

Miramonte Planned Development Handbook

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1. REQUESTED ACTIONS

A. Annexation

The annexation application is to bring 960± acres into the City of Sparks. The property has never been land use designated by Washoe County, but possessed a previous County zoning designation of A4. Per Section 20.22 of the Sparks Municipal Code (S.M.C.), this zoning will be converted upon annexation to A5 (Agriculture/ 5-acre minimum).

B. Master Plan Amendment

The proposed amendment to the City of Sparks Master Plan is to change the land use designation of 335± acres from Open Space/Rural (OS/R) to Estate Density Residential (EDR) and 32± acres from OS/R to Low Medium Density Residential (LMDR). The remaining acreage will stay OS/R.

C. Rezone

The rezoning application is to change the zoning of all 831± acres from A5 to New Urban District (NUD). It should be noted that future development of the subject site under the NUD zoning must conform to the requirements established in the Planned Development Handbook.

D. Planned Development Review Application

The Miramonte Planned Development Handbook Review Application has been prepared to allow for approximately 237± acres of single-family residential land use, 32± acres of LMDR use and 562± acres of Open Space on approximately 831± acres.

E. Tentative Map

A tentative map has been approved to allow for the development of a 986 lot single-family residential subdivision on 831± acres.

2. PROJECT OVERVIEW

A. Project Location

The Miramonte land holding is located in northeast Sparks, directly east of the existing Vista Ridge and Vista Heights subdivisions, north of Desert Highlands and D'Andrea and south of Wingfield Springs Phase 3. The annexation area consists of Section 24 and a portion of Section 25, Township 20N, Range 20E, M.D.M.B. The subject property consists of assessor's parcel numbers 512-010-01 through 17 and a portion of parcel 514-010-49 totaling 960± acres. It should be noted that only 831± acres of the 960± acre annexation would be zoned and held under the Planned Development (PD) Handbook for Miramonte. A project legal description is provided in Exhibit J.

B. Current Property Conditions

The majority of the plan area is unimproved vacant land. The site currently contains a Truckee Meadows Water Authority Tank, distribution main and graded access roads. The water tank and distribution main will be relocated with the proposed site improvements. There is no significant vegetation on the subject property. Site topography can be characterized as varied with lesser slopes (0% to 15%) spread throughout

the site, but most concentrated on the western ¼ of the site. However, pockets of unconstrained land (0% to 15%) slope occur in the eastern ¼ of the site. The remainder of the site is contained within small pockets of managed (15% to 30%) slopes, which exist on the western ½ of the project site with more frequent pockets occurring on the eastern ½ of the property. A similar occurrence of constrained (30% or greater) slopes exist on the project site with much greater frequency on the eastern ¼ of the subject site.

Distinctive geologic features, such as rock outcroppings are contained within the steeper portions of the site, which are not proposed for development. These areas have been intentionally avoided to retain these natural features. There is a system of unimproved dirt jeep trails, which connect the various parcels within Section 24 (the northern portion of the site). The property is covered with low native “scrub” vegetation. The property slopes generally from northeast to southwest with three drainages running across the site. The site has topographic features such as several ridges and a saddle located near the center of the land holding. These natural features have been incorporated into the common area open space as well as utilized to create areas of development, which will create sites of interest. A topographical map of the existing site is provided in Exhibit A and a Slope Analysis Map is provided in Exhibit B of this Handbook.

C. Project Description

The Miramonte Development combines uses of Single Family (SF), Low Medium Density Residential (LMDR) and of open space. The density of the plan area will provide for a maximum dwelling unit yield of 1,434 units. Please reference the site development plan contained in Exhibit C for a graphical representation of Miramonte PD. The unit and open space yield can be broken down as follows:

Land Use	Acres	Unit Cap	Density
SF6	174± Acres	726 Units	4.2 Dwelling Units/Acre
SF7	63± Acres	260 Units	4.1 Dwelling Units/Acre
LMDR14	32± Acres	448 Units	14 Dwelling Units/Acre
Neighborhood Parks/Common Area/OS	562± Acres	0 Units	0 Dwelling Units/Acre
Totals			1.7 D.U./ Acre

Should the maximum number of allowed units be built on this site, the resulting gross density would be 1.7± dwelling units/acre. This lot sizing and density outlined within this PD Handbook are in conformance with proposed Master Plan designation and zoning for this land holding.

In accordance with Sparks Municipal Code, the developer shall limit all construction activities to between the hours of 7:00 AM through 7:00 PM, Monday through Friday and 9:00 AM to 5:00 PM Saturday. There shall be no construction related activities on Sundays in residential areas.

D. Project Concept and Goals

The key goals for the Miramonte development include:

- Goal 1: Define intensity and density of residential components.
- Provide for development of residential uses and densities compatible with surrounding uses.
 - Provide for intensity and densities which can be supported without adverse impacts on existing infrastructure.
 - Provide for a development which will not exceed the intensity comfortably accommodated by the land holding.
 - Provide for areas which are constrained by topography and natural drainage ways to be preserved as undisturbed open space.

- Goal 2: Provide an increase in housing supply.
- Provide for development which will create housing that meets the need of a variety of income levels.
 - Provide a development which creates housing opportunities within areas of preferred location.
- Goal 3: Preserve natural Open Space and provide additional active recreation opportunities.
- Provide a park facility that can meet the needs of the new residents while also providing recreational benefits to existing, underserved residents to the east.
 - Provide for continued access to areas of passive recreation interest.
 - Preserve natural drainage patterns and drainage ways.
 - Minimize disturbance to limit visual impact of the development on surrounding areas.
- Goal 4: Create a vehicle for development of the land holding.
- Provide for guidelines for mapping and amending the PD.

E. Parks and Common Open Space

Through discussions with the City of Sparks Parks and Recreation Department, two park sites were desired to serve this project. As such, two park sites have been included in the preliminary site plan. The westernmost park site (located off the Vista Heights Drive extension) will serve the body of the Miramonte development as well as many of the residents in the Vista Heights and Vista Terrace Subdivisions. Neither Vista Heights nor Vista Terrace has a park site close by and this park will serve as a logical benefit to these neighborhoods. This park site is proposed to be 2.5± acres in size.

The second park site is located at the north center of the site and is proposed to be 1.5± acres. This park site is intended to serve the Miramonte properties located toward the eastern portion of the project. Both park sites are intended to be dedicated to the City of Sparks. Please refer to Exhibit E to view the proposed park sites on the Preliminary Park Location Map.

To preserve the rural feeling of the property, efforts have been made in design to leave a majority of the steeper topography undisturbed. Of the 831± acres, approximately 562± acres have been designated Common Area/Open Space and will be provided in undisturbed common area/open space, neighborhood parks or revegetated or landscaped common area/open space. Therefore approximately ±68% of the total land area is to remain as open space and undisturbed. This open space will be owned and maintained by the Homeowners' Association. The open space is intended principally as a passive recreational area with emphasis on preserving the natural foliage and beauty.

The project site (while private land) had provided a historic connection to public land to the east. With the development of Miramonte, perpetuation of a pedestrian access to public lands to the east will be provided through a combination of public sidewalks and two trail connections near the eastern boundary of the property.

The two trail connections at the northeastern end of the site will be constructed of natural materials selected after conference with the City of Sparks Director of Parks & Recreation to blend with the natural open space and to provide a comfortable walking surface. Please refer to Exhibit D to view the Public Lands Access Map. A paved parking area will be constructed at the southernmost trailhead. This site was chosen for the parking/trailhead location because the roadway pattern proposed within Miramonte provides the most direct route to this facility.

F. Phasing Plan

The project will be developed in eight phases. The first phase consists of 53 lots located directly east of the existing Vista Terrace Subdivision. Streets within Phase 1 will connect to existing stubbed streets at three locations creating a loop, which will satisfy emergency service access requirements. Latter phases of the development will be commenced off Vista Heights Drive, moving southward to make connection with Belmar Drive. The final phases of the subdivision include the proposed development pattern on the eastern portions of the property. Pedestrian access to the public lands to the east will be perpetuated in each phase of the project through a connection from the improved roadway pattern. A copy of the project-phasing plan is provided in Exhibit F.

The phasing plan for Miramonte has been designed to permit efficient installation of necessary utilities and roadways.

G. Hillside Ordinance

The site was analyzed in accordance with the City of Sparks Hillside Ordinance. The purpose of the analysis was to determine if the Miramonte site has slopes in excess of ten percent on over twenty-five percent or more of the site.

The color map from the slope analysis is shown in Exhibit B and yields the following result. The total site area is 831± acres.

- Portion of the site with slopes from 0 to 10% = 161 acres (±19.4%)
- Portion of the site with slopes exceeding 10% = 670 acres (±80.6%)

Because more than 25% of the site is in excess of 10 percent (%) grade, the project will be subject to the City of Sparks Hillside Ordinance.

Further analysis of the site was completed to quantify the topography of the site. The site breaks down in the following way with respect to the slope ranges and allowable disturbance within each range as outlined in the City of Sparks Municipal Code Chapter 20.99:

Slope Range	Area of Site within each slope Range (sf)	Max allowed portion of slope range to be disturbed	Max allowable disturbed area (sf)	Disturbed area within slope range (sf)	
0% - 10%	7,018,711	1/1	7,018,711	5,358,925	
10%-15%	7,677,996	3/4	5,758,497	4,242,150	
15%-20%	8,009,211	2/3	5,286,079	2,906,802	
20%-25%	5,360,039	1/2	2,680,020	777,177	
25%-30%	3,489,786	1/3	1,162,099	396,992	
>30%	4,632,993	1/5	926,599	406,971	
Total area =	36,188,736 sf (831± acres)	Total <u>allowed</u> disturbed area(sf) =	22,832,005 (524± acres)	Total <u>proposed</u> Disturbed area (sf) =	14,088,957 (323 acres)

The disturbance resulting from the development of Miramonte will be well below that allowed by the City of Sparks Hillside Ordinance.

Areas with slope in excess of 30% are considered "constrained" by the Truckee Meadows Regional Plan and the Sparks Master Plan. When grading or construction disturbance occurs to constrained areas, special measures are required, per Ordinance and the Truckee Meadows Regional Plan. The prescribed special measures are to provide undisturbed land at a 2:1 ratio for each acre of constrained land that is disturbed. Due to the very large amount of proposed common area/open space included within the Miramonte Planned Development, this requirement is very easily met. Specifically, the tentative map identifies a total of 7.1± acres of constrained land that will be disturbed. Per this requirement, a total of 14± acres of unconstrained and/or managed slope areas must be provided as common area/open space. The tentative map identifies 562± acres of common area/open space. Only 166± acres of Common Area/Open Space are required per the PD requirements. As such, there is an excess of 396± acres of Common Area/Open Space provided in the Miramonte Tentative Map. Of that area, 422± acres are provided in "Developable" areas (Unconstrained, 0% to 15% and Managed, 15% to 30% slope areas).

The site, as mentioned above, has three drainage ways, which make their way from northeast to southwest across the site. These drainage ways have been incorporated into the design by leaving their drainage paths unencumbered for the most part, aside from culvert crossings under roadways. Furthermore, they are considered assets to the site and are incorporated into the Miramonte Planned Development.

In an effort to minimize disturbance, the majority of the development proposed on the Miramonte site has been strategically located in slope range areas from 0% to 15% - the most developable slopes.

