

**City Of Sparks
Planning Commission Item**

Meeting Date: October 3, 2013

Subject: **General Business, PCN13018**, Consideration and possible approval of a Tentative Map request for a 42-lot single family residential subdivision on a site approximately 12.5 acres in size in the NUD (New Urban District) zoning district located at the northwest corner of the intersection of Mesa Meadows Drive and El Cap Court, Sparks, NV.

Petitioner: **Pinnacles Unit 3, LLC**

Presenter: Tim Thompson

Recommendation: **The Community Services Department recommends forwarding a recommendation for approval of PCN13018, see suggested motions below.**

Financial Impact: **N/A**

Business Impact (per NRS Chapter 237):

- A Business Impact Statement is Attached.
- A Business Impact Statement is Not Required because:
 - This is not a rule;
(Term excludes vehicles by which legislative powers are exercised under NRS Chapters 271, 278, 278A, and 278B.)

Background / Analysis / Alternatives

See Attached Report.

SUGGESTED MOTIONS

Tentative Map:

I move to approve the Tentative Map associated with PCN13018 adopting Findings T1 through T12 and the facts supporting these Findings as set forth in the staff report and subject to the Conditions of Approval 1 through 19 as listed in the staff report.

Respectfully Submitted,



Armando Ornelas
City Planner

Prepared By:



Tim Thompson, AICP
Senior Planner

CASE NUMBER(S):	<ul style="list-style-type: none">• PCN13018
REQUESTED ACTION(S):	<ul style="list-style-type: none">• Tentative Map
PROJECT DESCRIPTION:	<ul style="list-style-type: none">• Tentative Map request to allow a 42-lot single family residential subdivision
PROPERTY OWNER:	<ul style="list-style-type: none">• Pinnacles Unit 3, LLC
DEVELOPER:	<ul style="list-style-type: none">• Property Owner
APPLICANT:	<ul style="list-style-type: none">• Property Owner
LOCATION:	<ul style="list-style-type: none">• Generally located at the northwest corner of the intersection of Mesa Meadows Drive and El Cap Court, Sparks, NV.
SITE SIZE:	<ul style="list-style-type: none">• 12.5± acres
EXISTING ZONING:	<ul style="list-style-type: none">• NUD (New Urban District – Kiley Ranch Southern Division Planned Development)
EXISTING LAND USE:	<ul style="list-style-type: none">• Single Family Residential
LAND USE PLAN:	<ul style="list-style-type: none">• 4 DU/AC (dwelling units per acre)
WARD INFORMATION:	<ul style="list-style-type: none">• Ward 5 – Ron Schmitt
APPLICABLE REGULATIONS:	<ul style="list-style-type: none">• Kiley Ranch Southern Division Planned Development Handbook• S.M.C. 17.12 (Tentative Plats)

*A Public Hearing is Required

BACKGROUND:

A Tentative Map request for The Pinnacles, a 124-lot single family residential development, was originally approved by the City Council on November 22, 2004 (PCN04054). Subsequently, two final maps were recorded. Phase 1 was recorded in March of 2006 with 45 lots and phase 2 was recorded in September 2006 with 37 lots. At the time, Nevada Revised Statutes required subsequent final maps to be recorded within one year of recordation of the previous map. Because a final map was not recorded for the remaining lots (phase 3) within that timeframe, the Tentative Map expired.

ANALYSIS

Pursuant to Nevada state law, when a parcel is divided into 5 or more parcels a Tentative Map shall be required. In this case, the applicant is requesting to divide the 12.5± acre site into a 42-lot single family residential subdivision. The lot sizes will range between 7,402 square feet to 20,702 square feet with an average lot size of 9,977 square feet, which meets the minimum lot size requirements. Mass grading for the development was completed prior to expiration.

Proposed architecture has not been provided with this application. Rather than require the builder to return to the Planning Commission for review and approval of the architectural building elevation at a later date, staff is proposing the following condition:

"Prior to the issuance of individual building permits, the home builder shall submit master building plans for review and approval by the Administrator which are in conformance with the Kiley Ranch Southern Division Handbook and the City's Design Standards Manual. The Administrator may approve the architectural elevations or, at the request of the applicant/builder, forward the architectural plans to the Planning Commission for review and approval. The architectural design for phase 3 shall be consistent with the previously approved plans to promote design continuity throughout the development."

This is a review of an expired Tentative Map. In reviewing the application staff could not identify any significant changes or concerns regarding project as compared to the previous approval. As such, staff is simply "renewing" the previous approval, including any conditions imposed on the project.

Staff has been able to make all the applicable Findings and suggest the Planning Commission forward a recommendation for approval to the City Council.

Tentative Map

FINDING T1:

The request conforms to the Master Plan and zoning ordinances.

RELATIONSHIP TO THE MASTER PLAN

1. Land Use Designation

The 1991, City of Sparks Master Plan update included the Northern Sparks Sphere of Influence (NSSOI) plan area. The 2002 update calls out a land use designation for the development area of Kiley Ranch Southern Development Division Phase III-Parcel C, as residential 4 dwelling units per acre (DU/AC). The development was originally approved for a 124-lot single family residential subdivision on 40.76 acres. This provided for a density of 3.04 du/ac, which was consistent with the City of Sparks Master plan. The current application is for a 42-lot single family residential subdivision (a portion of the previously approved subdivision) on 12.5± acres for a density of 3.36 du/ac. The master development plan for Kiley Ranch Southern Development Division also defines the land use for Phase III-Parcel C, as residential 4 dwelling units per acre (DU/AC)

The Land Use Plan Goals and Policies in the Master Plan update that are relevant to this proposal include:

HOUSING

GOAL H1: To provide a spectrum of housing to meet the City's needs, ranging from affordable entry level to more expensive homes, emphasizing value and quality.

POLICIES

H1a. Plan for adequate residentially zoned property for the development of housing for all income groups.

GOAL H4: To provide for the housing needs associated with the business and industry in Sparks.

POLICIES

H4b. Monitor residential development and the housing needs associated with commercial or industrial employment

during the project review process to evaluate the jobs/housing balance.

LAND USE

GOAL LU1: To create a growth pattern which assures flexible, feasible and efficient developments and which includes natural and cultural amenities.

POLICIES

LU1a. The City will support a preferred growth pattern which applies consistent and uniform standards to areas planned for similar uses.

LU1b. The City will ensure that development is in accord with the Master Plan and other land use controls to accomplish growth management goals.

LU1c. The City will approve development plans which address conditions unique to the developing area to minimize impacts to adjacent properties and assure protection of natural and cultural resources.

ACTION STRATEGIES

1. Apply appropriate sections of the City's Municipal Code to all development proposals.
2. Allow only developments which meet the proper land use designation of the City's Master Plan and the Regional Master Plan.
3. Review all projects in relation to their geographic location, impacts to adjacent communities, fiscal impact and mitigation measures to protect natural and cultural resources. Apply specific conditions of approval tailored for each development proposal.

GOAL LU4: To ensure areas for open space, recreation and greenbelts. To create identifiable entrances and gateways to the City.

POLICIES

- LU4a.** The City supports the protection of wetlands and wildlife habitats.
- LU4c.** The City supports all scenic and recreational resources to be preserved as open space within planned developments and/or cluster type projects.

ACTION STRATEGIES

1. Create land uses to designate and protect wetlands and wildlife habitats.
2. Establish designated areas for parks and joint development of recreational facilities

GOAL LU5: To support land uses and development that assures an appropriate balance of population, *housing*, and employment distribution within the City.

POLICIES

- LU5a.** The City will encourage land uses and development which maintains a balance of population, housing and employment within urban and emerging growth areas.
- LU5b.** The City will support sustainable economic development resulting in efficient use of resources.
- LU5c.** The City will provide adequate land for future non-residential development.
- LU5e.** The City will ensure development of employment centers that preserve and enhance the character of neighborhoods, the natural environment, and visual integrity of surrounding viewsheds.
- LU5f.** The City will ensure development of employment centers in close proximity to established or developing residential areas, along major arterials or freeways, on public transit routes, or implementation of other vehicle trip reduction strategies.

