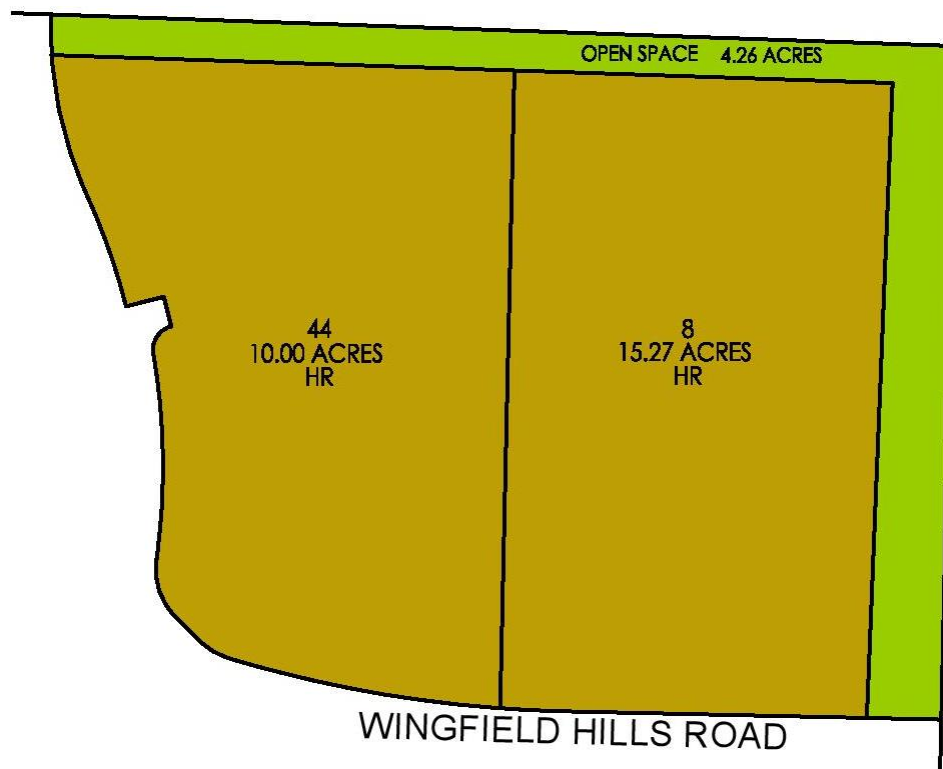




# KILEY RANCH NORTH PHASE 9

## FINAL DEVELOPMENT HANDBOOK



Prepared by:



 HIGH RESIDENTIAL (HR) = 25.27 ACRES  
 OPEN SPACE (OS) = 4.26 ACRES

January 2019

Job # 197-10

# **KILEY RANCH NORTH PHASE 9**

## **FINAL DEVELOPMENT HANDBOOK**

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**January 2019**

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# 1 INTRODUCTION AND IMPLEMENTATION

## 1.1 PURPOSE

The purpose of this Development Handbook is to provide for the orderly development of Kiley Ranch North Phase 9 as envisioned, while assuring that the stated desired level of quality is achieved. Since implementation of public and private improvements will occur over many years, the standards and guidelines contained herein establish a common framework to guide individual improvement plans. The development of the property is controlled and restricted by these development requirements as well as by all applicable government codes and regulations. The Kiley Ranch North Design Review Committee (DRC) and the City of Sparks shall enforce all provisions and standards including the graphic and textual elements of this Development Handbook. This Development Handbook is not intended to limit creativity or prevent variation necessary to respond to unique site conditions, but rather to generate consistency and quality throughout Kiley Ranch North.

Improvement of public areas within Kiley Ranch North Phase 9 will be the responsibility of individual developers and/or the landowner unless assigned by agreement to other public or private parties. All improvements shall be designed consistent with these standards and guidelines. Maintenance of public areas within Kiley Ranch North Phase 9, including streets and landscape buffers will be the responsibility of the Kiley Ranch North Landscape Association (LMA) or the City of Sparks unless assigned by agreement to other public or private parties. Specific responsibilities for the improvement and maintenance of these areas are further addressed in Chapters Two and Three of this Development Handbook.

This Final Development Handbook applies to Kiley Ranch North Phase 9. Phase 9 consists of Villages 8 and 44, and a portion of OS 4 as identified in the Kiley Ranch North Land Use Plan. A total of 29.53± acres are included within Phase 9. Figure 1-1 (following page) depicts the September 2018 Kiley Ranch Land Use Plan while Figure 1-2 (page 1-3) depicts the overall updated plan with the Phase 9 area subject to the development standards contained herein highlighted. Figure 1-3 (page 1-4) depicts the overall phasing plan for Kiley Ranch North.

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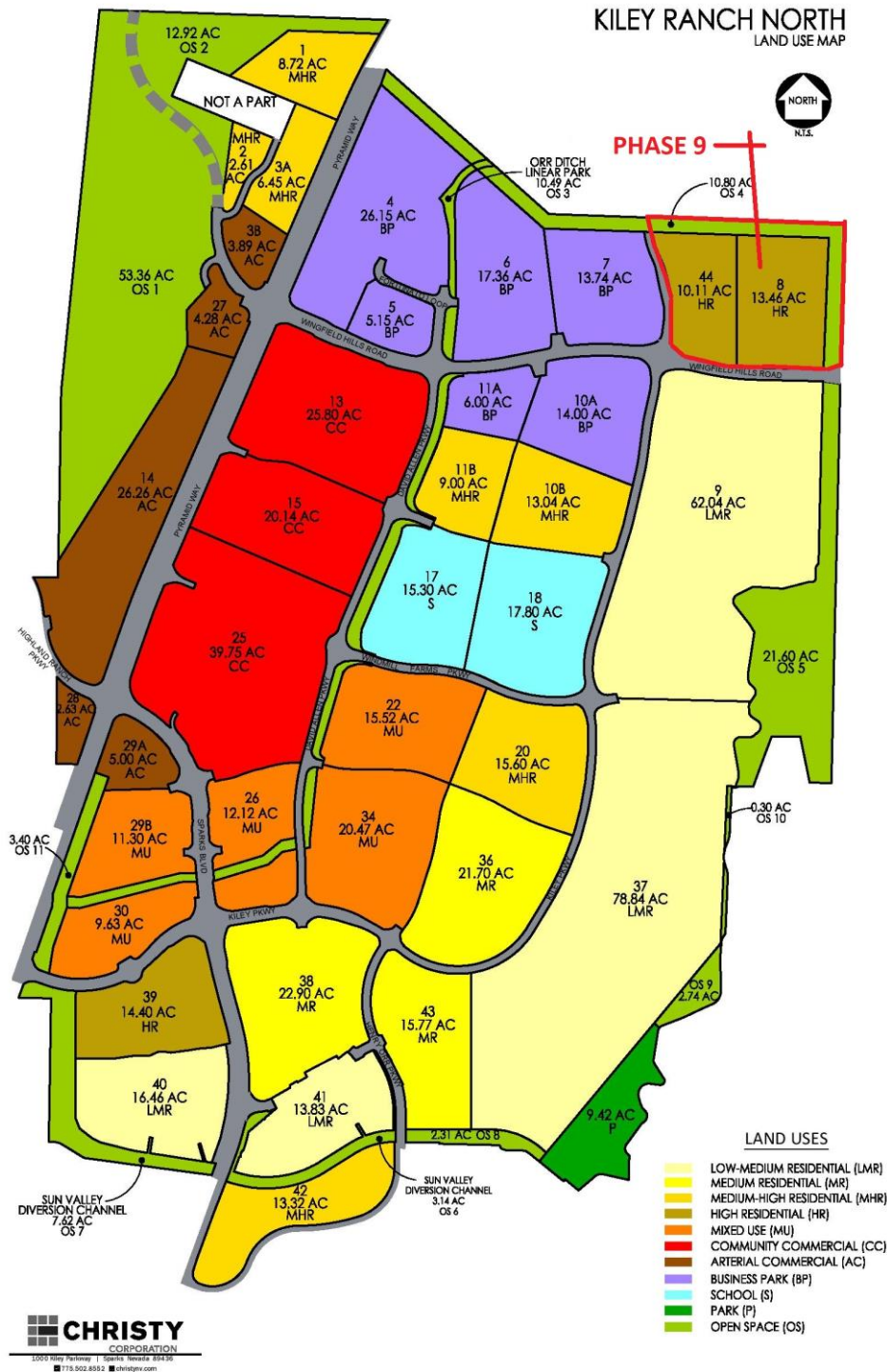


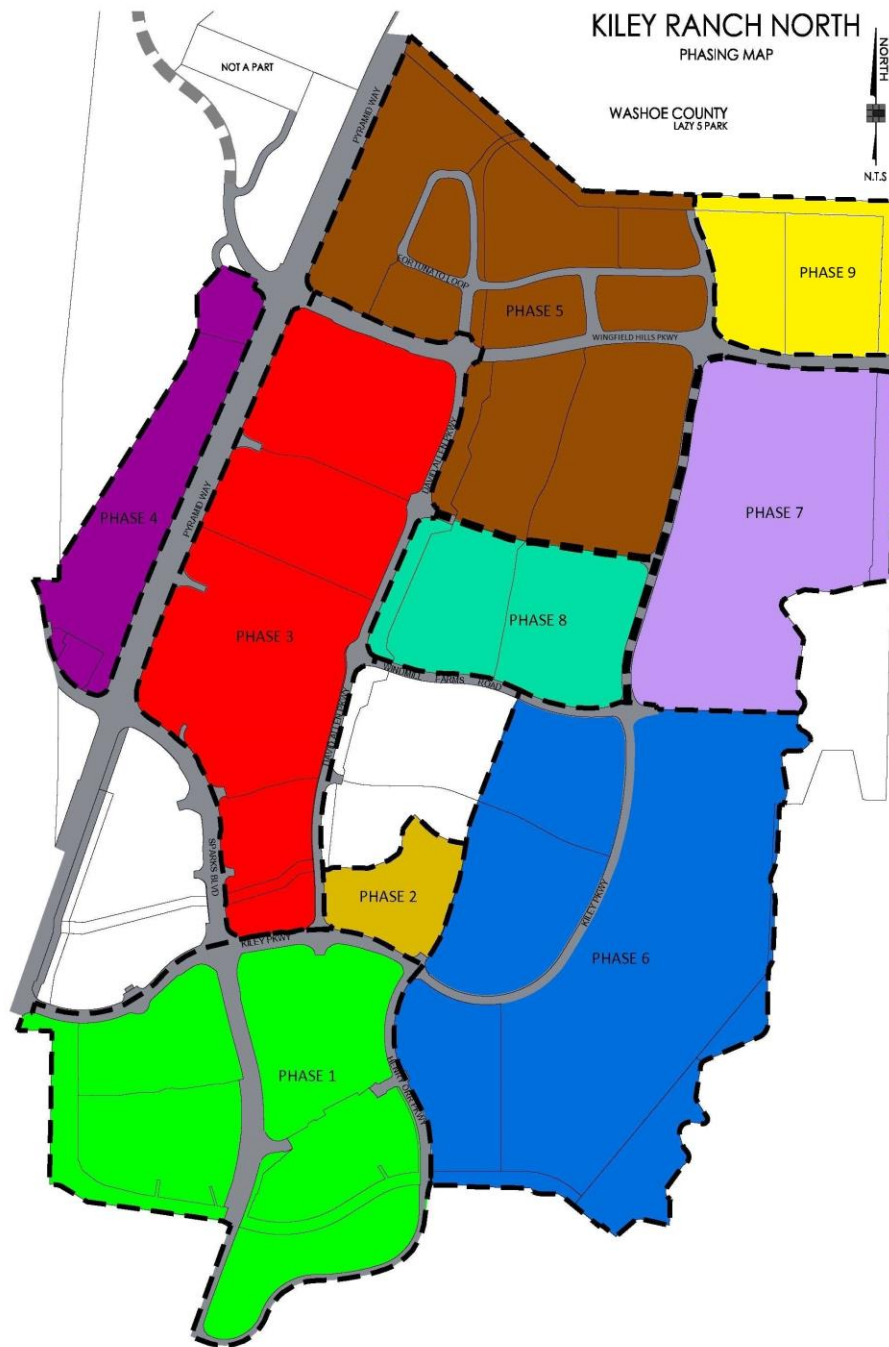
Figure 1-1 – Kiley Ranch North Land Use Plan

JANUARY 2019





## KILEY RANCH NORTH PHASE 9 – FINAL DEVELOPMENT HANDBOOK



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DECEMBER 2018

Figure 1-3 – Kiley Ranch North Overall Phasing Plan



### 1.2 COMMUNITY VISION

The adopted Kiley Ranch North Master Plan and Design Handbook establish the overall vision and theme for Kiley Ranch North. The approved standards are carried over in to Phase 9 with supplemental guidelines and standards to reflect site specific conditions within this phase.