These areas are best suited for residential development because they are relatively flat, which will ultimately reduce the need for large cut and fill slopes. To further reduce the area of cuts and fills, some slopes will be constructed at a ratio of 2 horizontal to 1 vertical. This will force the cut/fill slope to meet the existing grade in as short a distance as possible. All 2 to 1 slopes will be stabilized via re-vegetation. These slopes will receive slope matting and a natural seed mixture (Exhibit H) to match the existing groundcover and control erosion. Final grading of cut/fill slopes will be smooth in appearance in order to blend them into their surroundings per the Sparks Design Standards Manual (DSM).

Erosion and silt due to construction activities will be controlled per an approved Storm Water Pollution Prevention Plan. Air quality will be protected with the use of water trucks and dust palliatives as required by the Washoe County Air Quality Division.

The design for Miramonte Subdivision addresses the requirements set forth for "Development on Slopes, Hilltops and Ridges" as described in the City of Sparks Municipal Code Chapter 20.99. The natural constraints of the site are respected. The Miramonte Subdivision has been designed with consideration for limiting aesthetic degradation of the site as well as erosion, sedimentation, and other hazards. Areas that will have the largest visual impacts have been placed behind houses, which will conceal the disturbance from adjacent properties. Similarly, hillside adaptive construction techniques will be used in portions of the project to help diminish the visual impacts of grading.

3. DEVELOPMENT STANDARDS:

A. Lot Standards.

SF6 Designation

Uses and Restrictions

The use of land, buildings and structures on any property designated SF6 is subject to this section of the Miramonte PD Handbook. No uses are allowed in this district except those specifically listed below whether by-right, site plan review, special use permit or under Sparks Municipal Code (S.M.C.)

Permitted Uses

- Uses permitted without a special use permit are as follows: single family dwellings of a permanent nature; accessory buildings; in-home child care for the number of children one care giver may care for in accordance with the rules and regulations for child care facilities; adult care facilities for not more than five residents and not to exceed two persons per bedroom; underground public utilities.
- Uses permitted with a site plan review are as follows: public utility structures under 6 feet above ground height
- Uses requiring a special use permit are as follows: child care facilities requiring two care givers; public utility structures with 6 feet above ground height or greater
- Uses permitted in compliance with standards in S.M.C., temporary sales office trailers; model home complexes; construction yards
- A temporary sales trailer is permitted with the approval of the administrator for a maximum of 6 months. With the approval of the administrator, a permanent sales trailer (i.e. on a foundation) is permitted and must be removed within 3 months after the sale of the last residential lot within the development.

Model Home Complex

- Parking
 - A minimum of 3 parking spaces per model home will be provided up to a maximum of 25 total spaces (including one accessible parking space).

Lot and Setback Requirements and Height Limits

- | | |
|--|---|
| ▪ Minimum Building Site Area (Interior Lots) | 6,000 s.f. |
| ▪ Minimum Building Site Area (Corner Lots) | 7,000 s.f. |
| ▪ Maximum coverage of lot by structures | 55% |
| ▪ Setback Requirements* | |
| ○ Front setback to house or side loaded garage | 10 feet |
| ○ Front setback to front loaded garage | 18 feet (20 foot driveways) |
| ○ Exterior side setback | 15 feet |
| ○ Side setback | 5 feet min. (min. combined total
15 feet; i.e. 5 ft. and 10 ft.) |
| ○ Rear setback** | One story homes 15 feet
Two story homes 20 feet |
| ▪ Minimum lot width (interior lots) | 60 feet |

- | | |
|-----------------------------------|-----------------------|
| ▪ Minimum lot width (corner lots) | 70 feet |
| ▪ Minimum lot frontage | 35 feet |
| ▪ Maximum building height*** | 35 feet |
| ▪ Minimum parking | one space per bedroom |
| ▪ Porches**** | |

Notes: *- Cornices, Canopies, eaves, chimneys or similar architectural features may extend a maximum of 2 feet into a required front and rear yard and are not to exceed 10 percent of façade with architectural feature.

** - Units with decks adjacent to common open space and public or private right of ways may use a reduces rear yard setback of 10 feet.

*** - Please refer to Building Height Calculation Graphic in Exhibit I for appropriate method of calculating building height.

**** - Porches may extend 5 feet into the front yard setback provided they are covered with a solid roof and are a minimum of 36 square feet and a minimum of 4 feet in width.

SF7 Designation

Uses and Restrictions

The use of land, buildings and structures on any property designated SF7 is subject to this section of the Miramonte PD Handbook. No uses are allowed in this district except those specifically listed below whether by-right, site plan review, special use permit or under S.M.C.

Permitted Uses

- Uses permitted without a special use permit are as follows: single family dwellings of a permanent nature; accessory buildings; in-home child care for the number of children one care giver may care for in accordance with the rules and regulations for child care facilities; adult care facilities for not more than five residents and not to exceed two persons per bedroom; underground public utilities.
- Uses permitted with a site plan review are as follows: public utility structures under 6 feet above ground height
- Uses requiring a special use permit are as follows: child care facilities requiring two care givers, public utility structures with 6 feet above ground height or greater
- Uses permitted in compliance with standards in S.M.C., temporary sales office trailers; model home complexes; construction yards
- A temporary sales trailer is permitted with the approval of the administrator for a maximum of 6 months. With the approval of the administrator, a permanent sales trailer (i.e. on a foundation) is permitted and must be removed within 3 months after the sale of the last residential lot within the development.

Model Home Complex

- Parking
 - A minimum of 3 parking spaces per model home will be provided up to a maximum of 25 total spaces (including one accessible parking space).

- Front setback to house or side loaded garage 15 feet
- Front setback to front loaded garage 20 feet
- Exterior side setback 15 feet
- Side setback 7-1/2 feet & 12-1/2 feet
- Rear setback 20 feet
- Minimum lot width (interior lots) 70 feet
- Minimum lot width (corner lots) 80 feet
- Minimum lot frontage 35 feet
- Maximum building height** 35 feet
- Minimum parking one space per bedroom

Notes:

* - *Cornices, canopies, eaves, chimneys or similar architectural features may extend a maximum of 2' feet into a required front and rear yard setback and are not to exceed 10 percent of façade with architectural feature.*

** - *Please refer to Building Height Calculation Graphic in Exhibit I for appropriate method of calculating building height*

LMDR14 Designation

Uses and Restrictions

The use of land, buildings and structures on any property designated LMDR14 is subject to this section of the Miramonte PD Handbook. No uses are allowed in this district except those specifically listed below whether by right, site plan review, special use permit or under S.M.C.

Permitted Uses

- Uses permitted without a special use permit are as follows: single family dwellings of a permanent nature; town homes; cabana; swimming pool; a spa; restrooms; tennis court; picnic / play area; basketball court; storage building & maintenance building to match town home architecture (not to exceed 500 square feet); recreational center to match town home architecture (not to exceed 3,000 square feet); in-home child care for the number of children one care giver may care for in accordance with the rules and regulations for child care facilities; underground public utilities.
- Uses permitted with a special use permit are as follows: multi-family residential developments of more than one hundred and ten (110) dwelling units.
- Uses permitted with a site plan review are as follows: public utility structures under 6 feet in above ground height.
- Uses permitted in compliance with standards in S.M.C., temporary sales office trailers; model home complexes; construction yards.
- A temporary sales trailer is permitted with the approval of the administrator for a maximum of 6 months. With the approval of the administrator, a permanent sales trailer (i.e. on a foundation) is permitted and must be removed within 3 months after the sale of the last residential lot within the development.

Lot and Setback Requirements and Height Limits

- Setback Requirements
 - Building Separation 10 feet
 - Setback from front-face of garage 20 feet
 - Front setback 0 feet

- o Exterior side setback 0 feet
- o Side setback 0 feet
- o Rear setback 0 feet
- Minimum lot size 800 square feet
- Maximum building height* 50 feet
- Minimum parking** one space per bedroom

Notes:

** - Please refer to Building Height Calculation Graphic in Exhibit I for appropriate method of calculating building height. Cornices, canopies, eaves, chimneys or similar architectural features may extend up to 5' feet above the maximum building height.*

*** - One Tandem parking stall will be permitted per unit.*

OS Designation

Uses and Restrictions

The use of land, buildings and structures on any property designated OS is subject to this section of the Miramonte PD Handbook. No uses are allowed in this district except those specifically listed below whether by right, site plan review, special use permit or under S.M.C.

Permitted Uses

- Uses permitted without a special use permit are as follows: neighborhood parks and accessory structures, pedestrian and bicycle trails; underground public utilities.
- Uses permitted with a site plan review are as follows: public utility structures under 6 feet above ground height; temporary construction material, earthwork yards and accessory uses.
- Uses requiring a special use permit are as follows: public utility structures with 6 feet above ground height or greater; any structure exceeding 25 feet in height.

Lot and Setback Requirements and Height Limits

- Minimum Building Site Area None
- Maximum coverage of lot by structures Not applicable
- Setback Requirements None, except as specified by Discretionary review
- Minimum lot width (interior lots) None
- Minimum lot width (corner lots) None
- Minimum lot frontage None
- Maximum building height* 25 feet
- Minimum parking Per S.M.C., if applicable

*Notes: * - Please refer to Building Height Calculation Graphic in Exhibit I for appropriate method of calculating building height*

Flexibility

The Master Plan and Development Standards contained herein are intended to depict the general nature of this residential development. Sufficient flexibility shall be allowed to permit detailed planning and design at the time of actual development. There can be some shifting around of density within the development

due to site constraints as long as it is not a significant amount (5% of subdivision) and the shift does not significantly conflict with the approved plan or exceed the maximum number of units for the Miramonte Planned Development. The Administrator shall determine compliance with the Development Standards Handbook and the need for an amendment to the Development Standards Handbook.

Omissions

When issues arise that are not covered in this Development Standards Handbook, the provisions and definitions of the City of Sparks Municipal Code and Subdivision Regulations per NRS in effect at the time of submission to the City for entitlement shall apply.

Minor Deviations

The Administrator shall have the authority in his/her sole discretion to administratively approve minor deviations in the plans, standards and guidelines as requested by the Developer prior to the submission of a Final Development Plan for each phase. Minor deviations include, but are not limited to, items such as parcel configurations, parcel sizes, irregular lots, and special setback conditions. The Administrator shall process requests requiring substantial deviations as amended to the Development Agreement or to the Development Agreement Handbook.

B. Architectural Guidelines

Architectural Guidelines shall meet or exceed the standards set by the Sparks Design Standards Manual (DSM) and are subject to review and approval by the Sparks Planning Commission prior to the issuance of a building permit. Enhanced architecture is required on all units whose sides are adjacent to public right-of-ways (i.e. corner units) and on 20 percent of all units adjacent to designated Open Space. See exhibit L.

C. Fencing Guidelines

Fencing shall be provided in accordance with the Sparks DSM and the S.M.C. regarding (R) Residential zoning districts.

D. Landscape Guidelines

Landscaping shall be provided in accordance with the Sparks DSM and the S.M.C. regarding (R) Residential zoning districts.

E. Signage Guidelines

Signage shall be provided in accordance with the Sparks DSM and the SMC. Entry monument signs shall be to the approval of the Administrator.

F. Lighting Guidelines

Lighting shall be provided in accordance with the Sparks DSM and the SMC.

G. Public Lands Access

Trailhead access with a small paved parking area (minimum of four parking spaces) shall be provided at the southernmost section of the two pedestrian access points providing a perpetuation of access to the public lands to the east.

4. PUBLIC INFRASTRUCTURE AND FACILITIES

A. Site Drainage

Storm water from the site will be collected in detention facilities per the Preliminary Drainage Analysis for Miramonte prepared by Wood Rodgers dated April 1, 2004. This report found that Miramonte could be developed with no adverse impacts to down stream properties or infrastructure. Site detention will be utilized to mitigate any increase in flow with detention facilities located along natural drains.

