

RECEIVED-CITY WORKS

NOV 17 2008

COMMUNITY DEVELOPMENT
BUILDING

DOC # 3685196

09/08/2008 11:15:45 AM

Requested By

SPARKS CITY

Washoe County Recorder

Kathryn L. Burke - Recorder

Fee: \$54.00 RPTT: \$0.00

Page 1 of 16

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 Development Dep't



(Space above for recorder's use only)

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

Name of Development: Sparks Galleria

Name of Plan: Sparks Galleria Development Plan, Design Standards and Regulations Amendment of the Vicinity Map, page 23-55, 46-55, 2-148, 7-148, 8-148, "Candlelight & Roses" font selection, Plan 5 - Rural Italian and Plan 6 - French

City No. PCN08024, PCN06042

Date of Approval June 9, 2008

NOTICE IS HEREBY GIVEN that on June 9, the City Council of the City of Sparks, Nevada, gave final approval to the above described amendment to the development plan for the above named development, whose legal description is attached as Exhibit A.

Pursuant to NRS 278A.570 (2) after this amendment the following pages: Vicinity Map, page 23-55, 46-55, 2-148, 7-148, 8-148, Candlelight & Roses font selection, Plan 5- Rural Italian and Plan 6, French of the Sparks Galleria Development Handbook shall cease to apply and are replaced with the amended pages: Vicinity Map, page 23-55, 46-55, 2-148, 7-148, 8-148, "Candlelight & Roses" font selection, Plan 5 - Rural Italian and Plan 6 - French attached as Exhibit B hereto.

A table of prior zoning actions is set forth below. The attached handbook replaces the previously recorded handbooks in their entirety.

Dated this 5th day of September, 2008

City of Sparks, Nevada

By *David Fitzpatrick*
 FOR Linda K. Patterson, City Clerk

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

This instrument was acknowledged before me on *David Fitzpatrick*
 By *David Fitzpatrick* as Acting City Clerk of Sparks, Nevada



Helen L Elliott
 Notary Public

Table of Approvals and Amendments

City File #	Item Approved	Approval Date	Recorded in Official Records of Washoe County
PCN03070	Final Approval of Development Plan, Design Standards and Regulations	June 28, 2004	May 27, 2005 Doc. # 3220822
PCN06042	Development Plan, Design Standards and Regulations	June 26, 2006	August 2, 2006 Doc # 3421209
PCN06042	Corrected Development Plan Design Standards and Regulations (Corrects various typographical errors in previously recorded version)	June 26, 2006	February 23, 2007 Doc # 3501586
PCN08024	Amendment of Vicinity Map, page 23-55, 46-55, 2-148, 7-148, 8-148, "Candlelight & Roses" font selection, Plan 5 - Rural Italian and Plan 6 - French.	June 9, 2008	Recorded herewith

APN: (Not required
Per NRS 111.312.1)

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City of Sparks
P.O. Box 857
Sparks, Nevada 89432-0857
ATTN: Community Development Dep't



(Space above for recorder's use only)

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

Name of Development: Sparks Galleria
Name of Plan: Corrected Sparks Galleria Development Plan, Design Standards and Regulations.
City No. PCN06042
Date of Approval June 26, 2006

NOTICE IS HEREBY GIVEN that on June 26, 2006, 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.

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 plan attached as Exhibit B hereto.

A table of prior zoning actions is set forth below. The attached handbook replaces the previously recorded handbooks in their entirety.

Dated this 23 day of Feb, 2007

City of Sparks, Nevada

By [Signature]
Linda Ulrich
Acting City Clerk
[Signature] David Fitzpatrick

ORIGINAL
Do Not Give Out

SPARKS GALLERIA OVERALL

All that certain real property situated within a portion of the Southeast 1/4 of Section 21, and the North 1/2 of the Northeast 1/4 of Section 28, Township 20 North, Range 20 East, Mount Diablo Meridian, City of Sparks, County of Washoe, State of Nevada, further described as follows:

BEGINNING at the Northeast corner of said Section 28, thence, along the east line of said Section, South 01°01'31" West, 1320.24 feet, to the North 1/16 corner of said Easterly line;

