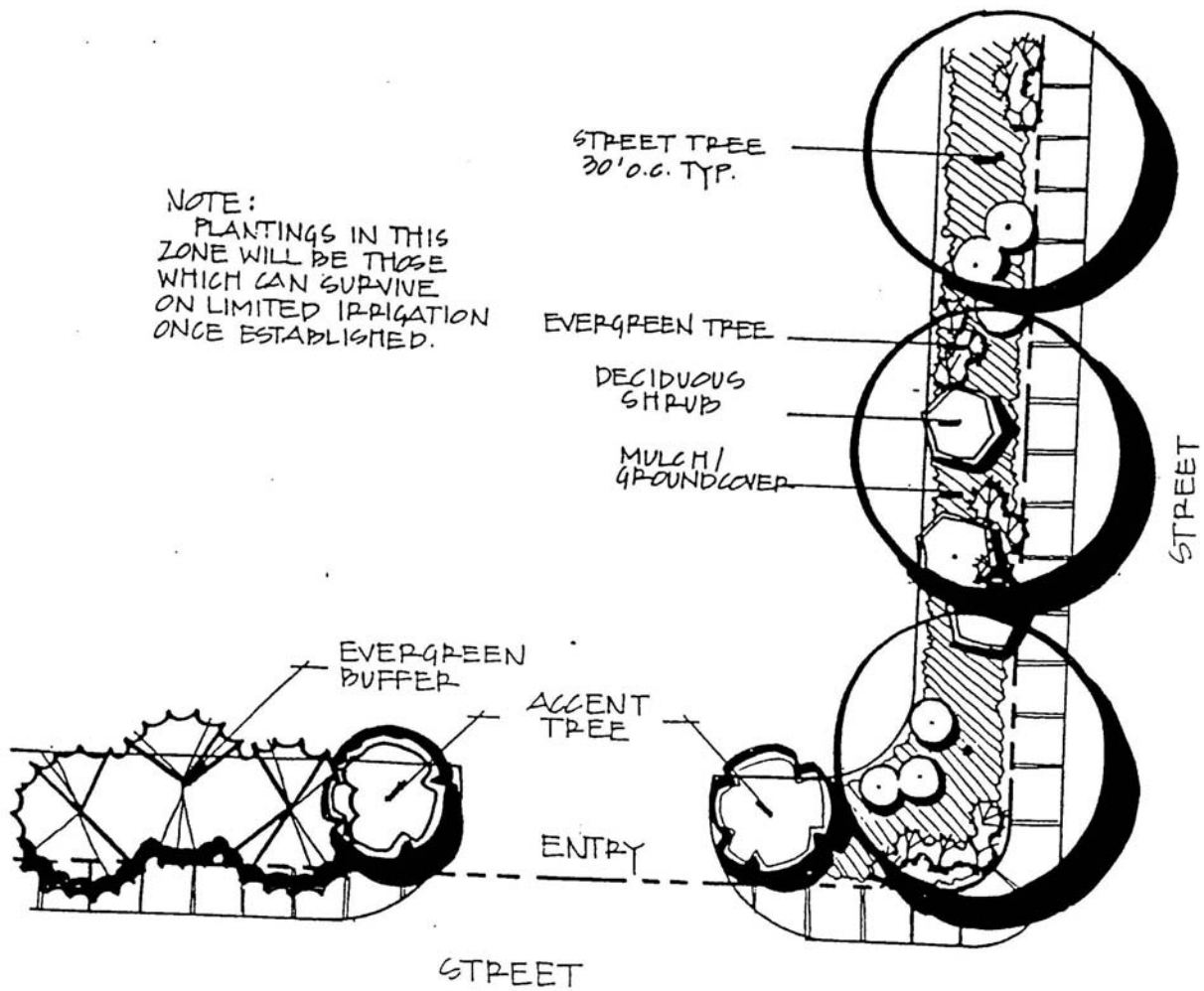
### **Individual Lot Front and Rear Yards and Focal Areas**

- The Desert Oasis Garden includes limited areas tolerant of high activity levels and are designed for a lush, colorful, and high density appearance. These areas will occur as focal points in the community such as turf in common areas and key locations as the office parcels are developed. These zones will

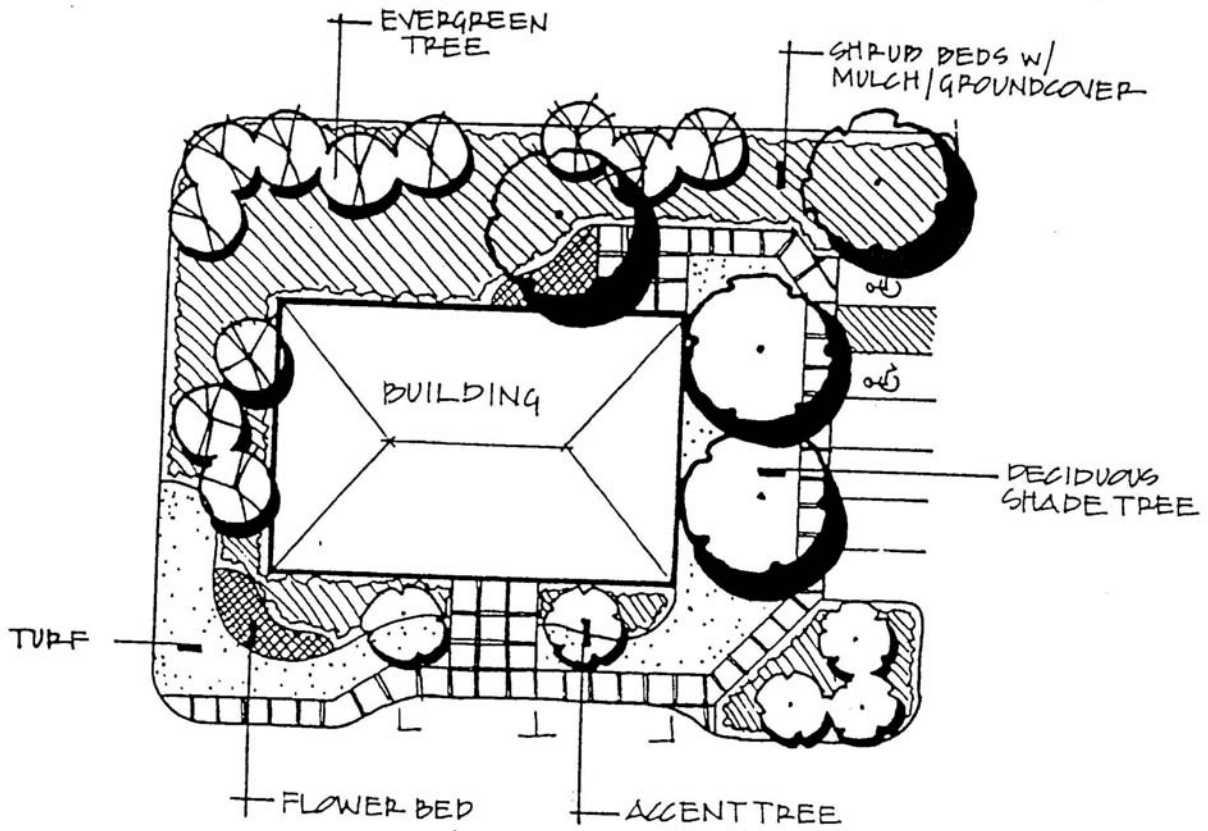


be designed to encourage residents and employees to maximize the use of such areas through proper placement, sizing and design. SEE APPENDIX A-5. Please refer to FIGURE 8, PAGE 3-33.

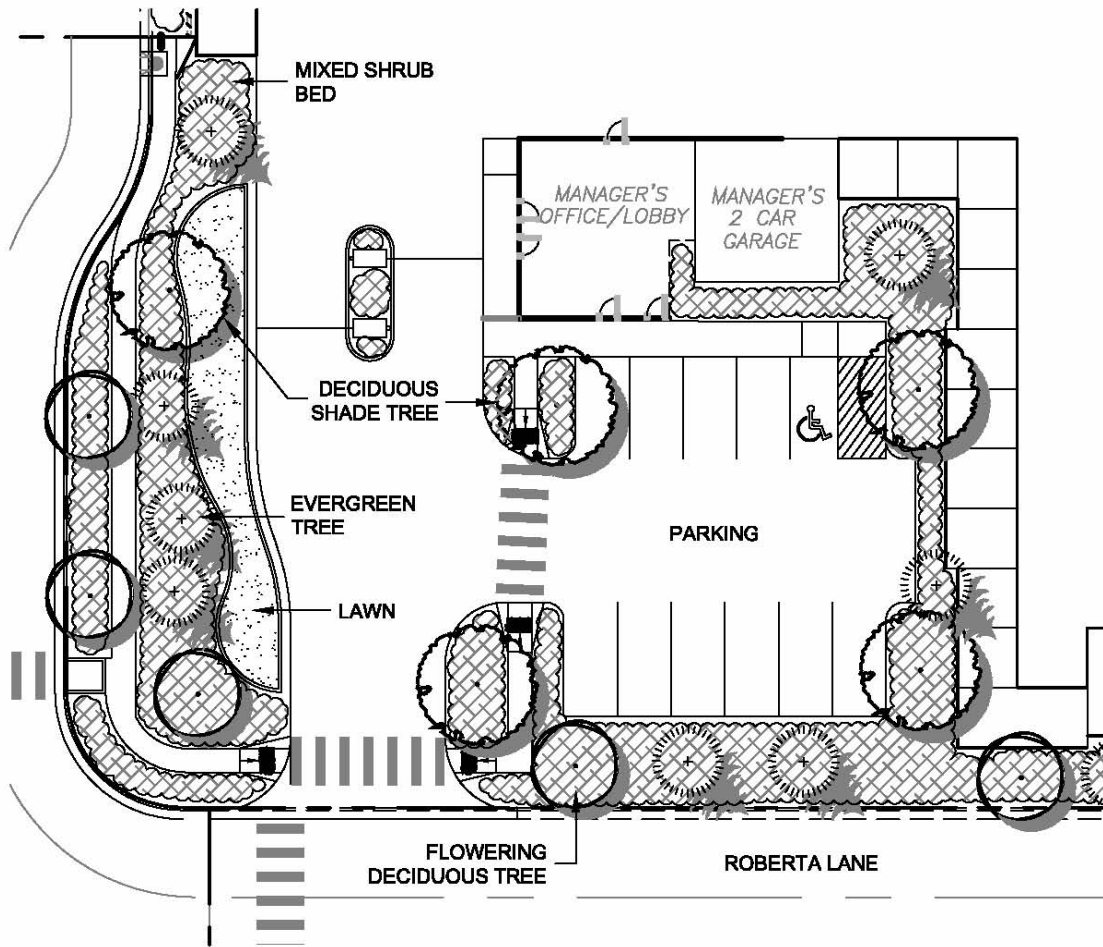
Areas on lots which are appropriate for this zone are turf areas, annual flowers beds, and other intensively landscaped areas. Areas where this zone is used can be especially effective next to structures where breezes over landscape plantings can cool structures and where plantings will suffer the least from wind and sun. Plant materials in this zone will have moderate and occasionally high irrigation requirements.