With Final Design site specific Hydraulic and Hydrology Reports will be provided, analyzing specific improvements and how those improvements function within the Storm Drainage master Plan. Historic drainage patterns, quantities, and water quality are to be maintained throughout the development process and ultimately with the build out of Miramonte.

B. Sewerage

There are two existing sewer lines stubbed to the site to serve the proposed development. The northern sewer line is the 8" line located in Vista Heights Drive – from this point forward referred to as the North Line. The southern sewer line is an 8" line located in Belmar Drive – from this point forward referred to as the South Line. The analysis will concentrate on the capacity of the existing sewer mains and will check the capacities to the main line located within Vista Boulevard, the connection point for both the North Line and South Line.

The South Line currently collects sewer flows from Desert Highlands Unit 4 subdivision as well as the mini storage facility at the Vista Boulevard Los Altos Intersection. The combined flow from the Subdivision and mini storage, which was considered as a single residential unit, is 291,900 gpd (main) and 208,500 gpd (trunk) or 0.45 cfs and 0.32 cfs respectively. The additional flow to this line from Miramonte will be from 254 single-family units and 732 multi family units. This area will contribute 779,100 gpd (main) and 556,500 gpd (trunk) or 1.21 cfs and 0.86 cfs respectively. Based upon these calculations the maximum main flow within the South Line system will be 1.66 cfs and the maximum trunk flow will be 1.18 cfs. Based upon these numbers the minimum slope for a main line is 1.57% and for a trunk line, it is 0.25%. These critical slopes were checked against the improvement plans used to construct this sewer system and it was found that the line has sufficient capacity to accommodate Miramonte.

The previous study for Desert Highlands Unit 3, 4 & 5 discussed earlier outlined the capacity in the North Line as being at its maximum through the 0.26% trunk section at the Vista outfall. With this analysis, it was found that the Vista outfall section was, based upon the methodology used in this investigation, over capacity. This analysis found the existing flow to be 1,269,70 gpd or 1.96 cfs and the additional flow from Miramonte to be 549,000 gpd or 0.84 cfs. Based upon these calculations the maximum main flow within

the South Line trunk system will be 2.81 cfs. Based upon the flow the minimum slope for the 10" trunk line is 1.50%. These flows were used to check the capacity of all trunk line sections. Through this analysis it has been determined that the entire length of the outfall section which is constructed at 0.26% will need to be upgraded with the construction of a 12" parallel relief main. Since the system up stream of this section is at a slope of 1.5% or greater capacity exists to convey the existing flows as well as the increase from Miramonte.

With the construction of these upgrades, Miramonte can be served by existing sewer facilities in the area without creating adverse effects.

C. Water

Water service for Miramonte will be provided via existing Truckee Meadows Water Authority (TMWA) Facilities. The area currently contains a TMWA tank and transmission main which feeds existing development. This tank and main will remain in service with the development of the Miramonte Planned Development.

Following is a summary of the five defined improvements/facility upgrades required with the development of Miramonte.

- The first task will be the upgrading of the Vista #3 pump facility. This will serve the lower elevations of the project below the elevation of 4910'.
- The second facility will be the construction of the Vista #4 pump station. This improvement will serve between the elevations of the 4910' and 5050'.
- The third facility will be the construction of the Vista #5 pump station. This improvement will serve between the elevations of the 5050' and 5184'.
- The fourth facility will be the construction of a new storage tank. The 1.5 MG Vista #2 tanks will be located next to the existing 2.0 MG Vista #1 storage tank and share the 18-inch feeder main.
- The fifth facility will be the construction of a new storage tank. Vista #4 pump station will fill the proposed 1.0 MG Vista #3 tank. The Vista #3 tank and #4 pump stations will be in service at the same time. These improvements will provide additional storage for the Vista #3 and Vista #4 pump zones. Two TMWA directives drive the need for this additional storage. The first directive is that no more than three pump systems in a series be constructed without a storage component. The second directive is the requirement for increased storage created by the demands of this development.
- The primary point of connection will be to the existing 18-inch main on Vista Heights Drive. In addition, Miramonte phase 1 will connect to existing piping at Madrid Drive, Brugge Drive and Godbout Drive.

Based upon this analysis it has been determined that Miramonte can be developed with no negative impact to adjacent properties or existing water infrastructure. The development of this site will provide for a connection between the Hills Drive pump system and the Vista system adding needed redundancy to the areas water systems. See Exhibit K for locations of pump stations and storage tanks.

D. Gas

Sierra Pacific Power Company will provide gas service. Sierra Pacific conducted a "Level 1 Discovery" for this project. There is no unusual off-site facility requirements associated with Sierra Pacific providing gas service to the Project.

E. Electric

Sierra Pacific Power Company will provide electrical service to this Project. A "Level 1 Discovery" was performed by Sierra Pacific. Electrical power will be provided by tapping an existing three phase electrical facility stubbed to the site at Vista Heights Drive and Belmar Drive. There are currently no unusual facility requirements or adverse conditions affecting the provision of electrical service to this Project.

F. Telephone

Telephone services will be provided by SBC. Service will be provided by tapping into existing underground lines that are stubbed to the Property. A minor facility upgrade has been identified to provide for telephone service to the Miramonte Planned Development. This upgrade will consist of the construction of a light span cabinet at the existing facility junction at Los Altos Parkway and Vista Heights Drive. This upgrade is consistent with typical upgrades necessary for development.

G. Cable TV

Charter Communications will provide Cable TV services. Service will be provided by tapping into existing underground lines that are stubbed to the Property. At this time, there are no adverse conditions to address, or facility requirements needed to provide cable service to the Project.

H. Roadway Improvements

Miramonte will be served by two major connections and three minor connections to Los Altos Parkway. The first of these major connections will be at Belmar Drive, which is stubbed to the project site. The second major connection will be Vista Heights Drive. The roadway connections, along with the internal site circulation, have been designed to provide for streets without residential frontages to collect and distribute traffic to Los Altos Parkway.

The three minor connections will serve approximately 50 lots, which will have connection through the existing Vista Terrace Subdivision. These trips will result in a short section of Vista Terrace Lane with 5 lots along its frontage to exceed the 2,000-trip directive. This section is currently experiencing over 2,000 trips.

The major project connection at Belmar Drive will be the major access point for the majority of the trips from this development. Based upon this improvement, including a traffic signal or roundabout is expected to be necessary at the Belmar-Los Altos Parkway intersection.

The goal for all residential streets within Miramonte will be to create no more than 2,000 peak trips for any residentially fronted roads. This is in accordance with the City of Sparks traffic directives.

I. Fire Protection

Miramonte currently straddles the 6-minute response area for the City of Sparks Fire Station #4. The northeastern most portions of the plan will lie outside of the critical response time. With the construction of Fire Station #5, located within the Foothills at Wingfield Springs along Vista Boulevard, and the connection of the Miramonte Planned Development to Wingfield Springs through Village 25 this condition may be corrected. The site will need to be checked for response times and should portions remain outside of the 6 minute response time the developer shall install NFPA type 13D residential fire sprinklers within every effected residence unless other arrangements are made to the satisfaction of the Fire Chief and City Council.

J. Police Protection

The Sparks Main Police Department, at 1701 East Prater Way, will be the main station providing police protection for the Project.

K. School Services

School Service will be provided by Bud Beasley Elementary School, a relatively new school located directly across Los Altos Parkway west of the Miramonte Planned Development. The schools close proximity to the project site will provide for easy access. Middle and High School age students will attend Mendive Middle School and Reed High School. In addition to the existing facilities, it has been noted by the Washoe County School District that a new elementary school will be on-line in the Kiley Ranch area in 2006 and a new middle school site will be on-line on Vista Boulevard, north of Los Altos Parkway in 2008 or 2009. The responsibility for zoning, staffing and school resources is the responsibility of the Washoe County School District.

L. Air Quality Measures

During the course of construction, grading operations will not be conducted during periods of high winds. Additionally, measures will be taken to wet exposed soils during grading activities to prevent excessive dust and silt runoff. All construction activities shall comply with applicable local, state and federal air quality and dust control regulations. A Storm Water Pollution Plan will govern the subject site during all construction phases.

5. PROJECT CONTRIBUTORS

To assist in the preparation of this application, the following consultants were utilized.

Planning / Civil Engineer: Summit Engineering Corporation
Mr. Christopher Baker, Project Manager
5405 Mae Anne Avenue
Reno, NV 89523

Planning/ Civil Engineer: Wood Rodgers, Inc.
Mr. R. David Snelgrove, AICP
6774 South McCarran Blvd.
Reno, NV 89509

Financial Model: Meridian Business Advisors
Ms. Candace Evert
695 Sierra Rose Drive
Reno, NV 89511

Soils Engineer:

Matrix Consulting Services
Mr. James G. Smith
4741 Caughlin Parkway
Reno, NV 89509

Surveyor:

Wood Rodgers, Inc.
Mr. Michael Hagan, L.S.
6774 South McCarran Blvd
Reno, NV 89509

Traffic Engineer:

Solaegui Engineers LTD.
Mr. Paul Solaegui
715 H Street
Sparks, NV 89431

EXHIBIT "A"

