

**DOC # 4084557**

02/14/2012 01:59:55 PM

Requested By  
SPARKS CITY

Washoe County Recorder  
Kathryn L. Burke - Recorder

Fee: \$86.00 RPTT: \$0.00

Page 1 of 48

APN: Not required  
Per NRS 111.312.1

When recorded, mail to  
City of Sparks  
P.O. Box 857  
Sparks, Nevada 89432-0857  
ATTN: Community Services Department



(Space above for recorder's use only)

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**NOTICE OF ADOPTION OF AMENDED DEVELOPMENT PLAN**  
(NRS Chapter 278A)

**Master Handbook:** Kiley Ranch (Southern Division)  
See Handbook recorded on April 7, 2004  
as Document No 3018753.

**Development:** Kiley Ranch South Office Park

**Name of Plan:** Section IV Kiley Ranch South  
Development Design Handbook  
(Amends Master Handbook cited above  
as it relates to this development)

**City No.** PCN09020 & PCN11001

**Date of Approval** July 12, 2010 & February 28, 2011


NOTICE IS HEREBY GIVEN that on the above indicated date, the City Council of the City of Sparks, Nevada, gave final approval to the above described Plan as the development plan for the above named Development, whose legal description is attached as **Exhibit A**.

The Development is part of the overall Kiley Ranch (Southern Division), and the Plan (attached hereto as Exhibit B) is intended to amend (by replacing old Section IV with a new Section IV, specifically relating to Kiley Ranch South Commercial Development Design Handbook) the Master Handbook as it relates to the Development. A table of the actions taken on the Master Handbook is set forth below. The Plan is incorporated as if set forth in the Master Handbook. As amended hereby, the Master Handbook constitutes the development plan for the Development.

Pursuant to NRS 278A.570 (2) after this plan is recorded, all zoning and subdivision regulations applicable to the property described in Exhibit A cease to apply and are replaced with the Master Handbook and Plan attached as Exhibit B hereto.

Dated this 26<sup>th</sup> day of January, 2012

City of Sparks, Nevada

By Linda K Patterson   
Linda Patterson  
City Clerk

State of Nevada        )  
                                  )     Acknowledgement in representative capacity  
County of Washoe     )                     (NRS 240.1665)

This instrument was acknowledged before me on Jan 26, 2012  
By LINDA PATTERSON as City Clerk of Sparks, Nevada



Carrie Brooks  
Notary Public

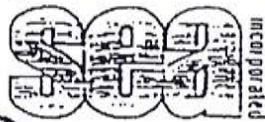
Kiley Ranch (Southern Division)  
Handbook actions

#	City File #	Item Approved	Approval Date	Recorded in Official Records of Washoe County
	SP930018	Kiley Ranch Development Design Handbook	5/10/1993	On 04/07/2004 Doc # 3018753.
1	SP970010	Amendment # 1	7/28/1997	
2	MP-5-99 SP 990035	Amendment # 2	2/28/2000	
3	MP-6-00 Z12-00 SP00028	Amendment # 3	12/11/2000	
4	RZ 010000 SP 010016	Amendment # 4	9/10/2001	
5	A-5-01 RZ 0100011	Amendment # 5 (Kiley West Addition)	1/28/2002	
6	PCN02074	Amendment to add Barcelona Crossing	8/25/2003	On 11/04/2004 # 3123134
7	PCN 03084	Amendment to add First Tee Golf Community, Phase 6	5/10/04	
8	PCN 04012	Amendment to add First Tee Golf Community, Phase 10	8/23/2004	
9	PCN 05100	Amendment to add South Office Park	6/12/2006	02/23/2007 #3501512
10	PCN06086	Amendment to add First Tee Golf Community Phase 3 overall handbook	10/23/2006	
11	PCN06024	Amendment to Kiley Ranch (Southern Division) of Section IV of the Development Design Handbook	04/09/2007	August 17, 2007
12	PCN06024	Revised pages to Kiley Ranch (Southern Division) of Section IV of the Development Design Handbook	04/09/2007	

13	PCN08055	Revised page 9 of the Kiley Ranch South Office Park Development Design Handbook (replaces PCN05100 Document # 3501512)	01/12/2009	
14	PCN09020 & PCN11001	Revised pages to Section IV of the Kiley Ranch South Development Design Handbook (specifically relating to Kiley Ranch South Commercial Development Design Handbook).	07/12/2010 & 02/28/2011	

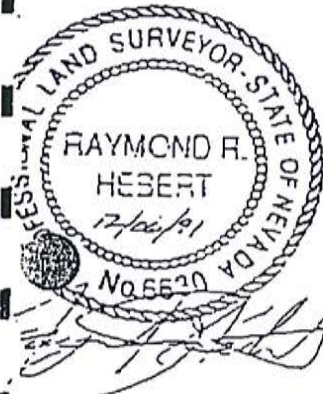


December 6, 1991  
Project No. 2151-01-2



Consulting Engineers

950 INDUSTRIAL WAY  
SPARKS, NEVADA 89431-6092  
(702) 358-6931  
FAX: 358-6954



Legal Description  
Kiley Annexation and Zone Change

All that certain real property being a portion of Sections 15 and 22, T20N, R20E, MDM, Washoe County, Nevada, being more particularly described as follows:

BEGINNING at a found BLM Brass cap monument marking the southwest corner of said Section 22 as shown on that Record of Survey for, "L.D. & D.A. Kiley" recorded February 3, 1981 as File No. 721382, Survey Map 1456, Washoe County Records;

Thence N 01° 22' 41" E, 2,681.54 feet to the west 1/4 corner of said Section 22;

Thence N 00° 14' 58" E, 2,649.50 feet to the northwest corner of said Section 22 also being the southwest corner of said Section 15;

Thence N 00° 56' 26" E, 2,640.75 feet to the west 1/4 corner of said Section 15;

Thence along the east-west center section line of said Section 15, S 88° 43' 27" E, 2,729.15 feet;

Thence S 88° 43' 27" E, 22.85 feet;

Thence N 01° 16' 55" E, 6.78 feet to the southwesterly line of the Spanish Springs Valley detention facility, Document No. 1454164, Washoe County records;

Thence along the southerly line of said detention facility the following 22 courses and distances:

- (1) S 88° 43' 05" E, 382.42 feet;
- (2) S 64° 26' 03" E, 37.01 feet;
- (3) S 19° 00' 42" E, 32.35 feet;

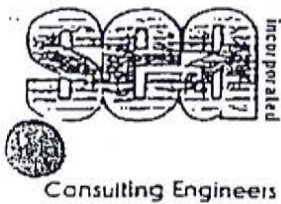
RICHARD W. ARDEN, P.E.  
President

RONALD B. BYRD, P.E.  
Executive Vice President

JCE W. HOWARD, P.E.  
Senior Vice President

HARRY R. ERICSON, P.E.  
Senior Vice President

LARRY L. JOHNSON  
Vice President



Legal Description  
Kiley Annexation and Zone Change  
December 6, 1991  
Page 2

- (4) S 88° 45' 05" E, 159.37 feet;
- (5) S 69° 14' 53" E, 26.66 feet;
- (6) S 48° 37' 55" E, 749.87 feet;
- (7) S 49° 46' 41" E, 53.00 feet;
- (8) S 48° 14' 34" E, 288.10 feet;
- (9) S 49° 12' 36" E, 180.01 feet;
- (10) S 40° 13' 19" W, 60.50 feet;
- (11) S 35° 44' 31" E, 41.23 feet;
- (12) N 57° 19' 29" E, 68.00 feet;
- (13) S 49° 46' 41" E, 30.00 feet;
- (14) S 52° 04' 08" E, 200.17 feet;
- (15) S 54° 51' 28" E, 180.71 feet;
- (16) S 62° 10' 43" E, 51.22 feet;
- (17) S 49° 46' 41" E, 359.97 feet;
- (18) S 26° 21' 08" W, 83.43 feet;
- (19) S 26° 33' 02" W, 76.16 feet;
- (20) S 49° 46' 41" E, 212.00 feet;
- (21) N 36° 31' 50" E, 155.32 feet;
- (22) S 49° 46' 41" E, 125.00 feet;

Thence departing said southerly line S 88° 43' 03" E, 134.75 feet to the easterly line of said Section 15;

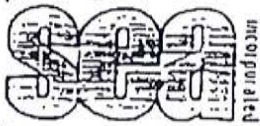
Thence S 01° 16' 57" W, 1,015.51 feet to the southeast corner of said Section 15;

Thence along the southerly line of said Section 15, N 88° 24' 59" W, 1,360.40 feet to the east line of the W 1/2 of the NE 1/4 of said Section 22;

Thence S 01° 26' 45" W, 2,661.11 feet;

Thence N 88° 39' 23" W, 1,351.17 feet;

Thence along the north-south center section line of said Section 22, S 01° 14' 00" W, 2,637.92 feet to the South 1/4 corner of said Section 22;



Consulting Engineers

Legal Description  
Kiley Annexation and Zone Change  
December 6, 1991  
Page 3

Thence along the southerly line of said Section 22, N 89° 35' 17" W,  
2,682.94 feet to the Point of Beginning;

Containing an area of 696.39 acres of land, more or less.

The above described property is subject to all reservations and  
easements of record.

BASIS OF BEARINGS: Nevada State Plane Coordinate System,  
West Zone per Survey Map No. 1456.

RRH;jk



**KILEY RANCH WEST SECTION 16**  
Area To Be Annexed Into City of Sparks

All that certain real property situate within a portion of the southeast one-quarter (1/4) of Section sixteen (16), Township twenty (20) North, Range twenty (20) East, Mount Diablo Meridian, County of Washoe, State of Nevada, more particularly described as follows:

BEGINNING at the southeast corner of said Section sixteen (16), said point being a 3½ inch Bureau of Land Management brass cap stamped "1976", said point also being a City of Sparks Control "GPS 3024";

Thence along the southerly line of Section Sixteen (16), North 89°07'30" West, 50.58 feet, to the Southeast corner of Parcel 'A', as shown on that "Parcel Map for John D. Marshek", recorded in the office of the Washoe County Recorder, September 30, 1997, as Parcel Map No. 3252, Document No. 2140261, Official Records of Washoe County, Nevada;

Thence leaving the southerly line of said Section Sixteen (16), along the easterly line of said Parcel 'A' and the easterly and northerly lines of Parcel 'B' as shown on said Parcel Map No. 3252, the following three (3) courses and distances;

- 1) North 00°54'52" East, 429.25 feet;
- 2) North 89°05'52" West, 264.34 feet;
- 3) North 40°41'58" West, 176.10 feet to the Northwesterly corner of Parcel 'B' of said Parcel Map 3252, said point also being on the easterly line of Spring Creek Subdivision Unit 3A, as shown on that "Official Plat Spring Creek Subdivision Unit 3A", recorded in the office of the Washoe County Recorder, November 20, 1989, as Subdivision Tract Map No. 2620, Document No. 1363666, Official Records of Washoe County, Nevada,

Thence along the easterly line of said Subdivision Tract Map No. 2620, the following ten (10) courses and distances;

- 1) North 21°56'24" East, 8.57 feet;
- 2) North 15°14'41" East, 216.04 feet;
- 3) North 23°04'59" East, 143.16 feet;



## KILEY RANCH WEST SECTION 16 (Cont.)

- 4) North 26°15'52" East, 337.15 feet;
- 5) North 08°58'48" East, 58.07 feet;
- 6) North 20°36'23" East, 49.50 feet;
- 7) North 89°09'06" West, 50.56 feet;
- 8) North 11°11'12" East, 52.74 feet;
- 9) North 01°37'57" East, 39.86 feet;

10) North 02°06'54" West, 281.89 feet to the Northeast corner of Lot 20 as shown on said Subdivision Tract Map 2620, said point also being the Southeast corner of Lot 1-C as shown on that "Official Plat Spring Creek Subdivision Unit 3B", recorded in the office of the Washoe County Recorder, November 14, 1991, as Subdivision Tract Map No. 2811, Document No. 1523586, Official Records of Washoe County, Nevada;

Thence along the easterly line of said Subdivision Tract Map No. 2811, the following five (5) courses and distances;

- 1) North 02°06'54" West, 178.82 feet;
- 2) North 06°49'19" West, 69.99 feet;
- 3) North 03°27'45" East, 54.76 feet;
- 4) North 13°22'01" East, 38.34 feet;

5) North 27°52'23" East, 174.34 feet to the Northeast corner of Lot 9-C as shown on said Subdivision Tract Map No. 2811, said point also being the Southeast corner of Lot 10-C as shown on that "Official Plat Spring Creek Subdivision Unit 3D", recorded in the office of the Washoe County Recorder, January 25, 1994, as Subdivision Tract Map No. 3003, Document No. 1757247, Official Records of Washoe County, Nevada;

Thence along the easterly line of said Subdivision Tract Map No. 3003, North 28°04'44" East, 302.62 feet, to the westerly line of said Section 15;

## KILEY RANCH WEST SECTION 16 (Cont.)

Thence, along the easterly line of said Section Sixteen (16), South 00°57'05" West, 1137.73 feet, to a BLM brass cap stamped "1976", marking the 1/16 corner of the easterly line of said Section Sixteen (16);

Thence, continuing along the easterly line of said Section Sixteen (16), South 00°56'28" West, 1319.66 feet, more or less, to the Point of Beginning.