Thence, leaving the Easterly line of said Section 28, along the east-west 1/16 line of the Northeast 1/4, North 88°38'50" West, 2646.14 feet, to the North 1/16 corner of the North-South center section line of said section;

Thence, along the North-South center-section line of said Section 28, North 00°23'49" East, 1321.80 feet, to the North 1/4 corner of said Section 28;

Thence, leaving the North-South center-section line of said Section 28, along the North-South center-section line of said Section 21, North 01°05'09" East, 348.52 feet;

Thence, leaving said north-south center-section line of said Section Twenty-one (21), South 88°39'23" East, 297.30 feet;

Thence, South 89°42'29" East, 83.63 feet;

Thence, along the arc of a tangent curve to the left having a radius of 225.00 feet, a central angle of 15°37'38" and an arc length of 61.37 feet;

Thence, North 74°39'53" East, 245.72 feet,

Thence, North 15°43'52" West, 12.77 feet;

Thence, North 15°19'18" West, 67.28 feet;

Thence, North 15°00'55" West, 67.60 feet;

SPARKS GALLERIA OVERALL (cont.)

Thence, North $16^{\circ}05'18''$ West, 65.83 feet,

Thence, North $23^{\circ}41'05''$ West, 66.10 feet;

Thence, North $29^{\circ}11'30''$ West, 71.16 feet;

Thence, North $28^{\circ}35'08''$ West, 40.63 feet;

Thence, North $66^{\circ}59'02''$ East, 661.03 feet;

Thence, North $24^{\circ}23'57''$ West, 143.15 feet;

Thence, North $62^{\circ}39'39''$ East, 451.08 feet;

Thence, South $23^{\circ}39'06''$ East, 46.48 feet;

Thence, South $37^{\circ}45'24''$ East, 55.01 feet;

Thence, along the arc of a non-tangent curve to the right having a tangent bearing of North $52^{\circ}14'36''$ East, a radius of 300.00 feet, a central angle of $37^{\circ}44'42''$ and an arc length of 197.63 feet;

Thence, South $89^{\circ}59'32''$ East, 10.23 feet;

Thence, along the arc of a non-tangent curve to the right having a tangent bearing of South $19^{\circ}51'26''$ West, a radius of 514.00 feet, a central angle of $01^{\circ}55'43''$ and an arc length of 17.30 feet;

Thence, South $21^{\circ}47'09''$ West, 50.94 feet;

Thence, along the arc of a tangent curve to the right having a radius of 514.00 feet, a central angle of $23^{\circ}26'56''$ and an arc length of 210.36 feet;

Thence, South $22^{\circ}33'18''$ East, 372.01 feet;

Thence, South $89^{\circ}42'55''$ East, 734.84 feet;

Thence, North $08^{\circ}34'56''$ East, 194.95 feet;

Thence, South $80^{\circ}36'25''$ East, 176.35 feet, to the Easterly line of said Section 21;

SPARKS GALLERIA OVERALL (cont.)

Thence, along said Easterly line, South 01°22'34" West, 994.46 feet, to the Point of Beginning.

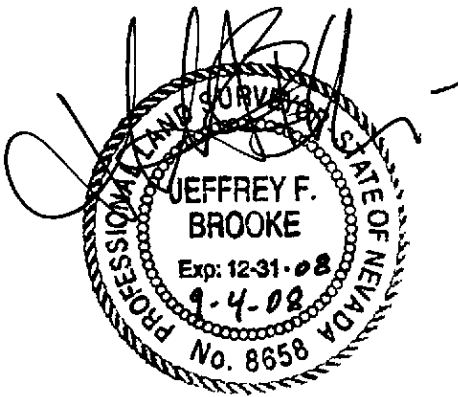
CONTAINING: 132.66 acres of land, more or less.

See Exhibit "A-1" attached hereto, and made a part hereof.