#### 1.2.1 Sense of Place, People Gathering Places and Walkability

Place-making is one of the key components in creating a vibrant and balanced community. A sense of place is fostered within Kiley Ranch North Phase 9 by creating human-scale environments in which the individual can feel both comfortable and safe.

The Phase 9 Land Use Plan organizes movement by providing connectivity between various activity centers within Kiley Ranch North. Integration of people gathering places that contain aesthetically pleasing and attractive amenities help promote social interaction and walkability within the community. This includes a community trail/path network providing connections between development and the City of Sparks regional trail system.

#### 1.2.2 Neighborhood Diversity

Phase 9 furthers the neighborhood diversity within Kiley Ranch North by allowing innovative residential dwelling design to support specific human interests and niches of different lifestyle and life stages. The densities included within Phase 9 support surrounding business and commercial centers while adding to the vitality of the community.

#### 1.2.3 Implementing the Vision

The vision for Kiley Ranch North Phase 9 will be carried out through the guidance provided by four overarching principles:

- Efficient land use patterns;
- Economic sustainability;
- A distinct sense of place; and
- Neighborhood diversity.

Its visual identity will be further defined and coordinated by the streetscape and landscape themes described in this handbook. Innovative use of materials, methods of construction and site planning proposed herein will also ensure the quality and character of the community as it develops over time. This Development Handbook will be used by the City of Sparks and the DRC as a guide for reviewing individual projects within Kiley Ranch North Phase 9.

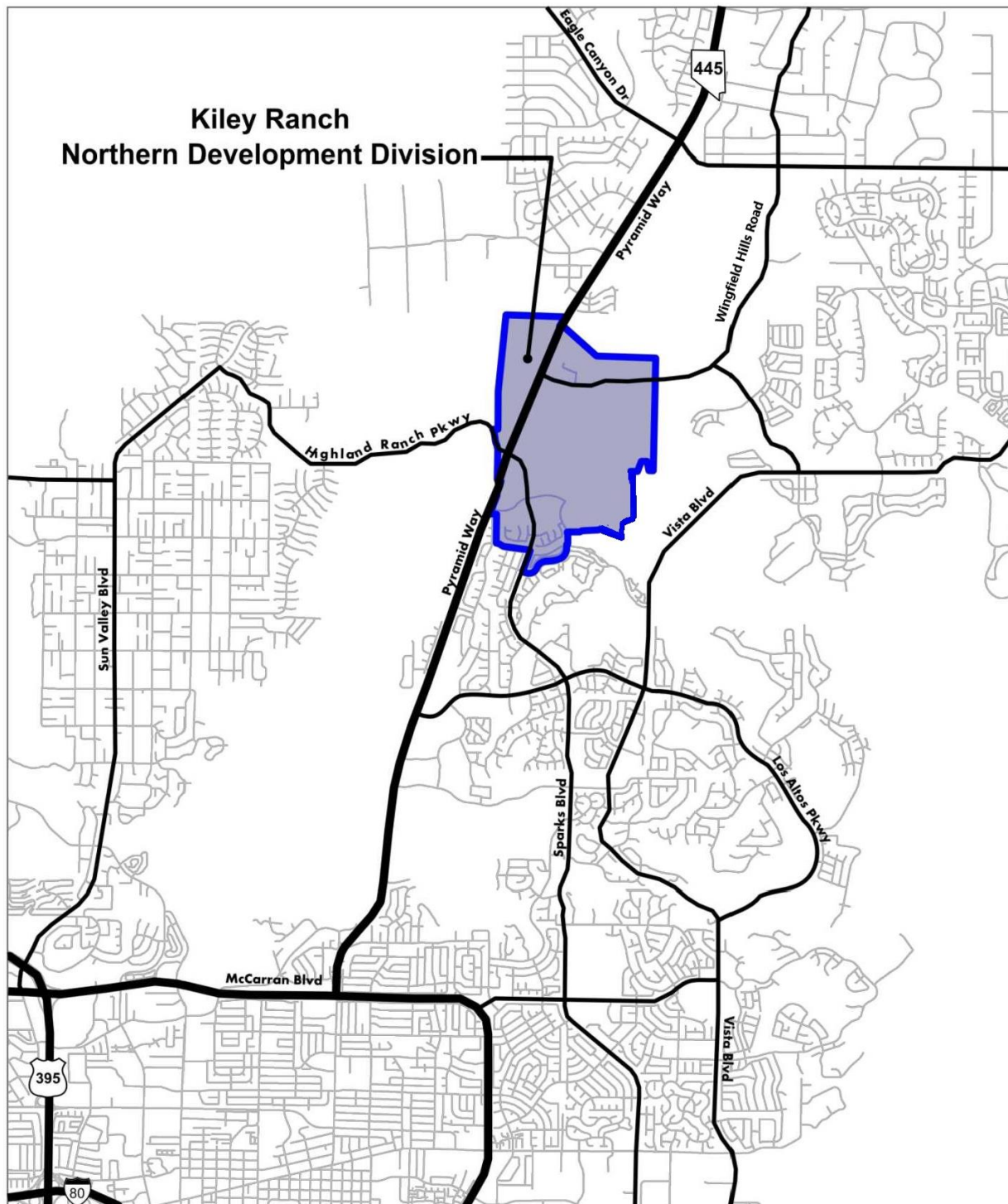
### **1.3 PROJECT DESCRIPTION**

Kiley Ranch North is located within the Kiley Ranch in the Spanish Springs Valley (Refer to Figure 1-4, Regional Location Map). The conceptual master plan for Kiley Ranch North includes 874.21± acres and is depicted previously in Figure 1-1.

Specifically, this Final Development Handbook is pertinent only to Phase 9 of Kiley Ranch North. As previously described, Phase 9 includes 29.53± acres and includes residential uses at 18 to 23.9 dwelling units per acre. Figure 1-2 depicts Kiley Ranch North Phase 9 and the area covered under this Handbook.

Phase 9 of Kiley Ranch North is surrounded by dedicated open space and a Planned Development to the east, open space and single family residential (LMR) to the south, future business park to the west and the Lazy 5 Regional Park to the north. A regional trail will be located along the east side of Phase 9.

Due to limited physical site constraints, Kiley Ranch North Phase 9 is favorable to development and lies on the mid to lower portions of alluvial fans along the west side of Spanish Springs Valley. Channels are poorly defined with slopes mostly less than 3%. Runoff generally sheet flows into the existing jurisdictional wetlands and the City of Sparks flood detention area on the eastern edge of the plan area. The south portion of the site currently sheet flows north to south into the Sun Valley Diversion Channel. The Federal Emergency Management Agency (FEMA) designated the Phase 9 area as Zone X (outside the 500-year flood plain) when Map 32031C3052G was revised by a Letter of Map Revision (LOMR) dated September 21, 2012.



**Figure 1-4 – Regional Location Map**

### 1.3.1 Kiley Ranch North Land Use Plan

The Kiley Ranch North Land Use Plan introduces an intense and diversified mix of land uses within the Northern Sparks Sphere of Influence (Refer to Figure 1-1, Kiley Ranch North Land Use Plan). Of the property's 875± acres, approximately 43 percent of the project is dedicated for residential development, 28 percent for commercial and business park uses and 20 percent for schools, parks, trails, and open space, and 9 percent for roads. In addition, there are 47± acres of commercial and business park district and other landscaping and landscape buffer areas that contribute another 5% to open space. Tables 1-1 and 1-2 on the following pages summarize the overall Kiley Ranch North project's land use components, as well as those specific to Phase 9.