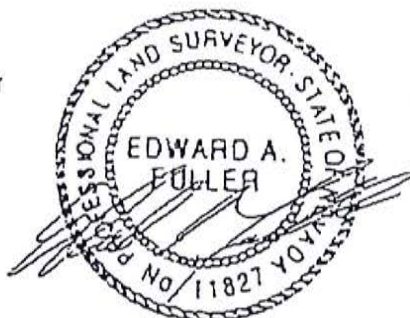
CONTAINING: 11.33 acres of land, more or less.

The above-described parcel is subject to all reservations and easements of record.

BASIS OF BEARINGS: The Basis of Bearings for these descriptions is that "Record of Survey for the City of Sparks 2000 Geodetic Control Network" filed in the office of the Washoe County Recorder, February 7, 2001, as Record of Survey Map No. 3885, Document No. 2522263, Official Records of Washoe County, Nevada.

*This description is of a portion of a legal parcel and cannot be used for the purpose of conveying the property described.*

Edward A. Fuller  
P.L.S. 11827



12-4-01

PREPARED BY THE FIRM OF  
MACKAY & SOMPS CIVIL ENGINEERS, INC.  
SPARKS, NEVADA

# **Kiley Ranch Development Design Handbook**

**Section IV — Commercial & Business Park  
Development and Design Guidelines**

**Final Edition**

**MARCH 2011**



## SECTION IV – COMMERCIAL & BUSINESS PARK DEVELOPMENT AND DESIGN GUIDELINES

### A. GENERAL LOCATION, PHASING, DEVELOPMENT INTENSITY

#### 1. Commercial

As shown in Plate IV-A, Commercial Development, a 5-acre neighborhood commercial site is designated on the northwest corner of Vista Boulevard and Los Altos Parkway, and three sites, Parcel IIE, 14.72± acres, Parcel IIF, 1.62± acres, and Parcel IID, 1.73± acres at the corner of Los Altos Parkway and Sparks Boulevard. The commercial sites are designated for development in Phase I and II. The uses for the 5-acre site shall be in conformance with the City of Sparks Zoning Ordinance for C1 Neighborhood Commercial District (Chapter 20.83). The uses permitted on Parcels IID, E, and F, shall be as specified in Section IV of this handbook, Paragraph C2. Any use requiring outside storage shall be screened from public right-of-ways and/or public areas and require the issuance of a Special Use Permit by the City of Sparks.

#### 2. Business Park

*Note: Business Park moved north – see Market Plan Design Handbook*

### B. CONDITIONS, COVENANTS AND RESTRICTIONS (C.C.& R.'s)

All final maps or parcel maps shall be recorded with a set of CC&R's that incorporate the following design guidelines.

### C. COMMERCIAL

**Goal:** The primary goal is to create distinctive, high quality commercial centers which are visually harmonious with the design character of the Kiley Ranch.

#### 1. Implementation of Commercial Development Standards and Design Guidelines.

All building proposals for development will be reviewed by the Kiley Ranch Owners to ensure these policies and standards are enforced in a way that encourages creative design and considers specific site conditions. Each project shall be required to submit specific plans following these standards, and defined in future covenants, conditions & restrictions to be recorded prior to finalizing any lease or sales to end users. The Kiley Ranch Owners will utilize a checklist to review conformance with these guidelines and standards. The checklist will include a certification by the Kiley Ranch Owners, or their designated representatives, to the City of Sparks that certifies review and conformance with the

Handbook. The City of Sparks will not approve plans lacking the required approvals.

a. **City of Sparks Site Plan Review Process**

After review and certification by the Kiley Ranch Owners, the City of Sparks shall review and approve the proposed development of Parcels IID, E, and F through their site plan review process, using the following permitted uses and design standards.

2. **Permitted Uses**

**Parcel IID**

1.73± acres  
12,000± sq. ft. of buildings  
30± parking spaces  
20% of site landscaped (minimum)

**Parcel IIF**

1.62± acres  
10,000± sq. ft. of buildings  
54± parking spaces  
20% of site landscaped (minimum)

**Permitted uses for Parcel IID and IIF**

Shall be restricted to the following uses or uses significantly similar to the following as determined by the Community Development Director or his/her designee:

Professional offices including real estate  
Medical and dental office  
Banks and financial institutions including drive through tellers and ATM's  
Childcare and daycare facilities in conformance with Washoe County Social Services regulations  
Personal care such as barbers, beauty shops, etc.  
Neighborhood restaurants or coffee shops without drive-through services.  
Governmental services  
Accessory uses to the above as determined by the Community Development Director or his/her designee.



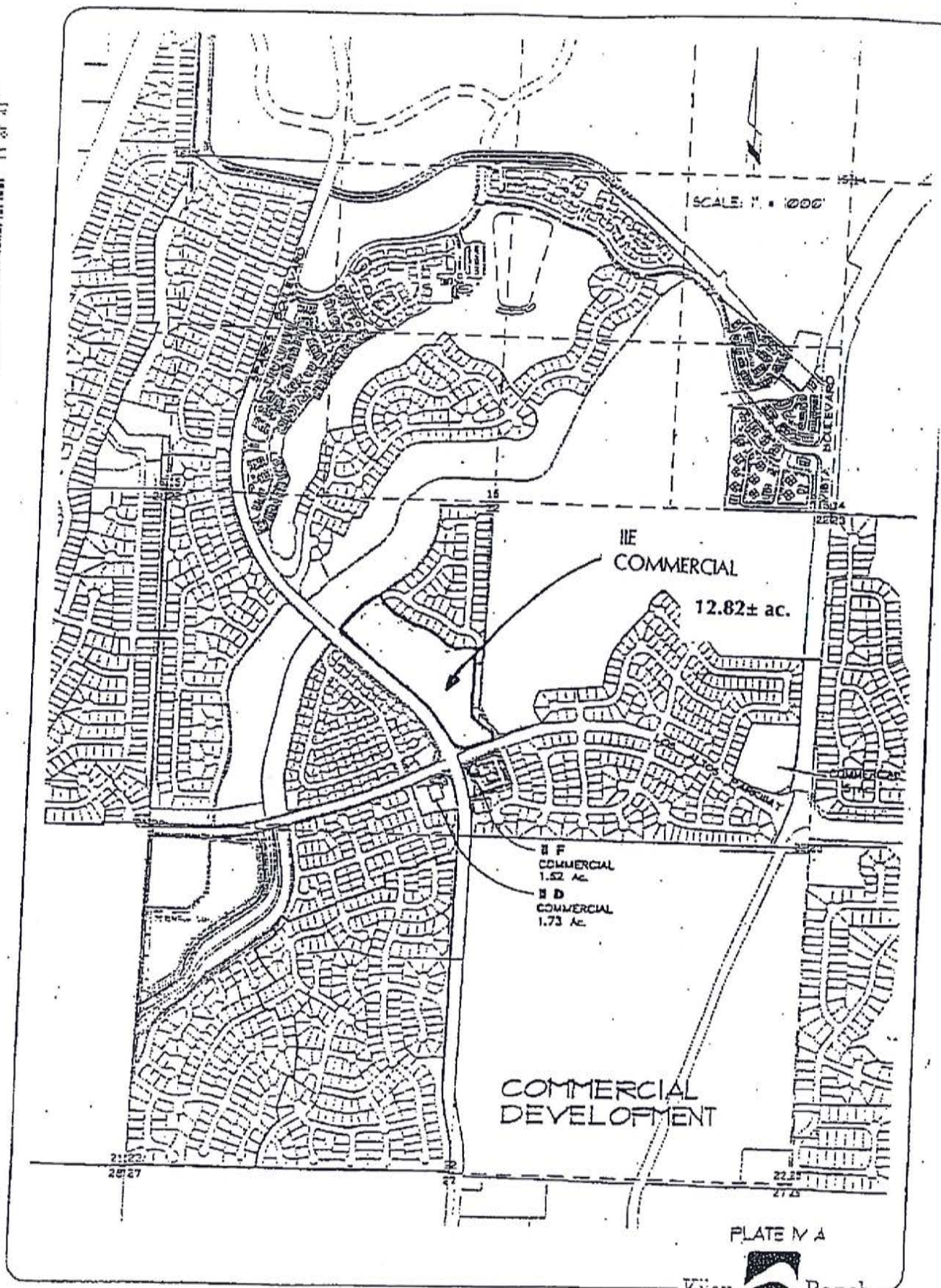
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11 of 11



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Development Database: sandhills-subdivisions.dwg, PLATE IV A, 01/A  
pic3, MacKay & Somp Civil Engineers Inc.

Williamus, HP31K/A





**Special uses for parcel IID and IIF**

In addition to the site plan review process, the following uses shall require a Special Use Permit:

Churches, parsonages, parish house, monasteries, convents and other religious institutions.

Public or institutional uses

Public utilities

Convenience food and drug sales

**Parcel IIE**

12.82± acres

20% of site landscaped (minimum)

**Permitted uses for Parcel IIE**

Shall be restricted to the following uses or uses significantly similar to the following as determined by the Community Development Director or his/her designee.

Assisted care, senior independent living, senior care (up to 3 stories/180 units)

Art galleries and artists' supply stores

Athletic Clubs, Gymnasiums, and Health Clubs less than or equal to 10,000 sq.ft.  
(hours not to exceed 6:00 am to 10:00 pm)

Automobile supply stores without service bays

Building materials sales; no outside sales or storage

Childcare centers in conformance with Washoe County Social Services requirements

Copying and related duplicating services not including lithography, engraving or Such similar reproduction services

Drive-through business (excluding lots 1 through 5-refer to Plate IV L)

Drugstores and prescription pharmacies

Emergency medical, neighborhood critical care or convenient care facility

Financial institutions including banks, finance companies, credit unions and related services, ~~no drive-through facilities~~

Governmental services

Jewelry Exchange

Lending Institute per NRS 604A

Nursing home or full time nursing care facility

Offices including but not limited to business, professional, medical, dental, real estate, and administrative offices

Packing, wrapping, handling and mailing stores

Park-and-ride lots as joint use in compliance with RTC standards

Personal services such as dry cleaning, shoe repair, watch repair, household goods repairs, locksmith, etc.

Personal care such as barber shops, beauty shops, etc.

Photographic studios  
Plumbing, heating and ventilating equipment showrooms with storage of floor  
Samples only (retail)  
Recording Studios  
Restaurants ~~not~~ including, drive-ins and drive-through window establishments  
(bar/lounge not to exceed 25% of GFA)  
Retail sales (including supermarkets not to exceed 70,000 sq. ft.)  
Service stations not including trailer rental, provided all operations except the sale of  
gasoline and petroleum products and the washing of cars shall be conducted  
within an enclosed building; sales shall be limited to petroleum products and  
automotive accessories, tobacco and convenience foods  
Smog Check Centers  
Quick Lube/Oil Change Establishments  
Veterinary Clinics  
Accessory uses to the above as determined by the Community Development  
Director or his/her designee.

#### **Special Uses for Parcel IIE**

The following uses shall require a Special Use Permit:

Athletic Clubs, Gymnasiums and health clubs in excess of 10,000 square feet with  
operating hours between 10:00 pm and 6:00am.  
Automobile washing, including the use of mechanical conveyers, blowers and  
steam cleaners  
Churches, parsonages, parish house, monasteries, convents and other  
religious institutions  
Cultural, education and recreational facilities (public)  
Dance studios  
Garden centers including plant nurseries  
Meeting halls  
Public or institutional uses  
Public utility and public service pumping stations, equipment buildings and  
installations, drainage ways and structures, reservoirs, storm runoff  
detention basins, storage tanks and transmission lines  
Recreation and sports facilities, indoor only  
~~Restaurants including drive-ins and drive-through window establishments~~  
Sports Bars with food service  
Trade, business, vocational, music and art schools and training centers

Tenant Specifications - There is no maximum overall building square footage  
limitations for Parcel IIE as long as all development complies with the standards  
outlined in the Kiley Ranch Development Design Handbook. The master developer  
shall provide the Community Development Department with a running total of  
building square footage and cumulative parking required/provided, as building  
permits are issued to ensure compliance with this standard.

Smog Check uses shall not interfere with ADA requirements as they relate to pedestrian circulation and access.  
Extension cords may not be located on sidewalk areas and check-machines shall be located as to not obstruct  
pedestrian traffic.



### 3. Landscaping

#### a. Minimum Coverage

The minimum landscaped coverage per property shall be 20% in the commercial zones, incorporating low water demand principles and techniques. Refer to Appendix A, Landscaping. Plate IV-B illustrates the minimum standards that shall be achieved on all interior landscaping.

#### b. Setbacks Adjacent to Right of Ways

Building setbacks from Sparks Boulevard, Vista Boulevard, Caldera Drive, Village Meadows Parkway, or Los Altos Parkway right-of-way will be a minimum of 30 feet. Setbacks from an interior roadway right-of-way will be a minimum of 10 feet. For the purpose of providing screening from these roadways, the abutting frontages shall have a minimum 20 foot landscaping buffer incorporating undulating landscaped berms or grade changes including landscaping. The height of the berms shall be determined with each site plan review, reviewed and approved by the Kiley Ranch Owners and certified by the City of Sparks for their site plan review. Refer to Plate IV-C for design standards illustration.