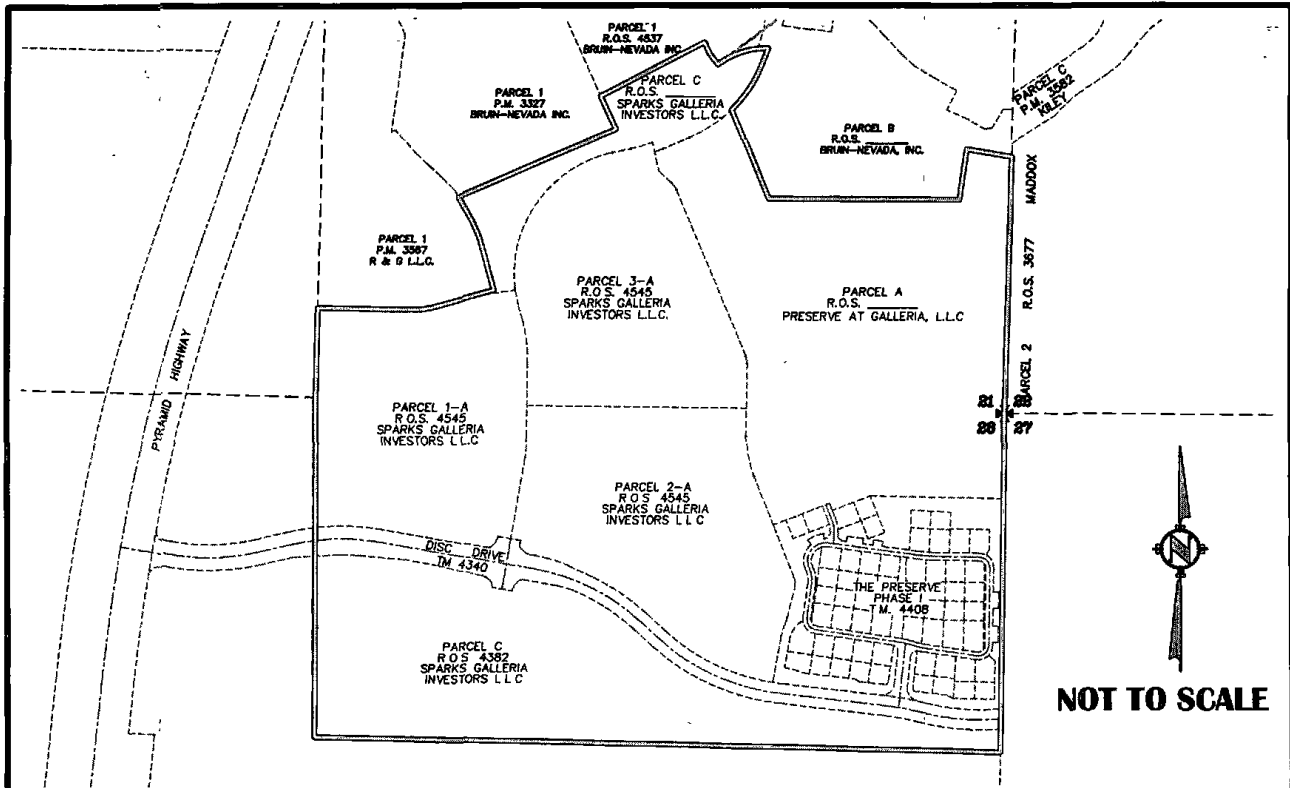
The above-described parcel is subject to all reservations and easements of record.

This description consists of portions of legal parcels and cannot be used for the purpose of conveying the property described.

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.



PREPARED BY THE FIRM OF
PLACES CONSULTING SERVICES INCORPORATED
1380 GREG STREET, SUITE 210
SPARKS, NEVADA 89431-6070
(775) 355-7721



NOT TO SCALE

SPARKS GALLERIA OVERALL
EXHIBIT A

PLACES - Consulting Services Incorporated

Planners • Landscape Architects • Civil Engineers • Surveyors

1380 Greg Street, Suite 210
 Sparks, Nevada 89431-6070

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CANDLELIGHT & ROSES (Agency FB Bold)

CANDLELIGHT & ROSES (Britannic Bold)