## KILEY RANCH NORTH PHASE 9 – FINAL DEVELOPMENT HANDBOOK

**Table 1-1: Kiley Ranch North Land Use Plan Designations**

| Land Use Designation                      |                 |     | Gross Acres | Maximum Density | Permitted Total Units | Units not Achieved  | Net Units           | Required Open Space   | Open Space Provided |
|---|-----------------|-----|-------------|-----------------|-----------------------|---------------------|---------------------|-----------------------|---------------------|
| <b>RESIDENTIAL</b>                        |                 |     |             |                 |                       |                     |                     |                       |                     |
| Low-Medium                                | 4.0-7.9 du/ac   | LMR | 171.17      | 7.9 du/ac       | 1352                  | 443                 | -                   | -                     | -                   |
| Medium                                    | 8.0-11.9 du/ac  | MR  | 60.37       | 11.9 du/ac      | 718                   | 242                 | -                   | -                     | -                   |
| Medium-high                               | 12.0-17.9 du/ac | MHR | 68.74       | 17.9 du/ac      | 1230                  | 54                  | -                   | -                     | -                   |
| High                                      | 18.0-23.9 du/ac | HR  | 37.97       | 23.9 du/ac      | 907                   | 141                 | -                   | -                     | -                   |
| Mixed Use <sup>(4)(8)</sup>               | 5.0-23.9 du/ac  | MU  | 36.45       | 23.9 du/ac      | 871                   |                     | -                   | -                     | -                   |
| Total Residential <sup>(6)</sup>          |                 |     | 374.70      |                 | 5,078                 | 880                 | 4,198               | -                     | -                   |
| Net Total Permitted Units <sup>(6)</sup>  |                 |     |             |                 | 4,198                 |                     |                     |                       |                     |
|   |                 |     |             |                 |                       |                     |                     |                       |                     |
| Land Use Designation                      |                 |     | Gross Acres |                 | Approx. Sq. Ft.       | Required Open Space | Open Space Provided |                       | Approx. Sq. Ft.     |
| <b>NON-RESIDENTIAL</b>                    |                 |     |             |                 |                       |                     |                     |                       |                     |
| COMMERCIAL                                |                 |     |             | Minimum FAR     |                       |                     |                     | Assumed build out FAR |                     |
| Arterial Commercial <sup>(7)</sup>        | AC              |     | 42.06       | 0.2             | 366,427               | 15%                 | 6.31                | 0.4                   | 732,853             |
| Community Commercial <sup>(1)</sup>       | CC              |     | 85.69       | 0.2             | 1,871,201             | 15%                 | 12.85               | 0.25                  | 1,972,071           |
| Mixed Use <sup>(8)</sup>                  | MU              |     | 32.59       | 0.2             | 283,924               | 15%                 | 4.89                | 0.3                   | 425,886             |
| Subtotal Commercial <sup>(1)</sup>        |                 |     | 160.34      | -               | 2,521,552             |                     | 24.05               |                       | 3,130,811           |
| <b>BUSINESS PARK</b>                      |                 |     |             |                 |                       |                     |                     |                       |                     |
| Business Park <sup>(7)</sup>              | BP              |     | 82.4        | 0.3             | 1,076,803             | 20%                 | 16.48               | 0.45                  | 1,615,205           |
| Subtotal Business Park                    |                 |     | 82.4        | -               | 1,076,803             |                     | 16.48               |                       | 1,615,205           |
| <b>PUBLIC FACILITIES</b>                  |                 |     |             |                 |                       |                     |                     |                       |                     |
| School                                    | S               |     | 33.1        | 0.3             | 266,972               | 20%                 | 6.62                | 0.3                   | 266,972             |
| Subtotal Public Facilities                |                 |     | 33.1        | -               | 266,972               |                     | 6.62                |                       | 266,972             |
| <b>OPEN SPACE</b>                         |                 |     |             |                 |                       |                     |                     |                       |                     |
| Park                                      | P               |     | 9.42        | -               | -                     |                     | 9.42                | -                     |                     |
| Open Space                                | OS              |     | 128.68      | -               | -                     |                     | 128.68              | -                     |                     |
| Subtotal Open Space <sup>(3)</sup>        |                 |     | 138.1       | -               | -                     |                     | 138.1               | -                     |                     |
|   |                 |     |             |                 |                       |                     |                     |                       |                     |
| Total Non-Residential <sup>(3)(5)</sup>   |                 |     | 393.94      | -               | 3,865,327             |                     | 47.15               | -                     | 5,012,987           |
| Roadways <sup>(2)</sup>                   |                 |     | 85.57       | -               | -                     |                     | -                   | -                     | -                   |
|   |                 |     |             |                 |                       |                     |                     |                       |                     |
|   |                 |     |             |                 |                       |                     |                     |                       |                     |
|   |                 |     | Gross Acres |                 | Approx. Sq. Ft.       | Required Open Space | Open Space Provided |                       | Approx. Sq. Ft.     |
| <b>PROJECT TOTALS<sup>(1)(3)(6)</sup></b> |                 |     | 874.21      |                 | 3,865,327             | 174.84              | 185.25              |                       | 5,012,987           |

SEPTEMBER 2018

Refer to following page for table notes.

## KILEY RANCH NORTH PHASE 9 – FINAL DEVELOPMENT HANDBOOK

**Table 1-1 Notes:**

1. The maximum floor area ratio for the medical campus use in the Community Commercial/Medical Campus land use category shall be 0.85, providing a total of 1,471,784 sq. ft. of floor area at Village 25.
2. "Roadways" include all streets shown on the Land Use Plan on the following page.
3. In addition to the 138.10 acres of open space, formally landscaped areas within other areas, which include landscape buffers, contribute approximately 47.15 acres to the overall formal and informal open space within Kiley Ranch North. Per SMC 20.02.012, a minimum of 20% (174.84 acres) common open space is required. A total of 185.25 acres will be provided which equates to 21.19% common open space.
4. Number of units/density is not applicable to assisted living, group residential care, skilled nursing facility or residential retirement facilities that have common dining facilities.
5. Total open space equals commercial, business park, public facilities and subtotal open space.
6. Over time, unused residential density may be transferred by the Master Developer to undeveloped parcels. Although the calculated total number of dwelling units equals 4,198, per the original tentative approval of the Kiley Ranch North PUD, the maximum number of residential units allowed is 4,463.
7. AC and CC may have mini-storage which would increase the total square footage. AC and BP could have incubators which would increase the totals.
8. MU uses are estimated to be a total of 69.04 acres with 32.59 acres having office/retail uses and 36.45 acres having residential uses.

**Table 1-2: Master Plan Land Use Designation  
Kiley Ranch North Phase 9**

| Land Use Designation       |                   |    | Gross Acres  | Maximum Density or FAR | Permitted Total Units | Open Space Provided |
|----------------------------|-------------------|----|--------------|------------------------|-----------------------|---------------------|
| High                       | 18.0 – 23.9 du/ac | HR | 25.27        | 23.9 du/ac             | 604                   | -                   |
| <b>Total Residential</b>   |                   |    | <b>25.27</b> |                        | <b>604</b>            | <b>-</b>            |
| Open Space                 |                   | OS | 4.26         | -                      | -                     | 4.26                |
| <b>Subtotal Open Space</b> |                   |    | <b>4.26</b>  | <b>-</b>               | <b>-</b>              | <b>4.26</b>         |
| <b>PHASE 9 TOTALS</b>      |                   |    | <b>29.53</b> |                        | <b>604</b>            | <b>4.26</b>         |

Note: As noted in previous Table 1-1, 20% open space requirement is a cumulative total for all of Kiley Ranch North, not individual Phases. Refer to Note # 5 on Table 1-1 or Kiley Ranch North Tentative Development Handbook.

### **1.4 HANDBOOK PROVISIONS**

#### **1.4.1 General Provisions**

This Kiley Ranch North Phase 9 Final Development Handbook (the “Final Handbook”) describes in general terms when, where and how development will occur within Phase 9 of the Kiley Ranch North Development Project (“Phase 9”). It provides sufficient specificity to establish a base qualitative standard (the “Development Standards”) for all of Phase 9. It provides design parameters (the “Design Parameters”) to which each Individual Project built within Phase 9 will conform. It is intended to offer design flexibility while at the same time maintaining minimum standards. Chapter 2 of the Handbook contains standards and regulations relative to development, which establish the Development Standards for Phase 9. Chapter 3 contains standards and parameters relative to design, which establish the Design Standards and Guidelines for new development within Phase 9.

#### **1.4.2 Binding Effect of Handbook**

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

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

The standards set forth in the Final Approval of Phase 9, as embodied in the NUD zoning classification and this Final Handbook shall, in accordance with NRS 278A.570, supersede any zoning and subdivision statutes that may otherwise apply. In case of a conflict, this Final Handbook and the terms of the Final Approval of Phase 9 shall control. When not addressed by this Final Handbook or the terms of a Final Approval, the provisions of the Sparks Municipal Code shall control.



### 1.5 INDIVIDUAL PROJECT APPROVAL PROCESS

#### 1.5.1 Multi-Family Project Administrative Review Approval

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

With regard to all quantitative determinations made by the City under this Section 1.5 (whether by City Staff, the Administrator, Community Services Planning Division or any other department of the City), the City may grant a “Minor Deviation” of up to ten percent (10%) from the standards and guidelines in the Handbook without conducting a hearing, so long as such deviation will not impair the purpose of the Handbook; provided, however, that in no event shall a Minor Deviation be granted to change the maximum number of residential units or commercial square footage and/or open space acreage, or change or relocate tentatively-approved land use designations as shown on the Land Use Plan, as set forth on Figure 1-1 of this Handbook (provided that adjustments to the boundaries of such land use designations due to changes in the locations of streets dividing two such designations shall not constitute a relocation of a land use designation). In accordance with the Sparks Municipal Code, the Administrator may grant minor deviations from requirements established for a zoning district without conducting a hearing if the applicant for a minor deviation obtains the written consent of the owner of any real property that would be affected by the proposed minor deviation. Minor deviations include, but are not limited to, adjustments of the location and/or dimensions of buildings, configuration of parking areas and internal roadways, etc., providing such adjustments do not change any points of ingress or egress to the site, or exceed the approved density.

With regard to all quantitative determinations made by the City under this Section 1.5 (whether by City Staff, the Administrator, Community Services Planning Division or any other department of the City), the City may grant a “Major Deviation” between ten percent (10%) and fifty (50%) with review and approval by the Sparks Planning Commission. Major Deviations shall follow the procedures established in Section 20.05.011 of the Sparks Municipal Code.

Furthermore, whenever the City (in all the foregoing capacities), at any time in the approval processes set forth in Sections 1.4 or 1.5 of this Handbook, denies the request of a Project Applicant or grants its approval subject to conditions, the City shall state in writing with specificity the standards, guidelines or parameters with which the Individual Project fails to conform. If the Project Applicant does not accept the City's conclusions or conditions, the Project Applicant may appeal the City's decision to the Planning Commission, and thereafter to the City Council, pursuant to the general appeal rights in the Sparks Municipal Code (the "Appeal Rights").

Approval of the plans for an Individual Project may be sought either after Final Approval of Phase 9, or concurrently with the Final Approval process; provided, however, that in no event shall approval from City staff be completed prior to completion of the Final Approval process. In the event of any conflict between the plan review process set forth in this Handbook and any other review process used by the City, this Handbook shall control. Where this Handbook is silent on a particular approval procedure, the Sparks Municipal Code or other regulations governing development of land in effect at the time shall prevail.

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

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

It is incumbent upon the Project Applicant to become familiar with the City's review process and application requirements. (Refer to Figure 1-5, Individual Project Approval Process, for schematic of process for multi-family project approval).

## KILEY RANCH NORTH PHASE 9 – FINAL DEVELOPMENT HANDBOOK

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### PHASE I: PRE-APPLICATION PROCESS