#### c. Side and Rear Yard Setbacks

For Parcels IID and IIF, all side and rear yards not utilized for parking or storage shall be landscaped. A minimum 20 foot landscape buffer shall be placed on all exterior property lines with a minimum of one tree for every 300 square feet. Grouping of trees shall be required. If the site is located adjacent to residential designated land, a 6' high solid screening masonry wall shall be placed along the property line and the landscaped strip reduced to 10'. Refer to Plate III-H and Plate III-H.1, Masonry Wall details, and Plate IV-D for design standards illustrations.

For Parcel IIE, a 15 foot landscape strip will be installed where the site directly abuts residential property to the northeast. Additionally, a 75-foot building setback will be required in this area. This landscape strip will be planted with a row of evergreen trees (50% minimum 8-foot, 50% minimum 10-foot at time of planting) 15-feet on center so that an "overlap" of plantings is created (refer to Plate IV-D.2). The landscape strip shall include a 6-foot masonry wall to be located along the property line between single family homes and commercial uses within Parcel IIE.

#### d. Plant Material

Low water demand plant materials and turf shall be utilized.

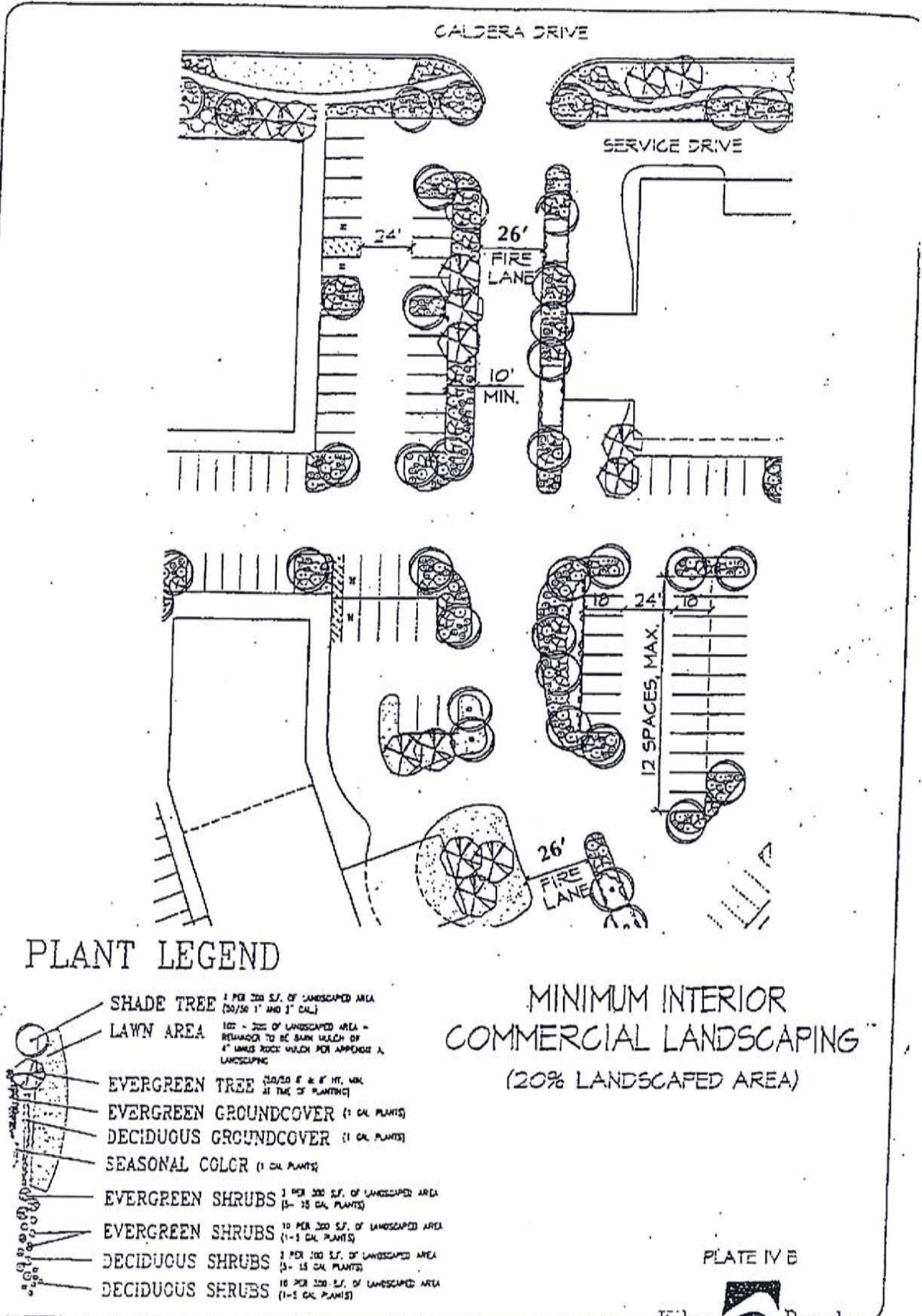


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11/04/2004  
15 of 41



3000 Development Design Handbook PLATE IV B.dwg, Layout1, 01/10/04, r0:0.  
J. Mackay & Sonny's Civil Engineers Inc.

3000 P.L.C. 212  
Thomas, 1175K Ad.



PLANT LEGEND

- SHADE TREE 1 PER 200 S.F. OF LANDSCAPED AREA (30/50 1" AND 3" CAL.)
- LAWN AREA 10% - 20% OF LANDSCAPED AREA - REMOVED TO BE BANK W/CH OF 4" UNLESS ROCK W/CH FOR APPROX. A LANDSCAPING
- EVERGREEN TREE (20/20 8" & 8" HT. MAX AT TIME OF PLANTING)
- EVERGREEN GROUNDCOVER (1 CAL PLANTS)
- DECIDUOUS GROUNDCOVER (1 CAL PLANTS)
- SEASONAL COLOR (1 CAL PLANTS)
- EVERGREEN SHRUBS 1 PER 200 S.F. OF LANDSCAPED AREA (5-15 CAL PLANTS)
- EVERGREEN SHRUBS 10 PER 200 S.F. OF LANDSCAPED AREA (1-3 CAL PLANTS)
- DECIDUOUS SHRUBS 2 PER 200 S.F. OF LANDSCAPED AREA (5-15 CAL PLANTS)
- DECIDUOUS SHRUBS 10 PER 200 S.F. OF LANDSCAPED AREA (1-3 CAL PLANTS)

MINIMUM INTERIOR COMMERCIAL LANDSCAPING (20% LANDSCAPED AREA)

PLATE IV B

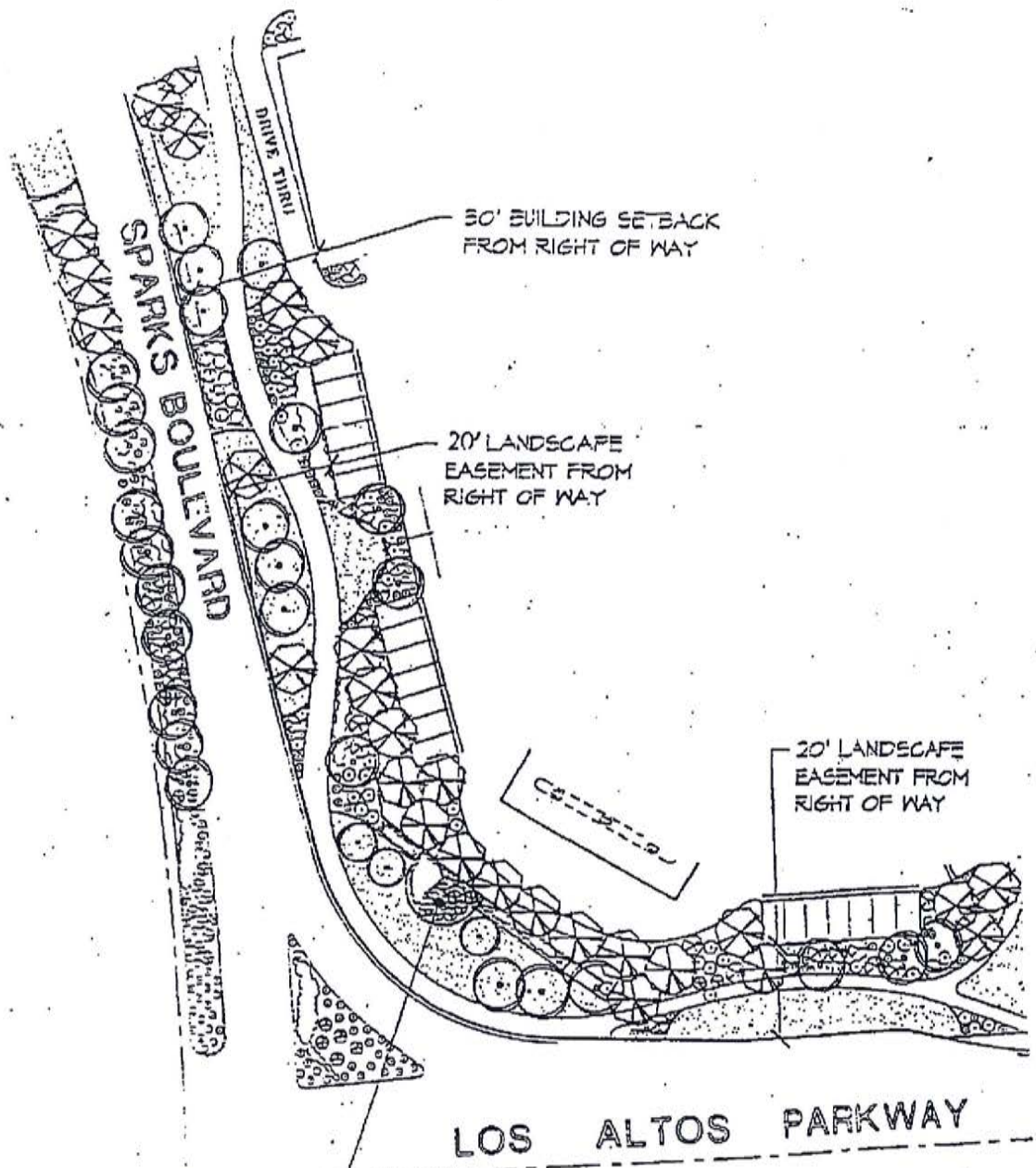


3123124  
11/04/2009  
15 of 41



Commercial Areas Landscaping AT&T to comply with City of San Jose, California, Ordinance 117.04  
C.J. McCarthy & Associates, a Log Cabin Brands, Inc.

11/04/2009  
11:54 AM



ENTRY MONUMENT  
(SEE PLATE V I)

### COMMERCIAL AREAS LANDSCAPING ADJACENT TO RIGHT OF WAY

PLATE IV C





3123134  
11-04-2004  
13 of 41



34

Development Design and Construction, Inc. Layout, 01/10/02 09:12 AM  
Mc3, Mapkuy & Sonpis Civil Engineers Inc.