CANDLELIGHT & ROSES (Broadway)

CANDLELIGHT & ROSES (Consolas)

CANDLELIGHT & ROSES (Franklin Gothic Demi)

CANDLELIGHT & ROSES (Maiandra GD)

CANDLELIGHT & ROSES (Twentieth Century SemiBold)

SPARKS GALLERIA

Revisions to the Development Plan
Design Standards and Regulations

Sparks, Nevada



Prepared for:

Sparks Galleria, LLC

September 2003

Revised March 2004

Approved by City Council June 28, 2004

REVISED March 26, 2008

Approved by City Council June 9, 2008

Job Number

21348-00A

Prepared by:

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**Sparks Galleria
Chapter 1
Table of Contents
Project Description**

I.	Introduction	1
II.	Project Location	2
III.	Project Goals and Policies	4
	A. Northern Sparks Sphere of Influence Findings	4
	1. Conservation	4
	Cultural and Scenic Resources	4
	Land Resources	4
	Water Resources	6
	Storm Drainage/Flood Control	6
	Wetlands	6
	Orr Ditch	6
	Air Resources	7
	Air Quality	7
	Public Services and Facilities	7
	Land Use	7
	Transportation	9
	Financing	9
	B. Planned Development Findings	10
IV.	Surrounding Land Uses/Vicinity	14
V.	Site Analysis	18
	A. Floodplain/Floodway	18
	B. Wetlands	18
	C. Slope Map	20
	D. Drainage/Hydrology	21
	E. Soil Conditions	21
	F. Vegetation	21
	G. Wildlife	21

VI.	Project Description (Tabulated Data)	22 22
VII.	Architectural Theme Description of Architectural Theme	25 25
VIII.	Infrastructure	26
	A. Sewer Report Summary	26
	B. Hydrology Report Summary	26
	C. Traffic Report Summary	29
IX.	Project Phasing	31
	A. Preliminary Development Phasing Plan	31
	1. Infrastructure Phasing	31
	2. Phase I Sanitary Sewer	32
	3. Phase I Potable and Reclaim Water	33
	4. Phase I Storm Water Management	35
	5. Phase I Roadways	36
	6. Phase I Utilities	38
	B. Phase II	39
	1. Sanitary Sewer	39
	2. Potable and Reclaim Water	40
	3. Storm Water Management	42
	4. Roadways	43
	5. Utilities	44
X.	Administration	45
	Commercial Portion of Sparks Galleria	45
	A. Submittal Requirements for Projects with Sparks Galleria RCSO 1 through RCSO 4	45
	1. Site Plan Review	45
	2. NUD Standards and Planned Development Shall Apply	45
	3. Process Flow Chart	46
	B. Implementation – Sparks Galleria Owners, Master and Parcel Developer Responsibility	48
	1. Definitions	48
	2. Site Plan Revision Requirements	49
	3. Administrative Approval for Minor Revisions	49
	C. Cluster Housing, Parcels CR 1 and CR 2 Portion of Sparks Galleria	49
	1. Definitions	49
	2. Design/Flexibility	50
	3. Omissions	50
	4. Administration Approval for Minor Revisions	50
	5. Appeals	51
	6. Cluster Home Plan Process and Submittal	51

List of Figures

Figure 1-1:	Vicinity Map	2
Figure 1-2:	Location Map	3
Figure 1-3:	Existing Parcel Assessor's Parcel No.s	15
Figure 1-4:	Current Zoning	16
Figure 1-5:	Current Master Plan Land Use	17
Figure 1-6:	Existing FEMA Zone A	19
Figure 1-7:	Slope Map – Parcel	20
Figure 1-8:	Land Use Designation	23
Figure 1-9:	Sparks Galleria Phasing Plan	31
Figure 1-10:	Phase I Sanitary Sewer	32
Figure 1-11:	Phase I Water & Reclaim Water System	34
Figure 1-12:	Phase I Storm Drain Improvements	35
Figure 1-13:	Phase I Roadways	36
Figure 1-14:	Phase I Utilities	38
Figure 1-15:	Phase II Sanitary Sewer	39
Figure 1-16:	Phase II Water & Reclaim Water System	41
Figure 1-17:	Phase II Storm Drain Improvements	42
Figure 1-18:	Phase II Roadways	43
Figure 1-19:	Phase II Utilities	44