**Figure 7 - Enhanced High Desert Zone**

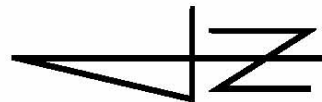
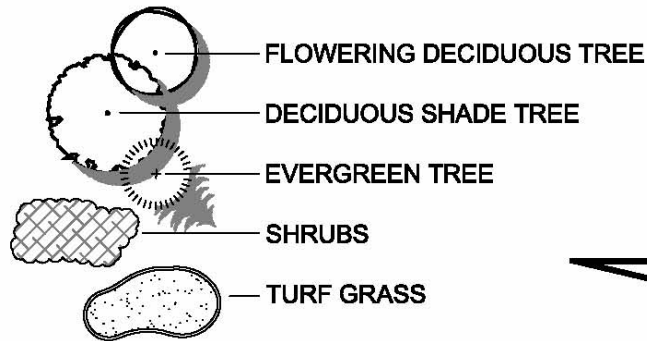


**Figure 8 - Desert Oasis Garden Zone**



Scale: 1" = 30'

**LEGEND**



**Figure 9 - Personal Storage Office Landscape**  
 (Note: See Area 3 Standards for Landscape Requirements)

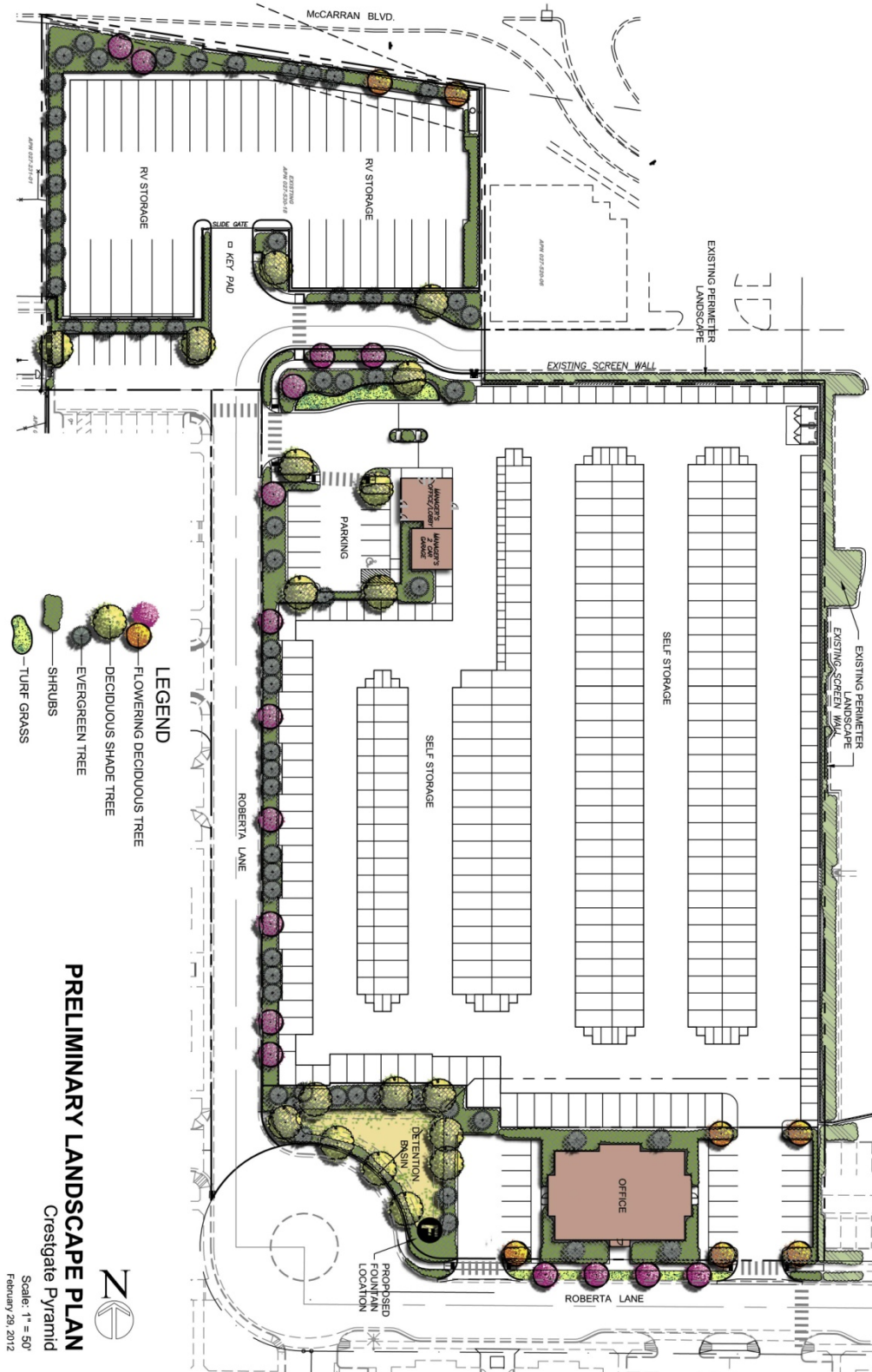
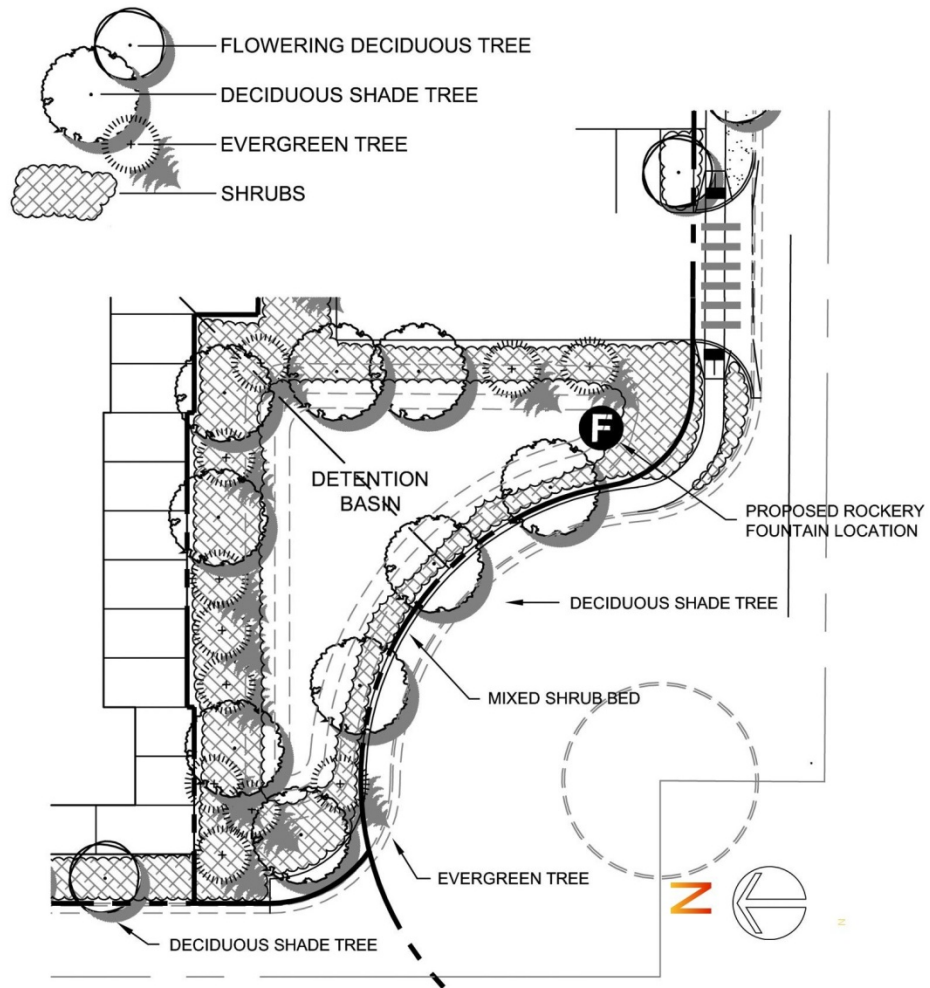
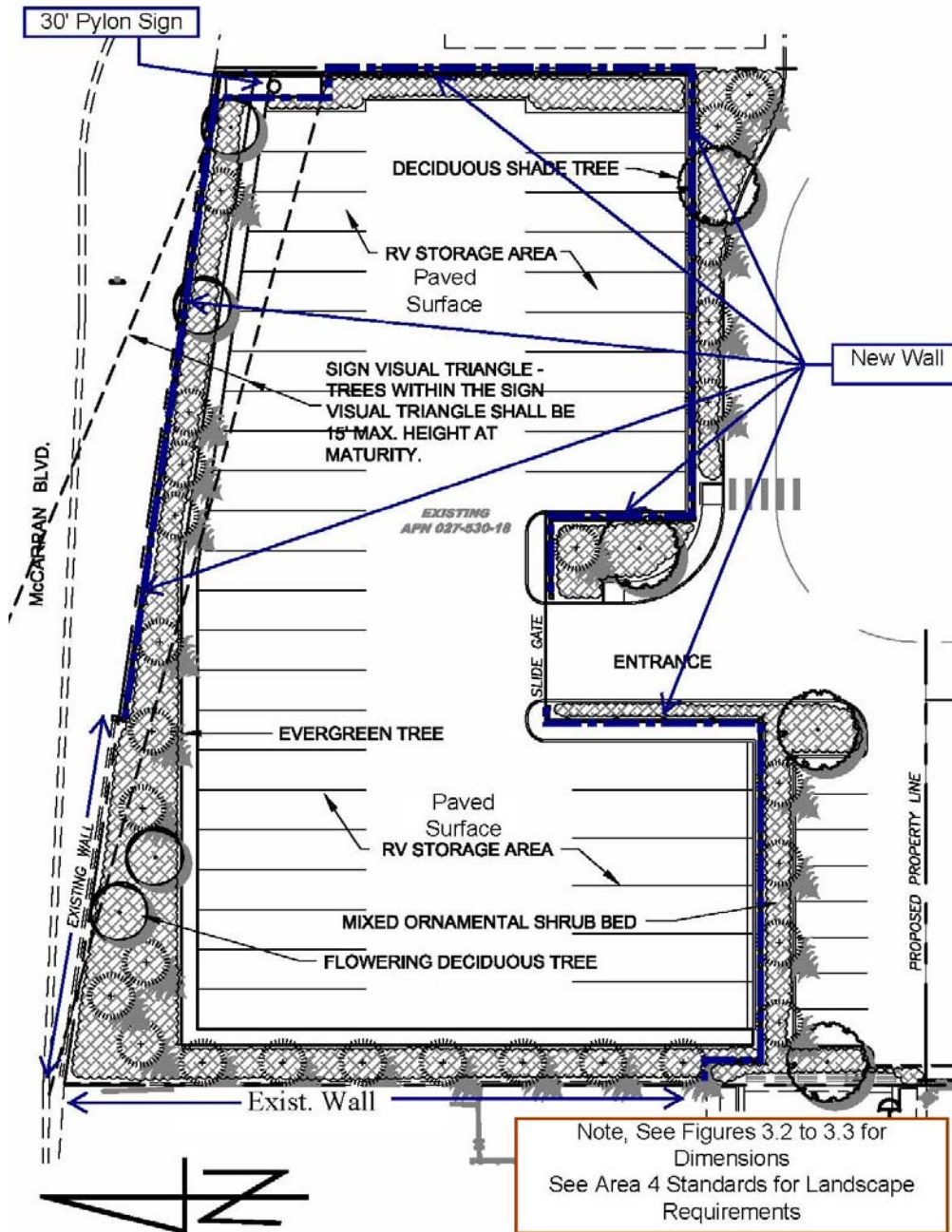


Figure 10 - Area 3 & 4 Landscape Plan, Personal & RV Storage







**Figure 11 - Personal Storage Detention Facility**  
(Note: See Area 3 Standards for Landscape Requirements)





**LEGEND**

-  FLOWERING DECIDUOUS TREE
-  DECIDUOUS SHADE TREE
-  EVERGREEN TREE
-  SHRUBS

**Figure 12 - Area 4 Landscape Plan, both Personal & RV Storage**  
 (Note: See Area 4 Standards for Landscape Requirements)



## Architecture

The goal of the architectural design at Crestgate Pyramid is to create a sense of place with uniform but distinctly varied architecture that creates a pedestrian scale. A contemporary Victorian theme is planned with pitched roofs, and a mix of wood, stucco, and accent materials that will avoid a monotonous look. See FIGURES 13.1 TO 13.3, PAGES 3-42 TO 3-44 for the office elevations (only two story buildings are depicted; one story office buildings will have a similar style); and FIGURES 14.1 TO 14 .5, PAGES 3-45 TO 3-49 for personal storage facility elevations and 3D Renderings.