LU5g. The City will encourage employment center development on infill sites.

LU5h. The City will ensure pedestrian connections throughout emerging employment center developments and to nearby residential areas.

CONSERVATION

GOAL C2: To conserve and protect the quality of water.

ACTION STRATEGIES

3. Develop Planned Development guidelines which include the provision of open space belts that inter-connect in a network whereby open space can act as a recharge and natural flood control basin and habitat reserve.

GOAL C4: To manage air quality, consistent with Federal standards, that will provide for healthy living and the maintenance of clear views.

POLICIES

- C4a.** The City of Sparks will pursue a reduction in long term vehicle trips through the implementation of land use plans that encourage infill development, urban densities, and realistic jobs/housing balances. The benefits to such a policy include: fewer vehicle miles and hence less vehicle emission, reduced infrastructure requirements. The potential drawbacks to such an approach might include some reduction of open space corridors and market concerns over relative higher densities or intensities.

ACTION STRATEGIES

2. Actively encourage ride share programs, particularly for large employers, such as those with an excess of 100 employees. Publicly recognize those employers currently undertaking or committing to such programs. Direct private involvement might take the form of an in-house trip-reduction coordinator

with duties similar to those outlined in the Regional Transportation Commissions' Employer Trip Reduction Coordinator Manual.

4. Incorporate, where feasible, the inclusion of bikeways walking paths, and other alternative modes of transportation in planning programs and future development plans.

NSSOI

CONSERVATION

Cultural and Scenic Resources

GOAL NSSOI1: Ensure that the primary scenic views of the planning area from the Pyramid Lake Highway and Spanish Springs Road are protected.

POLICIES

- NSSOI 1a. A minimum 25 foot buffer should be provided between all property lines and pavement along all arterial streets. Fences, walls or structures should be discouraged in these areas. At time of subdivision application review, a landscape/xeriscape theme should be evaluated.
- NSSOI 1b. Encourage undergrounding of overhead lines and other utilities for any new development within the planning area and along major arterial streets.
- NSSOI 1c. The development design should be encouraged to provide open space linkages to establish a trail network system throughout the planning area.

LAND USE

GOAL NSSOI22: Support master planned developments and master development agreements.

POLICIES

- NSSOI 22a. Require developers to prepare development standards handbooks for all residential, commercial and restricted industrial/business park projects which outline architectural guidelines and performance standards in accordance with the policies in this plan.

NSSOI 22b. Encourage the creation of a separate community identity for the area.

GOAL NSSOI23: Encourage a mix of land uses and densities to promote a balanced community with residential, commercial, through architectural guidelines, signage and development standards restricted industrial, business and recreational areas.

POLICIES

NSSOI 23a. Prohibit heavy industrial uses in the planning area. Support County plan amendments to allow restricted, light industrial uses north and west of the planning area.

GOAL NSSOI24: Maintain an overall gross density of 2 dwelling units per acre in the planning area.

POLICIES

NSSOI 24b. Support the concept of clustering throughout the planning area.

NSSOI 24c. Require buffer areas between residential and non-residential uses.

The proposed project will comply with the goals, objectives, policies, and action strategies as listed above through the land uses and design criteria established in the Kiley Ranch Southern Division Planned Development Handbook.

FINDING T2:

General conformity with the City's master plan of streets and highways has been considered.

The closest arterials identified on the Master Plan are Sparks Boulevard and Los Altos Parkway. Conformity with the City's master plan of streets and highways has been considered.

FINDING T3:

Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal were considered.

This application was distributed to municipal agencies that deal with environmental and health laws. The developer shall comply with the requirements of these divisions including but not limited to compliance with the requirements of the Washoe County District Health Department to the approval of the Administrator prior to the recordation of a final map for any phase of the project.

FINDING T4:

The availability of water which meets applicable health standards and is sufficient in quantity for the reasonably foreseeable needs of the subdivision has been considered.

The proposal has estimated the water requirement for the development at 37.64 acre feet per year for domestic water. A Condition of Approval requires dedication of sufficient water rights prior to the recordation of a final map.

FINDING T5:

The availability and accessibility of utilities has been considered.

The proposal has estimated the sewage flows for the development to be 36,750 gallons per day. The applicant will be required to provide evidence that there is adequate sewer capacity to serve the project prior to the recordation of a final map. The storm water and drainage plan for the development shall be reviewed and approved by the Community Services Department Administrator prior to the recordation of the final map for the project.

FINDING T6:

The availability and accessibility of public services such as schools, police protection, transportation, recreation and parks has been considered.

SCHOOLS

School service will be provided by Sepulveda Elementary School, Mendive Middle School, and Reed High School. Staff did receive correspondence from the school district regarding this application. The proposed 42-lot subdivision will generate approximately 12 new elementary school students, 4 middle school students, and 6 high school students. The school district is concerned about potential overcrowding of the affected schools. It's

important to point out that students in the proposed development may be bused to the nearest school with the capacity to accept new students.

POLICE PROTECTION

Service will be provided by the Sparks Police Department.

TRANSPORTATION

The Regional Transportation Commission has reviewed this project and had the ability to comment. Included in this staff report is the Regional Transportation Commission's letter commenting on the proposal. This project will contribute to the Regional Road Impact Fee program. The Regional Road Impact Fee program was designed to provide funding for roadway improvements to maintain an adopted level of service.

PARKS AND RECREATION

There are no parks planned with this subdivision. However, the development is located near the Regional Trail system along the North Truckee Drain which provides connectivity with Kestrel Park, Bodega Park, and Wedekind Regional Park.

FINDING T7:

The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision has been considered.

The proposed transportation route connects the subdivision to the established arterials of Los Altos Parkway and Sparks Boulevard. The proposed route through the subdivision connects Promedio Parkway to Los Altos Parkway to the north; Mokelumne Way east from Promedio Parkway connects to Mesa Meadows Drive and travels northeast to Sparks Boulevard.

FINDING T8:

The physical characteristics of the land such as flood plain, slope and soil has been considered.

FLOOD PLAIN

The project is not in the flood plain as identified on the FIRM maps. A Letter of Map Revision (LOMR) was approved February 29, 2000. The approved LOMR is based on minimum floodplain management criteria established under the National Flood Insurance Program (NFIP).

SLOPE

The project was mass graded prior to the expiration of the Tentative Map, assumedly in conformance with City requirements as stipulated in a Condition of Approval on the previously approved, now expired, Tentative Map. Should any additional grading be a necessary, staff is including the same Condition of Approval which requires all slopes to be designed in conformance with the City's Design Standards Manual (Chapter 2 Basic Slope Grading Design Standards) to the approval of the Administrator prior to approval of the final map for the project.

SOIL

A final report will be required prior to the issuance of a building permit. Any recommendations from that report shall be incorporated into the design for the building permit.

FINDING T9

The recommendations and comments of those entities reviewing the tentative map pursuant to NRS 278.330 to 278.348, inclusive, have been considered.

District Health Department
Washoe County School District
Regional Transportation Commission
Reno-Tahoe International Airport

FINDING T10

The availability and accessibility of fire protection, including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires, including fires in wild lands has been considered.

Fire service will be provided by the Sparks Fire Department. Fire hydrants will be installed throughout the subdivision to ensure accessibility and availability of water. Adequate emergency access will also be provided.

FINDING T11:

The application, as submitted and conditioned, will address identified impacts.

This section identifies project specific issues not discussed above such as:

Architectural Elevations:

Proposed architecture has not been provided with this application. Rather than require the builder to return to the Planning Commission for review and approval of the architectural building elevation at a later date, staff has required conformance with the Kiley Ranch Southern Division Handbook and the City's Design Standards Manual. Most importantly, there will be design continuity throughout the development.