List of Tables

Table 1-1	Land Use Specifications– Commercial	22
Table 1-2	Land Use Breakdown – Commercial	22
Table 1-3	Land Use Specifications – Residential	24
Table 1-4	Land Use Breakdown – Residential	24

Sparks Galleria

Chapter 2 Table of Contents Development Standards

I.	Purpose and Compliance	2
II.	Regulatory Land Uses	3
	A. Purpose	3
	B. Land Uses	3
	C. Permitted and Special Use Permitted – Commercial	4
	D. Permitted and Special Use Permitted – Cluster Residential	9
III.	Street and Pedestrian System	10
	A. Hierarchy of Proposed Street Network	10
	B. Public Transportation	10
	1. Bus Stops	10
	2. Park & Ride	10
	3. Employee Trip Reduction	10
	C. Pedestrian Access & Circulation	14
IV.	Parking Requirements	15
V.	Architecture	
	Design Criteria / Standard	17
	A. Elements	18
	Building Wall	18
	Roofs	19
	Parapets	20
	Arcade	21
	Accent Elements & Trim	22
	Trash Enclosures	23
	Large Tenant	24
	Small Tenant	26
	Pad Tenant	28
VI.	Site Design Standards	31
	A. Site Design and Building Location	31
	B. Grading and Drainage	33
	C. Parking Lots and Parking Lot Entry Drives	33
	D. Central Features and Community Spaces	36
	E. Pedestrian Circulation	36

VII.	Exterior Mechanical and Electrical Equipment, Services Areas, and Trash Enclosures	38
	A. Mechanical and Electrical Screening Standards	38
	B. Trash Collection, Outside Storage, and loading Areas	39
	C. Drive-Thru Facilities	42
VIII.	Landscape Architecture	44
	A. General Standards	44
	1. Project Identification Sign Monuments	45
	2. Streetscape Corridors	47
	a. Circulation Plan	47
	b. Street Design Standards	47
	c. Right-of-Way Design	47
	d. Streetscape/Landscape Design	47
	e. Non-Living Groundcover	47
	3. Site and Parking Lot Landscaping	68
	4. Landscaping and Lighting	70
	5. Landscape Palette	71
	6. Native Revegetation Seed Mix	72
	7. Native Plant Palette	73
IX.	Signs	74
	A. Definitions	74
	B. General Provision	74
	C. Tenant Signs	83
	D. Submittal Requirements	89
X.	Lighting	90
	A. General Standards	90
	B. Site Lighting Standards	92
	C. Project Identification	94
XI.	Parcel CR1 and 2 Cluster Residential Development Plan, Design Standards, and Regulations	95
	1. Parcel Specifications	95
	2. Design Concept	97
	3. Grading	97
	4. Utility Connections	97
	5. Access and Circulation	98
	6. Cluster Module	98
	7. Setback Requirements – Cluster Module	98
	8. Sectional Overhead Garage Doors	100
	9. Covered Porches – Courtyards	102
	10. Building Envelope Height	102
	11. Parking Requirements	102
	12. House Plan Submittal for Permit	103

13. Interior Roadway Design Requirements	104
14. Landscape Design and Installation Requirements	106
15. Fencing Design and Installation Requirements	108
16. Project and Neighborhood Entries Design	108
17. Pedestrian Corridors and Common Areas in Galleria Cluster Residential Community	112
18. North Truckee Drain Natural Area	118
19. Irrigation	119
20. Installation and Maintenance	119
21. Residential Architectural Design Standards	120
XII. Fencing, Lighting, and Signage Design	130
A. Screening and Fencing Design	130
B. Lighting Design	137
C. Signage	137
XIII. Rockery Walls	139
A. Rockery Walls	139
XIV. Construction, Operation, and Maintenance	141
A. Clean Job Site	141
B. Existing Vegetation Areas	141
C. Erosion Control Plan and Storm Water Pollution Preventive Plan	141
D. Temporary Uses and Structures	142
E. Non-Residential Construction, Operation and Maintenance	142
F. Construction Yards	143
G. Temporary Sales Office Trailer	144
H. Model home Complex	146
XV. Sphere of Influence (S.O.I.) Financing Plan	148
A. Adopted Fee Programs	148
B. Development Fee Agreement	151