### General Standards

- Site and floor plans will respond to the individual orientation, access, views, and privacy requirements of residential units to the west and south and commercial to the north and east.
- All building colors will relate to the selected architectural style. Bright colors such as pink, lavender, and purple are not allowed. Bright blues, yellows, and reds (except brick) shall only be used as accent colors.
- The following architectural features shall be used within Crestgate Pyramid:
  - Two or more distinct roof masses shall be used on each structure, excluding only interior units in the personal storage facility (which may be flat, interior units only). Simple gable end roof are not allowed. All exterior units in the personal storage facility shall meet this requirement.
  - Covered porches, recessed entry ways, or projecting steps with architectural elements such as columns, archways, or arbors shall be used on all office structures within the development, with one item selected from the following list:
    - Covered front yard porch    ■ recessed entryway    ■ arches/archways
    - Columns/pilasters    ■ arbor    ■ dormers
  - One of the items from the following list is required on all office structures. Note that no exposed aluminum colored windows are allowed.
    - Window shutters    ■ bay windows    ■ paned windows    ■ dormers
  - Structures that use stucco as the dominant siding element shall have preliminary building elevations submitted to the administrator for review and approval prior to the submittal of a building permit.
- Exterior siding – appropriate materials include: Horizontally or vertically applied wood boards or wood products, wood shingles, stucco, masonry, brick, glass, or similar materials. Vinyl siding is not allowed. A minimum of two materials are required. All exterior units in the personal storage facility shall meet this requirement.
- Roofing-appropriate materials include: Clay tile, concrete tile, slate, or simulated slate, 30 year composition shingles such as Elk Prestique or similar materials. All exterior units in the personal storage facility shall meet this requirement.

- Warm ruddy colors will be favored. A color palette shall be provided for staff approval, prior to approval of the first building permit and shall be used throughout once approved.
- The use of traditional materials such as rough hewn beams, stone, brick, wood, adobe, or stucco will be required for accent materials.
- A minimum of 15% of the front façade of each office building shall be glass.

## **Additional Personal Storage Standards**

- Exterior units of the personal storage facility shall be designed with both horizontal and vertical relief and include the materials and features as depicted on the elevations and 3D renderings shown on FIGURES 14.1 TO 14.5, PAGES 3-45 TO 3-49 and the Planned Development Handbook standards.
  - ✓ The western facing elevation and the southern facing elevation adjacent to the detention pond shall not have any continuous wall sections longer than 60 feet and shall incorporate a minimum 2' horizontal offset between wall sections.
- Colors and materials for all exterior elevations of the storage units shall match the elevations shown on FIGURES 14.1 TO 14.5, PAGES 3-45 TO 3-49 and the Planned Development Handbook standards.
- Interior building faces shall not be required to have either horizontal or vertical relief.
- Interior storage unit faces may use metal clad siding using one of the main colors used on the siding of the exterior storage units
- Interior storage units may use metal clad roofing using the same color as roof of the exterior storage units.
- Personal storage units in Area 4 shall match the architecture of the personal storage units in Area 3.

## **Design Standards**

The following items provide specific illustrations and standards regarding building materials, colors, and design elements expressive of the Crestgate Pyramid Architectural design theme. Both appropriate and inappropriate examples are given. The ideas presented are not meant to be absolutes or exhaustive.

- Exterior elements and materials should be limited in number and be compatible with one another, which being in scale with the building. Care should be taken so that materials do not detract from the buildings overall appearance or become visually complicated.
- Siding materials shall be continued down close to finished grade on any elevation visible from public areas to eliminate large areas of exposed foundation, or foundation may be covered with stone, brick, rubble or similar materials.
- Detailing of fascia and eaves can provide richness to the architectural composition.

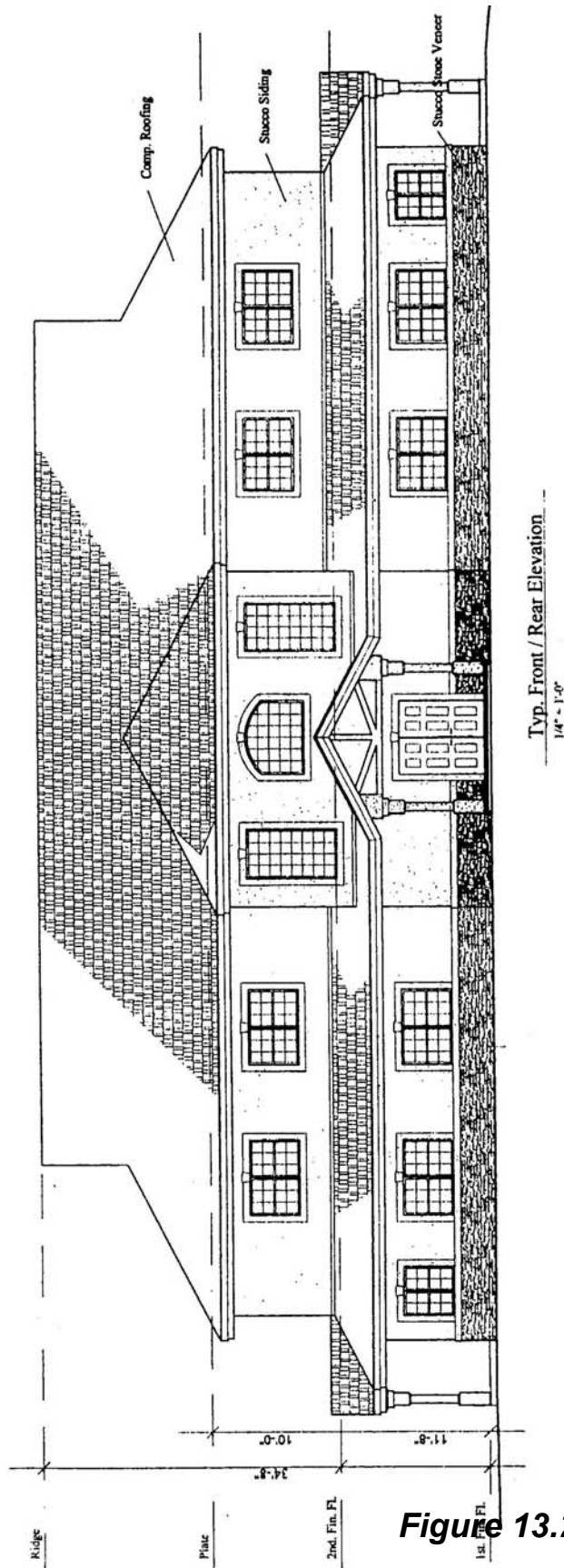
- Columns and archways can enhance the architectural theme by softening the effect of massive or monumental forms. Attention to detail should be given without appearing unnecessarily ornamental. Columns and archways should provide a feeling of depth and interest at fenestration and entries.
- Interior walls, fences, and the courtyards they create, can play an integral role in design. The colors and materials should match the finishes of the adjoining building. Patios and front yard porches should be an extension of the interior spaces.
- Roof form and building massing provide variety and texture to a projects overall appearance.
- Overhead screens, shade covers, patio roofs, and other similar structures, should be constructed of materials and colors to match or complement the main roof.

## **Roofs and Rooftop Screening/Utility Screening Standards**

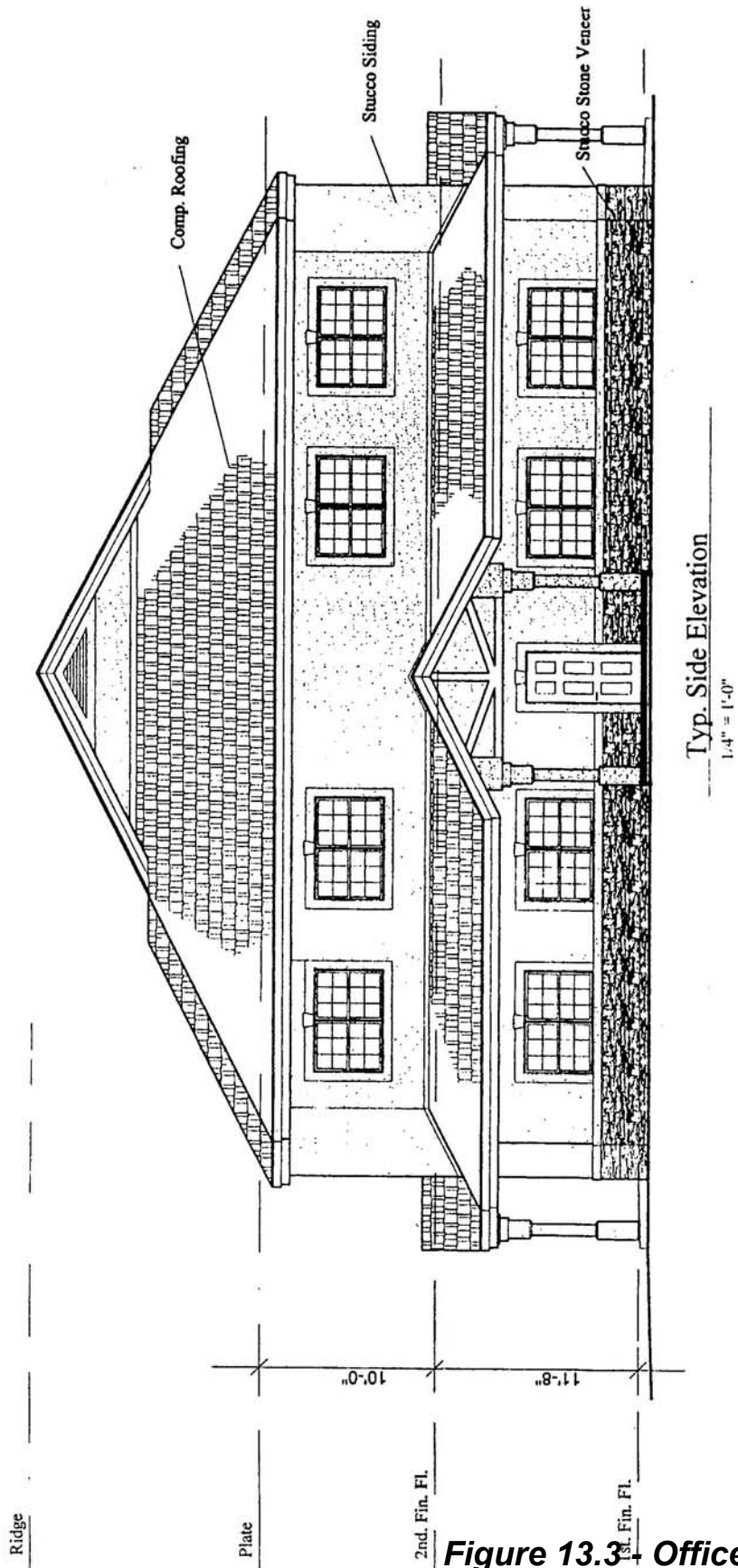
- All mechanical and electrical equipment, air conditioning units, antennas, and meters shall be integrated into the building and screened from public view with landscaping or walls that are an extension of the building.
- No appurtenances (air conditioning/heating units, satellite dishes, etc.) except solar units may be mounted upon or attached to any roof structure except for chimneys, vents, flues, and structural elements of the building. Satellite dishes shall be screened from view to the approval of the Community Development Director.
- Roof mounted solar panels and solar equipment shall match the roof in color and appearance. Panels shall be an integrated part of the roof design and mounted directly to the roof plane.
- Roof-mounted hot water storage systems shall not be visible from neighboring property or public rights-of-way.