Waste Management

The Waste Management/Disposal Services is requesting a "Will Serve" letter to be obtained prior to approval of the final map. Condition #14 addresses this request.

Fire Department:

The developer shall comply with the requirements of the Fire Department to the approval of the Fire Chief.

FINDING T12:

Public notice was given and a public hearing held per the requirements of the Sparks Municipal Code and Nevada Revised Statutes.

The Planning Commission and the City Council meetings function as the public hearings for this item.

Conditions of Approval PCN13018 Tentative Map

1. APPROVAL STATEMENT:
THE PROJECT IS APPROVED AS SUBMITTED AND CONDITIONED TO DEVELOP 12.5± ACRES INTO A 42-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION. ANY SUBSTANTIVE CHANGES IN THE PROJECT SHALL REQUIRE REVIEW AND APPROVAL BY THE PLANNING COMMISSION AND THE CITY COUNCIL.

2. MAINTENANCE OF OPEN SPACE / COMMON AREA
THE DEVELOPER SHALL FORM A HOMEOWNERS ASSOCIATION / LIGHTING & LANDSCAPING DISTRICT TO PROVIDE FOR THE MAINTENANCE OF THE OPEN SPACE / COMMON AREA LANDSCAPING. EITHER METHOD OF MAINTENANCE SHALL BE IDENTIFIED AND ESTABLISHED TO THE APPROVAL OF THE PARKS AND RECREATION DIRECTOR AND THE ADMINISTRATOR PRIOR TO APPROVAL OF THE FINAL MAP FOR THE PROJECT.

3. WATER RIGHTS DEDICATION:
THE DEVELOPER SHALL DEDICATE SUFFICIENT WATER RIGHTS PER S.M.C. SECTION 17.12.075 TO ADEQUATELY SERVE THE PROJECT PRIOR TO THE APPROVAL OF A FINAL MAP FOR THE PROJECT.

4. COMMON AREAS, OPEN SPACE AND STREET LANDSCAPING:
THE DEVELOPER SHALL SUBMIT THE LANDSCAPE AND IRRIGATION PLANS WITH THE IMPROVEMENT PLANS FOR THE PROJECT FOR REVIEW AND APPROVAL BY THE PARKS & RECREATION DIRECTOR AND THE ADMINISTRATOR. THE COMMON AREA, OPEN SPACE AND STREET LANDSCAPING INCLUDING IRRIGATION SHALL BE INSTALLED WITH THE INTALLATION OF THE ADJACENT STREET PER THE APPROVED PLANS.

5. CONSTRUCTION HOURS OF OPERATION:
THE DEVELOPER SHALL LIMIT ALL CONSTRUCTION AND CONSTRUCTION -RELATED ACTIVITIES TO BETWEEN THE HOURS OF 7:00 A.M. THROUGH 7:00 P.M., MONDAY THROUGH FRIDAY AND 9 A.M. TO 5 P.M. SATURDAY AND NO CONSTRUCTION ON SUNDAY. THE DEVELOPER SHALL INSTALL SIGNS AT ALL ACCESS POINTS TO THE PROJECT THAT CLEARLY INDICATE THESE LIMITED HOURS OF ACTIVITY ON-SITE PRIOR TO THE START OF ANY CONSTRUCTION- RELATED ACTIVITIES. THE DEVELOPER SHALL MAINTAIN THESE SIGNS IN GOOD REPAIR FOR THE DURATION OF THE CONSTRUCTION OF THE PROJECT. ONCE CONSTRUCTION IS FINISHED, THE DEVELOPER SHALL REMOVE THESE SIGNS.

Conditions of Approval PCN13018 Tentative Map

6. CONTACT PERSON:
THE DEVELOPER SHALL DESIGNATE TO THE ADMINISTRATOR A PROJECT CONTACT PERSON AVAILABLE ON A 24-HOUR BASIS PRIOR TO START OF CONSTRUCTION.
7. WASHOE COUNTY DISTRICT HEALTH:
THE DEVELOPER SHALL COMPLY WITH THE REQUIREMENTS OF THE WASHOE COUNTY DISTRICT HEALTH DEPARTMENT TO THE APPROVAL OF THE ADMINISTRATOR PRIOR TO THE RECORDATION OF A FINAL MAP FOR ANY PHASE OF THE PROJECT.
8. HOUSE FIT MAP:
THE APPLICANT SHALL SUBMIT A LOT AND HOUSE PLAN CONFIGURATION MAP WITH THE FINAL MAP SUBMITTAL THAT WILL IDENTIFY THE SETBACKS FOR AT LEAST ONE FLOOR PLAN TO MEET THE REQUIRED SETBACKS FOR EACH LOT AS DEFINED ON TABLE III-2, IN THE DEVELOPMENT DESIGN HANDBOOK FOR KILEY RANCH TO THE APPROVAL OF THE ADMINISTRATOR.
9. STORM DRAINAGE;
THE DEVELOPER SHALL SUBMIT A FINAL HYDROLOGICAL MASTER PLAN REPORT FOR THE KILEY RANCH PHASE III-PARCEL C PROJECT THAT IS PREPARED IN ACCORDANCE WITH THE CITY OF SPARKS HYDROLOGICAL CRITERIA AND DRAINAGE DESIGN MANUAL TO THE SATISFACTION OF THE ADMINISTRATOR PRIOR TO THE APPROVAL OF THE FINAL MAP FOR THE PROJECT.
10. SITE GRADING:
PRIOR TO THE ISSUANCE OF A GRADING PERMIT FOR THE PROJECT, THE DEVELOPER SHALL SUBMIT A GRADING PLAN, DRAINAGE PLAN, EROSION CONTROL PLAN, A CONSTRUCTION STORMWATER DISCHARGE PERMIT FROM THE NDEP, AND RECLAMATION BOND FOR REVIEW AND APPROVAL BY THE COMMUNITY SERVICES DEPARTMENT.
11. STREET LIGHTING:
THE DEVELOPER SHALL FORM A HOMEOWNERS ASSOCIATION OR OTHER METHOD (I.E. LIGHTING & LANDSCAPING DISTRICT) TO PROVIDE FOR THE MAINTENANCE OF STREET LIGHTING FOR THE PROJECT. EITHER METHOD OF MAINTENANCE SHALL BE IDENTIFIED AND ESTABLISHED PRIOR TO THE APPROVAL OF A FINAL MAP FOR THE PROJECT TO THE APPROVAL OF THE PUBLIC WORKS DIRECTOR AND THE ADMINISTRATOR.

**Conditions of Approval PCN13018
Tentative Map**

12. ROAD SECTIONS:

THE DEVELOPER SHALL SUBMIT IMPROVEMENT PLANS WITH ROADWAY CROSS-SECTIONS THAT COMPLY WITH THE CITY'S PAVEMENT STANDARDS TO THE APPROVAL OF THE ADMINISTRATOR.

13. PHASING PLAN:

THE DEVELOPER SHALL SUBMIT A PHASING PLAN FOR THE DEVELOPMENT TO THE APPROVAL OF THE ADMINISTRATOR PRIOR TO THE ISSUANCE OF A FINAL MAP FOR THE PROJECT.

14. WASTE MANAGEMENT:

A WILL SERVER LETTER SHALL BE OBTAINED FROM WASTE MANAGEMENT PRIOR TO APPROVAL OF THE FINAL MAP.

15. DEVELOPMENT STANDARDS:

THE DEVELOPER SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENTAL DESIGN STANDARDS AS SET FORTH IN THE RECORDED KILEY RANCH DEVELOPMENT DESIGN HANDBOOK AND THE CITY OF SPARKS DESIGN STANDARDS MANUAL UNLESS IN EVENT OF CONFLICT WITH THE LOCAL, STATE OR FEDERAL REGULATIONS, IN WHICH CASE THE MORE STRINGENT REGULATIONS WILL TAKE PRECEDENCE.