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

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

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

### PHASE II: DRC APPROVAL PROCESS

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

### PHASE III: CITY OF SPARKS APPROVAL PROCESS

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

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

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

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

Step 8: Submit for Building Permit

## KILEY RANCH NORTH PHASE 9 – FINAL DEVELOPMENT HANDBOOK

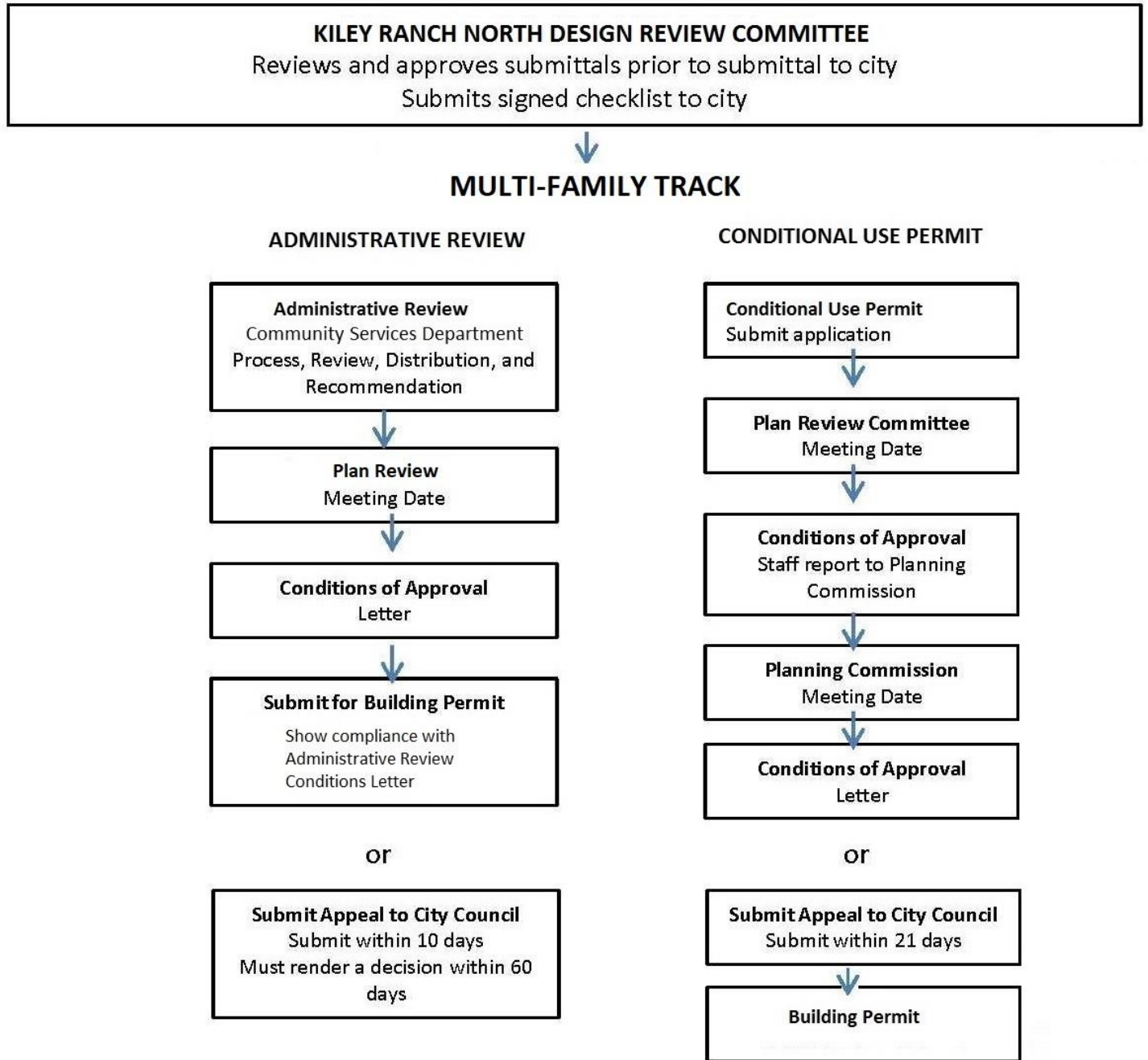


Figure 1-5 – Individual Project Approval Process

## KILEY RANCH NORTH PHASE 9 – FINAL DEVELOPMENT HANDBOOK

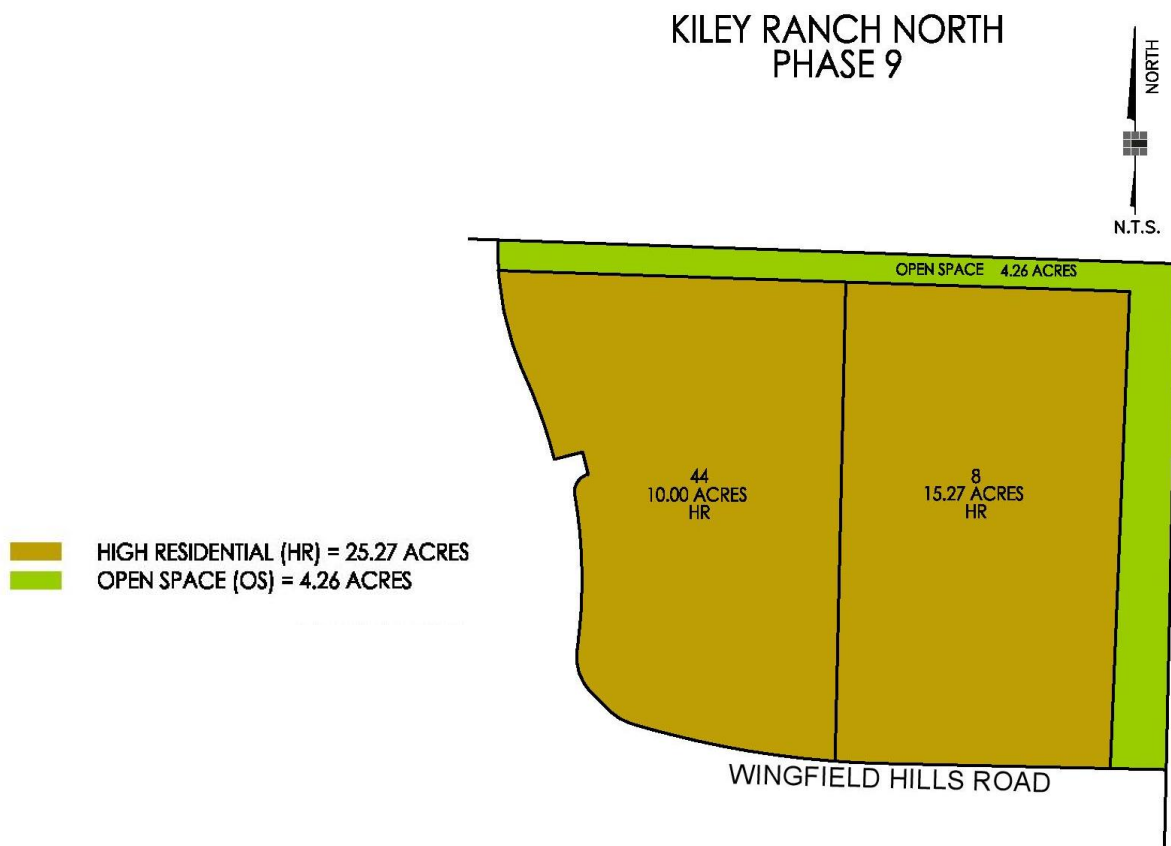
### 2 DEVELOPMENT STANDARDS

#### 2.1 PURPOSE & COMPLIANCE

The purpose of Chapter Two is to set regulatory requirements for the land uses located within Kiley Ranch North Phase 9. These requirements include standards for land use, density/intensity, and for the design of rights-of-way, landscape buffers, trails, parks and entries. All development shall comply with the text, policies, standards, and associated tables and exhibits of this Final Handbook. Where a conflict exists between these development standards and the City of Sparks Municipal Code, the standards contained herein shall apply. Where this Development Handbook remains silent, the provisions and definitions within the City of Sparks Municipal Code and Subdivision Regulations shall apply.

#### 2.2 LAND USE DEVELOPMENT STANDARDS

##### 2.2.1 Phase 9 Land Use



## KILEY RANCH NORTH PHASE 9 – FINAL DEVELOPMENT HANDBOOK

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### 2.2.2 Description

The residential land uses within Phase 9 (Villages 8 and 44) allow for multi-family housing at 18 to 23.9 dwelling units per acre. The land use designations permitted within Phase 9 are High Residential (HR) and Open Space (OS). Uses such as childcare facilities, community clubhouses, schools, above ground utilities and churches which are determined to be compatible with and oriented towards the needs of these residential neighborhoods, may also be allowed in HR (refer to allowed uses/Land Use Matrix – Table 2-1 and the Kiley Ranch North Tentative Development Handbook). The following is a description of each of the land use categories permitted in Phase 9:

HIGH (HR): 18.0 - 23.9 du/net acre

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

#### OPEN SPACE (OS)

The purpose of this land use designation is to provide pedestrian and bicycle trails, protection of steep slopes, drainage facilities, opportunities for passive recreational use, and lands that will remain in their natural condition. Typical uses of these areas include trails (including regional trails), passive recreational facilities, a wetland interpretive center, native or ornamental landscaping, storm drain channels, utility lines, and erosion protection needed for regional utilities and infrastructure. Open space within Phase 9 will be maintained by the Kiley Ranch North Landscape Association Inc., with the exception of any regional trails which will be owned and maintained by the City of Sparks.

### 2.2.3 Land Use Areas

The following table summarizes the area of residential and other land use within Phase 9.

| Land Use              | Gross Acreage      |
|-----------------------|--------------------|
| HIGH RESIDENTIAL (HR) | 25.27± acres       |
| OPEN SPACE            | 4.26± acres        |
| <b>TOTAL</b>          | <b>29.53±acres</b> |

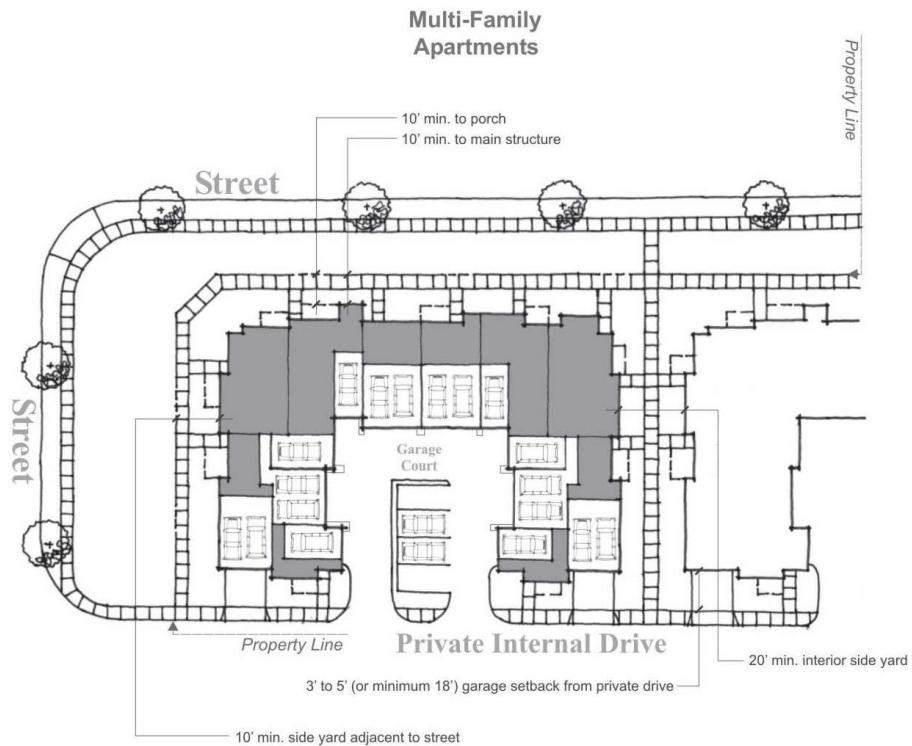
## KILEY RANCH NORTH PHASE 9 – FINAL DEVELOPMENT HANDBOOK

### 2.2.4 Setbacks and Density/Intensity Requirements

| TYPE  | HIGH RESIDENTIAL (HR) 18.0 - 23.9 du/net ac   |   |
|---|---|---|
| DESCRIPTION   | This designation is intended to provide attached homes in a highly segmented range of product types. Typical housing types include townhomes, condominiums, and apartments (either for rent or for sale). |   |
|   | MULTI-FAMILY  | NOTES   |
| BUILDING INTENSITY  |   |   |
| Maximum Net Density (du/ac)   | 23.9  | *12 ft. min between porches, patios, or balconies |
| Building Separation   | 20 ft. min.*  |   |
| Building Height   | 50 ft. max.   |   |
| LANDSCAPING   |   |   |
| Landscape Requirement   | Min. 20% of parcel  |   |
| BUILDING SETBACKS FROM PROPERTY LINES   |   |   |
| FRONT YARD SETBACKS   |   |   |
| To Structure  | 10 ft. min  |   |
| To Porch/Patio  | 10 ft. min.   |   |
| SIDE YARD SETBACKS  |   | * Building separation                             |
| Interior Side Yard  | 20 ft. min *  |   |
| Side Yard Adjacent to Street  | 10 ft. min.   |   |
| REAR YARD SETBACKS  |   |   |
| To Structure  | 10 ft. min.   |   |
| To Porch/Patio  | 10 ft. min.   |   |
| To Garage (from private drive)  | Refer to Exhibit 2-7 Alley Detail   |   |
| BUILDING PROJECTIONS  | Refer to Section 20.04.008 of the Sparks Municipal Code.  |   |
| ACCESSORY USES  |   |   |
| Accessory uses shall be permitted pursuant to Section 20.03.002 of the Sparks Municipal Code. |   |   |

Refer to Figures 2-2 and 2-3 for typical HR prototypes and conceptual plans.