11/25/04  
11/25/04  
11/25/04

20' MIN. LANDSCAPE BUFFER  
ALL EXTERIOR PROPERTY LINES

6' MASONRY WALL REQUIRED  
(SEE PLATE III H &  
PLATE III H.I)

BUILDING SETBACK  
ADJ. TO RESIDENTIAL

- 20' MINIMUM
- BLDG. HEIGHT IN EXCESS OF 25';  
1' ADDITIONAL SETBACK FOR EACH FOOT ABOVE 25' TO A MAX. OF 55' BLDG. HEIGHT

10' MIN. LANDSCAPE SETBACK WITH MASONRY WALL  
(SEE PLATE III H & PLATE III H.I)

8'-10' CONIFER TREES IN GROUPINGS  
(1 TREE PER 300 SQ. FT. OF LANDSCAPE AREA WITH SHRUBS & GROUND COVER)

# COMMERCIAL AREAS LANDSCAPING SIDE AND REAR

## PARCEL IID AND IIF ONLY

PLATE IV D





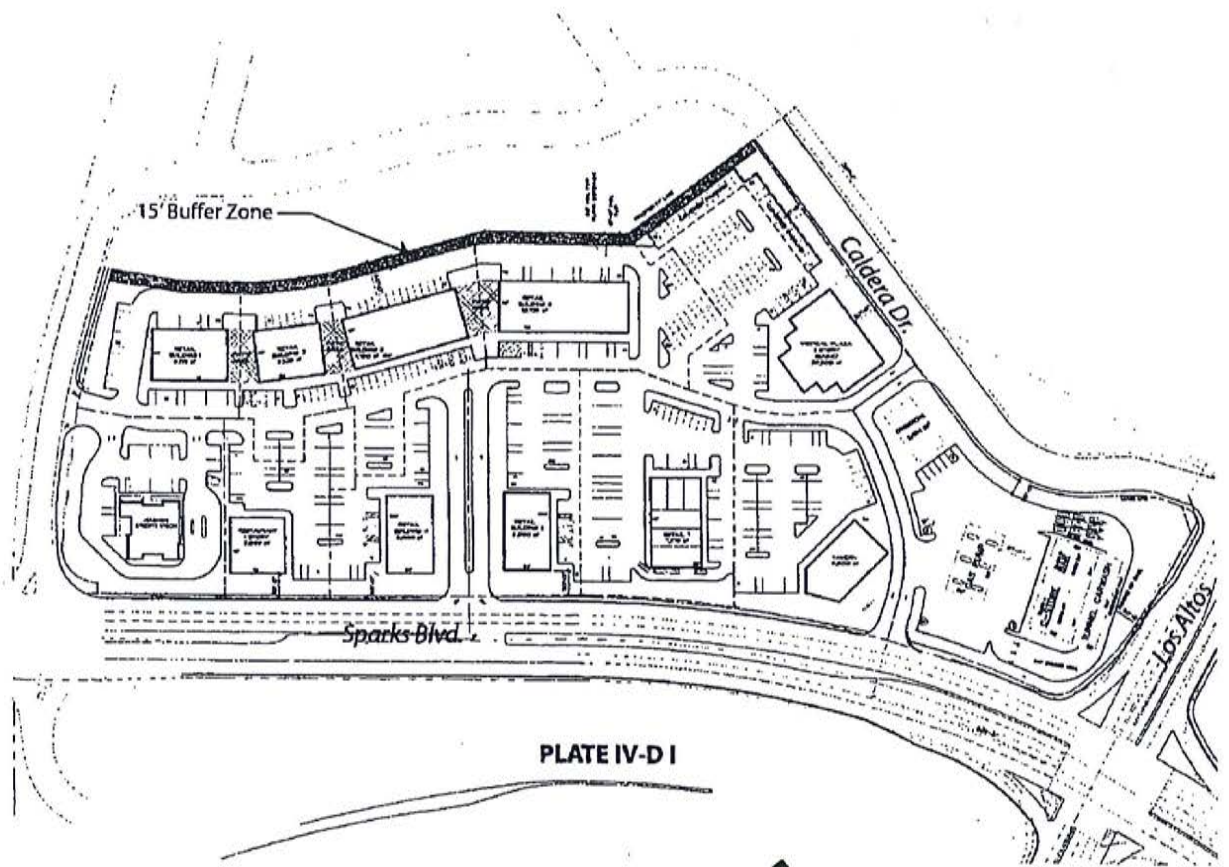
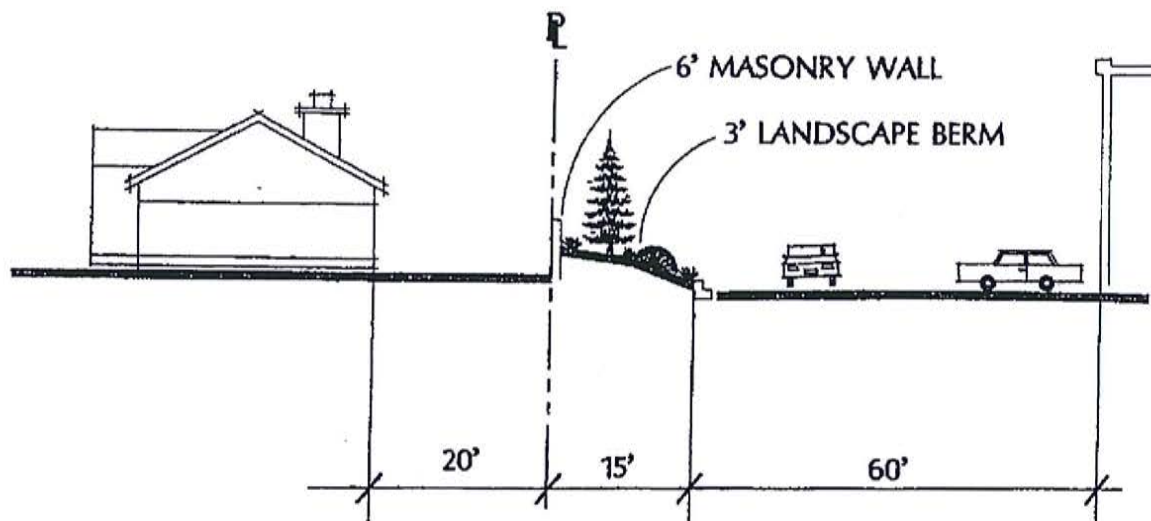


PLATE IV-D I



**PLATE IVD.2 – PARCEL IIE BUFFERING REQUIREMENTS**  
 Note: Existing wood fence to be replaced with 6' masonry wall.

**e. Irrigation**

All landscaped areas shall be irrigated with permanent automatic irrigation systems. Drip irrigation should be utilized where practical. All irrigation systems will be placed underground. Refer to Appendix A, Landscaping.

**f. Parking Lots**

Trees shall be planted throughout the parking lot. A minimum of one shade tree for every 7 parking spaces for parking lots under 100 spaces; for parking lots over 100 spaces, a minimum of one shade tree for every 10 parking spaces shall be provided. Refer to Plate IV-E for an illustration of this design standard and Appendix A, Landscaping.

**g. Installation**

Prior to the issuance of an occupancy permit, irrigation and landscaping shall be installed or security shall be established per City of Sparks' codes and ordinances.

**4. Pedestrian Circulation**

Primary and secondary walkways shall be designed indicating a relationship with street access, trail access, parking areas, structures, and adjacent uses. Walkways and bikeways located in the landscaped setbacks shall provide access separate from vehicular access. All pedestrian ways will be designed with public safety in mind, to the approval of the City Engineer and Community Development Director.

**5. Parking**

Parking shall be provided on-site in accordance with the City of Sparks Parking Ordinance.

**6. Service/Loading Areas**

Truck loading dock(s)/service areas shall be designed as an integral part of the structure(s) and shall not be oriented to any public right-of-way, or adjacent residential area. The intent is to assure that these facilities are located in the most inconspicuous manner possible. All service or storage areas shall be screened with a 6' minimum masonry wall and 10' of landscaping. Plate IV-F illustrates this design standard.



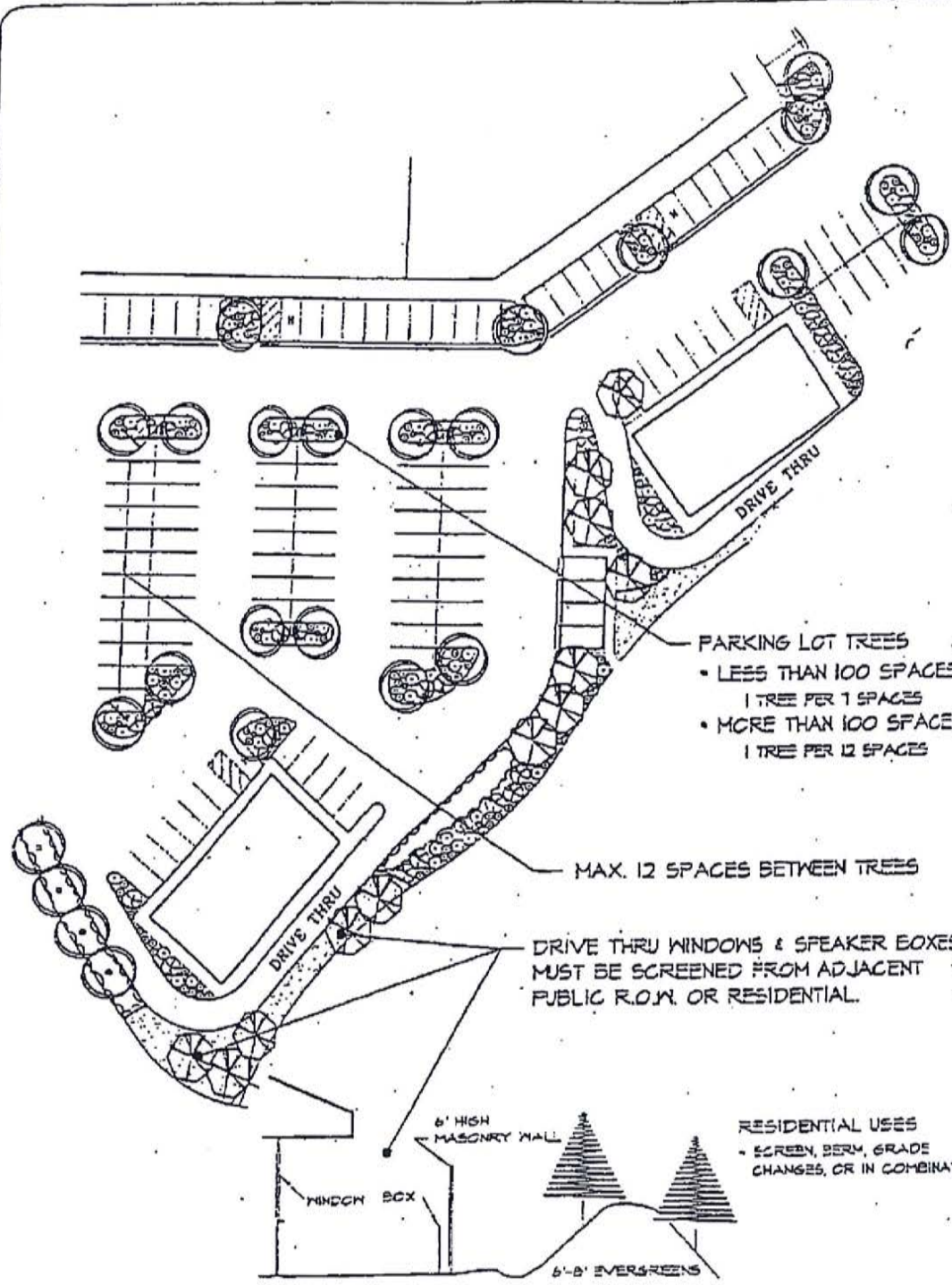
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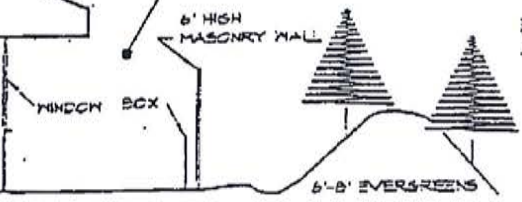
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PARKING LOT TREES  
• LESS THAN 100 SPACES:  
1 TREE PER 1 SPACES  
• MORE THAN 100 SPACES:  
1 TREE PER 12 SPACES

MAX. 12 SPACES BETWEEN TREES

DRIVE THRU WINDOWS & SPEAKER BOXES  
MUST BE SCREENED FROM ADJACENT  
PUBLIC R.O.W. OR RESIDENTIAL.



RESIDENTIAL USES  
- SCREEN, BERM, GRADE  
CHANGES, OR IN COMBINATION

# COMMERCIAL AREAS LANDSCAPING PARKING LOTS AND DRIVE-THRUS

PLATE IV E

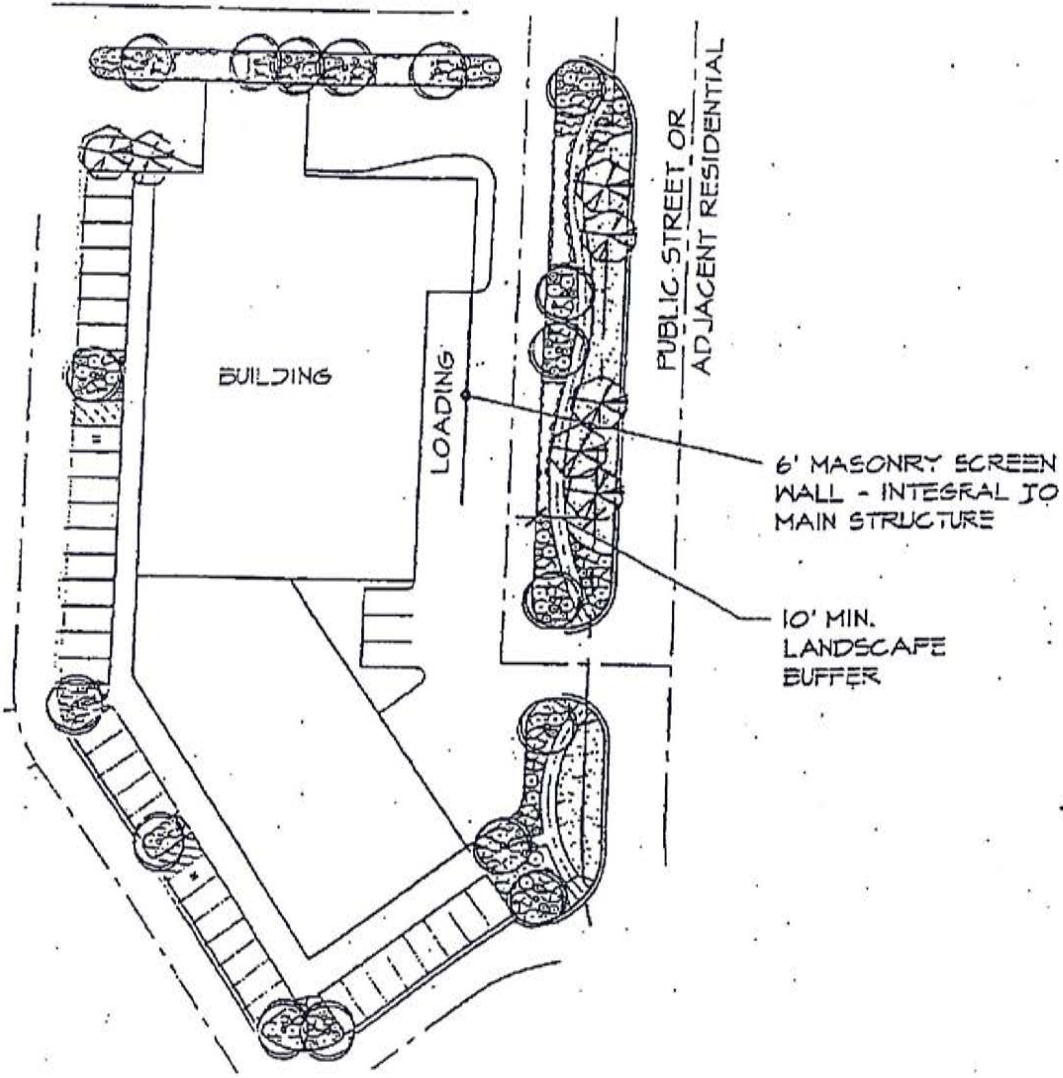


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SCREENING FOR SERVICE  
AND LOADING BAYS