16. ARCHITECTURAL ELEVATIONS:

PRIOR TO THE ISSUANCE OF INDIVIDUAL BUILDING PERMITS, THE HOME BUILDER SHALL SUBMIT MASTER BUILDING PLANS FOR REVIEW AND APPROVAL BY THE ADMINISTRATOR WHICH ARE IN CONFORMANCE WITH THE KILEY RANCH SOUTHERN DIVISION HANDBOOK AND THE CITY'S DESIGN STANDARDS MANUAL. THE ADMINISTRATOR MAY APPROVE THE ARCHITECTURAL ELEVATIONS OR, AT THE REQUEST OF THE APPLICANT/BUILDER, FORWARD THE ARCHITECTURAL PLANS TO THE PLANNING COMMISSION FOR REVIEW AND APPROVAL. THE ARCHITECTURAL DESIGN FOR PHASE 3 SHALL BE CONSISTENT WITH THE PREVIOUSLY APPROVED PLANS TO PROMOTE DESIGN CONTINUITY THROUGHOUT THE DEVELOPMENT TO THE APPROVAL OF THE ADMINISTRATOR.

17. REGIONAL TRAIL:

THE 8 FOOT MEANDERING PATH ILLUSTRATED ON THE PARKWAY RESIDENTIAL STREET SECTION PLATE V G IN THE KILEY RANCH DEVELOPMENT DESIGN HANDBOOK IS REQUIRED TO BE A 10 FOOT CONCRETE PATH CONECTING TO THE REGIONAL TRAIL THAT MEANDERS ALONG THE TRUCKEE DRAIN.

Conditions of Approval PCN13018
Tentative Map

18. STREET LANDSCAPING:

THE DEVELOPER SHALL SUBMIT STREET LANDSCAPE AND IRRIGATION PLANS WITH THE PROJECT IMPROVEMENT PLANS. THE STREET LANDSCAPING PLANS SHALL CONFORM TO THE LANDSCAPE STANDARDS ESTABLISHED FOR THE MESA MEADOWS SUBDIVISION. THE STREET LANDSCAPING PLANS SHALL INCLUDING VERIFICATION OF PLANT SPECIES, MINIMUM PLANT SIZES, QUANTITIES AND MAXIMUM SPACING OF PLANT MATERIAL TO THE APPROVAL OF THE ADMINISTRATOR PRIOR APPROVAL OF A FINAL MAP FOR THE PROJECT.

19. SLOPES:

ALL SLOPES SHALL BE DESIGNED IN CONFORMANCE WITH THE DESIGN STANDARDS MANUAL (CHAPTER 2 BASIC SLOPE GRADING DESIGN STANDARDS) TO THE APPROVAL OF THE ADMINISTRATOR PRIOR TO APPROVAL OF A FINAL MAP FOR THE PROJECT.