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

**Figure 2-2 – High Residential (HR) Prototype**

## KILEY RANCH NORTH PHASE 9 – FINAL DEVELOPMENT HANDBOOK



Figure 2-3 – Typical HR Site Plan

### 2.3 Permitted and Conditional Land Uses

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

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

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

## KILEY RANCH NORTH PHASE 9 – FINAL DEVELOPMENT HANDBOOK

Table 2-1 – Land Use Matrix

|  |                  |            |
|--|------------------|------------|
|  | High Residential | Open Space |
|  | <b>HR</b>        | <b>OS</b>  |
| <b>PUBLIC/INSTITUTIONAL LAND USES</b>  |                  |            |
| Churches, parsonages, parish house, convents and other religious institutions  | CP               |            |
| Clubs and lodges including but not limited to community buildings, YMCA, Boys and Girls Clubs and other similar youth group uses | CP               |            |
| Community gardens  | P                |            |
| Historical and cultural monuments; interpretive sites  |                  | P          |
| Above ground public utility facilities (transmission, distribution and storage) and equipment sub-stations                       | CP               | CP         |
| <b>SCHOOL LAND USES</b>  |                  |            |
| Public or private schools (K-12, colleges)   | P                |            |
| <b>RESIDENTIAL LAND USES</b>   |                  |            |
| Apartments   | P                |            |
| Condominiums   | P                |            |
| Homefinding/information center; temporary until community sales complete   | P                |            |
| Group residential care facilities, assisted living, and residential retirement homes   | P                |            |
| Residences (single family detached and attached)   | P                |            |
| Temporary real estate offices associated with Model Home complexes   | P                |            |
| Townhouse  | P                |            |
| Trail access points  | P                | P          |

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|   |                  |            |
|---|------------------|------------|
|   | High Residential | Open Space |
|   | <b>HR</b>        | <b>OS</b>  |
| <b>PARK LAND USES</b>   |                  |            |
| Active parks including basketball courts, volleyball courts, playground equipment, etc.   | P                |            |
| Bike rentals  |                  | P          |
| Community recreation centers  | AN               |            |
| Passive park and access ways including pocket parks, seating areas, picnic areas, trails and gardens, etc.  | P                | P          |
| <b>OPEN SPACE LAND USES</b>   |                  |            |
| Open Space Land Uses include, but are not limited to the following uses:  |                  |            |
| Bicycle trails and bikeways   | P                | P          |
| Pedestrian trails and walkways  | P                | P          |
| Regional trails   | P                | P          |
| <b>NOTES</b>  |                  |            |
| a) Uses not specifically listed are subject to review based on their consistency with the purpose and intent of each designation as determined by the Design Review Committee (DRC) and the City of Sparks Community Services Department. |                  |            |

### **2.4 STREETScape DEVELOPMENT STANDARDS**

#### **2.4.1 Access Standards**

No final specific layouts or users are identified with this Development Handbook. Regional Transportation Commission (RTC) access management standards and the City of Sparks Public Works design standards shall be used to direct the design of access and layouts for owners or users at their time of development. Accesses and layouts will be reviewed and approved by the Design Review Committee (DRC) and the City of Sparks.

#### **2.4.2 Streetscape Landscape**

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

#### **CONSTRUCTION**

Sidewalks and landscaping on the roadway side of the sidewalk are to be installed with the construction of the adjacent roadway. This applies to landscaping within the public rights-of-way and along Kiley Parkway and collector roads. Landscape within the landscape buffer on the development side of the sidewalk will be installed with the initial development of the adjacent property by the Master Developer or its designee.

### MAINTENANCE

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

### GENERAL REQUIREMENTS AND DEFINITIONS:

- a) Evergreen trees shall be a minimum of 6 feet in height.
- b) Deciduous trees shall be a minimum 2-inch caliper.
- c) Organic/Inorganic Groundcover includes:
  - 1.) Living plants, such as shrubs, turf grasses, vines, meadow grasses and wild flowers, or other living ground covers.
  - 2.) Wood chips, bark, decomposed granite, decorative rock or other non-living material may be used and shall have a minimum depth of 4 inches.
  - 3.) Plastic, steel, or other appropriate edging material shall be provided around ground cover beds to retain loose ground cover material.
- d) At time of planting, all groundcover and shrub areas must have 100% coverage with organic, rock and/or bark mulch, to protect the soil.
- e) Slope banks shall utilize native and/or adapted species to reduce maintenance and irrigation requirements. Adapted species refers to non-native or exotic plant species that are non-invasive and well adapted to the local climate and growing conditions.



## KILEY RANCH NORTH PHASE 9 – FINAL DEVELOPMENT HANDBOOK

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

### 2.4.3 Street Lighting

The lighting for Kiley Ranch North Phase 9 will be designed to enhance the quality and safety of the streetscape corridors. Lighting design will contribute to the overall atmosphere by reinforcing the community structure through a cohesive, identifiable palette of materials. Lighting design will be reviewed and approved by the Design Review Committee (DRC) and the City of Sparks. Lighting located within the right-of-way of arterials, collector roads, and local streets, and other public common areas will be installed by the Master Developer or Guest Builder and maintained by NV Energy (for standard poles/fixtures). This section provides lighting standards for arterials, collectors and local streets, as well as pedestrian, landscape and sign lighting within Kiley Ranch North.

The goals of these lighting standards are to:

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

#### 2.4.3.1 Arterials, Collectors and Local Streets

##### GENERAL REQUIREMENTS:

- a) Lighting fixture types shall be of a consistent scale, design and color along street corridors
- b) Lighting fixture types shall differentiate use areas within Kiley Ranch North Phase 9.
- c) Street lighting shall be directionally shaded to reduce offsite fugitive light and glare.

## KILEY RANCH NORTH PHASE 9 – FINAL DEVELOPMENT HANDBOOK

Table 2-2 – Streetscape Lighting Standards

|                          |   | Standards                |                                  |                                  |                          |                |
|--------------------------|---|--------------------------|----------------------------------|----------------------------------|--------------------------|----------------|
| Roadway Designation      | Roadway   | Location                 | Maximum Height                   | Finish Color                     | Placement                | Spacing        |
| Neighborhood Local       | All public streets within a parcel or subdivision | City of Sparks Standards | NV Energy Standards <sup>1</sup> | NV Energy Standards <sup>1</sup> | City of Sparks Standards | Spacing varies |
| 1 – Refer to Exhibit 2-4 |   |                          |                                  |                                  |                          |                |

**Pre-2014 Fixture**



**Standard Fixtures (2014 and Beyond)**



Note: images are representative examples and subject to revision based on City of Sparks and NV Energy standards.

**Figure 2-4 – Street Lighting**

### **2.4.4 Entries**

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

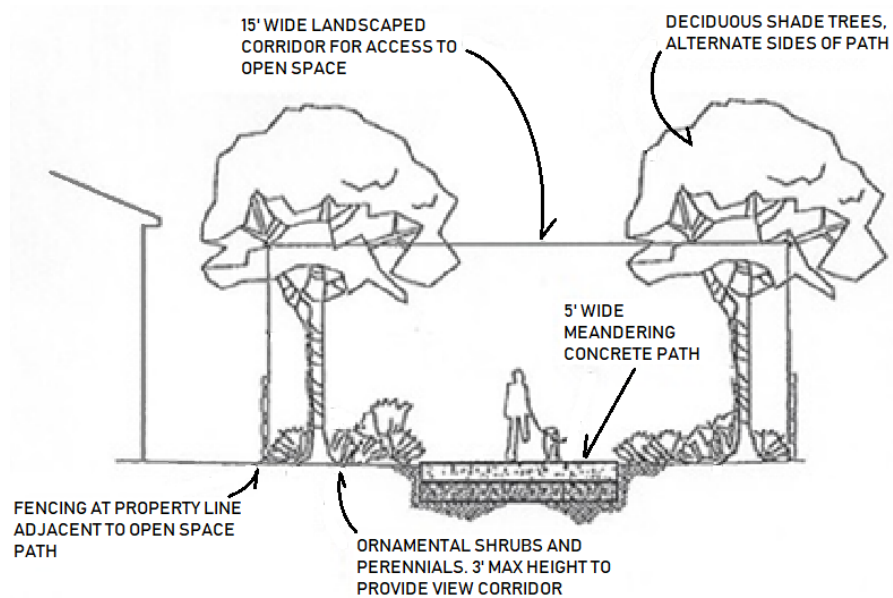
### **2.4.5 Trail Access Points - Regional Trail**

Paths include sidewalks and multi-use trails, which allow pedestrians and bicyclists. Sidewalks and trails are located within landscape buffers along significant transportation corridors within Kiley Ranch North Phase 9. The design of paths will be reviewed and approved by the DRC and the City of Sparks.

Sidewalks and trails shall be built with the construction of the roadway by the party responsible for the installation of the adjacent improvements. The City of Sparks shall be responsible for the maintenance of all sidewalks within the rights-of-way and regional trails in Kiley Ranch North Phase 9. A public access easement or parcel shall be granted to the City of Sparks for all sidewalks located outside the right-of-way.