**Figure 13.1 - Office Elevations**



**Figure 13.2 - Office Elevations**



**Figure 13.3** Office Elevations



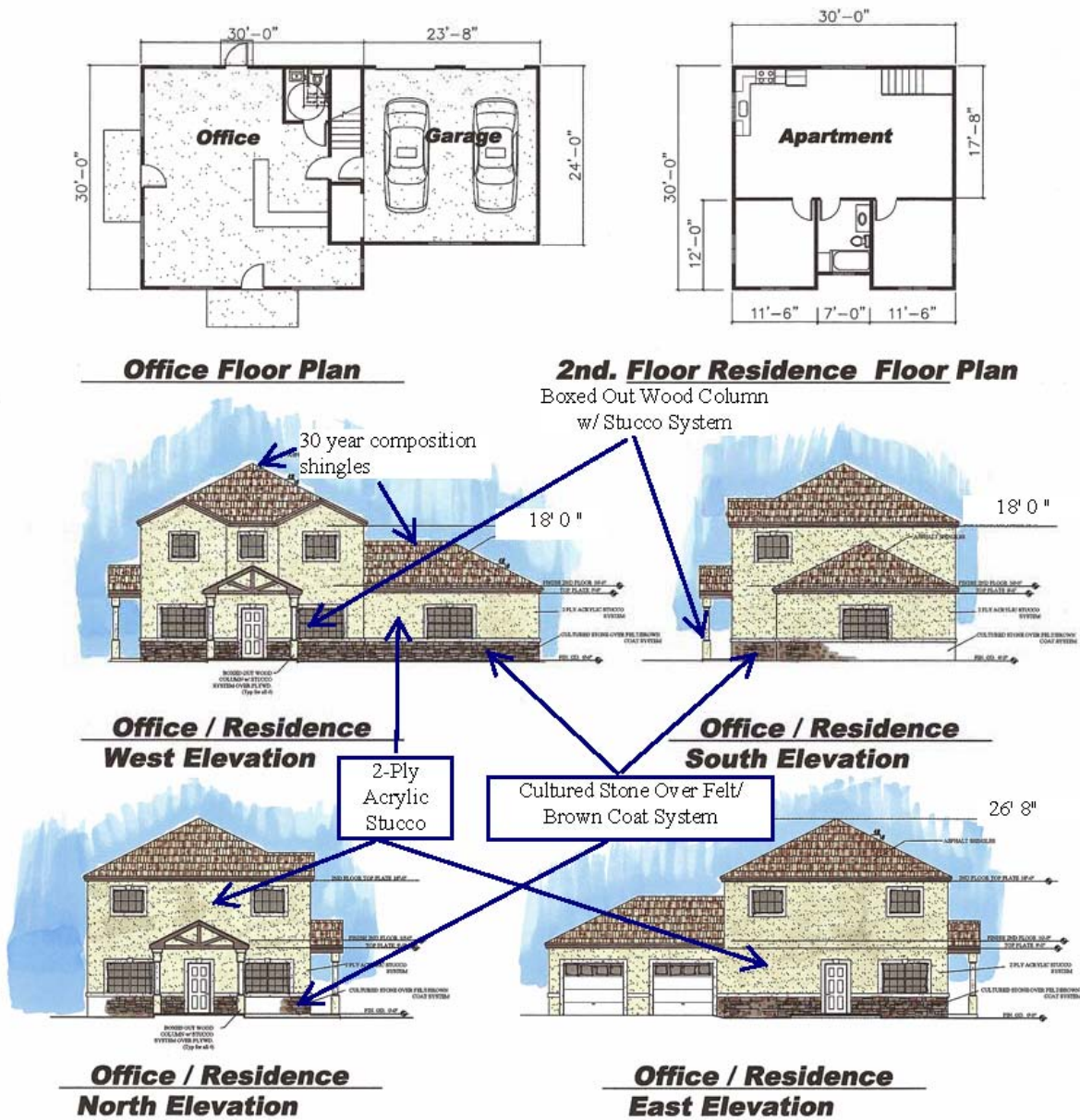


Figure 14.1 - Personal Storage Office/Caretaker Elevations



View From Entry to Area 4 -  
Looking Southeast

**Figure 14.2 - Personal Storage 3D Rendering**



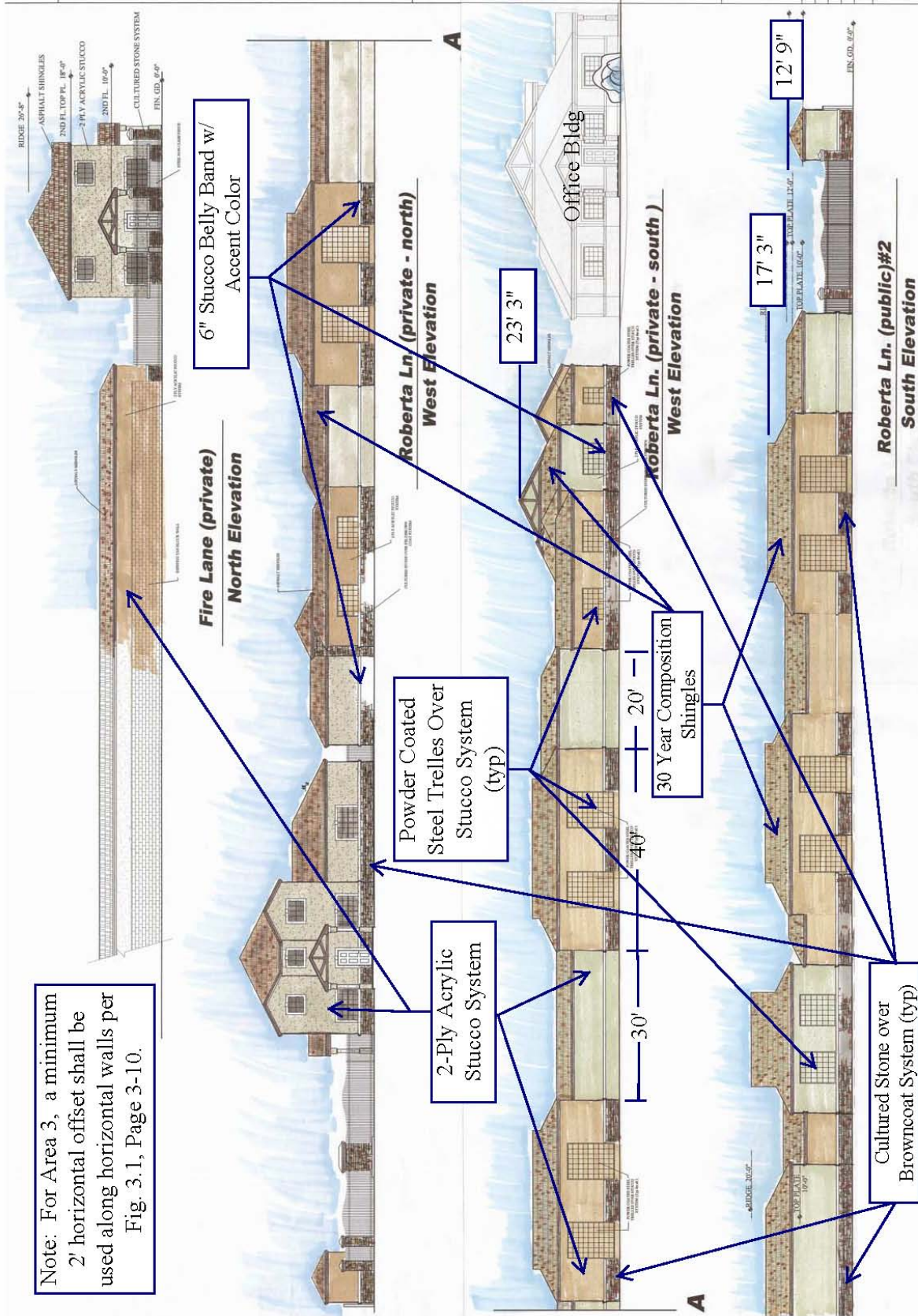


Figure 14.3 - Personal Storage Elevations, Area 3 and 4



**Figure 14.4 - Personal Storage 3D Rendering**



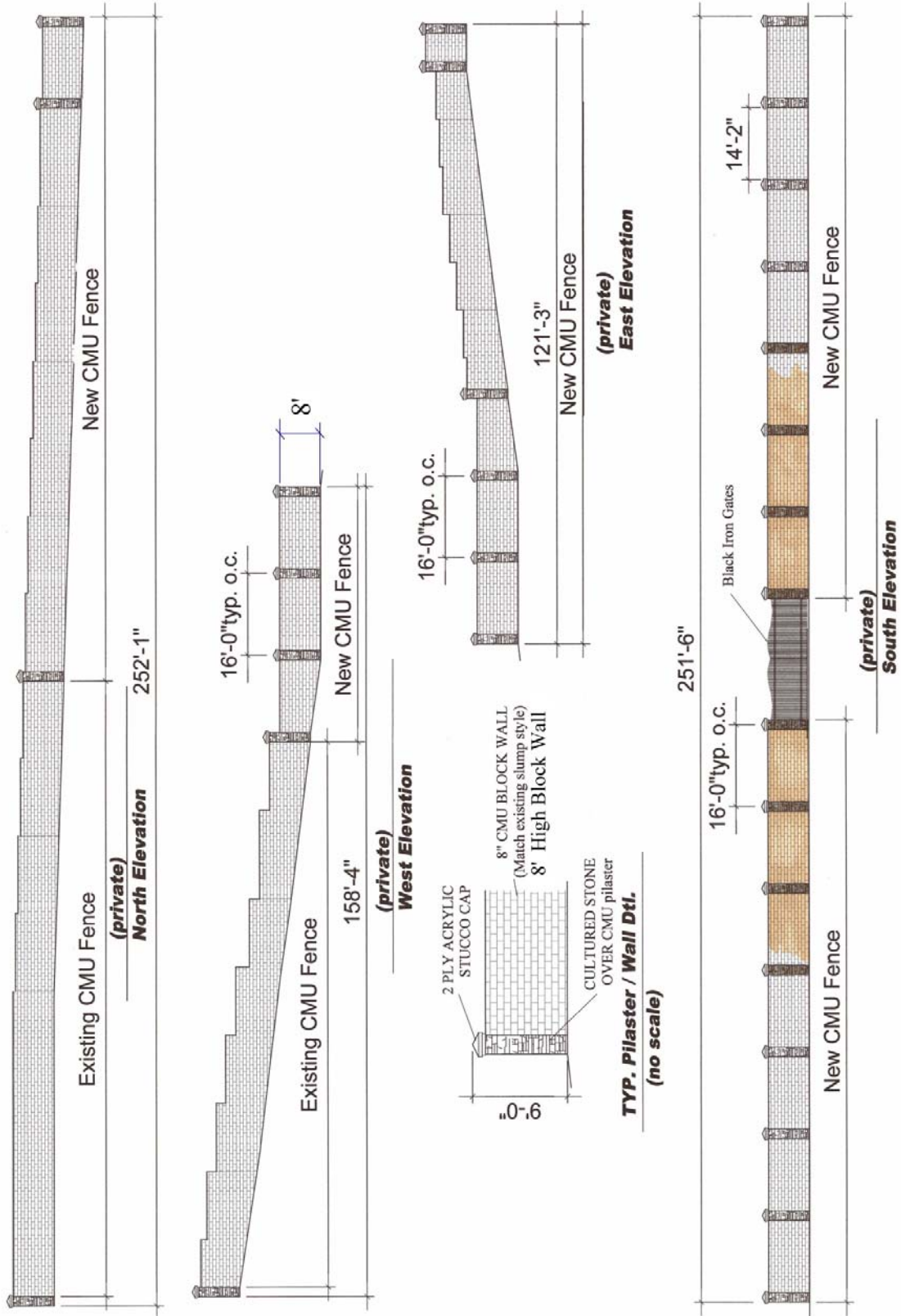
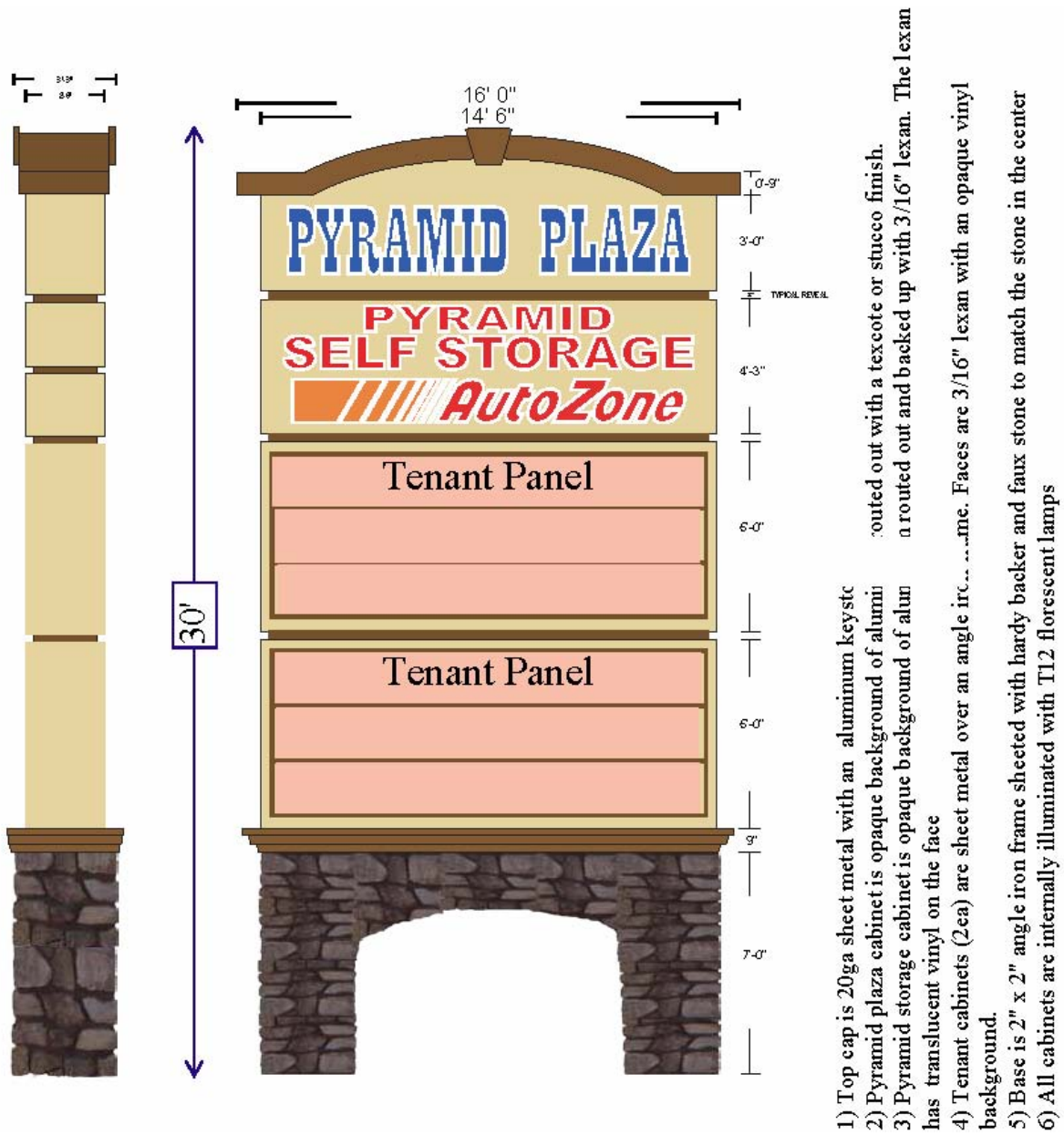
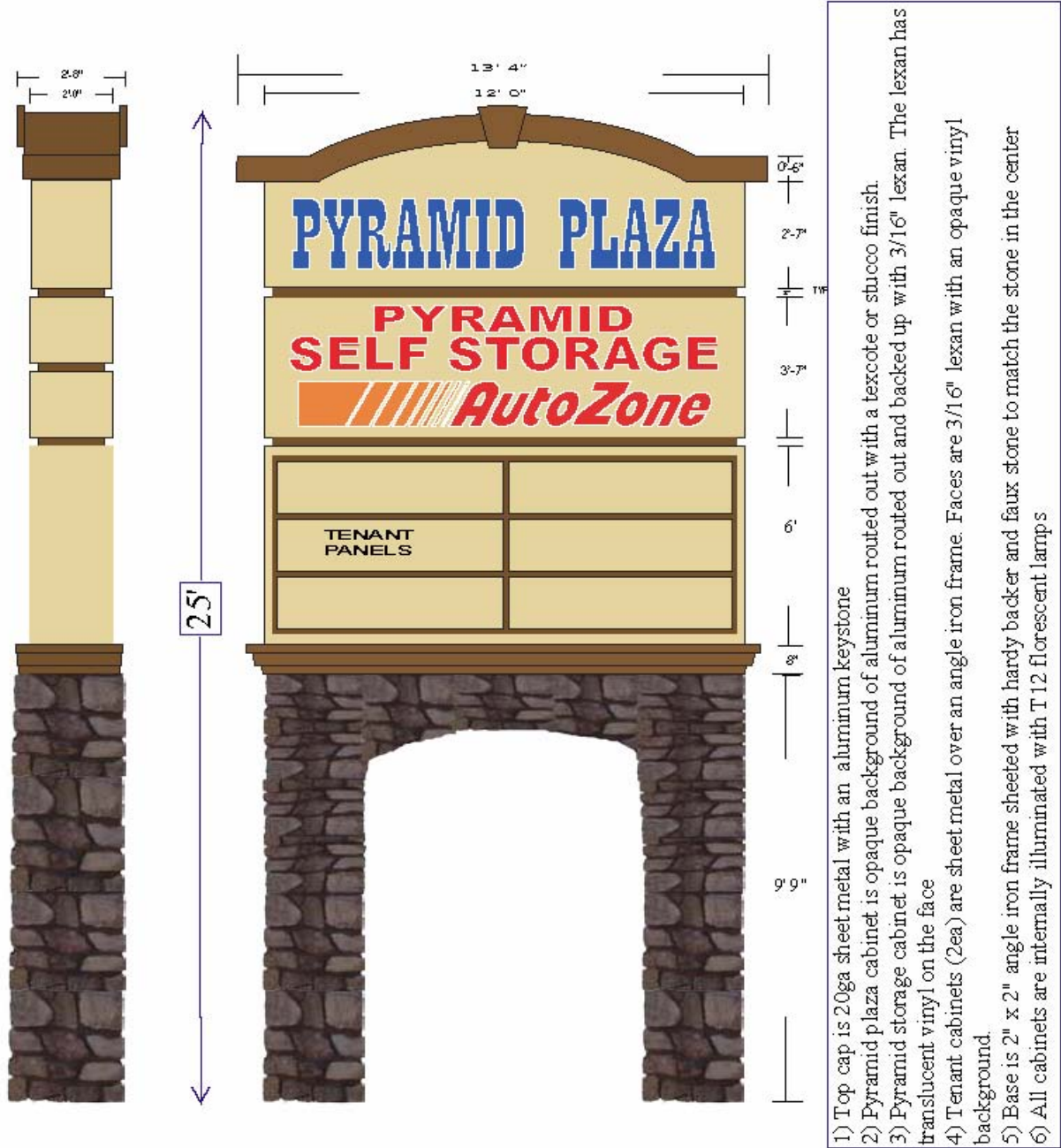


Figure 14.5 - Area 4 - Exterior Wall Elevations



**Figure 15.1 - McCarran Pylon Sign**  
 (Maximum sign area Excluding Architectural Embellishments = 300 sq. ft.)



**Figure 15.2 - Pyramid Pylon Sign**  
 (Maximum sign area Excluding Architectural Embellishments = 150 sq. ft.)



# APPENDICES

- A1 – Resolution No. 2339, Master Plan Amendment for Crestgate Pyramid**
- A2 – Resolution No. 2495, Tentative Map for Crestgate Pyramid**
- A3 – Conditions of Permit/Approval**
- A4 – Enhanced High Desert Landscape Plant Palette**
- A5 – Desert Garden Oasis Landscape Plant Palette**
- A6 – PD Checklist**
- A7 – Approval Process/General Conditions**
- A8 – City Clerk’s Letter – Final Council Approval of PCN02064**
- A9 – City Clerk’s Letter–Tentative Approval of PCN03071, Amendment**
- A10 – City Clerk’s Letter – Final Council Approval of PCN03071, Amendment**
- A11 – City Clerk’s Letter – Final Council Approval of PCN11029, Amendment**