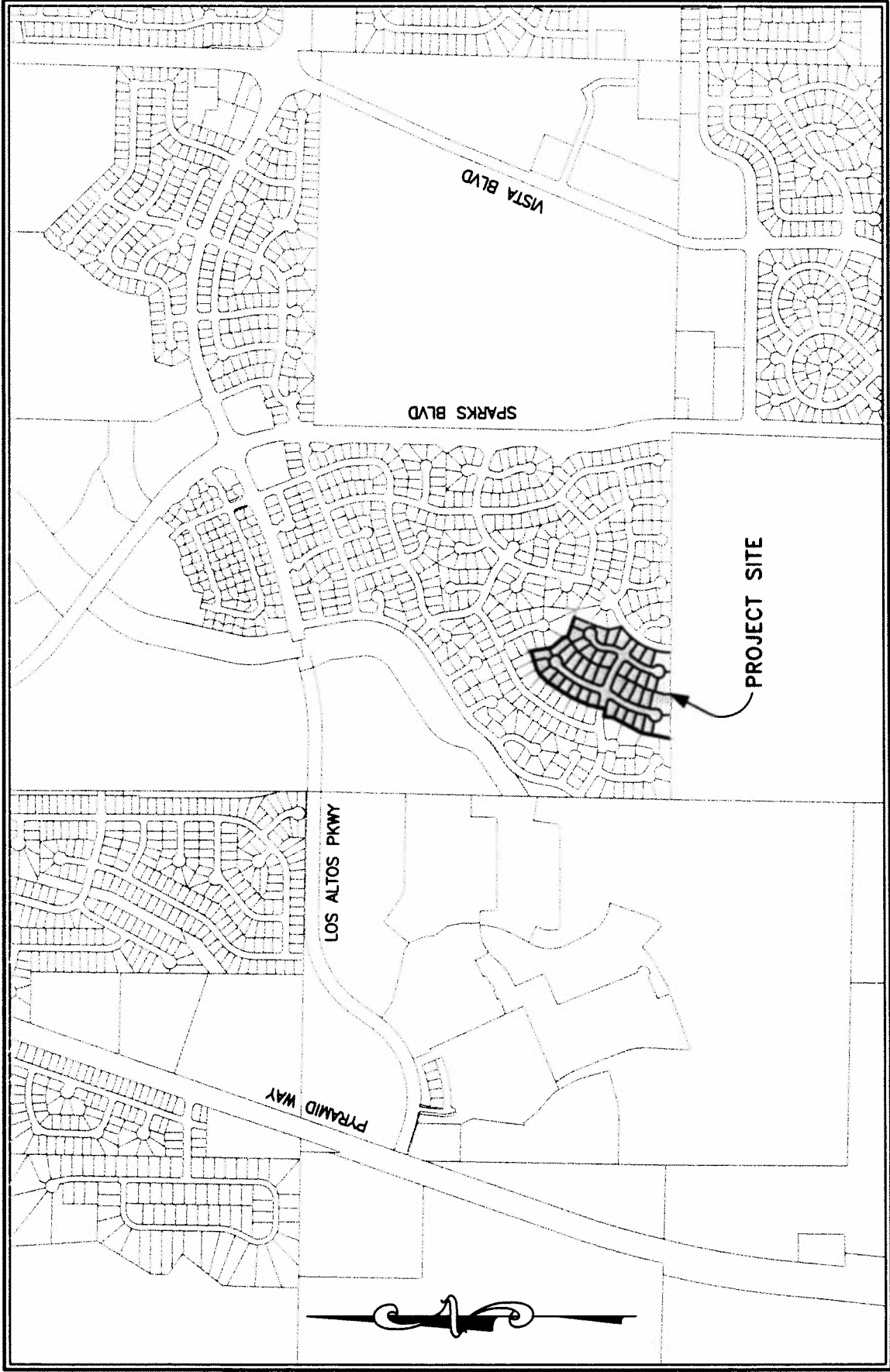


FIGURE 1 - VICINITY MAP

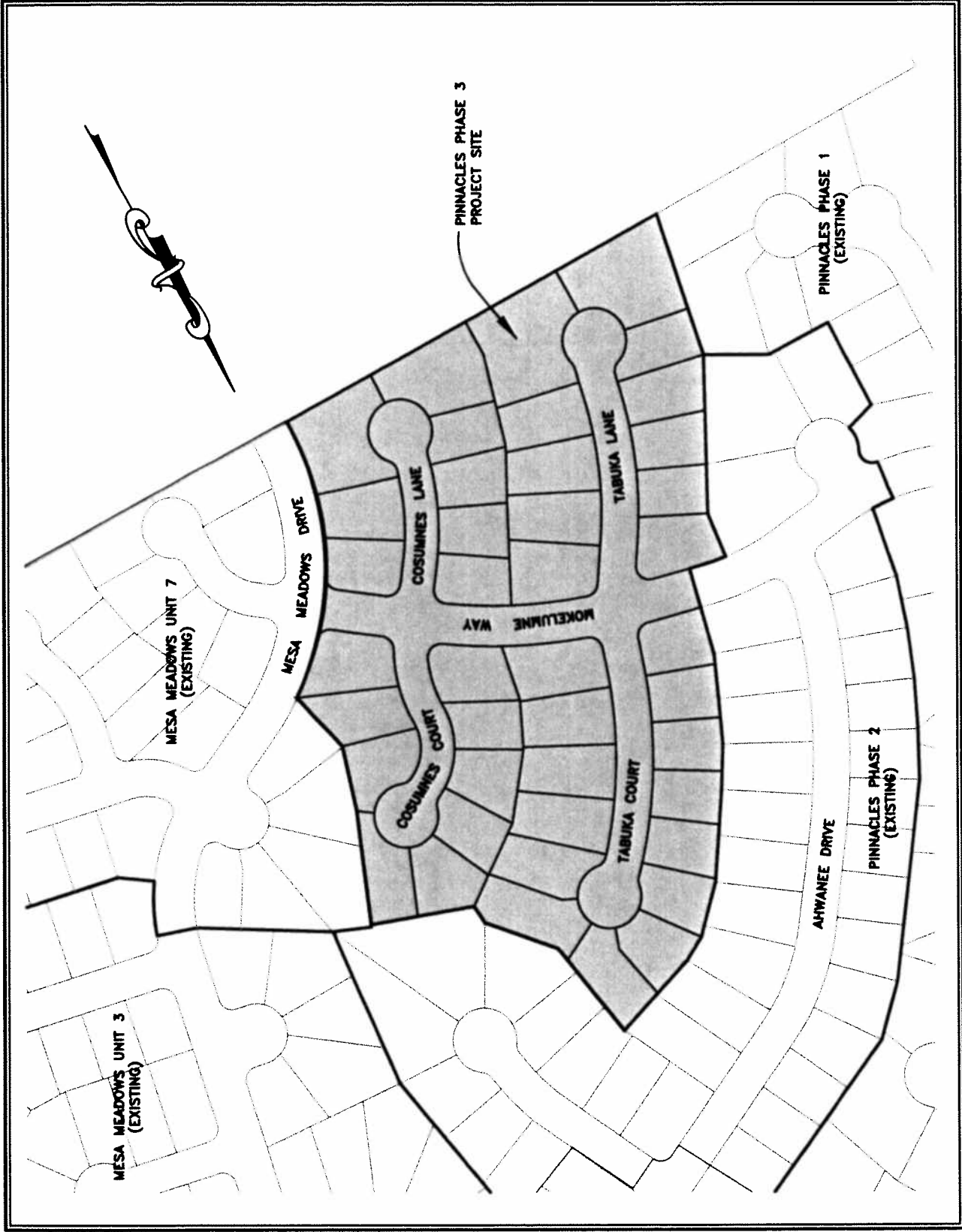


FIGURE 2 - SITE PLAN

TENTATIVE MAP APPLICATION PINNACLES PHASE III

SPARKS, WASHOE COUNTY, NEVADA

OWNER/DEVELOPER

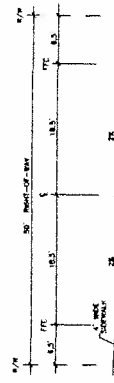
PINNACLES UNIT 3, LLC
333 E. WETMORE ROAD, SUITE 250
TUCSON, AZ 85705
ATTN: DEAN WINGERT

PUBLIC SERVICES

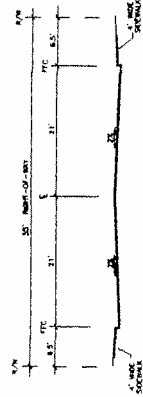
GAS & ELECTRICAL SERVICE: NV ENERGY
WATER SERVICE: PUCKER MEADOWS WATER AUTHORITY
SEWER SERVICE: CITY OF SPARKS
TELEPHONE: AT&T
CABLE TV: CHARTER COMMUNICATIONS
FIRE PROTECTION: SPARKS FIRE DEPARTMENT
POLICE PROTECTION: SPARKS POLICE DEPARTMENT



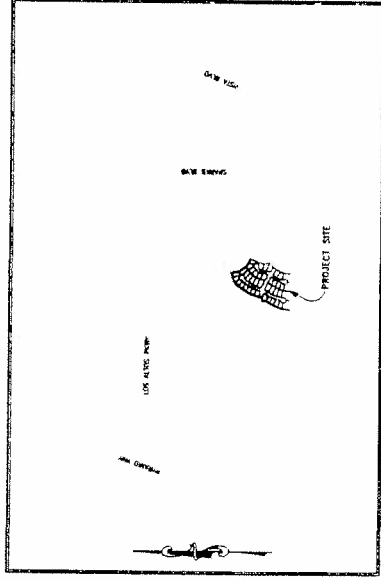
RESIDENTIAL STREET SECTION
WITH PARKWAY LANDSCAPING



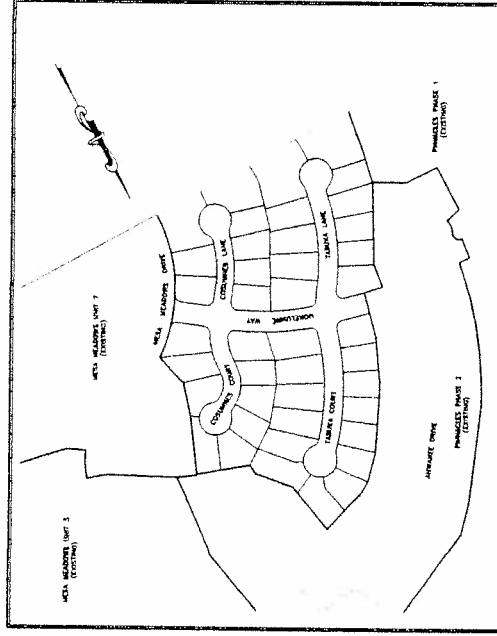
RESIDENTIAL STREET SECTION



RESIDENTIAL STREET SECTION

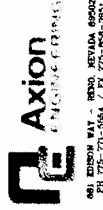


VICINITY MAP



SITE

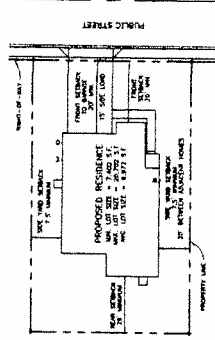
ENGINEER



SHEET INDEX

- C1TITLE SHEET
- C2SITE PLAN
- C3GRADING PLAN
- C4UTILITY PLAN
- L1LANDSCAPE PLAN

MINIMUM SETBACKS



SETBACKS SHALL BE PER THE MOST RESTRICTIVE REQUIREMENT
UNLESS OTHERWISE NOTED OTHERWISE (SEE PARAGRAPH 10.0.1)