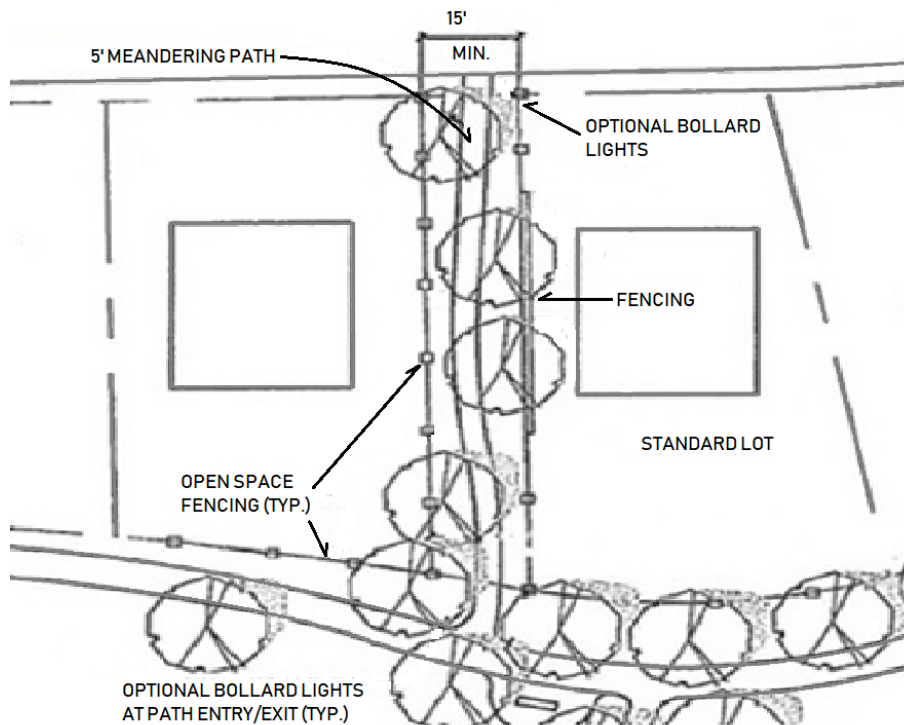
#### **2.4.5.1 Trail Access Points**

Trail access points (TAP) shall be incorporated within some residential projects and shall be constructed by the Guest Builder(s) with the appropriate projects. Trail access points provide pedestrian links to the Regional Trail and shall be located to best provide overall community connectivity. Trail access points will be maintained by the LMA. Therefore, trail access point locations shall be reviewed and approved by the DRC and the City of Sparks. A minimum of one (1) trail access points shall be provided within Kiley Ranch North Phase 9. Refer to Figures 2-5 and 2-6 for trail access point concepts and Figure 2-7 for conceptual TAP location.



### SECTION

Note: Refer to Exhibit 2-6 for trail access point locations.



### PLAN

Figure 2-5 – Trail Access Point Concept

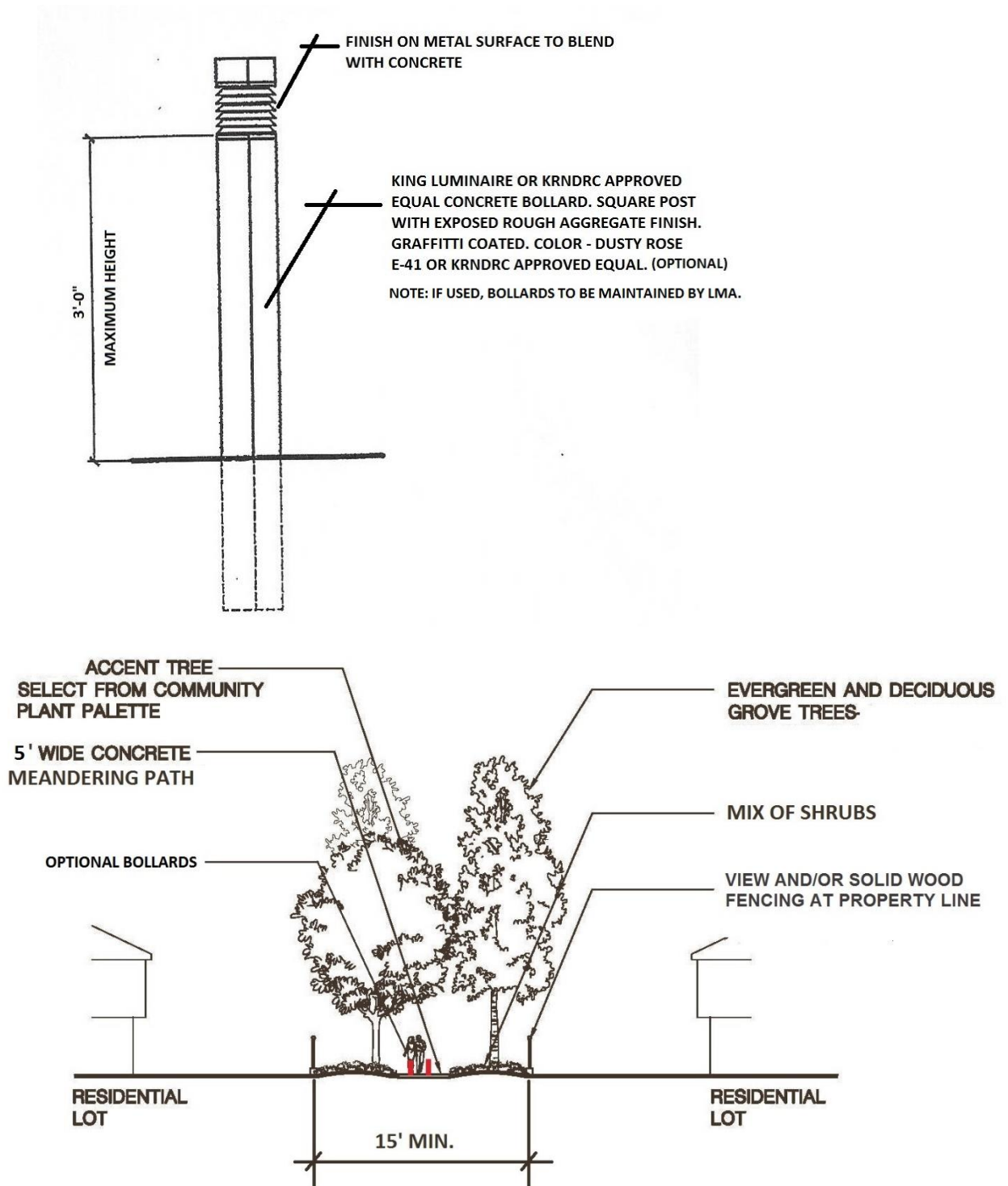


Figure 2-6 – Typical Bollards at Trail Access Points

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### GENERAL GUIDELINES

- a) All pedestrian travel surfaces must conform to American Disability Act (ADA) standards.
- b) Trails and sidewalks located within the landscape buffers shall provide connections to the adjacent development.

#### **2.4.5.2 Regional Trail**

- a) The Regional Trail within Kiley Ranch North shall include a bench and trash receptacle every 1,500± feet (to be maintained by the LMA). Regional Trails may be located in open space on the east side of Phase 9.
- b) The City of Sparks collects a Regional Park and Recreation Impact Fee (per NRS 278B) for Service Area No. 1, to which the Kiley Ranch North Phase 9 is wholly within. Contained within the Regional Park and Recreation Fee is a component for Regional Trail construction.

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

1. Transfer land to the City of Sparks sufficient for the construction and maintenance of Regional Trails in accordance with Figure 2-7 (typically a 12-foot-wide parcel sized for a 10-foot concrete path). The timing of the transfer of land for the Regional Trail shall be determined with each adjacent tentative map or administrative review.
2. Pay the Regional Park and Recreation Impact fee with each building permit.

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

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

Note, there could be multiple Credit Agreements.

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

Refer to Figure 2-7 (following page) for a Regional Trail network map.



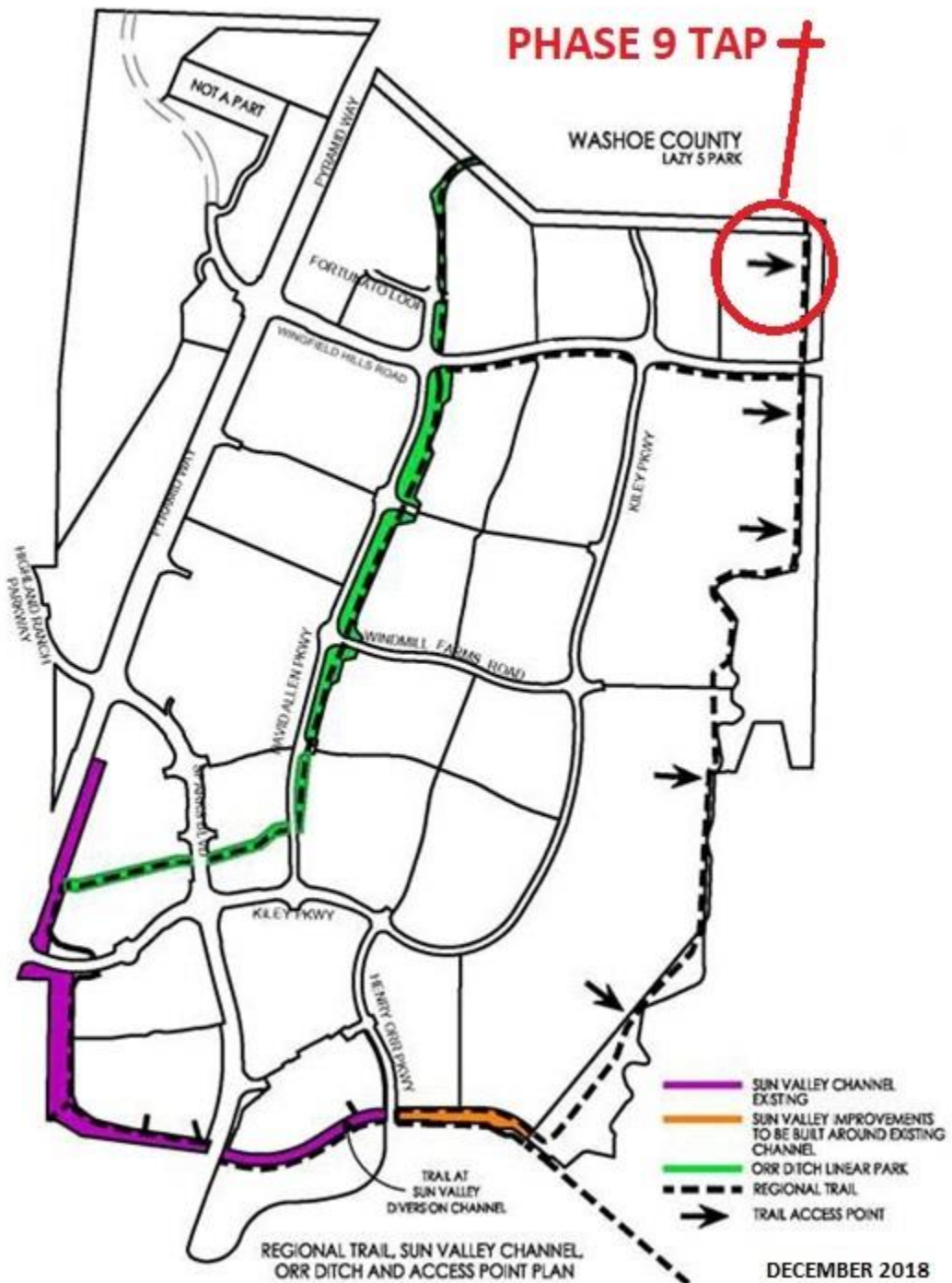


Figure 2-7 – Regional Trail - Trail Access Point Plan

### 2.4.6 Mailboxes

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

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

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

### **3 DESIGN STANDARDS AND GUIDELINES**

#### **3.1 PURPOSE AND COMPLIANCE**

The purpose of this chapter is to establish a base qualitative standard through the use of design parameters within which developers building in Kiley Ranch North Phase 9 must conform and that will ensure that projects will contribute to the character and vision outlined for the community. The standards and guidelines in this chapter will shape the development of the various land use areas by providing specific design criteria for building orientation, landscaping, lighting, signs, walls and fences, and other design elements integral to creating development projects that fit into the theme of the community. These standards and guidelines also address the community's underlying structure such as community entries, community walls, trails, and parks. Architecture standards and guidelines are also provided to ensure buildings within Kiley Ranch North Phase 9 are attractive, relate to one another, and to the community character. The pictures contained in this Chapter are provided to convey the general design intent of the standards and guidelines and are not intended to require the specific design style depicted.