PARCEL IID AND IIF ONLY

PLATE IV F





## 7. Architecture

All buildings within Parcels IID and IIF must incorporate a "southwestern" theme or identity architecturally, in a manner that is complementary and compatible with the surrounding area. For Parcels II-D and F, refer to Plates IV-G, and H; and I for illustrations of the required architectural theme for these parcels. Plates IV-I.1 and IV-I.2 provide illustrations of typical architectural concepts/theme acceptable for Parcel IIE. Large users within Parcel IIE (i.e. supermarkets/commercial in excess of 10,000 sq. ft.) must incorporate architectural detailings that are compatible with the overall architectural theme established for Parcel IIE (i.e. roof pitches, building materials, complementary massing, etc.). No mobile homes or trailers are allowed except as temporary construction offices subject to Sparks Municipal Code regulations. To enhance the development and maintain the character of the valley, buildings and structures shall adhere to the following standards and guidelines:

### a. Siding Materials

For parcels IID and IIF, the use of traditional southwestern materials such as split-face adobe-like block, stucco or plaster surfaces, lap or board on board wood or wood-grained composite siding shall be required.

Current technology should be considered in all construction material selections to accomplish maximum energy efficiencies and ease of maintenance.

In addition to the above at least three but not more than four of the following materials shall be used for building structures: (Refer to Plates IV-G, IV-H, and IV-I, IVI.1, and IVI.2)

- Brick
- Treated or Rough Sawn Wood
- Window Walls
- Architectural Concrete/Tilt-up Concrete with Architectural articulations
- Rock or Cultured Stone
- Color or metal anodized aluminum doors and windows
- Architectural, standing seam metal panels, columns or ornamentation

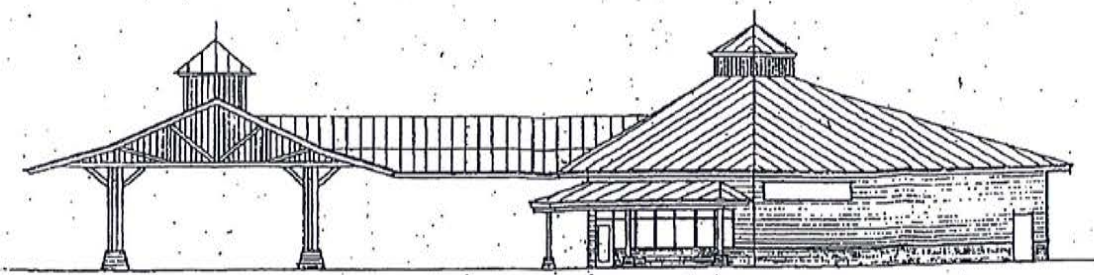
### b. Roofs

The following are required for any pitched roof or accent other than flat roofs.

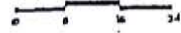
- Clay tile
- Concrete tile
- Standing seam metal roofing



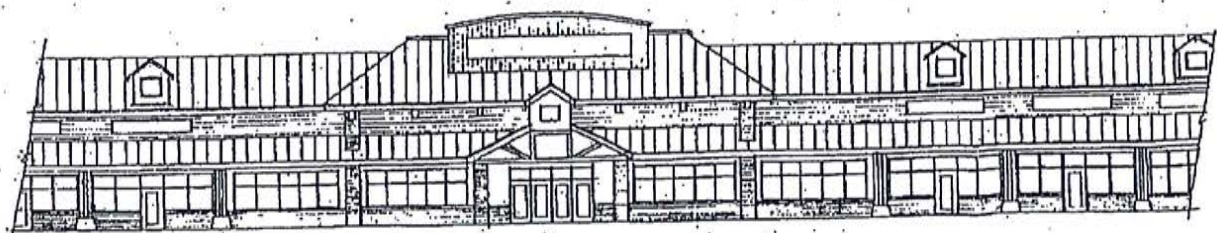
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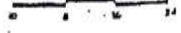
**EAST ELEVATION - GAS STATION / CONVENIENCE MARKET**  
 1/8" = 1'-0"



- FINISH SCHEDULE**
- ROOF - PAINTED METAL, BEARING BEAM
  - SOFFIT - GALVALUMED WOOD SOFFIT w/ BEAM OR FINE
  - WALL / COLUMN - STAINED PINE OR OAK
  - SILL BOARD - BRICK OR WIDE VENEER



**PARTIAL SOUTH ELEVATION - GENERAL RETAIL BUILDING**  
 1/8" = 1'-0"

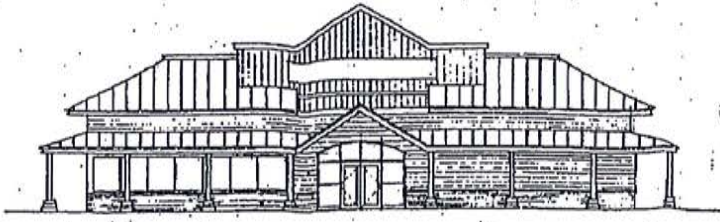


**LUNDAHL & ASSOCIATES**  
 ARCHITECTURE • PLANNING • INTERIOR DESIGN  
 1000 N. 10th St., Suite 100, Fargo, ND 58102 • 701.785.1100

PLATE IV G



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**NORTH ELEVATION - FAST FOOD RESTAURANT BUILDING**



**PARTIAL SOUTH ELEVATION - PROFESSIONAL OFFICE BUILDING**



**LUNDAHL & ASSOCIATES**  
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PLATE IV H  
 Kiley  Ranch



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PARTIAL SOUTH ELEVATION - ASSISTED LIVING CENTER  
1/8" = 1'-0"



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PLATE IV



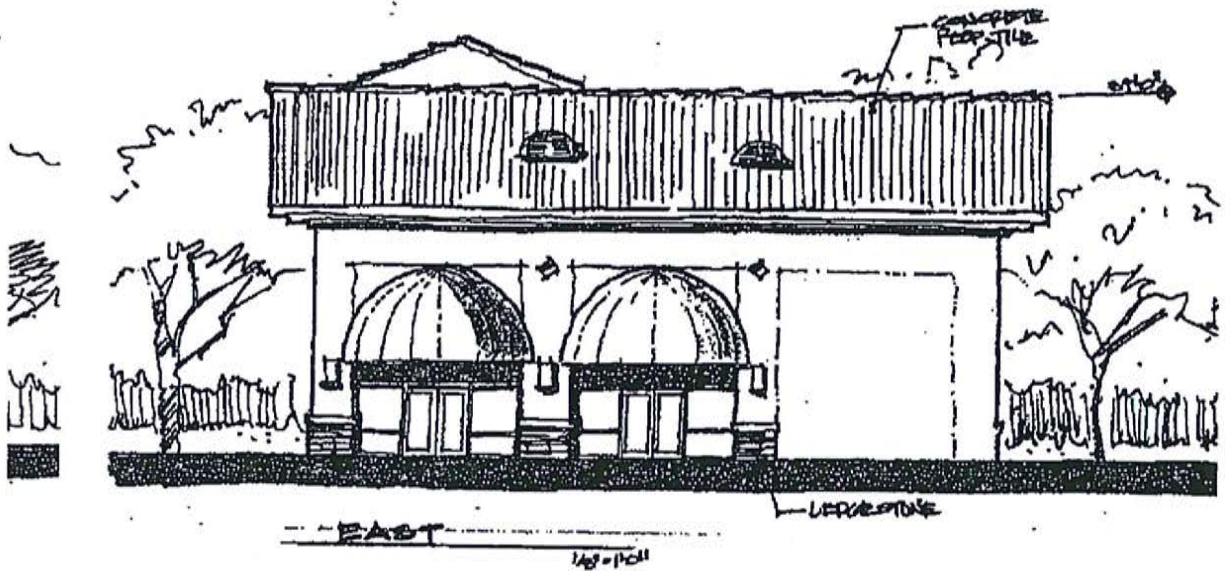
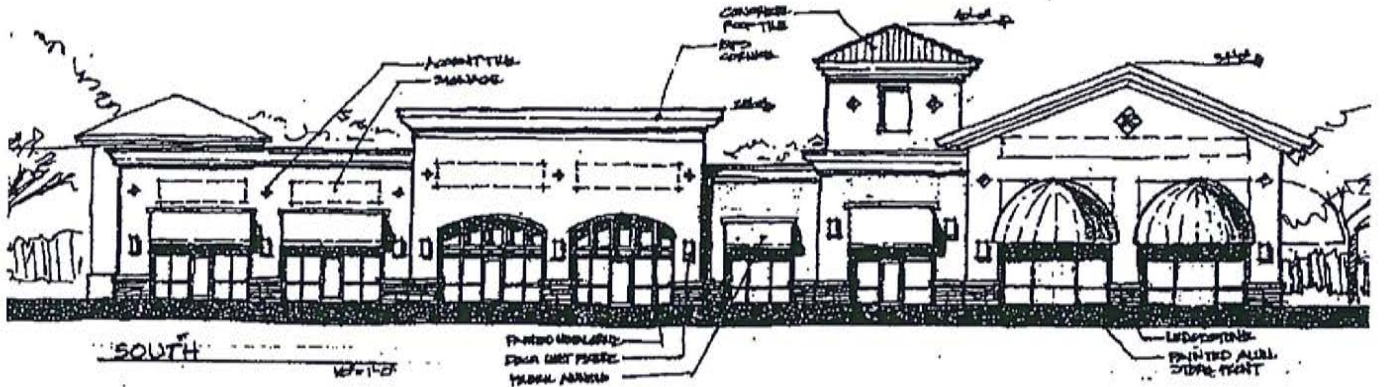


Plate IV.1 – Typical Architecture

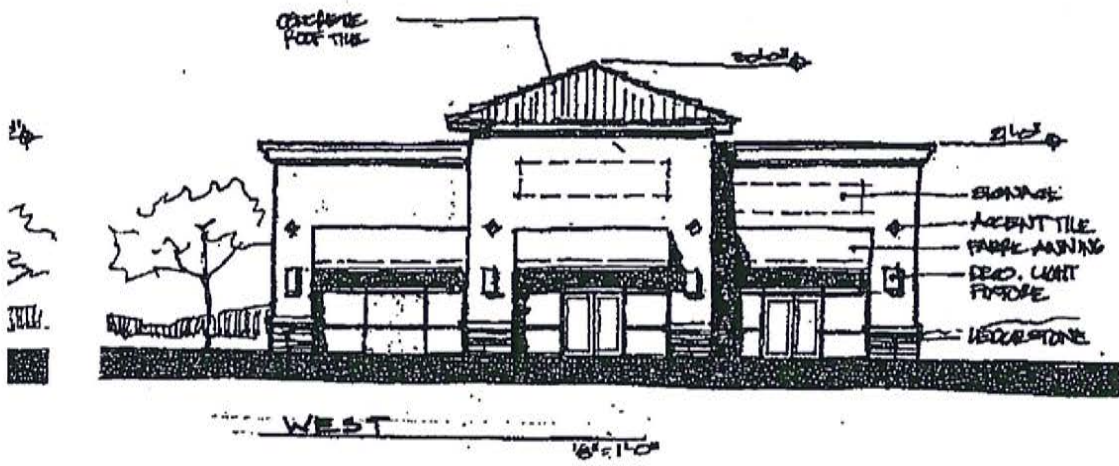
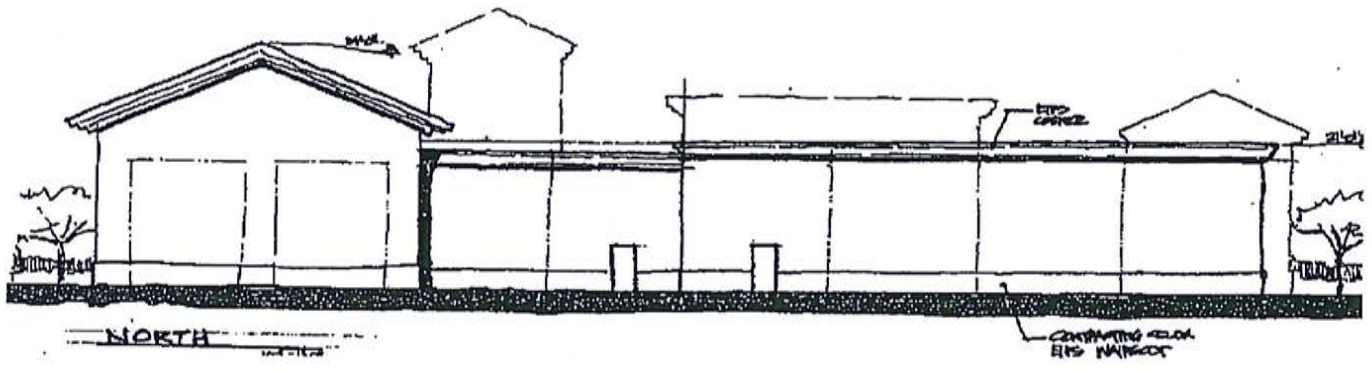