EXISTING CONTOUR MAP
MIRAMONTE (MARCH 2005)
SPARKS WASHOE COUNTY NEVADA

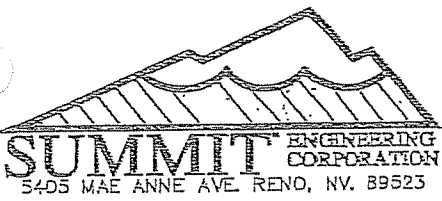
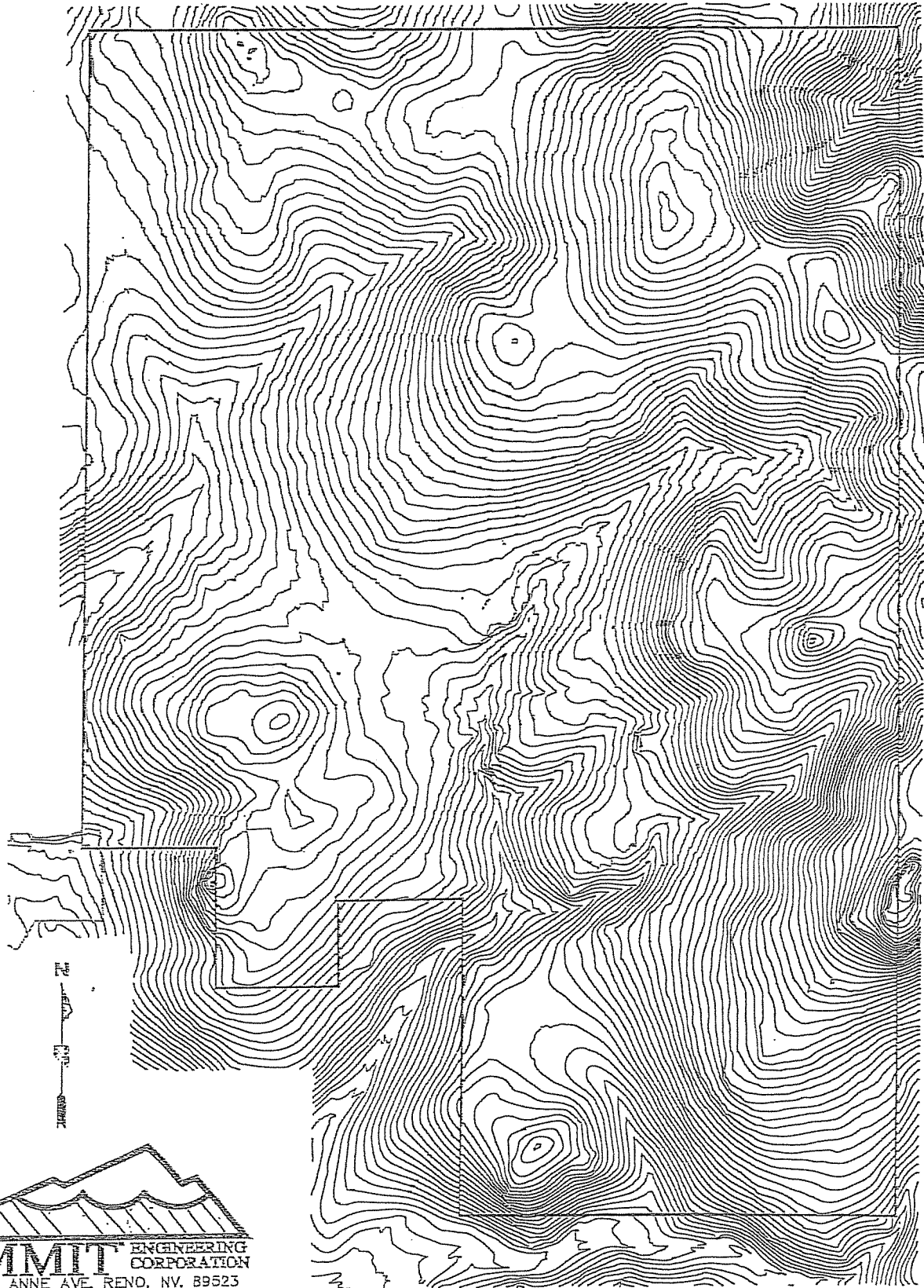
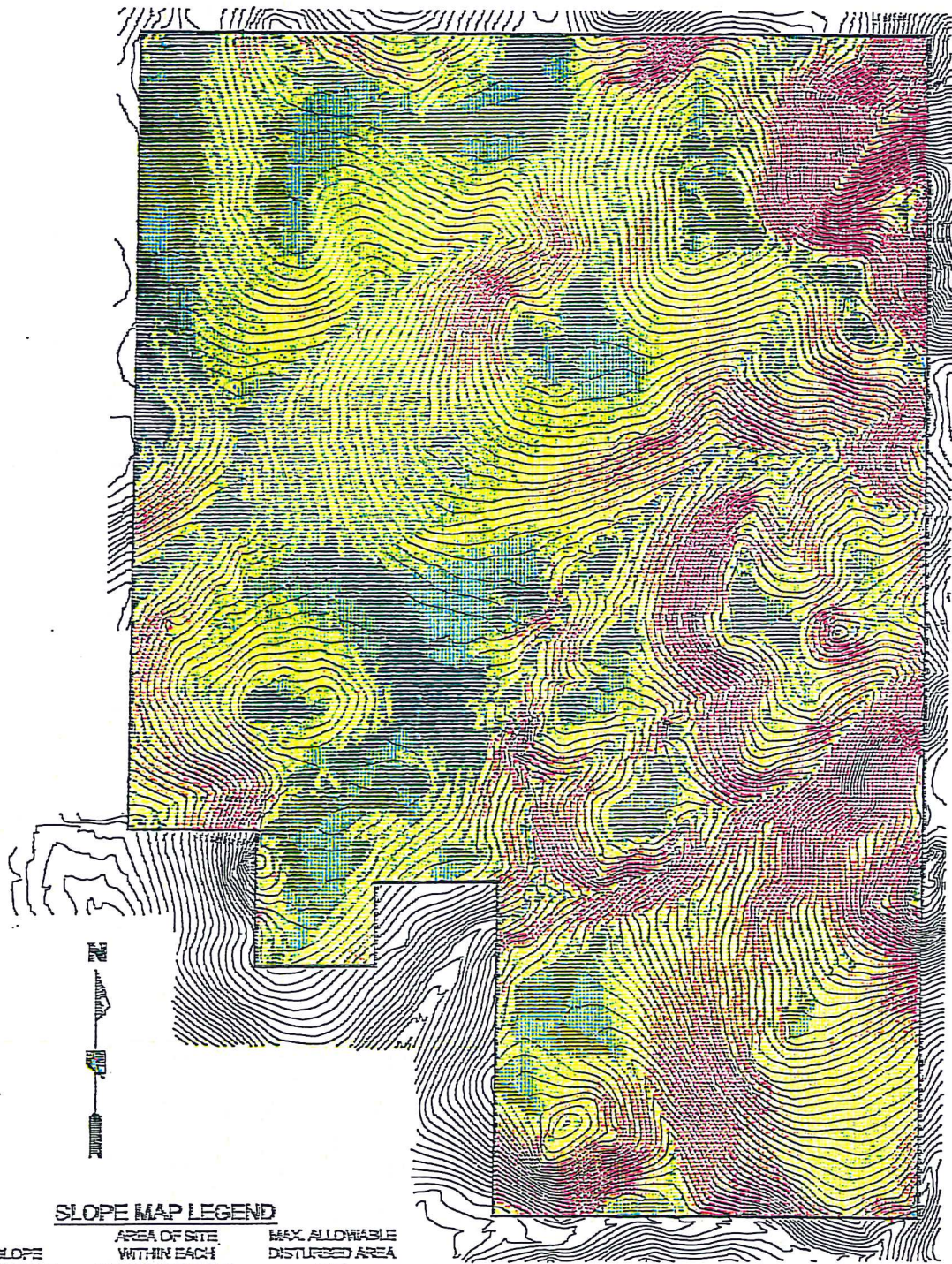


EXHIBIT "B"

SLOPE ANALYSIS MAP

MIRAMONTE (MARCH 2005)

SPARKS WASHOE COUNTY NEVADA



SLOPE MAP LEGEND

COLOR	SLOPE RANGE (%)	AREA OF SITE WITHIN EACH SLOPE RANGE (SF)	MAX. ALLOWABLE DISTURBED AREA (SF)
■	0 TO 10	7,018,711	7,018,711
■	10 TO 15	7,577,936	5,753,457
■	15 TO 20	8,009,211	5,283,079
■	20 TO 25	5,350,033	2,690,020
■	25 TO 30	3,439,785	1,162,059
■	> 30%	4,622,823	923,553

SUMMIT ENGINEERING CORPORATION
5405 MAE ANNE AVE. RENO, NV. 89523

EXHIBIT "C"

OVERALL DEVELOPMENT PLAN MIRAMONTE

SPARKS WASHOE COUNTY NEVADA

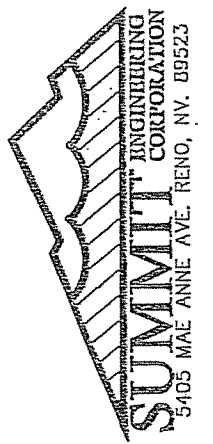
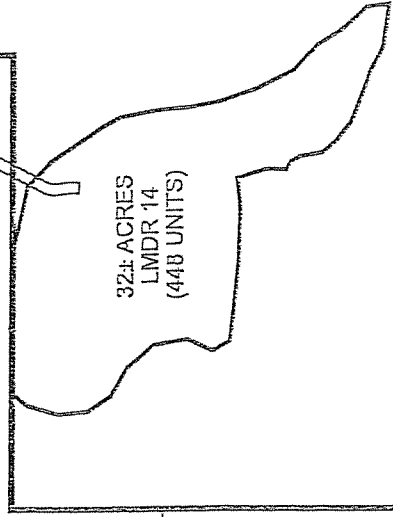
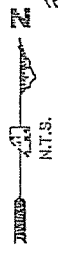
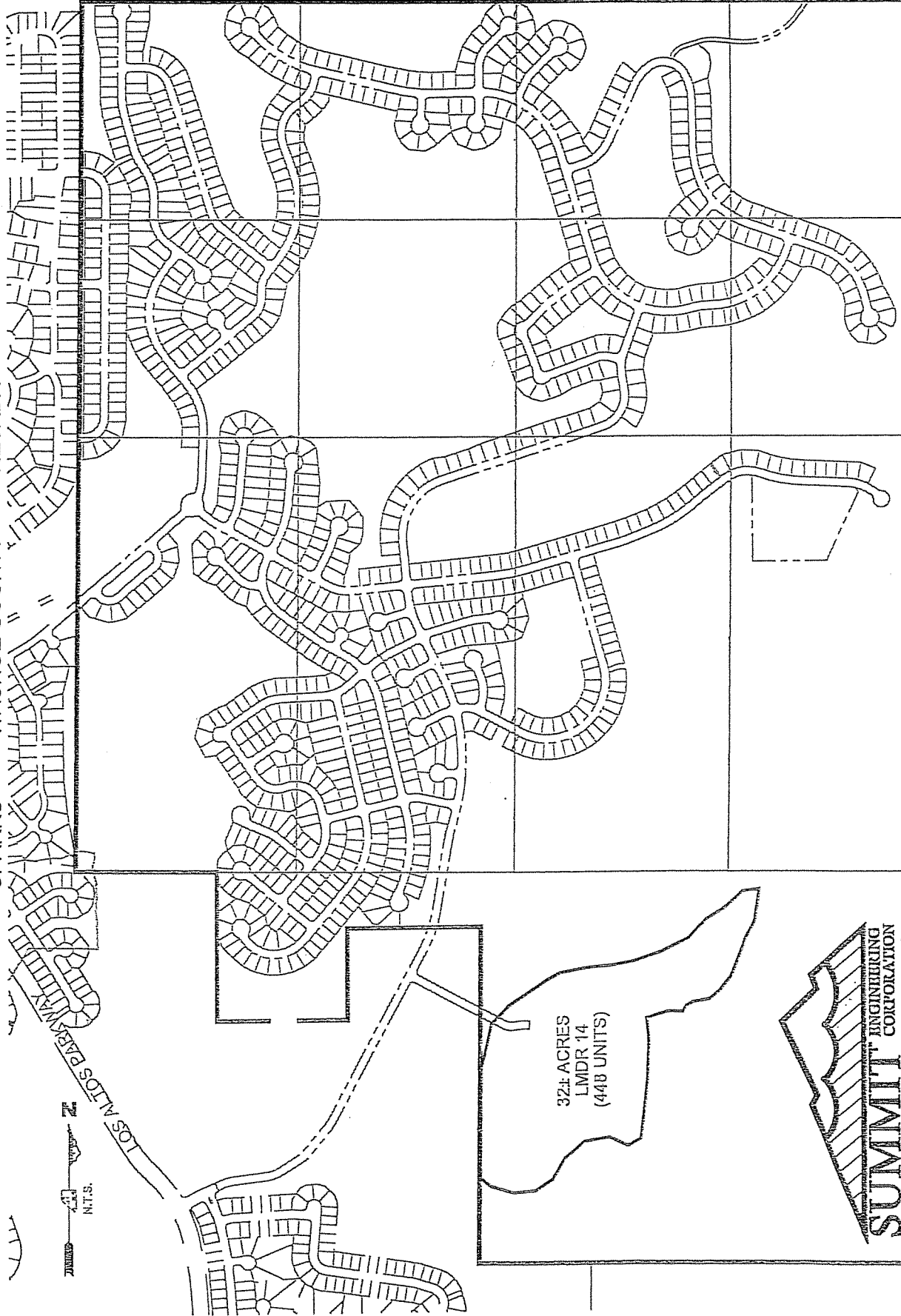
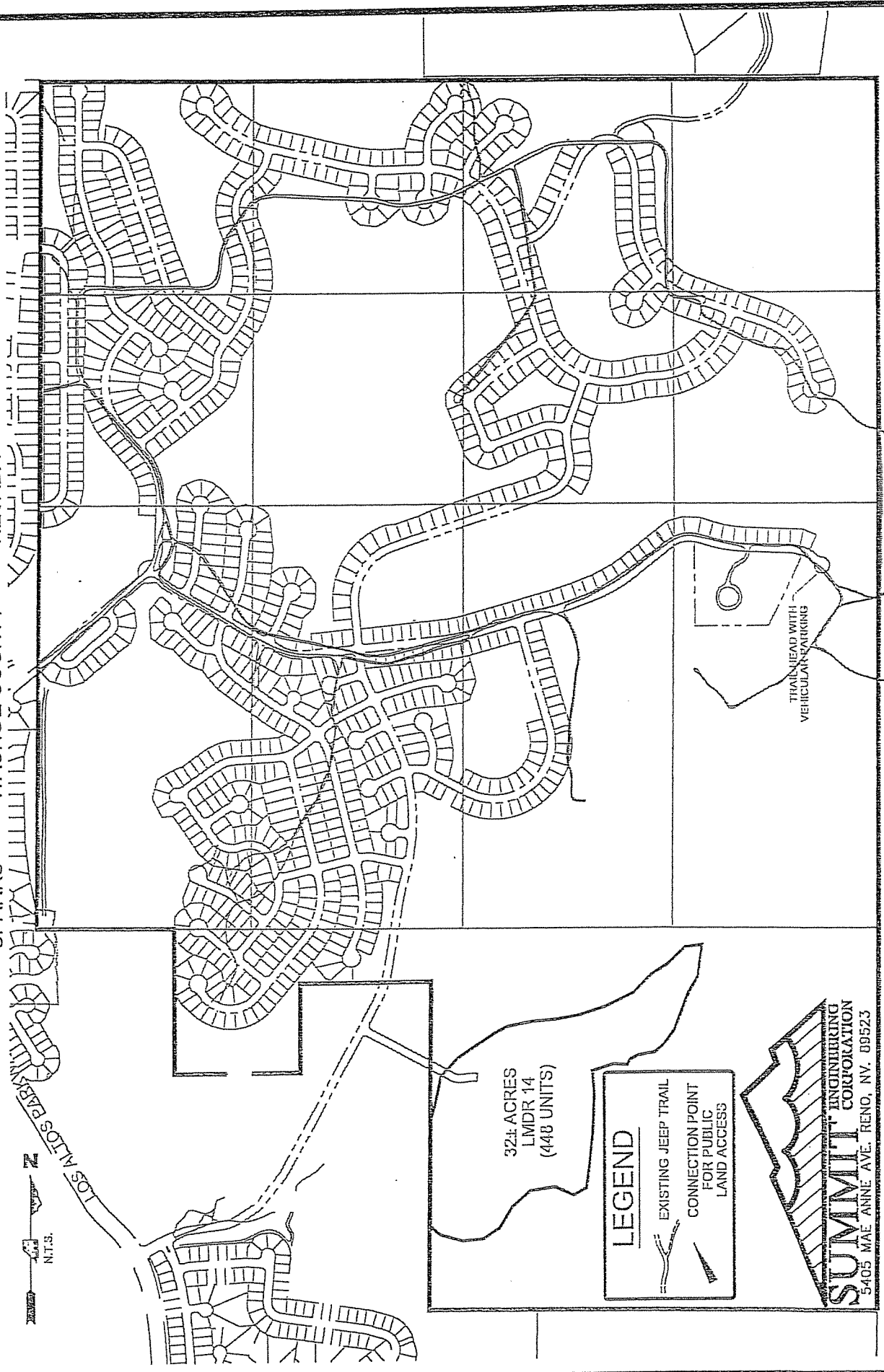