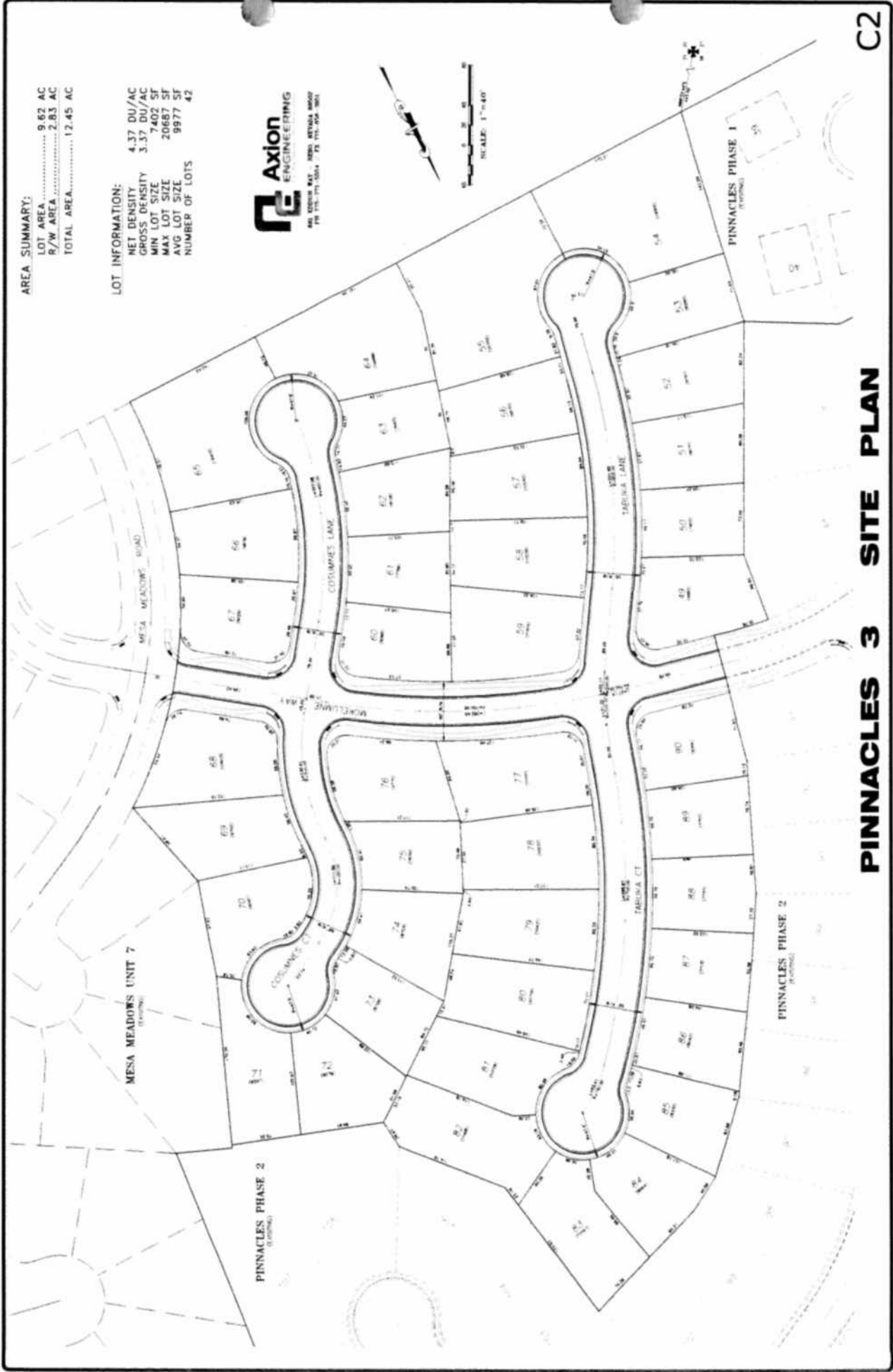
ENGINEERS STATEMENT

I, GARY K. GUZZELI, DO HEREBY CERTIFY THAT THIS MAP HAS
BEEN PREPARED AND THE MEASUREMENTS THEREON WERE
OBTAINED AND THE MEASUREMENTS WERE
COMPLETED ON THIS DATE: 01/08/2013.

GARY K. GUZZELI
P.E. #10372

AREA SUMMARY:
 LOT AREA 9.62 AC
 R/W AREA 2.83 AC
 TOTAL AREA 12.45 AC

LOT INFORMATION:
 NET DENSITY 4.37 DU/AC
 GROSS DENSITY 3.37 DU/AC
 MIN LOT SIZE 7,402 SF
 MAX LOT SIZE 20,687 SF
 AVG LOT SIZE 9,977 SF
 NUMBER OF LOTS 42



C2

PINNACLES 3 SITE PLAN



Axion
ENGINEERING

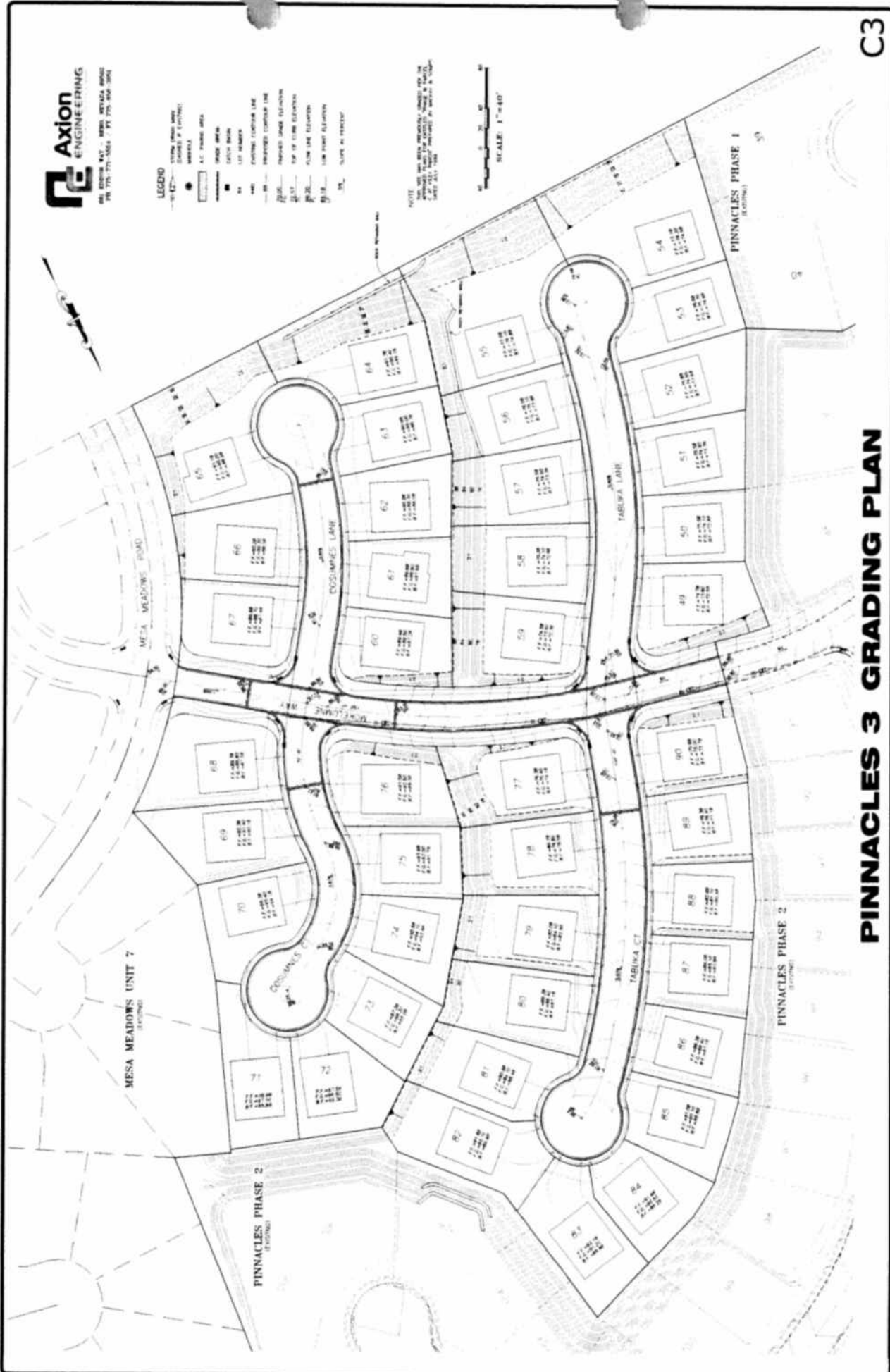
3400 N. GAVIN BLVD. SUITE 1000
MESA, AZ 85205
PH: 480.771.5363 FAX: 480.771.5367

- LEGEND**
- EXISTING GRADE AREA
 - PROPOSED GRADE AREA
 - MARKERS
 - A.C. PAVING AREA
 - PAVING AREA
 - EXISTING ROAD
 - EXISTING DRIVE
 - EXISTING CONCRETE LAKE
 - PROPOSED CONCRETE LAKE
 - PROPOSED SAND RELIEF
 - TOP OF CURB ELEVATION
 - FINISH GRADE ELEVATION
 - LOW POINT ELEVATION
 - LOW POINT RELIEF
 - LOW POINT RELIEF
 - LOW POINT RELIEF
 - LOW POINT RELIEF
 - LOW POINT RELIEF

NOTE

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MESA STANDARD SPECIFICATIONS FOR ROADWAY & UTILITIES, LATEST EDITION.