List of Figures

Figure 2-1:	Land Use Designation	2
Figure 2-2:	Circulation	11
Figure 2-3:	Disc Drive Street Section	12
Figure 2-4:	Galleria Parkway Street Section	12
Figure 2-4a	Galleria Parkway Alt.	13
Figure 2-5:	Access Drive Street Section	13
Figure 2-6:	Architectural Elements	17
Figure 2-7:	Building Walls	18
Figure 2-8:	Roofs	19
Figure 2-9:	Parapets	20
Figure 2-10:	Arcade	21
Figure 2-11:	Accent Element	22
Figure 2-12:	Trim	22
Figure 2-13:	Trash Enclosures	23
Figure 2-14:	Large Tenant	24
Figure 2-15:	Large Tenant Massing	25
Figure 2-16:	Small Tenant	26
Figure 2-17:	Small Tenant Massing	27
Figure 2-18:	Pad Tenant	28
Figure 2-19:	Pad Tenant Massing	29
Figure 2-20:	Drive Thru	30
Figure 2-21:	Service Station Canopy	30
Figure 2-22:	Site Design and Building Location Concept	32
Figure 2-23:	Parking Lot Standards	34
Figure 2-24:	Building Frontage	35
Figure 2-25:	Various Methods of Screening Rooftop Equipment	38
Figure 2-26:	Trash Enclosures	40
Figure 2-27:	Loading and Service Areas	41
Figure 2-28:	Utility Screening	41
Figure 2-29:	Drive-Thru Facilities	42
Figure 2-30:	Project Identification Sign Landscaping	44
Figure 2-31:	Pedestrian Circulation	46
Figure 2-32:	Disc Drive at BLM Streetscape	48
Figure 2-33:	Disc Drive Section – BLM	50
Figure 2-34:	Disc Drive Commercial Streetscape	51
Figure 2-35:	Disc Drive Commercial Section	53
Figure 2-36:	Disc Drive Streetscape Residential – West	54
Figure 2-37:	Disc Drive Residential Section – West	56
Figure 2-38:	Disc Drive Residential Streetscape	57
Figure 2-39:	Disc Drive Residential Section – East	59
Figure 2-40:	Galleria Parkway Streetscape	60
Figure 2-41:	Galleria Parkway Sections	62
Figure 2-42:	Access Drive Streetscape	63
Figure 2-43:	Access Drive Section	65

Figure 2-44	Orr Ditch Path Section	Omitted	
Figure 2-45	Landscape Easements		69
Figure 2-46	Project Ground Signs		77
Figure 2-47	Special Freestanding Project Sign		78
Figure 2-48	Center Identification Sign		79
Figure 2-49	Freestanding Sign		80
Figure 2-50	Directory Sign		81
Figure 2-51	Building Monument and Service Station Signs		82
Figure 2-52	Wall Sign Exhibit A		85
Figure 2-53	Wall Sign Exhibit B		86
Figure 2-54	Wall Sign Exhibit C		87
Figure 2-55	Wall Sign Exhibit D		88
Figure 2-56	Disc Drive and Galleria Parkway Street Lighting		91
Figure 2-57	Parcel CR 1 & 2		96
Figure 2-58	Cluster Module		99
Figure 2-59	Corner Lot Side Yard Setback		101
Figure 2-60	Guest Parking – Typical Location		103
Figure 2-61	Residential Street Section (Private)		105
Figure 2-62	Cluster Front Yard Landscaping		106
Figure 2-63	Project Entries – Disc Drive and Galleria Parkway		109
Figure 2-64	Project Entry Monument Sign		111
Figure 2-65	Recreation and Facility Key Map		113
Figure 2-66	Tot Lot Recreation Area		114
Figure 2-67	Large Group Picnic		115
Figure 2-68	Small Group Picnic Area		116
Figure 2-69	Outdoor Pool Area		117
Figure 2-70	Regional Trail at Orr Ditch	Omitted	
Figure 2-71	Plan 1 Elevation		122
Figure 2-72	Plan 1 Floor Layout		123
Figure 2-73	Plan 2 Elevation		124
Figure 2-74	Plan 2 Floor Layout		125
Figure 2-75	Plan 3 Elevation		126
Figure 2-76	Plan 3 Floor Layout		127
Figure 2-77	Plan 4 Elevation		128
Figure 2-78	Plan 4 Floor Layout		129
Figure 2-79	Typical Fence Location Plan		131
Figure 2-80	Local Street/Open Space Fencing		132
Figure 2-81	Open Space Edge Fencing		133
Figure 2-82	Arterial Street Fencing		134
Figure 2-83	Property Line Fence		135
Figure 2-84	Good Neighbor Fencing		136
Figure 2-85	Entry Sign		137
Figure 2-86	Rockery Walls		139