EXHIBIT "D"

PUBLIC LANDS ACCESS PLAN MIRAMONTE

SPARKS WASHOE COUNTY NEVADA

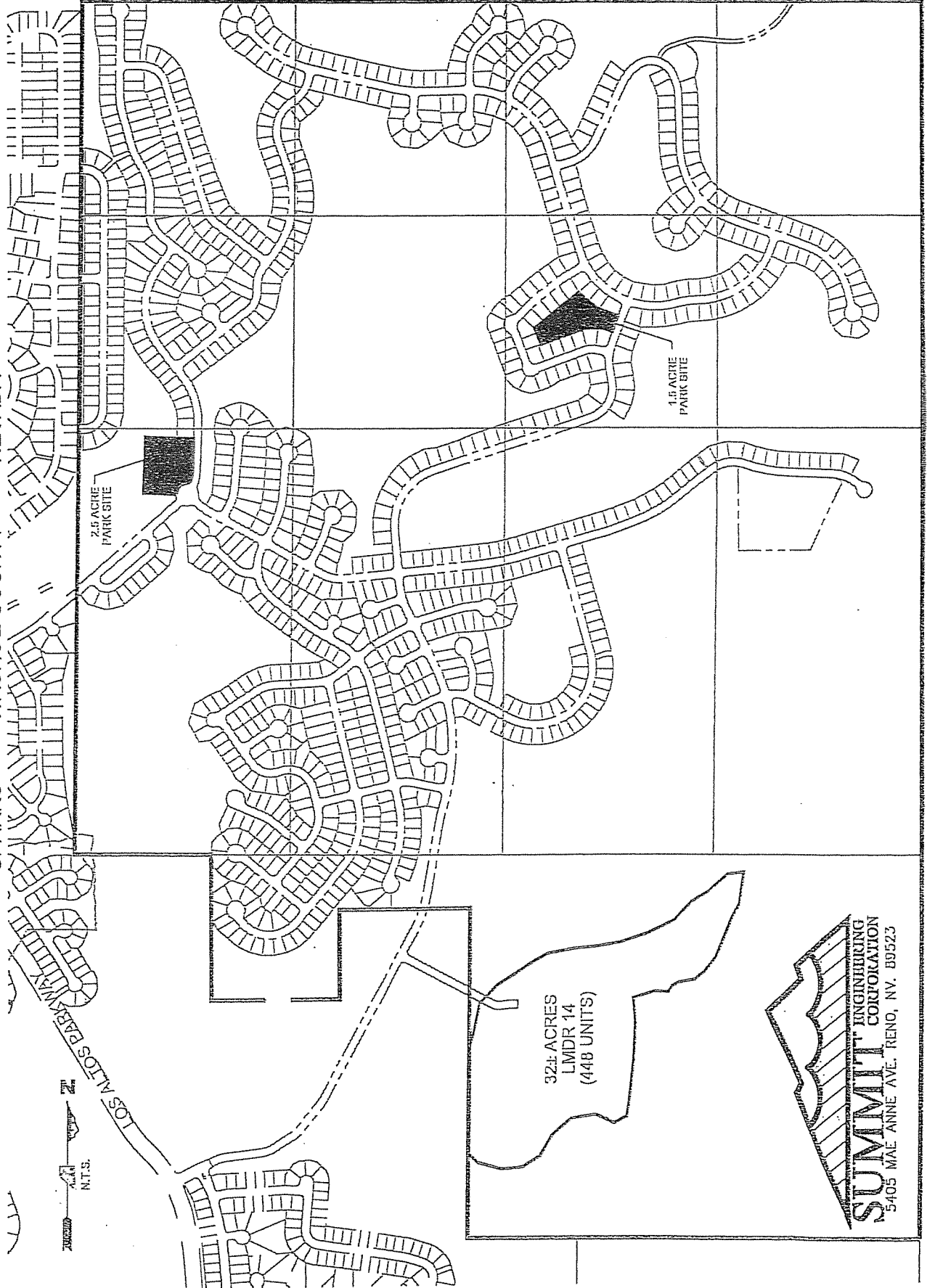


SUMMIT ENGINEERING CORPORATION
5405 MAE ANNE AVE. RENO, NV. 89523

EXHIBIT "E"

PRELIMINARY PAVEMENT LOCATION MAP MIRAMONTE

SPARKS WASHOE COUNTY NEVADA



AS SHOWN
N.T.S.

32.1 ACRES
LMDR 14
(448 UNITS)

1.8 ACRE
PARK SITE

2.5 ACRE
PARK SITE

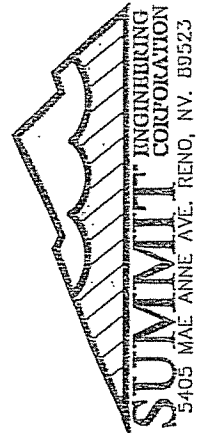
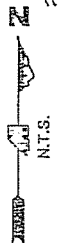
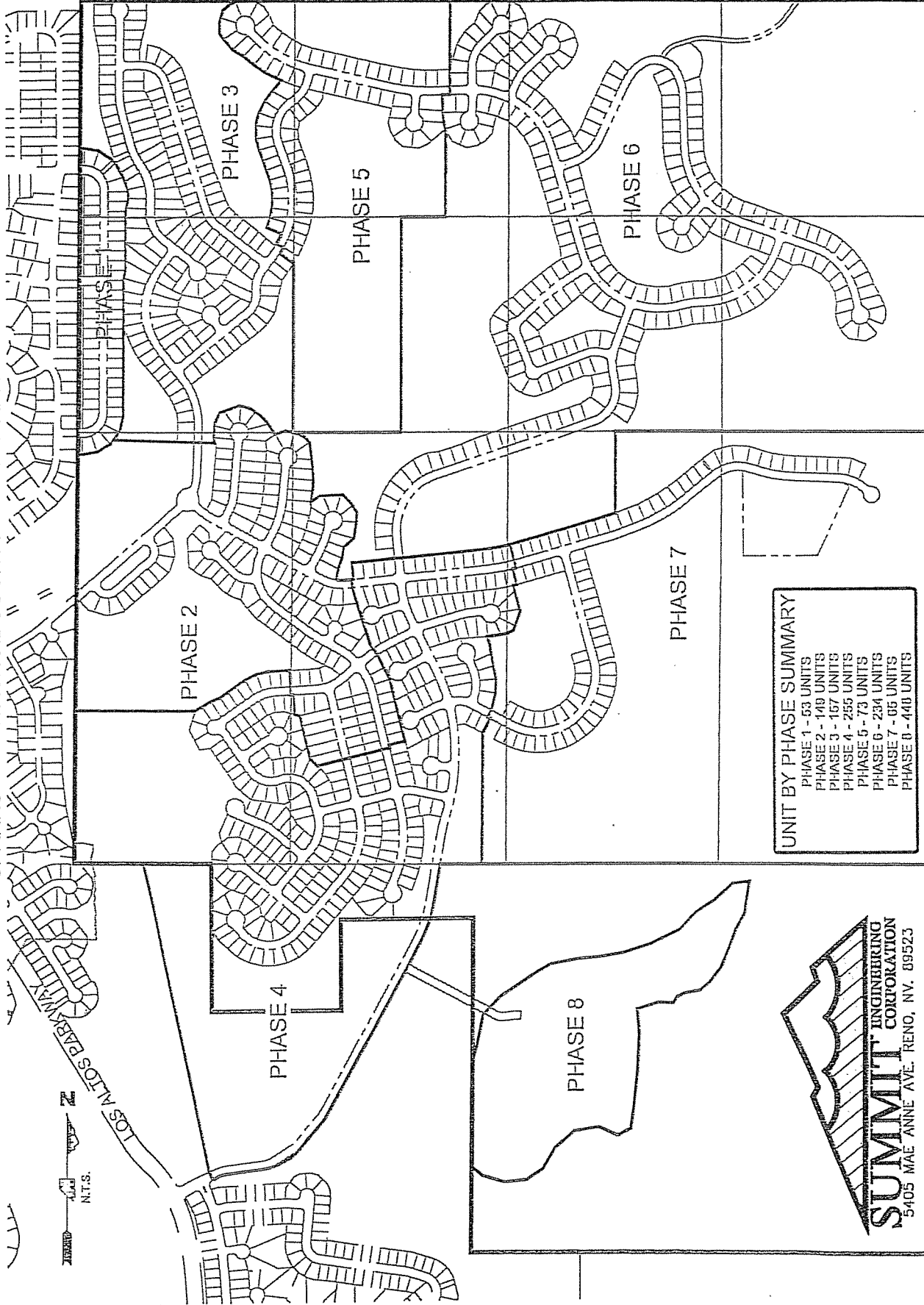