# **A1 – Resolution No. 2339, Master Plan Amendment for Crestgate Pyramid**

2.117,  
5-8-95

RESOLUTION NO. 2339

INTRODUCED BY COUNCIL

**RESOLUTION FOR ADOPTION OF LAND USE DESIGNATION AMENDMENT TO THE SPARKS MASTER PLAN.**

WHEREAS, the City of Sparks Planning Commission review on a regular basis requests for amendment of the City's Master Plan; and

WHEREAS, the low density residential, professional office and general commercial designations are consistent with the 1992 master plan revision; and

WHEREAS, the expansion of the general commercial is consistent with the concept of the master plan land use delineations; and

WHEREAS, this land use designation revision further refines the general commercial designation.

WHEREAS, the Planning Commission has reviewed this master plan land use designation request and have resolved to adopt certain land use designations.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Sparks that the Master Plan amendment MP-1-95 be adopted by incorporating the low density residential, 3-7 dwelling units per acre, and general commercial land use designations shown on the attached map.

PASSED AND ADOPTED the 8th day of May, 1995, by the following vote of the City Council:

AYES: MAYER, WALKER, ARMSTRONG, COOK HENDERSON, ZIVE

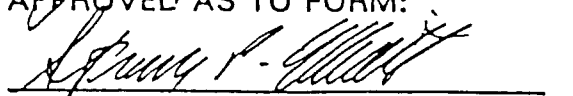
NAYS: NONE

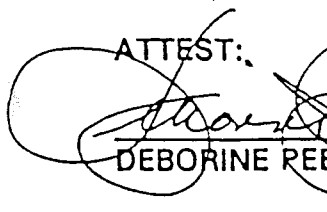
ABSTAIN: NONE

ABSENT: NONE

Approved this 8th day of May, 1995, by:

  
\_\_\_\_\_  
BRUCE BRESLOW, MAYOR

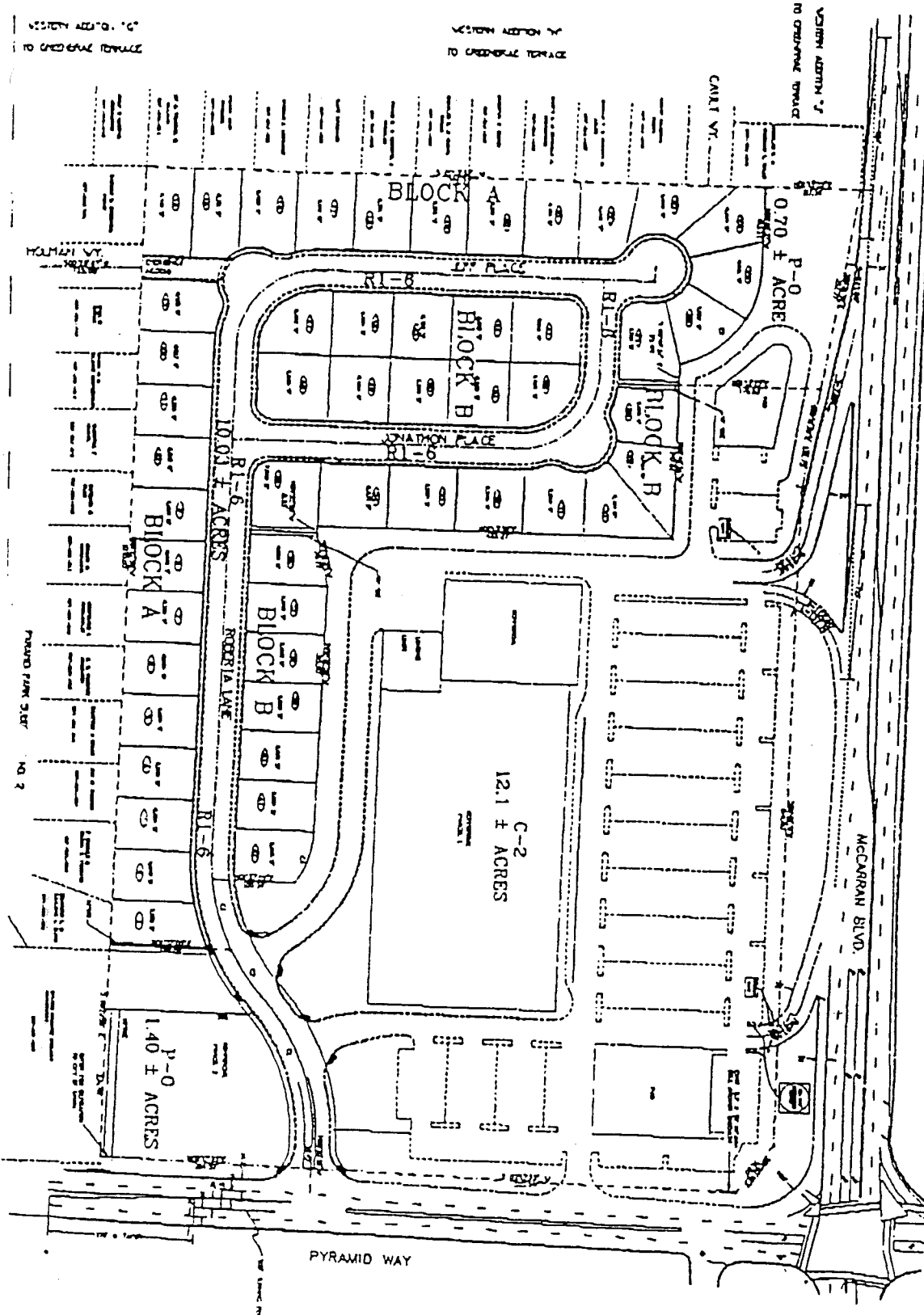
APPROVED AS TO FORM:  
  