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

#### **3.2 SITE PLANNING STANDARDS AND GUIDELINES**

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

### 3.2.1 Multi-Family/Attached Residential Site Planning

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

#### 3.2.1.1 Multi-Family/Attached Residential Building Orientation

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

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



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

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

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

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



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



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

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

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

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

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

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

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

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

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

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

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

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

### 3.2.1.2 Multi-Family/Attached Residential Grading and Drainage

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



- b) Site grading shall be designed to complement the architectural and landscape design character of the community, screening parking and service areas, reducing the perception of height and mass on larger buildings, and providing reasonable transitions between on-site uses.
- c) Builders shall limit mass cut and fill slopes wherever feasible to retain a natural slope appearance. All grading shall be in compliance with the City of Sparks Hillside Development Ordinance (20.04.011).
- d) Graded slopes shall be rounded resulting in smooth, harmonious transitions between the man-made terrain and the natural terrain.
- e) All graded slopes shall be revegetated prior to building occupancy. If climatic conditions or other circumstances prevent planting at the time of occupancy a bond shall be provided for landscaping during the subsequent growing season or other arrangements made for revegetation, subject to the approval of the Administrator. Drought tolerant plant species shall be utilized to help minimize erosion.
- f) The developer shall provide a final hydrological report for the project in conformance with the City's Hydrological Criteria and Drainage Design Manual (HCDDM) for review and approval by the City Engineering Department.
- g) The developer shall post a surety for reclamation and revegetation prior to issuance of a grading permit.
- h) The developer shall submit an erosion control plan with each grading plan.

### **3.2.1.3 Multi-Family/Attached Residential Parking**

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

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

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



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

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

d) Parking in the perimeter of the property adjacent to the public right-of-way shall be screened according to the standards in Section 3.2.4.5 of the Kiley Ranch North Tentative Planned Development Handbook.

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

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

### MULTI-FAMILY RESIDENTIAL

#### Resident Parking

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

#### Guest Parking

- 1 space/10 DUs

### MULTI-RESIDENTIAL/GROUP RESIDENTIAL CARE

#### Group Residential Care Facilities (including assisted care)

0.5 spaces per unit

#### Residential Retirement Facilities (Senior Housing)

0.75 spaces per unit



### 3.2.1.4 Multi-Family/Attached Residential Landscape

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



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

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

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

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

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

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

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

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

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

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

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

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

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

### **3.2.1.5 Multi-Family/Attached Residential Lighting**

a) Lighting throughout Kiley Ranch North Phase 9 shall be designed to differentiate between land use areas, emphasize community amenities, provide continuity along street corridors and ensure the safety of residents and users.

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

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

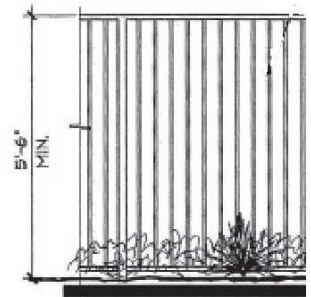
d) Overall lighting levels shall be compatible with neighborhood ambient levels and color shall be uniform throughout the development. Soft, indirect lighting shall be employed where feasible.

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

- o) Light poles and fixtures within each project shall be approved by the DRC and the City of Sparks.
- p) Lighting within Kiley Ranch North shall comply with the regulations governing lighting contained within the Sparks Municipal Code. Where a conflict exists between these development standards and the City of Sparks Municipal Code, the standards contained herein shall apply.

### 3.2.1.6 Multi-Family/Attached Residential Walls and Fences

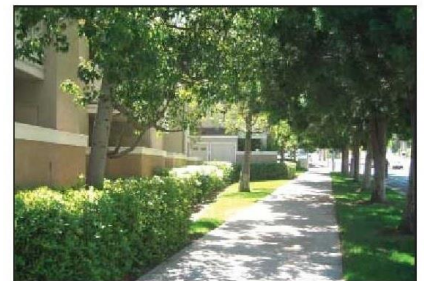
a) Multi-family and attached single family residential projects shall minimize the use of solid walls adjacent to the right-of-way to the greatest extent possible. Where walls are necessary, view fences or buildings sited in such a way that they serve the function of walls should be employed (see examples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



**TUBULAR STEEL FENCE**

b) View fences shall include landscape with trees and shrubs to screen views of private yards from adjacent properties and public rights-of-way.

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



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

### 3.2.1.7 Multi-Family/Attached Residential Service and Utility Areas



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

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

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

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



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

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

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

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

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

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

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

### **3.2.1.8 Multi-Family/Attached Residential Project Entry**

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



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

b) Project entry drives for multi-family/attached single family projects with more than 50 units should include at least three (3) of the following:

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

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

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

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

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



### **3.2.1.9 Multi-Family Signs**

a) All signage shall comply with the standards outlined in the Sparks Municipal Code, Section 20.04.010 for multi-family zoning.

## **3.3 ARCHITECTURE STANDARDS AND GUIDELINES**

### **3.3.1 Background**

The purpose of these architectural guidelines is to provide general design criteria and guidance for the development of the neighborhoods of Kiley Ranch North Phase 9. The guidelines are not intended to restrict creativity or prohibit variety, but rather promote both visual compatibility and architectural quality in a community setting achieved by utilizing complementary, traditional and contemporary architectural styles. The intended result is a high level of design direction and quality.

### **3.3.2 Architectural Themes**

#### **3.3.2.1 Craftsman**

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

#### **Basic Elements**

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

#### **Building Mass and Roofs**

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

### Building Articulation

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

### Doors and Windows

- Windows and doors broad in proportion.
  - Doors paneled or contain a combination of paneled and glazed elements, and entries usually occur singularly.
  - Doors have sidelights and transoms.
- The door trim surround consistent with the window trim.
- Windows and doors that have trim caps, brackets or other details over the window head are encouraged.
  - Box and angled bay windows used as accents.
  - Double hung windows with multiple panes over one divisions.
  - Casement windows used as specialty windows.
  - Windows either flat, half-round or segmental arched tops.

### Materials and Colors

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



### 3.3.2.2 Farmhouse

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

#### Basic Elements

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

#### Building Mass and Roofs

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

#### Building Articulation

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

#### Doors and Windows

- Windows and doors broad in proportion.
- Doors paneled or a combination of paneled and glazed, and entries usually occur singularly.
- Doors have sidelights and transoms.
- Windows and doors have trim details over the window head and doors.
- Box and angled bay windows used as accents.
- Picture windows.
- Windows double hung with multiple pane over one divisions.

#### Materials and Colors

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

### 3.3.2.3 Alternative Themes

To promote architectural richness through a diversity of styles, no single architectural vernacular has been chosen to characterize the residential neighborhoods within Kiley Ranch North Phase 9. While some Guest Builders may embrace more traditional styles such as the Craftsman Bungalow and Farmhouse styles, others may elect to pursue more contemporary or eclectic styles such as Contemporary, Mid Century Modern or Mediterranean variants. The end goal is to create an attractive community that provides diverse housing choices to suit the variable tastes of current and future Sparks residents, recognizing that not all consumers' tastes are the same.

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

### 3.3.3 Multi-Family Residential Architecture

#### 3.3.3.1 Multi-Family Building Mass and Form



3.3.3.1 b) Facade articulation such as the use of dormer windows add richness to both the home and the streetscape.

a) Multi-family residential facades can often be box-like and monotonous in appearance, contributing to unpleasant visual qualities and poor community character. Facades of buildings shall be articulated using at least one of the architectural styles contained in Section 3.3.2.

b) Buildings shall incorporate facade articulation with no long expanses of flat wall planes, vertically or horizontally, exceeding 50 feet (see example to left).

c) Architectural elements (i.e., exterior materials, fenestration, window trims, cornices, arches, etc) shall be utilized on all sides of the building.

d) The architecture facing a pedestrian area shall exhibit a human scale of detail, such as awnings, moldings, pilasters and other architectural details.

e) Use of vertical elements such as towers, piers and varied rooflines may be used to break up the horizontal massing and provide visual interest.

- f) Attached dwelling units whose garage and/or carport are more than 50 percent of the total width of the unit shall incorporate architectural features such as shutters, garage door window trim and minimum offsets of 2 feet, to reduce the visual impact of garages and carports on the front façade.
- g) Garages and carports not attached to the main residential building shall match the main structure in building design, materials, roof pitch and architectural character.
- h) Building heights shall address sunlight penetration, ventilation, protection from prevailing winds, and views to the adjacent open space areas.
- i) All multi-family units shall have an outdoor patio/deck for each unit with a minimum depth of six (6) feet or provide a design solution that satisfies the intent of this standard. The alternative design is subject to the approval of the DRC and the City of Sparks.

### **3.3.3.2 Multi-Family Roof Form**

- a) Roofs shall have variations in plane accomplished by use of dormers, gables, hipped roofs and variations in pitch appropriate to the chosen architectural style (see example to right).
- b) Roof materials shall be consistent with the chosen architectural style as outlined in Sections 3.3.2.



3.3.3.2 a) Variations in roof form help avoid box-like structures.

### **3.3.3.3 Multi-Family Materials and Colors**

- a) The materials and colors used shall reflect the chosen architectural style as outlined in Section 3.3.2.
- b) Expanses of uninterrupted single exterior materials without planar or color changes shall not be allowed.
- c) Change in materials or color shall occur at changes in plane or at a logical break on that façade, such as change in story, to avoid artificial or “tacked-on” appearances.
- d) Building materials and color schemes should be consistent with the chosen architectural style.
- e) Materials such as brick and stone shall be left in their natural colors.

f) Homes/buildings shall incorporate a minimum of two building materials from the list below to the approval of the DRC and the Administrator. Predominant exterior building materials shall be of high quality. They may include but are not limited to:

- Brick or masonry products
- Stained, painted, or weathered wood/composite siding or shingles, or cementitious product
- Tinted and/or textured stucco
- Stone veneer/cultured stone
- Other natural stone
- Non-reflective metal accent(s)

### **3.3.3.4 Multi-Family Support Structures**

- a) Recreational vehicles shall not be stored onsite.
- b) No pole parking structures will be permitted.

### **3.3.3.5 Conceptual Elevations**

As noted in Section 3.2.2, flexibility in final building elevations is allowed in order to encourage creativity, unique design elements, etc. while ensuring that new structures within Kiley Ranch North Phase 9 properly relate to existing and future phases/villages within Kiley Ranch North as a whole.

Figures 3-1 and 3-2 (following pages) provide for conceptual building elevations that are consistent with the standards contained within this final handbook. Elevations are included for illustrative purposes and are subject to change with the approval of the Kiley Ranch North Design Review Committee and the City of Sparks.