SCALE: 1" = 40'

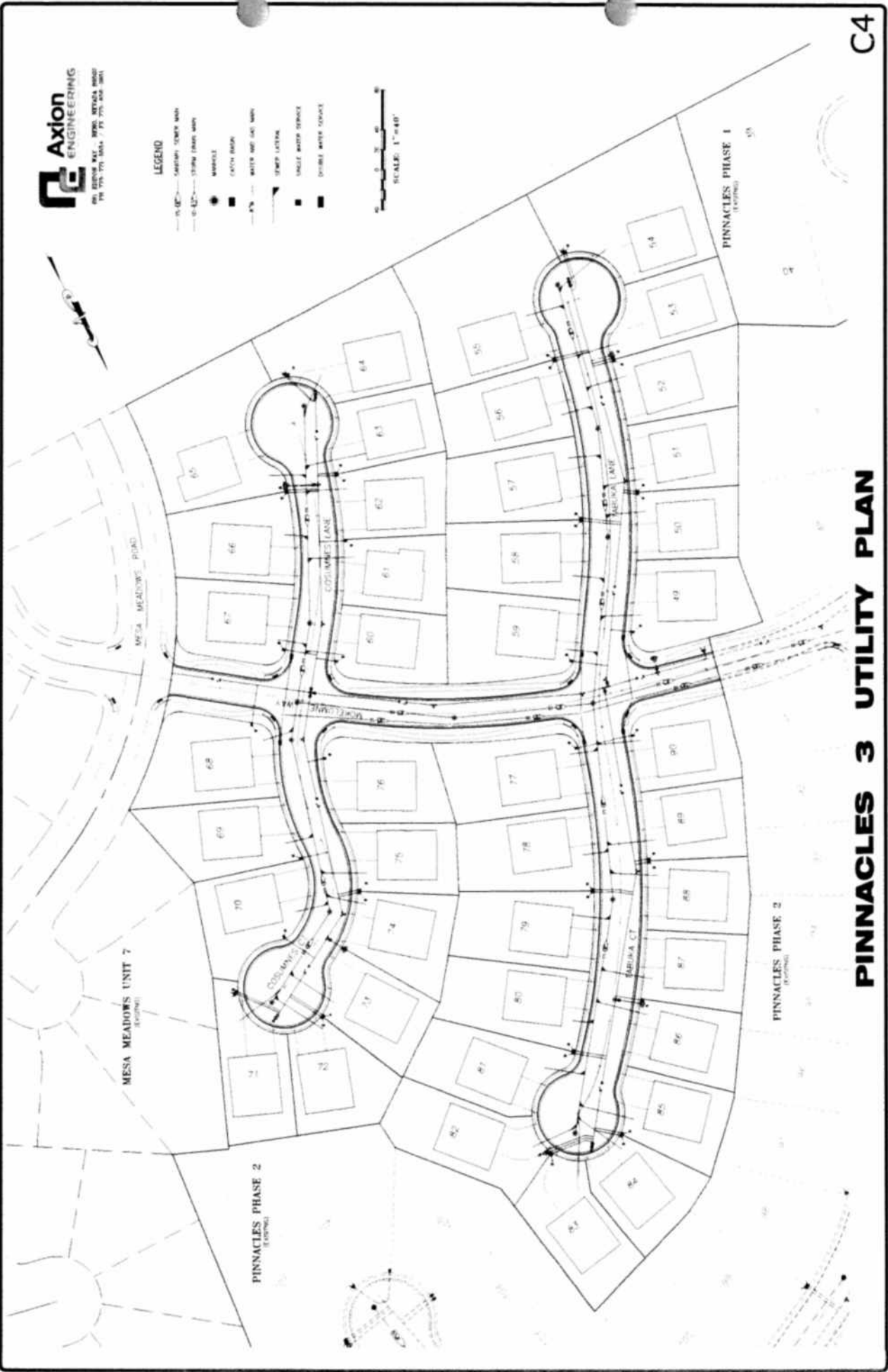


PINNACLES 3 GRADING PLAN

C3

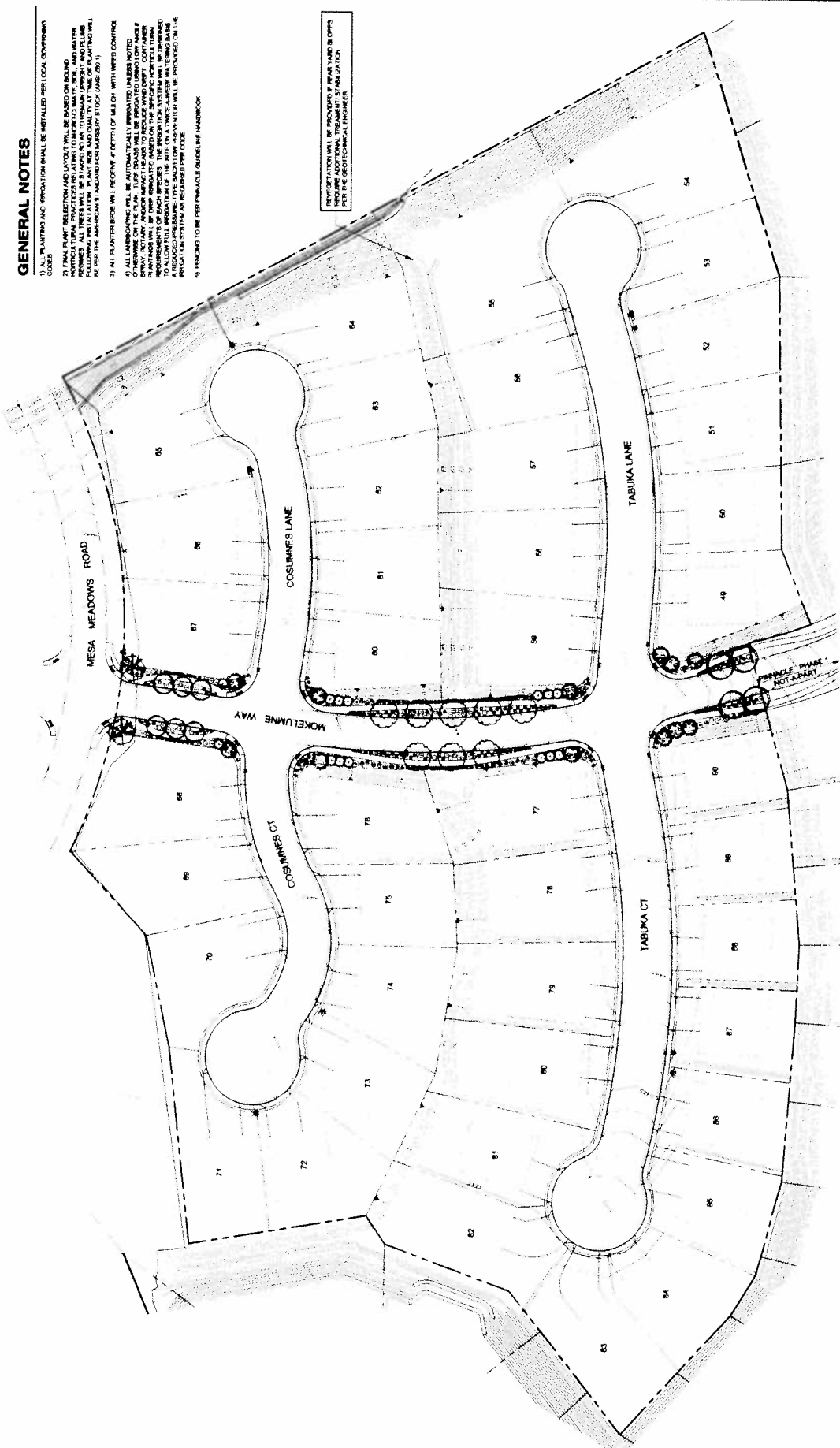


- LEGEND**
- 15'-0" --- STORMY CENTER MAIN
 - 0'-0" --- STORMY CENTER MAIN
 - MANHOLE
 - CATCH BASIN
 - 15'-0" --- WATER AND GAS MAIN
 - TRUMP LITERARY
 - SINGLE WATER SERVICE
 - DOUBLE WATER SERVICE



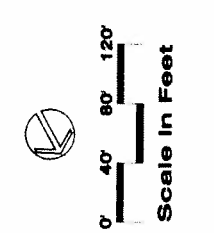
PINNACLES 3 UTILITY PLAN

C4



GENERAL NOTES

- 1) ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
- 2) FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON BIDDING.
- 3) ALL TREES SHALL BE STAKED SO AS TO REMAIN UPRIGHT AND FULLY DEVELOPED. ALL TREES SHALL BE STAKED TO THE STANDARD FOR LANDSCAPE PLANTING WILL BE SET BY THE AMERICAN STANDARD FOR LANDSCAPE PLANTING (ASLAP).
- 4) ALL PLANTING SHALL RECEIVE A PERMIT OF MITIGATION WITH THE CITY OF SACRAMENTO. ALL PLANTING SHALL BE AUTOMATICALLY IRRIGATED UNLESS NOTED OTHERWISE.
- 5) ALL PLANTING SHALL BE IRRIGATED UNLESS NOTED OTHERWISE. IRRIGATION SHALL BE DESIGNED TO MEET THE SPECIFIC REQUIREMENTS OF EACH SPECIES. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ALLOW FULL IRRIGATION OF THE SITE ON A TWICE-A-WEEK WATERING SCHEDULE. IRRIGATION SHALL BE DESIGNED TO MEET THE SPECIFIC REQUIREMENTS OF EACH SPECIES. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ALLOW FULL IRRIGATION OF THE SITE ON A TWICE-A-WEEK WATERING SCHEDULE. IRRIGATION SHALL BE DESIGNED TO MEET THE SPECIFIC REQUIREMENTS OF EACH SPECIES.
- 6) IRRIGATION SHALL BE DESIGNED TO MEET THE SPECIFIC REQUIREMENTS OF EACH SPECIES. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ALLOW FULL IRRIGATION OF THE SITE ON A TWICE-A-WEEK WATERING SCHEDULE. IRRIGATION SHALL BE DESIGNED TO MEET THE SPECIFIC REQUIREMENTS OF EACH SPECIES.



PLANT LIST

SYM	QNT	BOTANICAL NAME	COMMON NAME	WIN SIZE
A	10	Quercus agrifolia	California Live Oak	7' Cal
B	10	Quercus laevis	Live Oak	7' Cal
C	10	Quercus macrocarpa	Shore Live Oak	7' Cal
D	10	Quercus engelmannii	Shore Live Oak	7' Cal
E	10	Quercus agrifolia	California Live Oak	7' Cal
F	10	Quercus laevis	Live Oak	7' Cal
G	10	Quercus macrocarpa	Shore Live Oak	7' Cal
H	10	Quercus engelmannii	Shore Live Oak	7' Cal
I	10	Quercus agrifolia	California Live Oak	7' Cal
J	10	Quercus laevis	Live Oak	7' Cal
K	10	Quercus macrocarpa	Shore Live Oak	7' Cal
L	10	Quercus engelmannii	Shore Live Oak	7' Cal
M	10	Quercus agrifolia	California Live Oak	7' Cal
N	10	Quercus laevis	Live Oak	7' Cal
O	10	Quercus macrocarpa	Shore Live Oak	7' Cal
P	10	Quercus engelmannii	Shore Live Oak	7' Cal
Q	10	Quercus agrifolia	California Live Oak	7' Cal
R	10	Quercus laevis	Live Oak	7' Cal