\_\_\_\_\_  
STEVEN P. ELLIOTT, CITY ATTORNEY

ATTEST:  
  
\_\_\_\_\_  
DEBORINE PEEBLES, CITY CLERK



CITY OF SPARKS  
OFFICE OF THE CITY CLERK

APR 25 1995



APR 20 1995  
 CITY OF PARKS  
 PLANNING DEPARTMENT

DATE	BY	DESCRIPTION

DATE	BY	DESCRIPTION

PROPOSED ZONING  
 CRESTGATE PYRAMID  
 PROPOSED MASTER PLAN DESIGNATIONS/SITE PLAN



JEFF CODECA  
 ASSOCIATES, INC.  
 ARCHITECTS & PLANNERS


## **A2 – Resolution No. 2495, Tentative Map for Crestgate Pyramid**

8.1(6)  
12.8.97

RESOLUTION NO. 2495  
SEE: Z-19-97 (ORD. 1967)  
TM970007 Tentative Map Crestgate Pyramid

INTRODUCED BY SPARKS  
CITY COUNCIL

RESOLUTION FOR AMENDMENT TO LAND USE PLAN ELEMENT OF THE CITY OF SPARKS MASTER PLAN TO AMEND THE LAND USE DESIGNATIONS FROM OFFICE PROFESSIONAL AND LOW-DENSITY RESIDENTIAL, 3-7 DWELLING UNITS PER ACRE TO GENERAL COMMERCIAL AND OFFICE PROFESSIONAL ON APPROX. 12.14 ACRE SITUATED AT THE SOUTHWEST CORNER OF MCCARRAN BLVD. AND PYRAMID WAY.

WHEREAS, the City Council reviews on a regular basis requests for amendments of the City's Master Plan; and

WHEREAS, the proposed land use designations will allow for uses which are appropriately situated adjacent to single-family residences; and

WHEREAS, the proposed uses will provide services which will fill a need within the community; and

WHEREAS, the proposed land use designations are consistent with the goals and objectives of the City of Sparks Master Plan;

NOW, THEREFORE, BE IT RESOLVED that the Master Plan amendment MP-7-97 is recommended for adoption by incorporating the land use designations into the Land Use Element of the City of Sparks Master Plan.

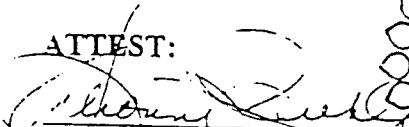
PASSED AND ADOPTED the 8th day of December, 1997, by the following vote of the Sparks City Council:

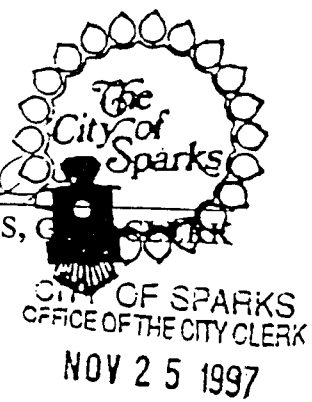
AYES: MAYER, SALERNO, ARMSTRONG, FIVE

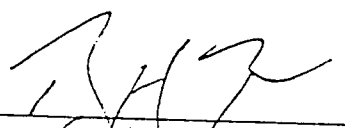
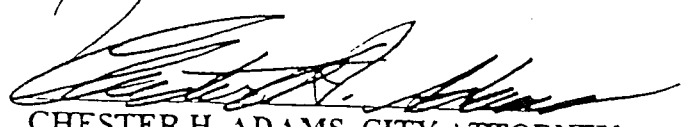
NAYS: NONE

ABSENT: HENDERSON

Approved this 8th day of December, 1997, by:

ATTEST:  
  
DEBORINE J. PEEBLES, CLERK



  
BRUCE H. BRESLOW, MAYOR  
  
CHESTER H. ADAMS, CITY ATTORNEY

## **A3 – Conditions of Permit Approval**



\*\* CONDITIONS OF PERMIT/APPROVAL \*\*

DATE: 12/09/97

PAGE: 1

Tent. Map #: TM970007 TYPE: TMAP

Location: 2645 PYRAMID WY

Tentative Map Conditions

- 01 - THE PROJECT IS APPROVED AS SUBMITTED AND CONDITIONED. ANY SUBSTANTIVE CHANGE SHALL REQUIRE REVIEW AND APPROVAL BY THE PLANNING COMMISSION AND CITY COUNCIL.
- ✓ 02 - THE DEVELOPER IS APPROVED TO DEVELOP A MAXIMUM 150-UNIT INDEPENDENT LIVING FACILITY FOR SENIOR CITIZENS, A MAXIMUM 100-UNIT ASSISTED CARE FACILITY, 7 OFFICE PARCELS WITH A MAXIMUM OF 35,000 SQ.FT. OF MEDICAL OFFICES, AND A MAXIMUM OF 45,000 SQ.FT. OF OFFICE SPACE, 1 PARCEL WITH A MAXIMUM OF 4,600 SQ.FT. RESTAURANT SPACE AND A MAXIMUM OF 4,000 SQ.FT. LOW-VOLUME RETAIL/OFFICE SPACE, AND 1 PARCEL WITH A MAXIMUM OF 5,000 SQ.FT. LOW-VOLUME RETAIL/OFFICE SPACE.
- 03 - THE DEVELOPER SHALL DEDICATE AND IMPROVE ROBERTA LANE TO THE END OF THE CUL-DE-SAC BULB AND SHALL PROVIDE PRIVATE ACCESSES TO THE PARCELS NORTH OF THE ROADWAY, TO THE APPROVAL OF THE PUBLIC WORKS DIRECTOR.
- 04 - THE DEVELOPER SHALL PROVIDE A VEHICULAR ACCESS AT THE NORTHWEST PORTION OF THE SITE FOR EMERGENCY ACCESS AND SERVICE VEHICLE ACCESS TO THE BUILDING ON THE NORTHWEST PARCEL ONLY. A STROBE-LIT WROUGHT IRON GATE WITH A KNOX BOX SHALL BE PROVIDED WHICH SHALL BE SUBJECT TO THE APPROVAL OF THE FIRE DEPARTMENT, POLICE DEPARTMENT, AND THE PUBLIC WORKS DIRECTOR. THE DEVELOPER SHALL ALSO PROVIDE A KEY PAD FOR MAINTENANCE STAFF ONLY ACCESS.
- 05 - THE DEVELOPER SHALL PROVIDE A PEDESTRIAN AND ALTERNATIVE EMERGENCY ACCESS AT THE END OF HOLMAN WAY, WHICH SHALL ALSO PROVIDE WHEELCHAIR ACCESS. A STROBE-LIT WROUGHT IRON GATE WITH A KNOX BOX SHALL BE REQUIRED FOR THE EMERGENCY ACCESS, SUBJECT TO THE APPROVAL OF THE FIRE DEPARTMENT AND THE PUBLIC WORKS DIRECTOR. A KEY PAD SHALL ALSO BE PROVIDED FOR MAINTENANCE STAFF ACCESS ONLY.
- 06 - THE DEVELOPER SHALL BE REQUIRED TO CONSTRUCT A BUS STOP TO CITY AND RTC STANDARDS ON THE WEST SIDE OF PYRAMID WAY, ADJACENT TO THIS DEVELOPMENT, IF THERE IS NO BUS STOP AT SPARKS MERCANTILE, WHICH SHALL BE CONSTRUCTED PRIOR TO ISSUANCE OF ANY CERTIFICATE FOR ANY BUILDING ON THE SITE.
- 07 - PARKING FOR THIS DEVELOPMENT WHICH IS NOT ADDRESSED IN THE HANDBOOK SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 20.49 OF THE SPARKS MUNICIPAL CODE. FOR USES NOT CONTAINED WITHIN SMC 20.49, BUT PERMITTED BY THE HANDBOOK, THE DEVELOPER SHALL BE REQUIRED TO SUPPLY SUFFICIENT INFORMATION ON THREE SIMILAR PROJECTS TO ALLOW THE ADMINISTRATOR TO ADEQUATELY DETERMINE ALTERNATIVE PARKING REQUIREMENTS.
- 08 - NO COMPACT PARKING SPACES SHALL BE ALLOWED WITHIN THIS DEVELOPMENT.  
CITY OF SPARKS

DEC 9 1997

\*\* CONDITIONS OF PERMIT/APPROVAL \*\*

DATE: 12/09/97

PAGE: 2

Tent. Map #: TM970007 TYPE: TMAP  
Location: 2645 PYRAMID WY

- 09 - THE DEVELOPER SHALL BE REQUIRED TO SUBMIT LANDSCAPE AND IRRIGATION PLANS FOR APPROVAL WHICH COMPLY WITH THE STANDARDS IN THE FINAL DESIGN HANDBOOK, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY BUILDING ON THE SITE. IF A BOND IS REQUIRED FOR INSTALLATION OF LANDSCAPING AND IRRIGATION, BONDING REQUIREMENTS OF CHAPTER 20.32 OF THE SPARKS MUNICIPAL CODE SHALL BE FOLLOWED.
- 10 - THE DEVELOPER SHALL BE REQUIRED TO INSTALL LANDSCAPING AND SIDEWALK IMPROVEMENTS ALONG PYRAMID WAY, INCLUDING LANDSCAPING FOR THE PROJECT ENTRY, PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR ANY BUILDING ON THE SITE.
- ✓ 11 - THE DEVELOPER SHALL BE REQUIRED TO PROVIDE A MINIMUM OF 37% LANDSCAPING ON THE SENIOR HOUSING PARCELS, AND A MINIMUM OF 35% LANDSCAPING ON THE OFFICE PARCELS.
- 12 - ANY LANDSCAPING AND IRRIGATION REQUIREMENTS IN THIS DEVELOPMENT WHICH ARE NOT SPECIFICALLY ADDRESSED IN THE FINAL DESIGN HANDBOOK SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 20.32 OF THE SPARKS MUNICIPAL CODE.
- 13 - THE DEVELOPER SHALL INSTALL LANDSCAPE BUFFERS BETWEEN THE OFFICE PARCELS AND THE ADJACENT SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS NO LESS THAN 15' IN WIDTH, CONTAINING A MIX OF 8' HIGH EVERGREENS AND 2" AND 3" CALIPER DECIDUOUS TREES PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY OF THE BUILDINGS ON THOSE PARCELS.
- 14 - THE DEVELOPER SHALL BE REQUIRED TO INSTALL AN 8' HIGH SOUND WALL BETWEEN THIS DEVELOPMENT AND THE ADJACENT SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR ANY BUILDING ON THE SITE.
- 15 - ALL SIGNS FOR THIS DEVELOPMENT SHALL COMPLY WITH STANDARDS CONTAINED IN THE FINAL DESIGN HANDBOOK. SCHEMATIC DESIGNS FOR ALL SIGNS SHALL BE SUBMITTED TO CITY STAFF FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR SIGNS, AND SHALL BE USED AS THE BASE DESIGN REQUIREMENT FOR ALL SIGNS FOR THIS DEVELOPMENT.
- 16 - THE DEVELOPER SHALL BE REQUIRED TO PROVIDE SOUND ATTENUATION FOR AIR CONDITIONING UNITS, AND ANY OTHER NOISE-GENERATING EQUIPMENT IN THIS DEVELOPMENT, IN ORDER TO MITIGATE THE IMPACT OF NOISE ON THE ADJACENT, SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS.
- 17 - RESTAURANTS AND FOOD PREPARATION FACILITIES SHALL MITIGATE THE RELEASE OF ODORS.
- 18 - ANY SITE DEVELOPMENT STANDARDS NOT SPECIFICALLY ADDRESSED CITY OF SPA IN THE FINAL DESIGN HANDBOOK SHALL COMPLY WITH TITLE 20 (ZONING ORDINANCE) OF THE SPARKS MUNICIPAL CODE.