Plate IVI.2 – Typical Architecture

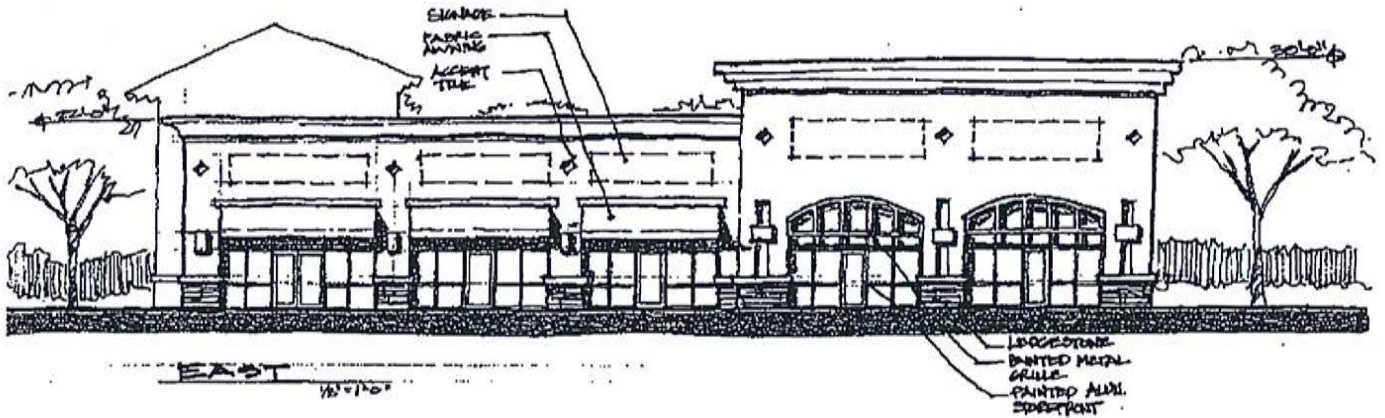
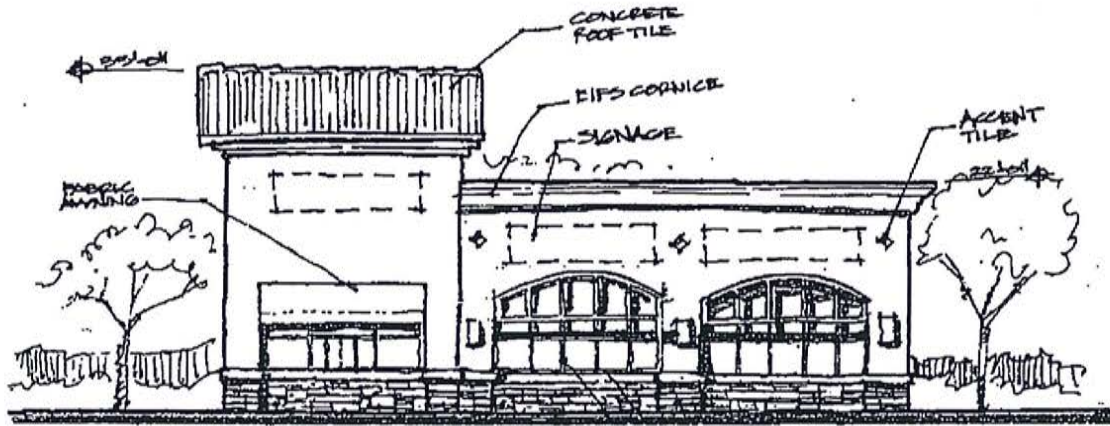


Plate IVI.3 – Typical Architecture



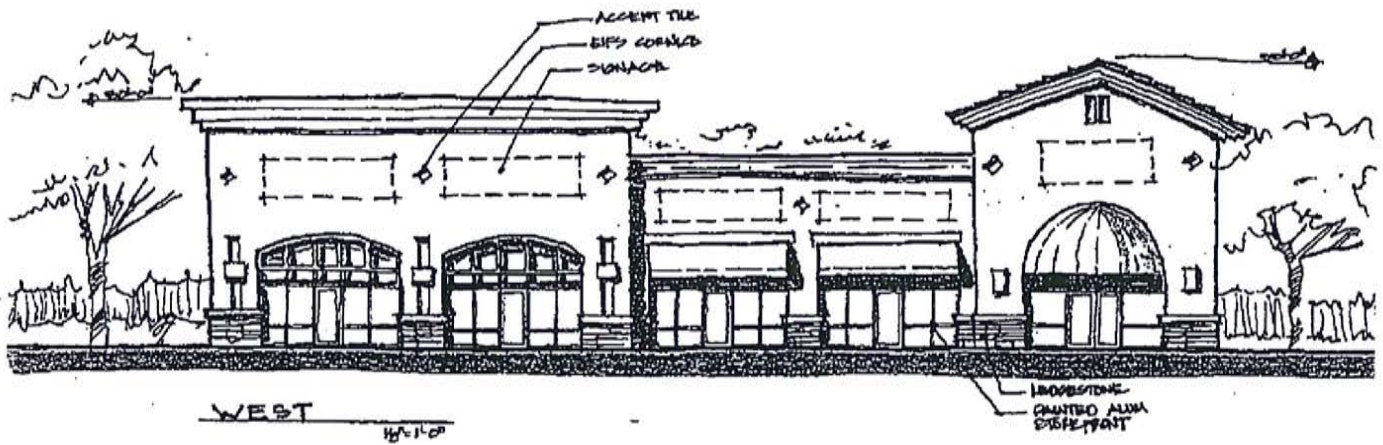
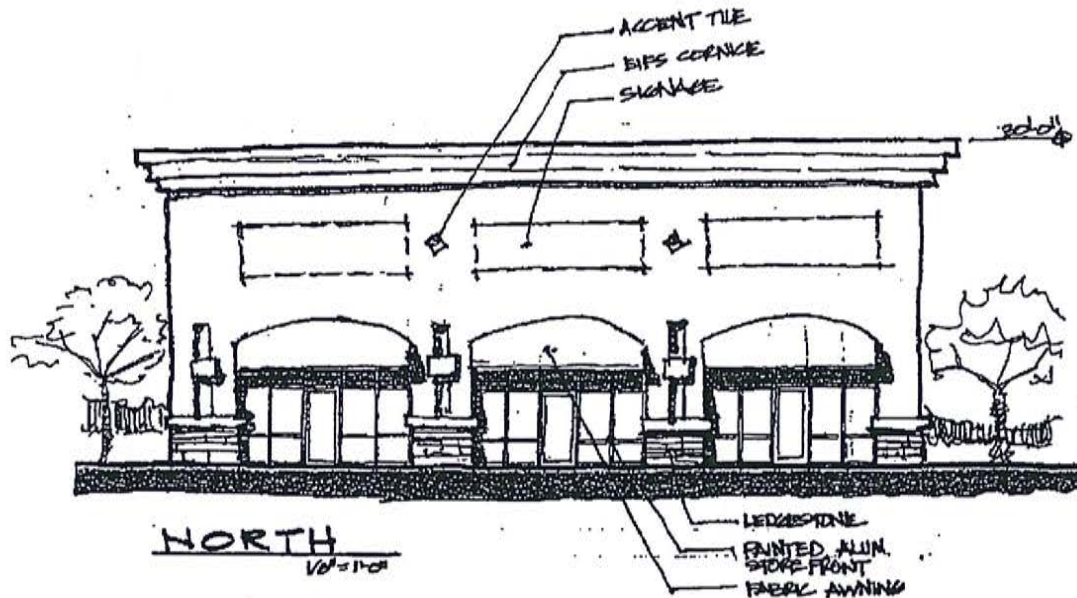


Plate IVI.4 – Typical Architecture

**c. Colors**

Colors for all building materials shall be in pastels or earth-tones. White or off-white shall also be acceptable in combination with pastel or earth-tone colors. By conforming to this range of colors, development will maintain unity and a distinctive identity throughout the Kiley Ranch Development.

Accent colors shall be used and could be applied to trim, fascias, awnings, door panels and miscellaneous metals.

All reflective metal such as chimney stacks, flashings, exhaust vents and pipes, must be painted to match or blend with surrounding materials.

Supplemental Parcel IIE Architectural Standards:

**ARCHITECTURAL CHARACTER**

- Commercial parcels within the Development serve essential community needs and shall provide pleasant, pedestrian oriented spaces for public activity.
- The Architectural design shall consider the architectural forms of American architecture of the early 19<sup>th</sup> Century, with additional influences derived from Southern Italian sources. The design shall enhance the site's context and shall create a balanced composition of masses, proportions, colors and materials. Architectural elements should consider:

**BUILDING FAÇADE AND ROOF ARTICULATION**

- Building Facades
  - Building designs that consider articulated building facades employing variable architectural elements and details are required. Careful consideration shall be given to maintaining a balance between detail elements and open wall space. "Boilerplate" design strategies are prohibited in order to prevent a mundane appearance.
  - Building designs shall include elements that function as focal points, such as arches, clock or bell towers, rotundas, domes, ornamental building entries, etc. At a minimum, each building shall include two of these elements.
  - Building designs consisting primarily of large box shapes with applied architectural treatments are prohibited.
  - Detailing at upper heights of building walls shall include proportioned niches, decorative accent tiles or features, punched openings in arched, round or quatrefoil shapes, or other similar



- elements. A minimum of 2 such elements shall be used on each building in order to enhance the architectural form of the structure.
- o Belt courses ("belly bands") shall be used to break up visual mass, and shall be a minimum of 6-inches in width. Belt courses shall be used as a transition between material types (i.e. stone to stucco, etc.).
  - o All buildings shall include details and features (as outlined in these standards) on all four sides.
  - o Blank walls in excess of 35-feet are prohibited.
  - o Awnings and canopies shall be incorporated into the design of building facades and must be designed as an integrated feature of the design concept, while not being the dominant feature of the building's façade. Awnings and canopies shall be placed at elevations that relate to pedestrian scales.
  - o Create designs that incorporate visual depth at facades. A sequence including expressed columns or beams, a defined wall plane, window frames and window glass is required. Such features shall include a minimum depth of 2-feet in order to add visual interest and articulation.
  - o Wall tops shall have roof overhangs, projecting cornices, column caps, or similar features
  - o Ribbon windows or continuous storefront shall not be permitted. Punched openings with recessed glazing systems that imply structural mass of the building are required.
  - o Integrate "traditional" storefronts which shall have bulkheads, raised sills, planter boxes, variable mullion widths, vestibules, etc.
- Roofs
    - o Pitched, hipped, gable ended and flat roofs are permitted. Mansard roofs are not permitted. Parapets shall be used to screen all mechanical equipment from view of surrounding properties and rights-of-way.
    - o Gutters and downspouts shall be concealed, unless designed as a decorative architectural feature.
    - o Pitched roofs shall be designed with consistent slopes for each building. They shall be articulated in such a manner as to create a pleasing and balanced roofline. Roof lines shall not extend over 50-feet without change.
    - o Use of large fascias at roof eaves is prohibited. An eave detail consisting of decorative rafter tails, beams, corbels or cornices are required. Cornices shall be a minimum depth and height of 2-feet.
    - o Flat roofs shall incorporate a parapet of adequate size to visually balance the building and screen rooftop mechanical equipment.