S	10	Quercus macrocarpa	Shore Live Oak	7' Cal
T	10	Quercus engelmannii	Shore Live Oak	7' Cal
U	10	Quercus agrifolia	California Live Oak	7' Cal
V	10	Quercus laevis	Live Oak	7' Cal
W	10	Quercus macrocarpa	Shore Live Oak	7' Cal
X	10	Quercus engelmannii	Shore Live Oak	7' Cal
Y	10	Quercus agrifolia	California Live Oak	7' Cal
Z	10	Quercus laevis	Live Oak	7' Cal

ALL PLANTING SHALL BE TO THE CENTER OF THE SPECIFIED DEPTH OF MEASUREMENT UNLESS OTHERWISE NOTED. ALL PLANTING SHALL BE TO THE CENTER OF THE SPECIFIED DEPTH OF MEASUREMENT UNLESS OTHERWISE NOTED.



REGIONAL TRANSPORTATION COMMISSION

Public Transportation · Streets and Highways · Planning

August 29, 2013

FR: Chrono/PL 182-13

Armando Ornelas, City Planner
Community Services Department
City of Sparks
431 Prater Way
Sparks, NV 89432

**RE: PCN13016 (LOGICAL INDUSTRIES CORP)
PCN13017 (BRENWARD INDUSTRIES CORP)
PCN13018 (PINNACLES UNIT 3, LLC)
PCN13019 (MNST FAMILY TRUST)**

Dear Armando,

Thank you for the opportunity to comment on the above applications. At this time we have no comments since there appears to be no regional transportation issues.

Should you have any specific questions, please call me at 335.1904.

Sincerely,

Patrice Echola
Planner

PE/jm

Copies: Jon Ericson, City of Sparks Public Works
Marchon Miller, Regional Transportation Commission
Christina Leach, Regional Transportation Commission

/Sparks no comment 08-29-13.docx

AUG 30 2013
COMMUNITY SERVICES
ADMINISTRATION

Thompson, Tim

From: Boster, Mike <MBoster@washoeschools.net>
Sent: Tuesday, September 03, 2013 2:42 PM
To: Thompson, Tim
Subject: Pinnacles Unit 3 PCN13018

Tim,

This development is currently zoned for the following schools:

Sepulveda ES = $0.275/\text{unit} \times 42 \text{ units} = 12$ ES new students for the development at buildout

Mendive MS = $0.100/\text{unit} \times 42 \text{ units} = 4$ MS students

Reed HS = $0.139/\text{unit} \times 42 \text{ units} = 6$ students

I will need final confirmation of the most recent data from Randy Baxley but it looks like we have Sepulveda under capacity, Mendive over capacity and Reed right at capacity. I can get the most up to date data for you likely by tomorrow. Should any of these schools go into an over-capacity situation that cannot be handled with the existing facility, WCSD does not have options except for mobile classrooms and bussing to the nearest school with capacity. I will get back to you ASAP.

Mike

Michael S. Boster

School Planner

Washoe County School District Capital Projects

14101 Old Virginia Road

Reno, Nevada 89521

775.789.3810 p

775.851.5658 f

mboster@washoeschools.net