DEC 9 1997

OFFICE OF THE CITY

\*\* CONDITIONS OF PERMIT/APPROVAL \*\*

DATE: 12/09/97

PAGE: 3

Tent. Map #: TM970007 TYPE: TMAP  
Location: 2645 PYRAMID WY

- 19 - ALL REQUIREMENTS OF THE WASHOE COUNTY DISTRICT HEALTH DEPARTMENT IN REFERENCE TO THIS DEVELOPMENT SHALL BE MET AT ALL TIMES.
- 20 - THE DEVELOPER SHALL BE REQUIRED TO PROVIDE MAN DOORS IN THE SOUND WALL BETWEEN THIS DEVELOPMENT AND THE SPARKS MERCANTILE SHOPPING CENTER FOR FIRE ACCESS, SUBJECT TO APPROVAL BY THE FIRE DEPARTMENT. THE DEVELOPER SHALL PROVIDE DOCUMENTATION THAT LEGAL ACCESS FOR THESE DOORS HAS BEEN OBTAINED.
- 21 - FOLLOWING THE PUBLIC HEARING BY THE CITY COUNCIL FOR THIS DEVELOPMENT, THE DEVELOPER SHALL BE REQUIRED TO MAKE CHANGES TO THE FINAL DESIGN HANDBOOK CONSISTENT WITH FINAL CITY COUNCIL APPROVAL.
- 22 - CONSTRUCTION AND CONSTRUCTION RELATED ACTIVITIES SHALL BE LIMITED TO BETWEEN THE HOURS OF 7:00 A.M. AND 7:00 P.M., MONDAY THROUGH SATURDAY.
- 23 - THE ANY PROPOSED LEASING OR SALES TRAILERS ON THE SITE SHALL BE SUBJECT TO REVIEW AND APPROVAL UNDER THE SITE PLAN REVIEW PROCESS.
- 24 - THE DEVELOPER SHALL BE REQUIRED TO SUBMIT GRADING AND DRAINAGE PLANS PREPARED BY A LICENSED CIVIL ENGINEER, SUBJECT TO APPROVAL BY THE PUBLIC WORKS DIRECTOR, PRIOR TO ISSUANCE OF ANY BUILDING PERMITS FOR ANY BUILDING ON THE SITE.
- 25 - THE DEVELOPER SHALL BE REQUIRED TO FILE A CONSTRUCTION AND STAGING PLAN TO THE APPROVAL OF THE PUBLIC WORKS DIRECTOR AND THE COMMUNITY DEVELOPMENT DIRECTOR, PRIOR TO ANY LAND DISTURBANCES ON THE SITE. THE PLAN SHALL INCLUDE STOCKPILING OF MATERIALS ON THE SITE, AND THE INVOLVEMENT OF THE NEIGHBORS IN THE DEVELOPMENT OF THE PLAN.
- 26 - THE DEVELOPER SHALL PROVIDE PEDESTRIAN ACCESS INCLUDING DECORATIVE FENCING AND GATING BETWEEN THE PROJECT AND GAULT WAY AS REQUIRED AND APPROVED BY THE COMMUNITY DEVELOPMENT AND PUBLIC WORKS DIRECTORS TO THE EXTENT LEGAL ACCESS CAN BE ESTABLISHED.

CITY OF SPARKS

DEC 9 1997

OFFICE OF THE CITY CLERK

## A4 – Enhanced High Desert

The plants recommended for use in this zone are as follows:

### LARGE SHADE TREES

Catalpa speciosa	Northern Catalpa
Gleditsia Trincanthos ‘inermis’	Thornless Honeylocust
Gymnocladus Dioicus	Kentucky Coffee Tree
Quercus Macrocapa	Bur Oak
Quercus Robur	English Oak
Robinia Pseudoacacia ‘Purple Robe’	Black Locust

### EVERGREEN TREES

Cedrus Atlantica Glauca	Blue Atlas Cedar
Cedrus Deodra	Deodor Cedar
Cercocarpus sp.	Mt. Mahogany
Juniperus Scopulorun	Rocky Mountain Juniper
Pinus Ponderosa	Ponderosa Pine
Pinus Sylvestris	Scotch Pine

### MEDIUM – SMALL DECIDUOUS TREES

Acer Ginnala	Amur Maple
Cotinus Coggygria	Smoketree
Crateagus Sp.	Hawthorne
Malus Sp.	Crabapple
Morus Alba	Mulberry
Robinia Idahoensis	Idaho Locust
Tamarix	Tamarisk

### EVERGREEN SHRUBS

Arctostaphylos Sp.	Manzanita
Cytisus Sp.	Broom
Juniperus Sp.	Many
Mahonia Aquifolium	Oregon Grape
Pinus Mugo Pumilo	Shrubby Swiss Pine
Pyracantha Coccinea	Lalandei Pyracantha
Yucca Sp.	Yucca

### DECIDUOUS SHRUBS

Artemisia Fridgida	Fringed Wormwood
Artemisia Schmidiana	Silver Mound
Berberis Sp.	Mentor Barberry
Buddiea Davidii	Butterfly Bush
Caragana	Siberian Peashrub
Cotinus Coggygria	Green Smoketree
Cottoneaster Sp.	Cottoneaster
Hibiscus Syraicus	Rose of Sharon
Holodicus Discolor	Ocean Spray
Perovskia Atriplicifolia	Russian Sage

Prunus Besseyi  
 Ribes  
 Rosa Foetida Bicolor  
 Symphoricarpos  
 Syringa Vulgaris

Sand Cherry  
 Currant  
 Austrian Copper Rose  
 Snowberry, Coralberry  
 Lilac

**GROUND COVER/VINES**

Lavandula Sp.  
 Juniperus Sp.  
 Mahonia Repens  
 Parthenocissus Quinquefolia  
 Parthenocissus Tricuspidata  
 Phlox Subalata  
 Potentilla Sp.  
 Santolina Chamaecyparissus  
 Thymus Serpyllum  
 Thymus Vulgaris  
 Zauschneria Californica

Lavender  
 Juniper (many)  
 Creeping Oregon Grape  
 Virginia Creeper  
 Boston Ivy  
 Creeping Phlox  
 Potentilla  
 Lavender Cotton  
 Thyme  
 Common Thyme  
 Calif. Fuschia

**PERENNIALS**

Achillea Filipendulina  
 Aegopodium Podagraria  
 Aster Sp.  
 Aubrietia Deltoidea  
 Centranthus Sp.  
 Cerastium Tomentosum  
 Coreopsis Sp.  
 Echinacea Purpurea  
 Gaillardia Sp.  
 Iris  
 Linum Lewisii  
 Monardella Odoratissima  
 Oenothera Speciosa  
 Penstemon  
 Rudbeckia Sp.  
 Santolina Chamaecyparis  
 Zinnia Grandiflora

Fernleaf Yarrow  
 Bishops Weed  
 Dwarf Michaelmas Daisy  
 Aubrietia  
 Jupiters Beard  
 Snow in Summer  
 Coreopsis  
 Purple Cone Flower  
 Blanket Flower  
 Iris  
 Flax  
 Mountain Lavender  
 Mexican Evening Primrose  
 Penstemon  
 Gloriosa Daisy  
 Lavender Cotton  
 Rocky Mountain Zinnia

**MEADOW GRASSES**

Elymus Glaucus  
 Festuca Ovina  
 Glycera Maxima  
 Helictotrichon Semperviens  
 Pennisetum Selaceum  
 Stipa Gigantea  
 Spartina Michauxiana

Blue Wild Rye  
 Flue Fescue  
 Variegated Manna Grass  
 Blue Oat Grass  
 Fountain Grass  
 Giant Feather Grass  
 Cord Grass

**TURF GRASSES**

Buchloe Dactyloides  
 Festuca Ovina Duriuscula

Buffalo Grass  
 Hard Fescue

## A5 – Desert Oasis Garden

Plant materials recommended for use in this zone include the following:

### LARGE SHADE TREES

Acer Platanoides	Norway Maple
Fraxinus Sp.	Ash
Platanus Acerifolia	London Plane Tree
Quercus Rubra	Red Oak
Tilia Sp.	Linden

### EVERGREEN TREES

Calocedrus Decurrens	Incense Cedar
Picea Sp.	Spruce
Pinus Contorta Latifolia	Lodgepole Pine
Pseudotsuga Menziesii Glauca	Rocky Mtn. Douglas Fir

### MEDIUM – SMALL DECIDUOUS TREES

Acer Tartaricum	Tartarian Maple
Acer Campestre	Hedge Maple
Cercis Canadensis	Eastern Redbud
Cornus Mas	Cornelian Cherry
Crataegus Sp.	Hawthorn
Prunus Sp.	Flowering Cherry
Prunus Sp.	Flowering Plum
Pyrus Calleryana Bradford Et. Al.	Ornamental Pear
Sorbus Aucuparia Blackhawk Et. Al.	European Mt. Ash
Syringa Reticulata	Japanese Tree Lilac

### EVERGREEN SHRUBS

Coloneaster Sp.	Cotoneaster
Cotoneaster Dammeri	Bearberry
Eremurus Sp.	Desert Lily
Mahonia Repens	Oregon Grape
Paxistema Sp.	Mountain Lover
Picea Abies Nidiformis	Nest Spruce

### DECIDUOUS SHRUBS

Enonymus Alatus	Winged Eunoymus
Philadelphus Lewisii	Mock Orange
Potentilla Fruticosa	Bush Cinquefoil
Potentilla Verna	Potentilla
Ribes Aureum	Golden Currant
Viburnum Tinus	Leatherleaf Viburnum

### GROUND COVERS/VINES

Aronia Melanocarpa Elata	Glossy Black Chokeberry
Ajuga Reptans	Ajuga

Antennaria Sp.  
 Arabia Caucasica  
 Campsis Radicans  
 Clematis Sp.  
 Cotoneaster Dammeri  
 Euonymus Fortenei  
 Hedera helix  
 Lonicera Japonica  
 Parthenocissus Quinquefolia  
 Polygonum Auberti  
 Sedum Sp.  
 Stachys Lanata  
 Vinca Major  
 Vinca Minor  
 Vitis Arizonica

Pussy Toes  
 Wall Rockcress  
 Trumpet Vine  
 Clematis  
 Bearberry  
 Winter Creeper  
 English Ivy  
 Honeysuckle  
 Virginia Creeper  
 Silver Lace Vine  
 Goldmoss Sedum  
 Lamb's Ears  
 Periwinkle  
 Dwarf Periwinkle  
 Arizona Grape

**PERENNIALS**

Cerastium Tomentosum  
 Chrysanthemum Sp.  
 Coreopsis Sp.  
 Dianthus Sp..  
 Echinacea Purpurea  
 Echinops Exalta  
 Erigeron Speciosus  
 Hemerocallis Sp.  
 Iberis Sempervirens  
 Lathyrus Latifolia  
 Lavandula Officinalis  
 Lysimachia Panctata  
 Papaver Oriental  
 Penstemon Palmerii  
 Rudbeckia Sp.