EXHIBIT "F"

PHASINO EXHIBIT MIRAMONTE

SPARKS WASHOE COUNTY NEVADA



UNIT BY PHASE SUMMARY

PHASE 1 - 53 UNITS
PHASE 2 - 149 UNITS
PHASE 3 - 157 UNITS
PHASE 4 - 255 UNITS
PHASE 5 - 73 UNITS
PHASE 6 - 234 UNITS
PHASE 7 - 85 UNITS
PHASE 8 - 448 UNITS

SUMMIT ENGINEERING CORPORATION
5405 MAE ANNE AVE. RENO, NV. 89523

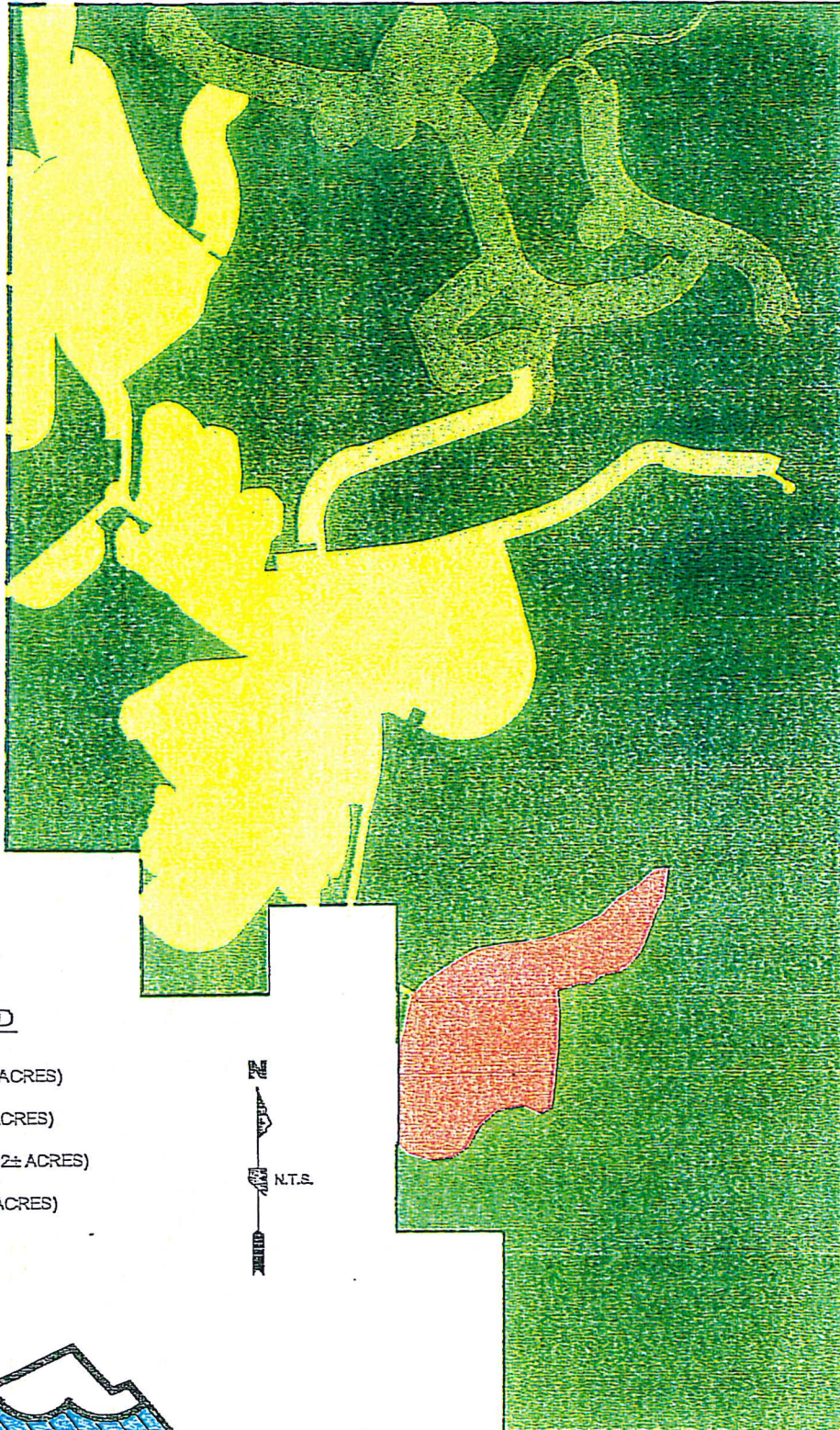
EXHIBIT "G"

PD DESIGNATION MAP MIRAMONTE

SPARKS

WASHOE COUNTY

NEVADA



LEGEND

-  SF6 (174± ACRES)
-  SF7 (63± ACRES)
-  LMDR14 (32± ACRES)
-  OS (552± ACRES)

EXHIBIT 11

Miramonte Revegetation Plan

NOTES:

The seed mix shall be ordered pre-mixed. All seed shall be cleaned, milled, and de-bearded by the vendor. Species composition must be listed as PLS (pure live seed). Seed rates are based on quantity of PLS per pound.

All areas receiving soil amendments must be pre-wetted to a depth of one inch. Soil amendments shall be applied using a small diameter hose (garden hose) to the soil surface. Extreme care shall be taken to avoid puddling, runoff and over spray of soil amendment.

TREATMENT A -> 3:1 slopes above the retaining wall and on west side of project.

Assumption: There should be between 2 and 4 feet of soil material at final grade.

Prepare seedbed by hand-raking on the contour to ensure that the slope is not smooth. The result should be an undulating surface with a maximum difference of 4 inches between the "hills and valleys". The undulations should be without pattern and unevenly spaced from the toe to top of slope to appear more natural.

Install above ground aerial temporary irrigation system (to the approval of the Administrator) with low impact heads and spacing to provide manufactures recommended overlap without producing runoff.

Apply seed using a hand-operated broadcast seeder following seedbed preparation, but prior to application of soil amendment and wood tackifier. Immediately following seed application, seeded areas shall be hand-raked to ensure seed placement a minimum of 0.25 inches to a maximum of 0.5 inches below the surface. Seed mix species shall be those specified in Table 1. Species substitutions may be used if approved by the Engineer.

Table 1.

Subsequent to seeding activities, apply soil amendments presented below at rates specified and mixed as recommended by the manufacturer. The Contractor may recommend substitutions as an equal to those provided in these specifications for approval by the Engineer. An equal recommended for substitution must meet the specified product specifications and have documented proof of equivalent revegetation abilities in the form of test results on similar land forms, soil types, aspect and elevation as those specified herein.

Amendment A: Quattro Environmental "Kiwi Power"
Application rate = 5 gallons of concentrate per 1000 gallons of water per acre.
Amendment B. Quattro Environmental "Fertil-Fibers"
Application rate = 2,000 lbs per acre

Subsequent to seeding and amendment application activities, apply tackifier at specified rate and mix as recommended by the manufacturer. Tackifier shall be Quatro Environmental "Tackifibers" or equal substitution. The Contractor may recommend substitutions as an equal to those provided in these specifications for approval by the Engineer. An equal recommended for substitution must meet the specified product specifications and have documented proof of equivalent revegetation abilities in the form of test results on similar land forms, soil types, aspect and elevation as those specified herein.

Application rate = 40 lbs per acre

Access to this treatment area should be fully restricted to maintain the integrity of the treatment.

TREATMENT B - 2:1 cut slopes on east and south sides of the project area.

Assumption: There should be approximately 0.5 foot soil material at final grade.

Construct a 2.5 to 3 foot tall and 10 foot minimum to 18 foot maximum long planting pockets using excavated site rock at locations on the slope as directed by the Engineer in the field. These constructed planting pockets will be randomly placed and of varying shapes to fit the shape of the final slope contours. Care should be taken to provide a planting pocket that will hold the backfill material in place. Line the planting pocket with non-woven geotextile to hold backfill soil in place but allow roots to grow through the fabric into cracks in the exposed parent material. Backfill planting locations using soil material excavated from on-site to a maximum depth of 2.5 feet allowing 0.5 foot of freeboard behind the placed rock. The first 6 inches shall be compacted to Engineer's specifications. The remaining backfill should not be compacted (it may need to be at the base and if so just the first 6 inches, the remaining depth needs to stay loose to allow for root development).

Within each of the planting areas behind the wall:

Install above ground aerial temporary irrigation system to the approval of the Administrator. This system should use flexible tubing that can be staked in place and around containerized stock and use small diameter aerial emitters to irrigate both the seeded species as well as the containerized plant materials. Application rates shall be determined by the Engineer and the irrigation contractor.

Apply seed using a hand-operated broadcast seeder following seedbed preparation, but prior to application of soil amendment and tackifier. Immediately following seed application, seeded areas shall be hand-raked to ensure seed placement a minimum of 0.25 inches to a maximum of 0.5 inches below the surface. Seed mix species shall be those specified in Table 1. Species substitutions may be used if approved by the Engineer.

Install containerized one-gallon stock 2 foot on center using the species and quantities specified in Table 2 below. The containerized stock installation pattern shall be specified by the Engineer when species availability is verified.

Table 2.

Subsequent to seeding and planting activities, apply soil amendments presented below at rates specified and mixed as recommended by the manufacturer. The Contractor may recommend substitutions as an equal to those provided in these specifications for approval by the Engineer. An equal recommended for substitution must meet the specified product specifications and have documented proof of equivalent revegetation abilities in the form of test results on similar land forms, soil types, aspect and elevation as those specified herein.

Amendment A: Quatro Environmental "Kiwi Power"

Application rate = 5 gallons of concentrate per 1000 gallons of water per acre.