## BUILDING MATERIALS AND FINISHES

- Building materials, finishes and colors shall include the Architectural Character of the early 19<sup>th</sup> century. The following list may be considered as a guide for materials
  - Stucco: muted earth tones with stronger accent colors. A range of complementary colors or varying color schemes or tones.
  - Roofing: concrete barrel or "s" tile in clay tones and metal roofing
  - Stone veneers in muted tones
  - Wood or products resembling wood shall be painted or stained
  - Glazed accent tile in Arabesque or Spanish motifs
  - Cast stone, clay or EIFS/GFRC building accents in Arabesque, Spanish, Quatrefoil, rosette or similar decorative patterns.
  - Metalwork in antiqued finishes
  - Decorative fabric awnings
  - Manufactured Stone veneer: Brick, ledgerstone, fieldstone, or similar patterns.
  - Each building shall include a minimum of 4 of the above listed design elements.

### d. Garbage and Refuse Disposal

There shall be no burning of trash, garbage or other refuse, nor shall any property owner accumulate litter, refuse or garbage, except in receptacles provided for such purposes. Trash enclosures shall match the colors and architecture of the associated building to the approval of Kiley Ranch and the Community Development Director. Trash enclosures shall be located to the approval of the Community Development Director and the city's garbage collection franchise holder. Refer to Plate IV-J for required design standards.

### e. Concealment of Fuel Storage Tanks and Trash Receptacles

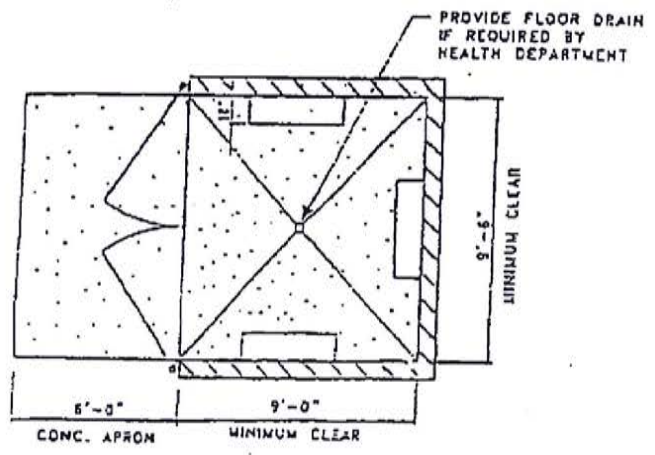
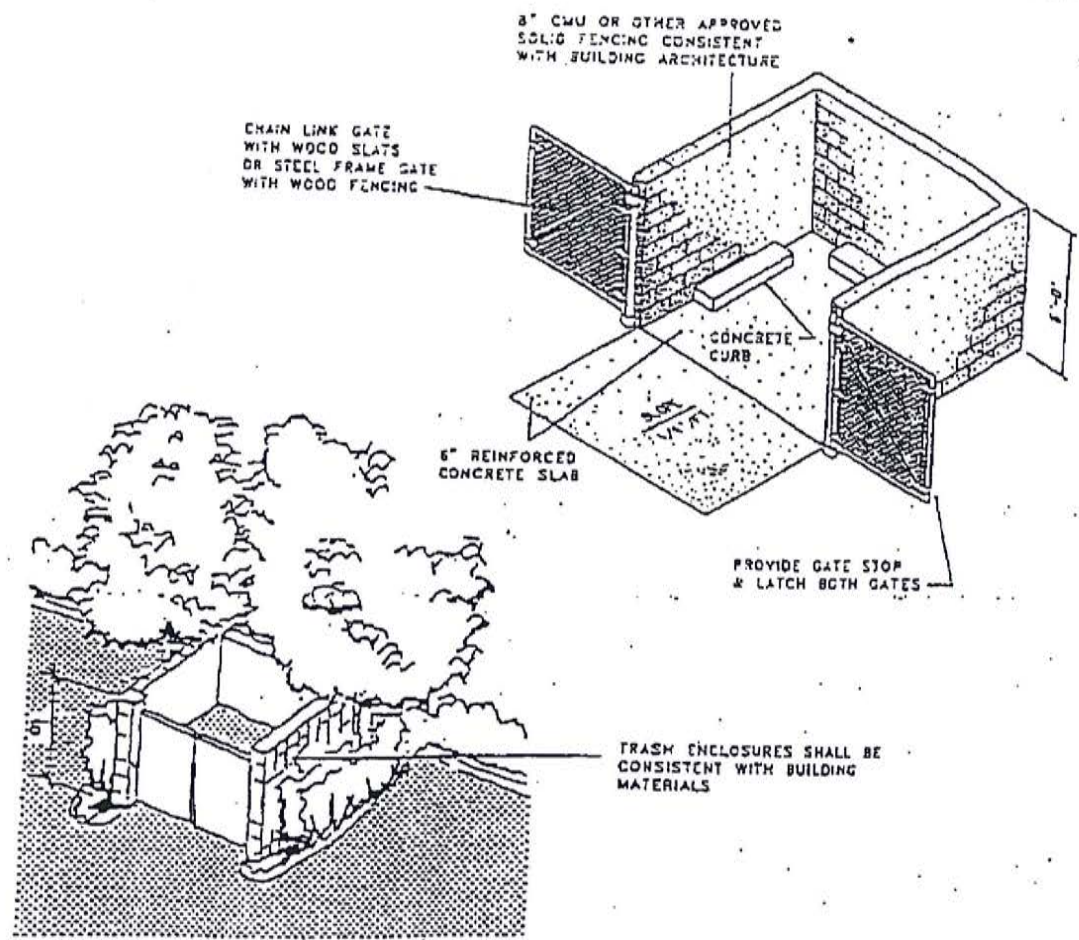
Fuel storage tanks and every receptacle for ashes, trash, rubbish or garbage shall be so placed and kept as not to be visible from any street, lot, parcel, or open space, except at the times when refuse collections are made. Refer to Plate IV-J for required design standards.

### f. Height and Setbacks

1. All structures within parcels IID and IIF shall be limited to two stories or 25 feet.
2. Building heights within Parcel IIE shall not exceed 30-feet, with the exception of assisted care facilities which may not exceed 35-feet. Building height shall be measured as the vertical distance from the average level of

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# TRASH ENCLOSURE SCREENING

PLATE IV J





the highest and lowest points of that portion of the lot covered by the building to the ceiling of the topmost floor

3. On Parcel IIE, buildings located within 200 feet of the northeast property line shall not exceed 25 feet, as measured to the highest pitch of the roof. Architectural elements located on the west side of buildings within 200 feet of the northeast property line, including tower elements, gables, etc. are exempt from this requirement.
4. Front building facades shall vary providing interest to the streetscape. Front facades shall have accented entries, covered walk areas, etc. Detached accessory structures shall comply with City of Sparks standards for structure separation and setback requirements. Refer to the following table for minimum setbacks:

Parcels	Sparks Blvd. & Los Altos	Other Side Street	Interior Side	Village Meadows Drive	Rear Interior	Adjacent to Residential Rear or Side
IIE, IID, IIF	30'-building 20' Access ways or drive	30'	0 or 10'	30'	10'	20'

**g. Antennas**

Antennas and/or satellite dishes, shall be screened from view from any adjacent parcels, streets, or open space.

**h. Nuisances**

No noxious or offensive activities, odors, or nuisances shall be permitted on any lot or parcel in the development. No refuse, unsightly or abandoned vehicles, debris, noxious material, discarded personal effects, or construction materials not for immediate use shall be permitted on any lot or portion thereof. It is incumbent upon all property owners to maintain their lots and yards in a neat, orderly and well-groomed manner, whether said lots are vacant or improved.

**i. Maintenance of Lots**

All lots and parcels, whether vacant or improved, occupied or unoccupied, and any improvements placed thereon, shall at all times be maintained in such manner as to prevent their becoming unsightly, unsanitary, or a hazard to health. If not so maintained, the Kiley Ranch Owners, after giving thirty (30) days written notice, may authorize such work as may be necessary and desirable to remedy the unsightly, unsanitary or hazardous condition, the cost of which shall be assessed to the lot.



## **8. Signage**

Prior to the issuance of any sign permit, a completed checklist and certification of compliance from the Kiley Ranch Owners shall be submitted to the City of Sparks. Signage shall be used for business and activity center identification. Signage by design shall be integrated with and harmonious to the buildings and site that it occupies.

The use of hanging signage shall be limited to above walkways and not visible from the building frontage. Signage structures shall be made of the same materials as the buildings. Simple painted or base relief lettering shall be required unless a uniform scheme of colors, materials and style is utilized in each center, as submitted and approved by the Kiley Ranch Owners.

Flashing, animated signs shall be prohibited. Projecting and wall signs are prohibited, unless incorporated as an architectural element.

The retail center on Parcel IIE shall be allowed two area identification signs. Area identification signs may not exceed 100 square feet on each side and shall not exceed 15 feet in height. Signs may be placed in the setback area, but must be located a minimum of five feet from the public right-of-way or access driveway. These area identification signs shall take the place of those permitted under the C-1 standards.

All other signage for Parcel IIE shall conform to the C-1 zoning standards as outlined in Chapter 20.56 of the Sparks Municipal Code. No signs shall be permitted to face towards homes on the eastern property line of Parcel IIE. Only non-illuminated directional signs shall be permitted in this area. Sign area for buildings shall be calculated using the C-1 standards for each building frontage individually.

Parcel IIE shall be permitted a gas-price monument sign located at the corner of Sparks Boulevard and Los Altos Parkway. This sign may utilize LED lighting for the gas price display.

The 5 acre commercial site on the northwest corner of Vista Boulevard and Los Altos Parkway (Aspen Glen Center) is allowed one freestanding sign located on Vista Boulevard. The freestanding sign shall be in conformance with Sparks Municipal Code (SMC) for signs, Section 20.56.170E. The freestanding sign shall be limited to 6 tenant identification panels; total copy area 71 square feet including center identification. Total allowable height is 12 feet. Lettering shall be channel letters or pushed out copy with aluminum backing. The sign shall match the architectural style of the commercial center. This freestanding sign shall take the place of that permitted under the C-1 zoning standards. However, smaller 6-foot monument signs, as permitted under the C-1 regulations, shall be allowed.

Parcels IID and IIF shall be limited to one area identification sign not to exceed 64 sq. ft. or 6' in height. The Kiley Ranch corner monumentation may be used for this purpose.

Each tenant sign may not exceed 32 square feet for Parcels IID and IIF. Tenant signs within Parcel IIE and the Aspen Glen Center (northwest corner of Vista Blvd. and Los Altos Pkwy.) shall conform to the requirements outlined in Chapter 20.56, Section 20.56.110 of the Sparks Municipal Code for the C-1 Commercial zone. Tenant signs shall be located just below the eave line of the building on the outside facade. Roof mounted signs shall be prohibited.

All signs located on the northeast side of buildings within Parcel IIE shall not be visible from residences along the northeastern property boundary (at ground or second story level). Each occupant will be permitted to place upon each entrance to its premises not more than 144 square inches of lettering indicating hours of business.

## **9. Exterior Lighting**

Exterior lights shall not blink, flash, be animated or change intensity. Reflective or luminescent wall surfaces are prohibited.

Parking lot, walkway, and building lights shall be directed downward (Refer to Plate IV-K). On Parcel IIE, lighting within 90 feet of the northeast property line shall not exceed 14 feet in height.

Illumination for aesthetic or dramatic purposes of any building or surrounding landscape utilizing exterior light fixtures that project light beyond the property line shall be prohibited.

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.

Night lighting of building exteriors shall be done in a selective fashion: highlight special recognizable features; keynote repeated features; or use the play of light and shadow to articulate the facade. The purpose of illuminating the building should be to add visual interest and support building identification.

Area lighting shall be directed downward with no splay of lighting directed off-site beyond the property line. Any light source over 10 feet high should incorporate a cut-off shield to prevent the light source from being directly visible from areas off-site beyond the property line (Refer to Plate IV-K).

## **10. Construction, Operation and Maintenance**

The entire site shall be maintained through a Common Area Agreement. The CC&R's shall include this agreement as an irrevocable covenant for the life of the project. A single contact person responsible for common area maintenance shall be identified to the Planning and Community Development Department at all times. All common area, paving, buildings, signage, structures, landscaping, walls and lighting shall be maintained in good repair at all times.

- 1The CC&R's shall designate the responsible party for all grease traps which shall be approved by the Industrial Waste division of the City of Sparks Public Works Department.