Snow in Summer  
 Daisy  
 Coreopsis  
 Sweet William  
 Purple Coneflower  
 Globe Thistle  
 Sugarloaf  
 Daylily  
 Candytuft  
 Sweet Pea  
 Lavender  
 Moneywort  
 Oriental Poppy  
 Penstemon  
 Gloriosa Daisy

**TURF GRASS**

Festuca Arundinacae Arid  
 Poa Ppratensis

Tall Fescue  
 Kentucky Bluegrass

# A6 - Architectural Checklist

## Crestgate Pyramid Planned Development ARCHITECTURAL/DEVELOPMENT CHECKLIST

This checklist must be submitted with any application for building permit within the Crestgate Pyramid SPD

Name of Project: \_\_\_\_\_  
Planning Unit Name: \_\_\_\_\_ (Attach 8-1/2" X 11" location map illustrating project location within the SPD and Lot #).

Developer: \_\_\_\_\_

Developers Agent: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

### Type of Project:

- o Restaurant/Office/Commercial/Personal Storage/RV Storage  
(No. of Acres: \_\_\_\_\_ Gross Floor Area: \_\_\_\_\_ Describe Project including hours of operation. Use additional paper if needed: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The following items are required for review by the department of Community Development prior to obtaining a building permit.

### For all proposed development projects:

- o Letter from Master Developer indicting conformance of the proposed project with the PD Development Standards Handbook.
- o A minimum of 3 copies of the building plans stamped and signed by the master developer certifying that the plans are in conformance with the PD Development Standards Handbook.

**NOTE** The City of Sparks may require changes to the plans after submittal. The project developer must notify the master developer of any such required changes prior to obtaining a building permit for his project. This process does not relieve the project developer from the responsibility for obtaining all necessary review and approvals of these changes from the master developer.

### Personal Storage/RV Storage Projects:

- o Site Plan Illustrating:
  - o structure locations
  - o access from public street(s)
  - o setbacks



- location of free-standing signs
- parking areas (with number of regular and handicap spaces indicated) with parking ratios noted
- pedestrian paths (if applicable).
- Typical elevations for structures with material, colors, and structure heights noted
- Map showing footprints and setbacks from property lines and exterior side yard fences
- Location and elevations of any entrance signs or monumentation.
- Project phasing plan
- List of architectural features provided (see Page 3-38).

**Office Projects:**

- Site Plan Illustrating:
  - structure locations
  - access from public street(s)
  - setbacks
  - location of free-standing signs
  - parking areas (with number of regular and handicap spaces indicated) with parking ratios noted
  - pedestrian and bicycle paths (if applicable).
  - recreation areas and other amenities
- List of architectural Features (See Page 2-34)
- Landscape and irrigation plan (on-site and any required perimeter landscaping) per Handbook/SMC requirements.
- Buffering requirements.
- Full color architectural elevations (all sides of proposed buildings) with construction materials and building heights noted.
- Signs calculations – type, size, location.
- Outdoor lighting plan.

**Restaurant/Commercial**

- Site Plan Illustrating:
  - structure location
  - access from public street(s)
  - setbacks
  - location of free-standing signs
  - parking areas (with number of regular and handicap spaces indicated) with parking ratios noted
  - pedestrian and bicycle paths (if applicable)
  - recreation areas and other amenities
- Use of building
- List of Architectural Features (See Page 3-38)
- Landscape and irrigation plan (on-site and any required perimeter landscaping) per Handbook/SMC requirements
- Buffering requirements
- Full color architectural elevations (all sides of proposed buildings) with construction material and building heights noted
- Free-standing sign elevations with materials, colors, and heights noted
- Signs calculations
- Outdoor lighting plan

---

## **A7 CRESTGATE PYRAMID APPROVALS PROCESS**

As portions of the project are submitted for building permits, City planning staff shall evaluate the project for conformance with this adopted set of development standards through the site plan review process. If said project is in substantial conformance with the standards handbook, planning commission or city council actions shall not be required, and a building permit shall be issued upon staff's review and approval of building plans and specifications.

- New Construction Requires a Site Plan Review

### **ENFORCEMENT AND BUILDING PERMIT PROCESS**

Sycamore Gardens and their successors, heirs, and assigns is the Master Developer for this Planned Unit Development. The Master Developer will provide each Planning Unit Developer (Units 1 – 11) with a copy of the approved Development Standards Handbook and a checklist of items to be addressed by the Planning Unit Developer. These Documents are to be reviewed carefully by each Planning Unit Developer.

The Master Developer shall review all proposed plans for development, prepared pursuant to this planned development prior to their submission to the City of Sparks. Any plan submitted to the City of Sparks must be accompanied by a letter and checklist from the Master Developer stating how the proposed development is in conformance with the Development Standards Handbook including architectural provisions.

Such letter by the Master Developer does not imply that the portion of the project under consideration is in compliance with all applicable City codes, ordinances, or other regulations. Each Parcel Developer is responsible for submittal and processing of all plans and permits required by the City prior to the commencement of construction. If the City staff determines that the plans are not in substantial compliance with the final plan, the appeal procedure shall be as outlined in NRS 278A.550 (Appendix "A3") for final plan approval.

The provisions of the plan will govern development of the Crestgate Pyramid Planned Development and are intended to further the mutual interest of both the owners and residents of the development and of the public in the preservation of the integrity, of the plan as finally approved (NRS 278A.380). Where the provisions of the plan do not address a specific subject, the pertinent provisions of the Sparks Zoning Ordinance, as referenced in the handbook, shall prevail. If a particular development issue is not addressed either by the PD plan or the pertinent ordinance sections, the Sparks ordinances, in effect at the time of building permit application, will apply. The provisions outlined in NRS 278A.390 must run in favor of and are enforceable by the City of Sparks.

---

## PHASING PROGRAM

Crestgate Pyramid could take up to 10 years or more from final approvals to reach full build-out. Personal Storage would be constructed in a single phase and RV storage in a single phase. To effectuate the PD zoning and to comply with NRS 278A.510 a final plan that encompasses the entire site and final plan handbook will be certified within 6 months of the city council approval of this PD. It should be understood that estimated build out time frames may change depending on market conditions.

## GENERAL CONDITIONS

- A. The master developer shall not allow genetic, franchise buildings which do not reflect the upscale tone of the Planned Development. All architecture will be reviewed by an architectural committee for consistency with architectural approvals for each planning unit within the PD prior to application for a building permit.
- B. All architecture within a planning unit shall be consistent in style. Each development application shall be accompanied by a letter from the master developer which describes how the proposed architecture for the Planning Unit meets the test of consistency of architectural style. For example, the letter may detail the consistent use of color, roof style, exterior materials, the repetition of architectural forms, etc. which demonstrate that the proposed building will complement the established architectural style for a particular planning unit (See Architectural Checklist).
- C. City right-of-way landscaping, not contained on individual parcels, shall be consistently maintained through the use of a maintenance management association or other means acceptable to the City.
- D. All landscaping and walls with setback/landscape buffer areas shall be consistently maintained by each individual property owner with respect, but not limited to irrigation, mulches, pruning, mowing, clean up, aeration, thatching, graffiti removal, general repairs, etc., in accordance with industry standards. Anti-graffiti material shall be applied on all solid walls.

**A8 – City Clerk’s Letter – Final Council Approval of  
PCN02064**

The  
City of  
Sparks

PD file

Office of the  
CITY CLERK

December 27, 2002

Mark Len  
Sycamore Gardens  
2041 Hallmark Drive, Suite 1  
Sacramento, CA 95825

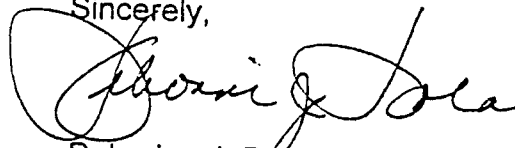
Reference: PCN02064 – Final Approval of the Planned Development Handbook  
for Crestgate Pyramid

Dear Mr. Len:

On December 9, 2002, the Sparks City Council approved the final draft of the Crestgate Pyramid Planned Development Handbook as it is in substantial compliance with the tentative Development Standards Handbook.

If you have any questions or concerns, please feel free to contact Karen Melby, Senior Planner, at (775) 353-2340.

Sincerely,



Deborine J. DeJan, CMC  
City Clerk and  
Clerk of the City Council

Iza

Copy:

Terri Thomas, Finance Director  
Planning Department  
K Krater Consulting  
File - PCN02064  
A.I.6.8



DEC 18 2002

RECEIVED

**A9 – City Clerk’s Letter–Tentative Approval of  
PCN03071, Amendment**



Office of the  
CITY CLERK

May 13, 2004

Ken Krater  
K Krater Consulting  
571 Ridge Street  
Reno, NV 89501

Reference: PCN03071 - Tentative Approval of the Amendment to Planned Development Handbook for Crestgate Pyramid

Dear Mr. Krater :

On May 10, 2004, the Sparks City Council tentatively approved PCN03071, the Planned Development Handbook for Crestgate Pyramid located south of North McCarran Boulevard, west of Pyramid Way, east of 11<sup>th</sup> Street and running north and south of Robert Lane, adopting Findings PD1 through PD21 and the facts supporting these Findings as set forth in the staff report. The tentative approval includes that the applicant shall file the application for the final approval of the planned development within one (1) year from the date of the City Council granting tentative approval (or May 9, 2005) of the Planned Development Handbook. Due to the nature of the tentative planned development, the City Council will not require a bond at this point in time as stated in NRS 278A.490. I am enclosing a copy of the Findings for your files.

If you have any questions or concerns, please feel free to contact Karen Melby, Senior Planner, at 353-7878.

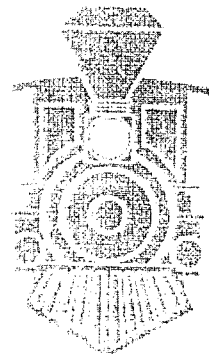
Sincerely,

Deborine J. Dolan, CMC  
City Clerk and  
Clerk of the City Council

Izu

Copy:

Jeff Len, Sycamore Gardens  
Gerrie Gorden, Sycamore Gardens  
Planning Department  
File - PCN03071  
A.I.8.1



**A10 – City Clerk’s Letter, Final Council Approval of  
PCN03071, Amendment**





Office of the  
CITY CLERK

September 14, 2004

Ken Krater  
K Krater Consulting  
571 Ridge Street  
Reno, NV 89501

Reference: Approval of PCN03071, Sycamore Gardens

Dear Mr. Krater:

On September 13, 2004, the Sparks City Council approved the final draft of the Crestgate Pyramid Planned Development request associated with PCN03071 as the final draft is in substantial compliance with the City Council's action on the tentative approval of the Crestgate Pyramid Planned Development and the facts supporting these findings as set forth in the staff report.

If you have any further questions or concerns, please feel free to contact Karen Melby, Senior Planner, at 353-2340.

Sincerely,

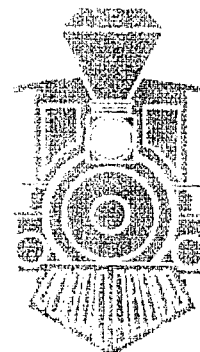
A handwritten signature in cursive script that reads "Deborine J. Dolan for".

Deborine J. Dolan, CMC  
City Clerk and  
Clerk of the City Council

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Copy:

Jeff Len, Sycamore Gardens  
Gerrie Gorden, Sycamore Gardens  
Karen Melby, Senior Planner  
Planning Department  
PCN03071  
A.I.6.3



**A11 – City Clerk’s Letter, Final Council Approval of  
PCN11029, Amendment**