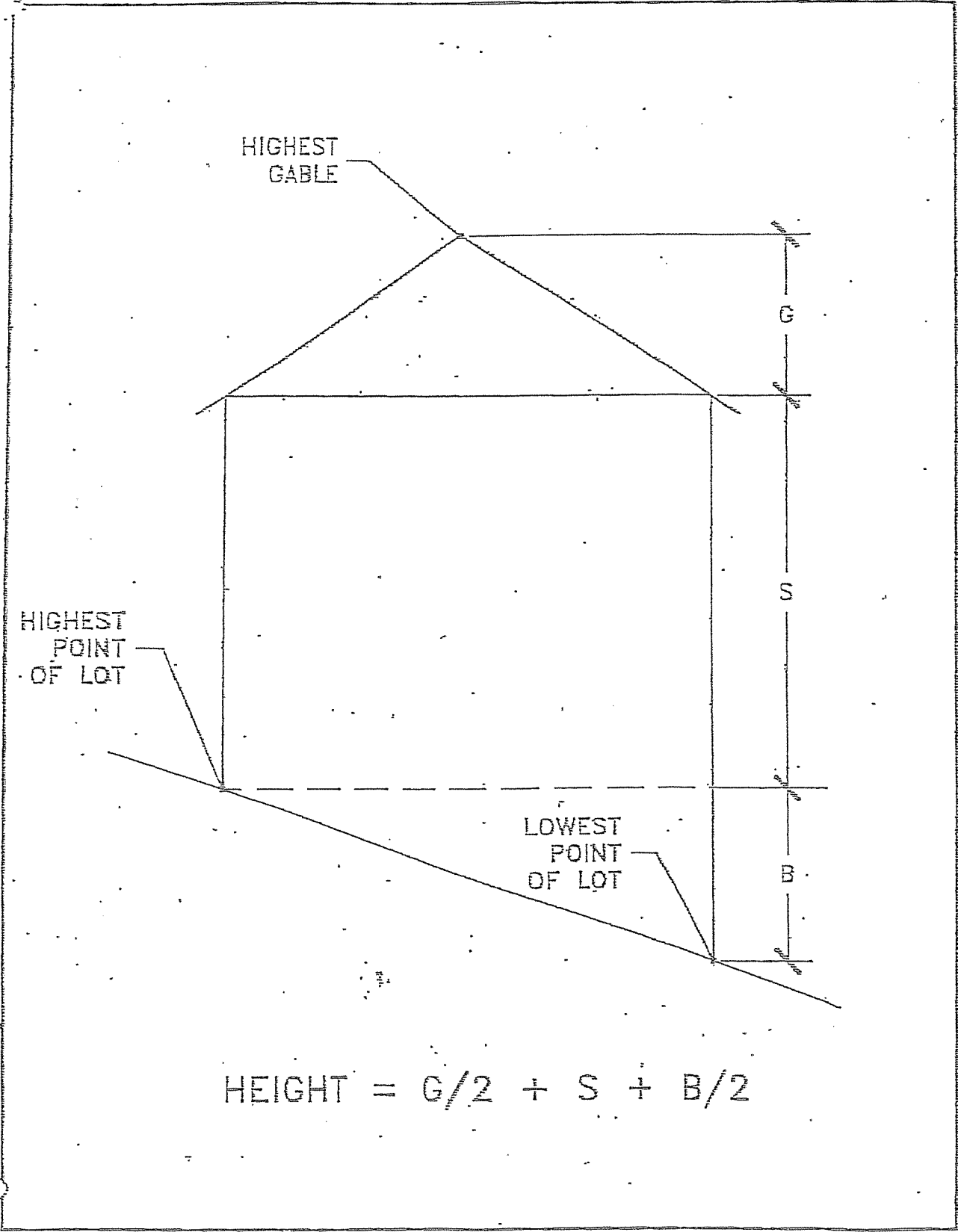
Amendment B: Quatro Environmental "Fertil-Fibers"

Application rate = 2,000 lbs per acre

Temporary Irrigation.

If at all possible, revegetation activities should occur as late in the fall as possible, but prior to frozen soil conditions. The irrigation system should be installed but not charged until spring (no earlier than April 15) unless an early spring is documented by consistent thawed soil conditions and temperature above biologic zero. An alternative would be to install the irrigation system in March so that it is ready to go when things warm up. All temporary irrigation systems proposed with the project are to be to the approval of the Administrator.

EXHIBIT 10



$$\text{HEIGHT} = G/2 + S + B/2$$

EXHIBIT "J"

EXHIBIT "A"
PLANNED DEVELOPMENT BOUNDARY LEGAL DESCRIPTION

Being Section Twenty-Four (24) and a portion of the North One-Half (N1/2) of Section Twenty-Five (25), Township Twenty (20) North, Range Twenty (20) East, Mount Diablo Meridian, Washoe County, State of Nevada, being more particularly described as follows:

BEGINNING at the Northwest corner of said Section 24;

THENCE along the Northerly Section Line of said Section 24, North $89^{\circ}23'02''$ West, 2,651.62 feet to the North One-Quarter Corner (N $\frac{1}{4}$ Cor) of said Section 24;

THENCE departing said (N $\frac{1}{4}$ Cor) and continuing along said Northerly Section Line, North $89^{\circ}23'27''$ West, 2,891.28 feet to the Northeast Corner (NE Cor) of said Section 24;

THENCE departing said (NE Cor) and along the Easterly Section Line of said Section 24, South $00^{\circ}10'44''$ West, 2,634.70 feet to the East One-Quarter Corner (E $\frac{1}{4}$ Cor) of said Section 24;

THENCE departing said (E $\frac{1}{4}$ Cor) and continuing along said Easterly Section Line; South $01^{\circ}01'07''$ West, 2,646.33 feet to the Southeast Corner (SE Cor) of said Section 24, said point also being the Northeast Corner (NE Cor) of the above-mentioned Section 25;

THENCE departing said (NE Cor) and along the Easterly Section Line of said Section 25, South $00^{\circ}32'21''$ West, 2,589.95 feet;

THENCE departing said Easterly Section Line, North $89^{\circ}27'39''$ West, 2,158.23 feet to the Easterly Boundary Line of Common Area "A" for Desert Highlands Unit 4A, Tract Map No. 3766, File No. 2391482, Official Records of Washoe County, Nevada;

THENCE along the Easterly and Northerly Boundary of said Common Area "A" the following eight (8) courses:

1. North $00^{\circ}30'16''$ East, 201.00 feet;
2. North $89^{\circ}29'44''$ West, 678.00 feet;
3. North $00^{\circ}30'16''$ East, 2055.49 feet;
4. North $89^{\circ}59'49''$ West, 814.21 feet;
5. South $00^{\circ}00'11''$ West, 557.93 feet;
6. North $89^{\circ}59'49''$ West, 788.89 feet;

1390.003
11/3/2004
IMM

- 7. North 00°00'11" East, 910.69 feet;
- 8. North 89°17'11" West, 845.68 feet to the Northwest Corner (NW Cor) of the aforementioned Section 25, said point also being the Southwest Corner (SW Cor) of the aforementioned Section 24;

THENCE departing said (NW Cor) and (SW Cor) and along the Westerly Section Line of said Section 24, North 00°34'39" East, 2,637.78 feet to the West One-Quarter Corner (W ¼ Cor) of said Section 24;

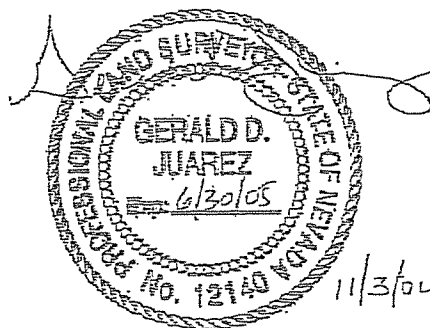
THENCE departing said (W ¼ Cor) and continuing along said Westerly Section Line of said Section 24, North 00°38'56" East 2,643.40 feet to the aforementioned (NW ¼ Cor) of Section 24, also being the **POINT OF BEGINNING** for this description.

Containing 831.00 acres of land, more or less.

Basis of Bearings for this description is the grid bearing between monuments "2073" and "1010" taken as North 46°23'00" East. Based on the North American Datum of 1983/1994 High Accuracy Reference Network (NAD 83/94-HARN). Combined Grid to Ground Factor = 1.000197939. Published Coordinates shown on Record of Survey Map No. 3885, Doc No. 2522263, Official Records of Washoe County, Nevada.

See Exhibit "A-1", plat to accompany description, attached hereto and made a part hereof.

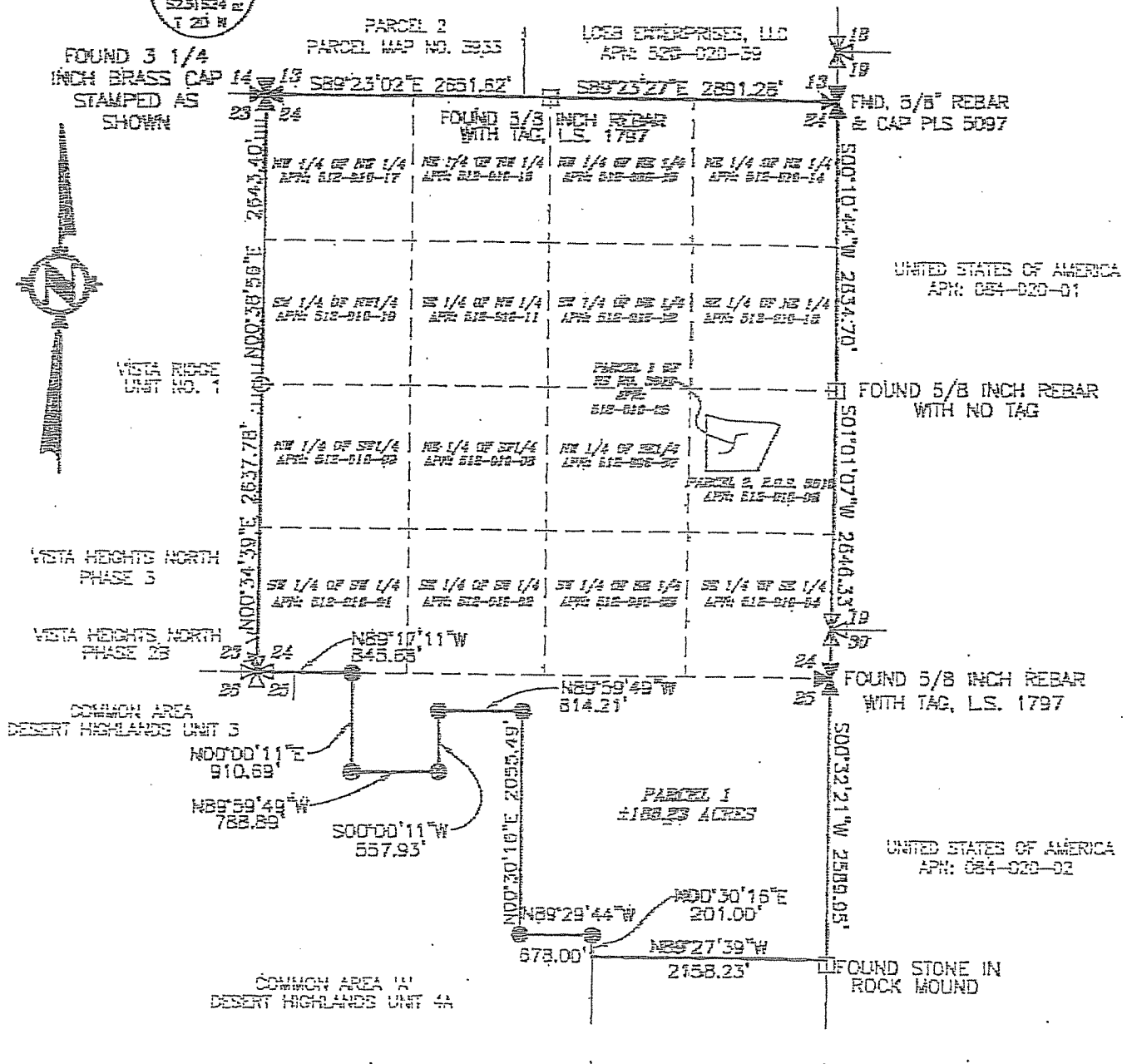
Prepared by:
Wood Rodgers, Inc.
6774 S. McCarran Blvd
Reno, NV 89509