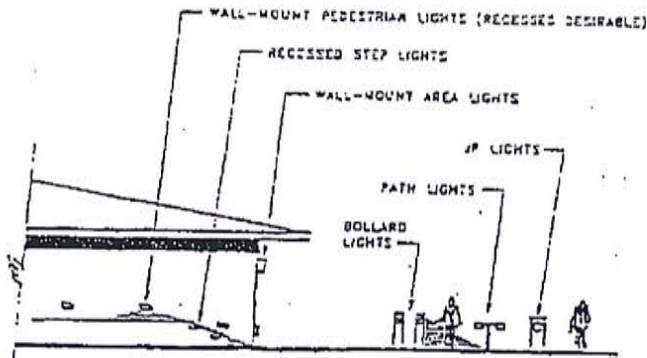
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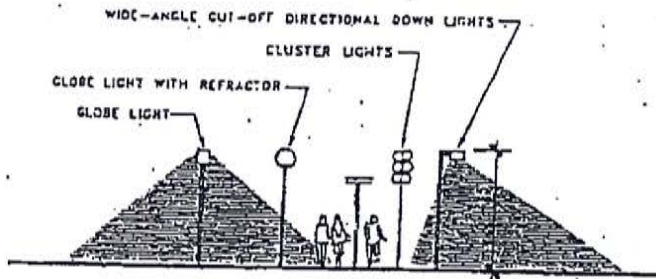
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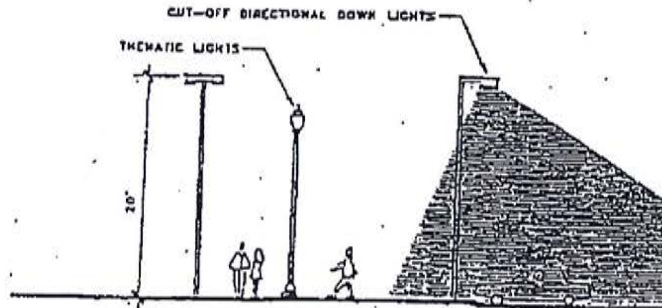
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### ENTRY & COURTYARD LIGHTS



### WALKWAY LANDSCAPE LIGHTS



NOTE: USE OF DIRECTIONAL LIGHTING WITH CLARE CUT-OFF FEATURES IS REQUIRED

### PARKING LOT & STAGING AREA LIGHTS

### LIGHTING HEIGHT STANDARDS

PLATE IV K





2. Shopping cart enclosures shall be approved by the City of Sparks at the time of site plan review. The center, as part of its common area maintenance, shall be responsible for keeping shopping carts on-site subject to City ordinances as amended from time to time. The center shall provide for prompt retrieval of carts taken off-site.
3. Construction and construction-related activities shall be limited to the hours of 7 a.m. to 7 p.m., Monday through Saturday. No work shall be performed on Sundays. The developer shall install and maintain signs at project entries stating these limits. At the conclusion of construction, the developer shall remove these signs.
4. Deliveries to the site and noise generating maintenance such as parking lot sweeping, snow removal and trash service shall be limited to 7 a.m. to 10 p.m. No truck idling shall be permitted on-site outside of these hours. This restriction shall be extended for Parcel IIE to include no parking lot sweeping, snow removal, or trash service between the hours of 9:00 pm and 7:00 am inclusive. No idling of trucks shall be permitted at docks within Parcel IIE. All truck docks within Parcel IIE shall be sealed during loading/unloading.
5. Security patrol for the center and parking lots shall be provided from 7 p.m. to 6 a.m.
6. Hours of operation for Parcels IID and IIF shall be limited to 6 a.m. to 10 p.m., seven days a week, unless extended through a Special Use Permit approval.
7. Site lighting within Parcel IIE shall be reduced to the minimum required for public safety between the hours of 10:00 pm and 6:00am.

#### 11. Drive-through Facilities

Standards for drive-through facilities are intended to promote safe and efficient circulation, avoid site conflicts/functional problems, provide clearly identifiable circulation routes and provide for adequate vehicle stacking. Drive-through facilities include drive-in banks and savings and loan institutions, Lending Institute per NRS 604A, automated teller machines (ATM), fast-food restaurants, car washes, and drive-through drug stores.

As described in the Institute of Traffic Engineers design manual, parking and circulation considerations which are unique to drive-through facilities include:

- Separation of the drive-through traffic from other site traffic and parking.
- Clear identification and delineation between the drive-through and parking lot circulation.

- Provisions for adequate queue storage that prevent queue interference with pedestrian or vehicular movement.
- Vehicle storage for drive-through facilities should be in a well-defined area separated from public roadways and other driveways.
- Adequate vehicle storage will be provided for drive-through windows.
- Parking access and circulation to the site will be provided in a manner which is easily comprehended by the driver. The direction of traffic flow and, in the case of drive-through facilities, entrances to stacking areas should be designated by pavement markings and signs. Areas of restricted horizontal or vertical clearances should be signed to prohibit use by vans and other large vehicles.
- Entrance/exit facilities will be provided that are properly located and designed to accommodate traffic movements to and from the major route to the site.
- Service driveways (pick-up windows) and vehicle storage lanes will be screened with either plantings, berming walls or fencing to the same requirements as parking lots.
- Views of vehicle headlights in service/vehicle storage lanes from off-site will be screened similar to parking lots.

#### **Drive-through Facilities for Financial Institutions**

Traffic planning for financial institutions should address the following considerations: Estimate of the drive-through and lobby traffic generation, analysis of the number of drive-through windows needed to meet design conditions, analysis of the number of parking spaces required for customers and for employees, and development of a functional system of access, circulation, parking, pedestrian flow, and drive-in storage.

- The floor area of the proposed building will be used as the basis for the forecast of employee and lobby customer parking and drive-through requirements.
- Facilities should be designed to have as much traffic as possible use the drive-through windows instead of parking and lobby service by avoiding drive-through congestion.
- The number of drive-through windows required will be determined based on the average service time and demand based on observation of similar facilities. If no observation is available, guidelines from the Traffic Institute, Northwestern University can be used.

#### **Drive-through facilities for Fast Food Restaurants, Drug Stores**

- Traffic generation studies will address peak use traffic periods to design for adequate vehicle storage parking and turning maneuvers.



- Where required by City of Sparks staff, documentation regarding stacking requirements for fast food restaurants will be provided. In all cases, sufficient stacking space will be provided to eliminate conflicts with parking vehicles and to avoid interference with the flow of traffic on the adjacent roadway. The length of necessary stacking space should be based on the following:
  - The number of anticipated drive-through vehicles.
  - The service time from when a customer places his order until he/se receives his order.
  - The window time necessary to complete the pick-up transaction.
  - The stacking space should be separated into the distance in advance of the order point (menu board) and the distance between the order point and the pick-up window.
  - Storage for at least four (4) vehicles should also be provided in advance of the menu board.
  - The menu board should be screened from off-site view with fencing/walls or with an evergreen planting screen (refer to Plate IV-E).
  - Drive-through business shall be limited in hours of operation from 7 a.m. to 10 p.m. to reduce the potential of noise and glare impacts upon adjacent residences, unless extended through the site plan review process or Special Use Permit approvals.
  - The drive-through business shall include decorative walls and enclosed speaker boxes directed away from residences (refer to Plate IV-E).

## 12. Miscellaneous

Utility connections, meter boxes, etc. shall be screened from view and located at the rear or side of the building, integrated into the architectural design by using screen walls of similar materials and colors. The location of these elements, including pad-mounted transformers, shall be coordinated with the utility company early in the site design process.

All utilities except main area feeder lines shall be placed underground. Overhead utilities shall be prohibited.

Exterior equipment and service areas shall have a good functional placement, and shall avoid conflict with other uses on the site or on adjoining sites.

Service areas near the building shall be screened with a wall of the same construction and materials as the building wall. Ductwork shall be painted to match the color of the roof or building if a screen is not appropriate.

During construction of the site, adequate measures shall be taken for dust control, prompt clean-up of streets, sidewalks and adjacent areas and the securing of building materials.



If building sites are not constructed with the first phase, the pads shall be landscaped with grasses, groundcovers and/or wildflowers and irrigated and maintained, including dust control until construction occurs.

All air conditioning units, ventilating equipment, other mechanical equipment and communications equipment shall be completely screened or enclosed with materials compatible with the building siding. Prior to the issuance of a building permit with Parcel IIE, the applicant shall prepare a sight line study demonstrating that roof mounted mechanical equipment is not visible from residential units (at ground level) located along the northeast property line (north of the terminus of Caldera Drive). If this cannot be achieved, then structural solutions (i.e. roof elements, parapet walls, etc.) to screen the mechanical equipment consistent with the project architecture shall be provided to the satisfaction of City Administrator.

Temporary structures, including, but not limited to, trailers, mobile homes and other structures not affixed to the ground, are permitted only during construction of a permanent building. These temporary structures shall be installed at the start of construction and shall be removed promptly upon completion of the permanent building. Such structures shall be as inconspicuous as possible and shall cause no inconvenience to the general public.

Trash facilities shall be located in the most inconspicuous manner possible. All exterior facilities shall be located away from residential uses and shall be screened by a wall of material similar to and compatible with the building it serves (Refer to Plate IV-J).

All uses within Parcel IIE shall comply with the City of Sparks Noise Code in order to ensure that residences along the northeastern property line are not negatively impacted.

### **13. Parcel IIE Supplemental Requirements**

The master developer for Parcel IIE shall be required to submit a Master Plan for the entire 12.82± acre site. At a minimum, the Master Plan shall depict site access, circulation, parking areas, common/landscape areas, and building pad locations. This Master Plan shall be subject to a Special Use Permit approval prior to the issuance of the first building permit. The Master Plan Special Use Permit may include the first building(s) within Parcel IIE.

At a minimum, improvements (i.e. circulation driveways, landscaping, parking, etc.) within Parcel IIE shall be phased to ensure conformance with this handbook as well as the Sparks Municipal Code.

A reciprocal easement for the joint use of parking (including non-concurrent joint use parking) and circulation shall be placed on the site with commercial subdivision and proof of the existence of the reciprocal easement shall be submitted to the City of Sparks prior to the issuance of the first building permit on the IIE project property(ies).

The perimeter landscaping and streetscape of the entire property shall be installed prior to the issuance of the certificate of occupancy for the first building permit(s) within Parcel 11E.

All landscape and common areas shall be maintained through an owners/tenants association to be formed prior to the issuance of a certificate of occupancy for the first building permit(s) within Parcel 11E. Proper documentation of the owners/tenants association shall be submitted to the City of Sparks and subject to review and approval by the Administrator.

The following uses shall be prohibited on lots 1, 2, 3, 6, 7, and 8 as depicted in the Master Plan (Plate IV L - following page):

- Athletic Clubs, Gymnasiums, and Health Clubs (in excess of 4,000 square feet)
- Drug Stores and Prescription Pharmacies
- Service Stations
- Automobile Washing
- Supermarkets

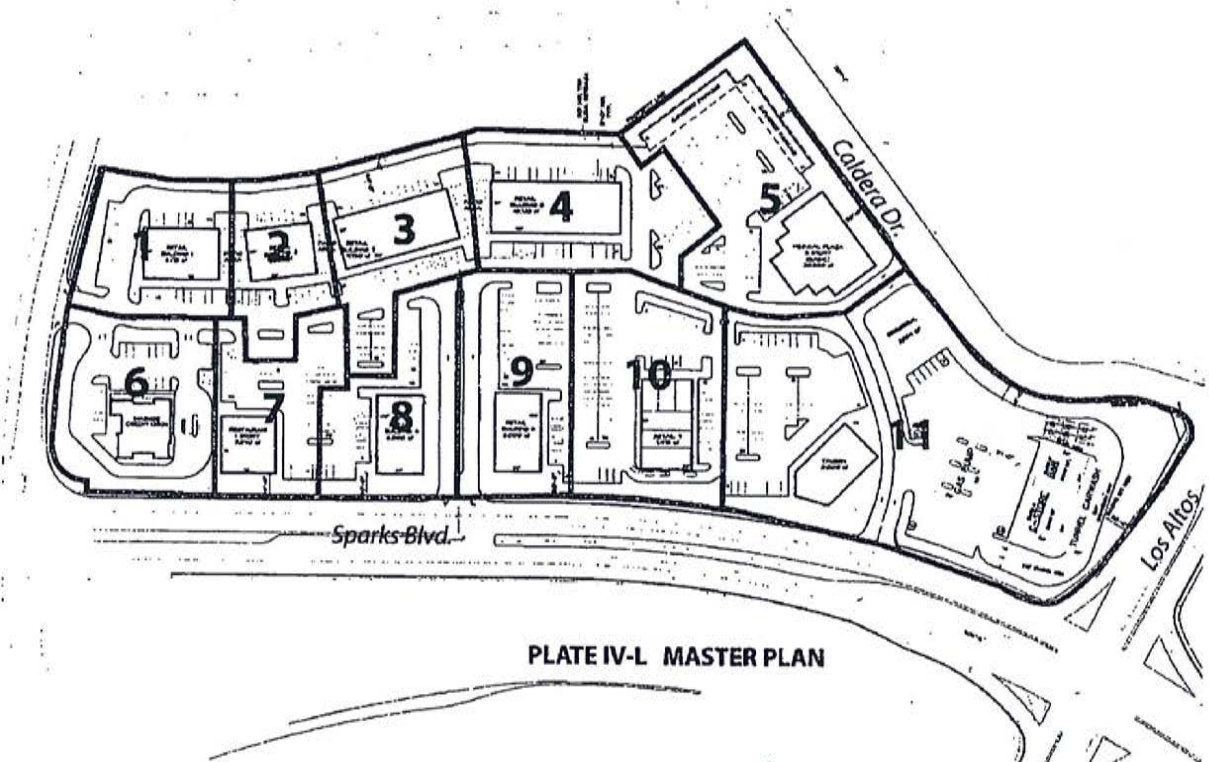


PLATE IV-L MASTER PLAN





## WASHOE COUNTY RECORDER

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A handwritten signature in cursive script, appearing to read "Timothy Thompson", written over a horizontal line.

Signature

2/14/12

Date

Timothy Thompson

Printed Name