Conceptual elevations for Phase 9 include gable roofs, pitched roofs, moderate overhangs, heavy timber accents, and broad porches. Simple building massing with mixes of rich materials such as ledgerstone, cementitious lap and shingle siding, and fine/medium sand finish exterior plaster enhanced by decorative wrought iron railing and exterior lighting fixtures are incorporated.

## KILEY RANCH NORTH PHASE 9 – FINAL DEVELOPMENT HANDBOOK



22-PLEX FRONT ELEVATION



28-PLEX FRONT ELEVATION

Kiley Ranch - Sparks  
Oakmont Properties

November 13, 2018



Figure 3-1 – Conceptual Building Elevations



## KILEY RANCH NORTH PHASE 9 – FINAL DEVELOPMENT HANDBOOK



20-PLEX FRONT ELEVATION



24-PLEX FRONT ELEVATION

Kiley Ranch - Sparks  
Oakmont Properties

VILLAGE 2 - ELEVATIONS  
scale: 3/16" = 1'-0" on 24x36 sheet  
November 13, 2018



Figure 3-2 – Conceptual Building Elevations

### CHAPTER 4 – CONSTRUCTION, OPERATION, AND MAINTENANCE

#### 4.1 Clean Job Site

All construction job sites within the Kiley Ranch North Phase 9 are to be maintained in a clean and orderly fashion. Each Master Developer/Guest Builder shall adopt procedures to suit its individual circumstances.

#### 4.2 Protection of Vegetation During Construction

Any vegetation within the open space areas which is outside the limits of grading, shall be protected from damage during construction.

#### 4.3 Temporary Protective Fencing

Temporary protective fencing shall be erected by the Master Developer or Guest Builder at a 20' setback adjacent to riparian vegetative areas during construction adjacent to these areas and removed upon completion. No equipment will be allowed to enter the fenced areas.

Potentially toxic materials such as solvents, paints, gasoline, etc. shall not be poured on the ground anywhere within the development.

#### 4.4 Erosion Control Plan and Storm Water Pollution Prevention Plan (SWPPP)

All projects are required to have an Erosion Control Plan and SWPPP plans in place prior to all grading activities. The Erosion Control Plan(s) shall be reviewed and approved by the DRC and the City of Sparks, the SWPPP shall be approved by the Nevada Department of Environmental Protection and any other applicable government agency required for such approval or monitoring.

These requirements will apply to the development site itself and any surrounding property that may be used as a debris, borrow, or stockpile site for excess soil cut or fill.

#### 4.5 Temporary Uses and Signs

The location and type of temporary structures, uses and directional construction signs shall be reviewed and approved by the DRC and the City of Sparks Community Services Department. To the extent possible, construction trailers shall be located away from major and minor arterials and standard collector streets. Temporary structures and uses shall be removed immediately upon completion of construction.

All temporary uses and/or structures shall be maintained in a clean and orderly fashion. Adequate parking, trash, and restroom facilities shall be provided for the expected attendance. All components required for any event shall be removed and the site cleaned up within 24 hours of the close of each event or use. If a temporary use site is not maintained or returned to a reasonable state of cleanliness, the Master Developer or the LMA has the authority to authorize clean-up by an outside party and assess the cost of this clean-up against the owner or Guest Builder per the Kiley Covenants.

Each project is allowed one 4'x8' project identification sign. This sign shall be immediately removed upon the installation of the permanent entry feature. The proposed project identification sign shall be submitted to the Master Developer and the DRC for review and approval, in their sole discretion, prior to installation. No other freestanding individual contractor or financial institution signage is allowed.

Security fencing associated with temporary structures and construction is permitted. Fencing shall not exceed 6 feet in height. Fencing materials for construction yards and trailers may include chain link and wood and must be kept in good repair. Barbed wire may not be used. Upon termination of the temporary use, fencing shall be removed.

### **4.6 Multi-Family Residential – Rental Centers and Construction Yards**

Note: The following standards shall also apply to any for-sale multi-family project.

#### **4.6.1 Temporary Rental Center**

Rental Center Complexes shall comply with the following standards:

1. Rental centers shall be reviewed and approved by the DRC and City of Sparks Community Services Department. Temporary sales trailers must be removed from the rental center after six (6) months.
2. The location of rental center complexes and details regarding parking, lighting, landscaping, fencing, signing and hours of operation shall be reviewed and approved by the DRC and the City of Sparks Community Services Department.
3. Rental Office hours of operation: 10 am to 7 pm weekdays, 10am to 6 pm on Saturdays and Sundays.



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4. A paved off-street parking lot shall be provided for the rental complex and accessible parking provided per S.M.C.
5. The Master Developer or Guest Builder shall provide a minimum of (2) paved, off-street parking spaces for each model apartment (1) of which is van accessible disabled parking to the approval of the DRC or the Master Developer prior to final inspection. The parking lot must comply with all requirements of the Section 20.04.009 and be striped parking spaces and signed identifying the van accessible parking space.
6. The rental center will be completely landscaped as well as the area surrounding the off- street parking lot area and are subject to review and approval by the DRC and the City of Sparks Community Services Department prior to issuance of a building permit. The landscaping and irrigation shall be installed per the approved plans prior to final inspection for occupancy of the rental center complex office and off-street parking lot.
7. If trap fencing is used, it shall be placed between the path to the model homes and the street to guide the prospective buyers to each model apartment. The temporary trap fencing shall be located on private property and shall not block or obstruct the public sidewalk along the street.
8. Fencing for the front yard of rental centers shall be decorative black metal.
9. Signs for the rental center will include small freestanding monument signs at the entrance of the temporary rental office and the entrance of each model apartment. Sign sizing shall be per S.M.C. and as approved by the Community Services Department. The sign locations shall comply with the safe sighting standards in Section 20.04.010.
10. Site lighting for the rental complex is encouraged for security and safety purposes. This lighting may consist of low-level building mounted lights, motion detection lights, interior lighting left on within the rental unit, and/or low voltage landscaping lighting.
11. Temporary parking lot lighting, if required by the City of Sparks, will be allowed. If lighting is otherwise desired by the Guest Builder, an application may be made to the DRC and the City of Sparks Community Services Department.
12. The Master Developer or its assigns or Guest Builder shall limit all construction and construction related activities to between the hours of 7:00 a.m. through 7:00 p.m., Monday through Friday and 9:00a.m. to 5:00p.m. Saturday. There shall be no construction related activities on Sundays in residential areas. Any work hours outside of these restrictions shall require a temporary use permit per SNC 20.03.040. The Master Developer or its assigns or Guest Builder shall install signs at all access points to the project that clearly indicate these limited hours of activity on-site prior to the start of any construction related activities. The Master Developer or Guest Builder shall maintain these signs in good repair for the duration of the construction of the project. Once construction is completed, the Master Developer or Guest Builder shall remove these signs.

13. Flags and flag poles associated with rental center complexes, including size, type and location shall be submitted to the DRC and the City of Sparks Community Services Department for review and approval.
14. The Guest Builder shall designate to the DRC and the Master Developer and the City of Sparks a project contact person responsible/authorized to correct problems regarding the project on a 24 hour/7 days a week basis. The Guest Builder shall designate the project contact person to the DRC and the Master Developer as well as the City of Sparks, prior to issuance of a grading permit for the project.

### 4.6.2 Construction Yards

Within Phase 9, construction yards will be necessary. The following requirements will apply to all zoning classifications within the planned development.

1. Definitions: Construction yard is a temporary area used for the storage of construction materials, supplies, equipment, tools, stock pile of useable construction materials and other items as permitted including temporary storage containers, construction trailers and temporary office trailers.
2. The location of all construction yards shall be reviewed and approved by the DRC and the City of Sparks Community Services Department. To the extent possible, construction yards and temporary nurseries shall be located away from major and minor arterials and collector streets, and shall be fenced.
3. Proposed construction yards shall be associated with a specific project with an approved building permit issued for dust control, grading, construction, remodel and/or demolition.
4. Construction yards shall be supervised by one (1) contractor who will be responsible for enforcing compliance of these standards. The contractor shall be responsible for compliance of the construction yard to all applicable codes.
5. Construction yards shall be fenced and located on private property out of public view whenever possible to the approval of the DRC and the City of Sparks and shall not be placed in required parking spaces or block pedestrian/vehicular access.
6. Adequate dumpsters shall be provided and emptied in order to prevent construction materials from littering the site. The area around all construction sites shall be regularly maintained by the Guest Builder to ensure all construction trash is properly picked up and removed.
7. Guest Builders shall control dust during construction at all times in accordance with Washoe County District Health requirements and obtain all necessary permits.

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8. Guest Builders shall regularly keep streets clean and free from dirt, construction materials and debris during construction.
9. Construction yards shall be removed prior to a final inspection of the last building in a non-residential project and for the last structure in a residential project or final approval for the project.
10. The Guest Builder shall be required to provide curb cuts for all egress/ingress areas onto a paved street. To prevent mud/dirt from transferring trucks, vehicles, and equipment onto the paved street, the contractor shall install a surface treatment, such as gravel or base at all egress/ingress points from the yard a minimum of 50 feet in length to the street access to the approval of the City of Sparks Community Services Department.
11. A project site with physical constraints may utilize an alternative off-site property for a construction yard subject to the DRC approval and site plan review process. The Guest Builder shall be required to reclaim the alternative off-site property to its original condition prior to final inspection/issuance of a certificate of occupancy for the associated project to the approval of the City of Sparks Community Services Department. Site reclamation may include site clean-up and/or revegetation with temporary irrigation. Bonding may also be required to verify revegetation within (3) three years.
12. The Master Developer or Guest Builder shall limit all construction and construction-related activities to between the hours of 7:00a.m. through 7:00p.m., Monday through Friday and 9:00a.m. to 5:00p.m., Saturday. There shall be no construction yard usage on Sundays in residential areas. Any work hours outside of these restrictions shall require a temporary use permit per SNC 20.03.040. The Master Developer or Guest Builder shall install signs at all access points to the project that clearly indicate these limited hours of activity on-site prior to the start of any construction-related activities. The Master Developer or Guest Builder shall maintain these signs in good repair for the duration of the construction of the project. Once construction is completed, the Master Developer or Guest Builder shall remove these signs.
13. The Guest Builder shall designate to the Master Developer, the DRC, and the City of Sparks a project contact person responsible/authorized to correct problems regarding the project on a 24-hour/7 days a week basis. The Guest Builder shall designate the project contact person to the Master Developer, the DRC, and the City of Sparks prior to issuance of a grading permit for the project.
14. The Guest Builder may construct a fence around the construction yard that is higher than (6) six feet and use barbed wire or concertina wire on the top of the fence with the approval of the City of Sparks building department and the DRC.
15. Temporary security lighting for construction trailers and yards will be permitted. All lighting including locations and types shall be reviewed and approved by the DRC. Temporary lighting shall be removed upon termination of the temporary use.

### **4.7 Sewer and Storm Drainage Maintenance**

1. Sewer and storm drain facilities shall be installed by the guest builder and maintained by the guest builder or its maintenance association. Storm drain channels and infrastructure conveying water from offsite (i.e. Reach 9 or the North Kiley Flood Control Channel) or from public rights-of-way shall be installed by the guest builder and maintained by the City of Sparks. New storm drain and sanitary sewer manholes installed on existing public mains shall be installed by the guest builder and maintained by the City of Sparks.