Gerald D. Juarez
P.L.S. 12140

EXHIBIT "A-1"

PLAT TO ACCOMPANY LEGAL DESCRIPTION



LEGEND

- FOUND SECTION CORNER AS NOTED
- SECTION CORNER NOTHING FOUND OR SET
- FOUND AS NOTED
- FOUND GPS CONTROL MONUMENT PER RS 3885
- 5/8" REBAR & CAP PLS 5097 PER RS 3418
- SET 5/8" REBAR AND CAP-PLS 12140

TOTAL AREA = 831.00 ACRES±

WOOD RODGER
SURVEYING • MAPPING • PLANNING • SURVEY

5774 South McCarran Blvd Tel 773.923.4
Reno, NV. 89509 Fax 775.933.4

EXHIBIT "K"

WATER FACILITIES PLAN MIRAMONTE

SPARKS WASHOE COUNTY NEVADA

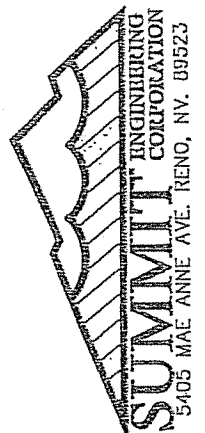
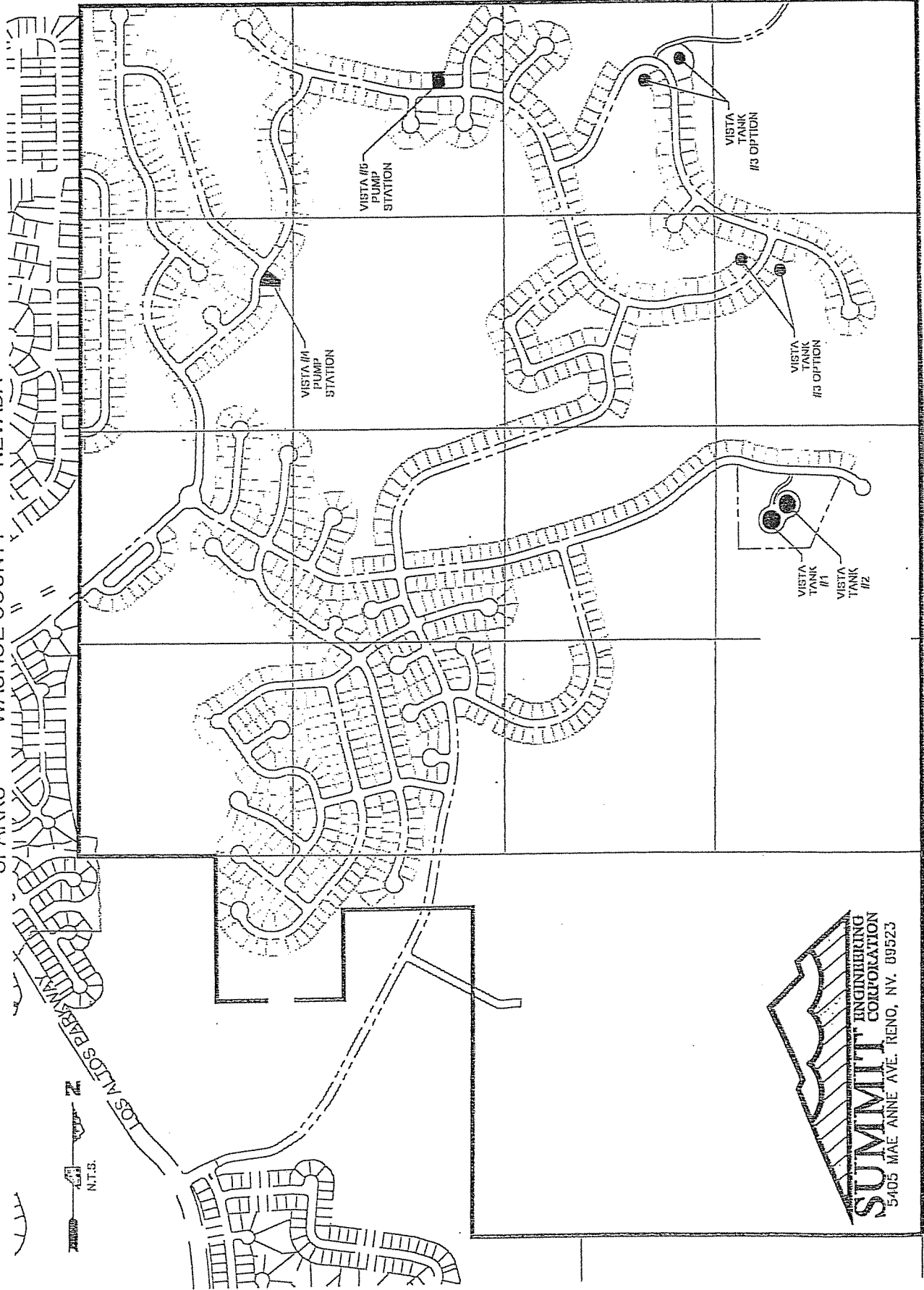


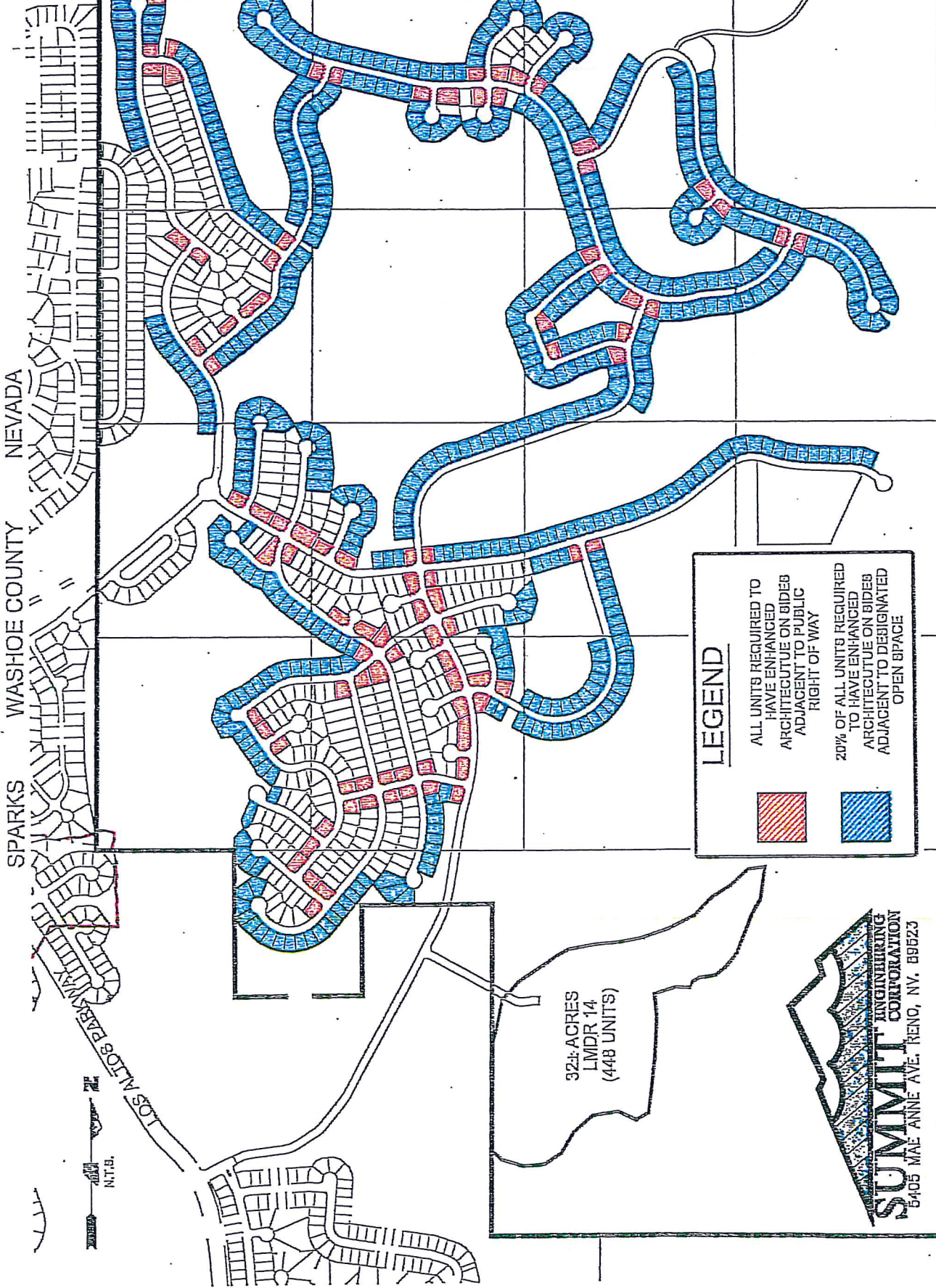
EXHIBIT "L"

ENHANCED ARCHITECTURE LOCATION MAP MIRAMONTE

SPARKS

WASHOE COUNTY

NEVADA



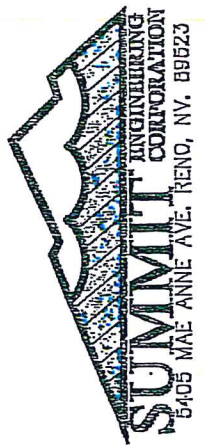
LEGEND

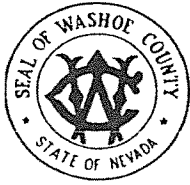
ALL UNITS REQUIRED TO HAVE ENHANCED ARCHITECTURE ON BIDES ADJACENT TO PUBLIC RIGHT OF WAY

20% OF ALL UNITS REQUIRED TO HAVE ENHANCED ARCHITECTURE ON BIDES ADJACENT TO DESIGNATED OPEN SPACE



32+ ACRES
LMDR 14
(448 UNITS)





WASHOE COUNTY RECORDER

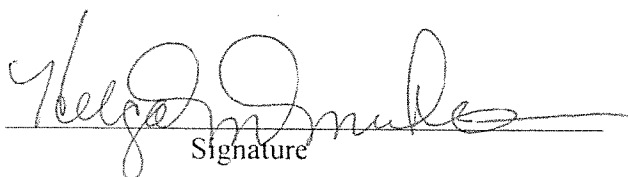
OFFICE OF THE RECORDER
KATHRYN L. BURKE, RECORDER


1001 E. NINTH STREET
POST OFFICE BOX 11130
RENO, NEVADA 89520-0027
PHONE (775) 328-3661
FAX (775) 325-8010

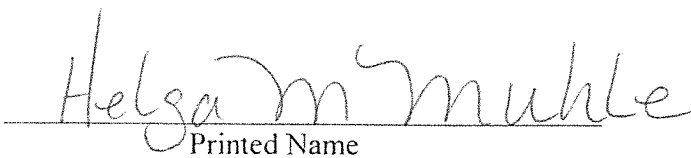
LEGIBILITY NOTICE

The Washoe County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies reproduced from the recorded document would not be legible. However, the customer demanded that the document be recorded without delay as the parties rights may be adversely affected because of a delay in recording. Therefore, pursuant to NRS 247.120 (3), the County Recorder accepted the document conditionally, based on the undersigned's representation (1) that a suitable copy will be submitted at a later date (2) it is impossible or impracticable to submit a more suitable copy.

By my signing below, I acknowledge that I have been advised that once the document has been microfilmed it may not reproduce a legible copy.


Signature


Date


Printed Name