List of Tables

Table 2-1a:	<i>Land Use Matrix – Commercial</i>	5
Table 2-1b:	<i>Land Use Matrix – Residential</i>	9
Table 2-2:	<i>Required Number of Parking Spaces</i>	15
Table 2-3:	<i>Disc Drive Section – BLM</i>	49
Table 2-4:	<i>Disc Drive Commercial Section</i>	52
Table 2-5:	<i>Disc Drive West</i>	55
Table 2-6:	<i>Disc Drive East</i>	58
Table 2-7:	<i>Galleria Parkway</i>	61
Table 2-8:	<i>Access Drive</i>	64
Table 2-9:	<i>Medians (all but Galleria) & Galleria</i>	66
Table 2-10:	<i>Parking Lot and Required Landscape Area</i>	68
Table 2-11:	<i>Landscape Palette</i>	70
Table 2-12:	<i>Native Revegetation Seed Mix</i>	72
Table 2-13:	<i>Native Plant Palette</i>	72
Table 2-14:	<i>Building Signs</i>	75
Table 2-15:	<i>Building Setback Requirements</i>	102
Table 2-16:	<i>Building Setback Requirements Cluster Module</i>	102
Table 2-17:	<i>Interior Roadway Design</i>	104
Table 2-18:	<i>Front Yard Minimum Landscaping Requirements</i>	107
Table 2-19:	<i>Project Entry Minimum Landscaping Requirements</i>	111
Table 2-20:	<i>Common Area Minimum Landscaping Requirements</i>	112
Table 2-21:	<i>Rockery Wall Landscape Requirements</i>	140
Table 2-21:	<i>Regional Road Impact Fee Schedule</i>	149
Table 2-22:	<i>Preliminary 2002 Impact Fees</i>	151

CHAPTER 1

SPARKS GALLERIA PROJECT DESCRIPTION

I. INTRODUCTION

The intent of the Sparks Galleria Planned Development is to provide the community of Sparks with a community shopping center and a single family residential cluster development located in close proximity to a high access control arterial roadway, Pyramid Highway. The commercial shopping center component may contain several national chain store operations functioning as primary anchors. These primary anchors may be composed of warehouse clubs, variety, drug stores, general merchandize stores, apparel stores, supermarket and food services, department stores, books and records, electronic, entertainment and specialty stores. The primary anchors may be complimented by financial institutions, restaurants, fast food restaurants, automotive services, financial services, and a variety of smaller retail tenants. The single-family residential cluster component of the Planned Development, located adjacent to, and easterly of the commercial component, will be developed in a manner that will promote an efficient land use pattern that minimizes the consumption of land when contrasted with traditional suburban development. This compact pattern of development also creates efficiencies and economy of scales regarding infrastructure, public services and maintenance. The location of the residential component adjacent to the commercial component takes advantage of employment, and retail opportunities within walking distance. This development will provide a housing supply that meets the demand of non-traditional families.

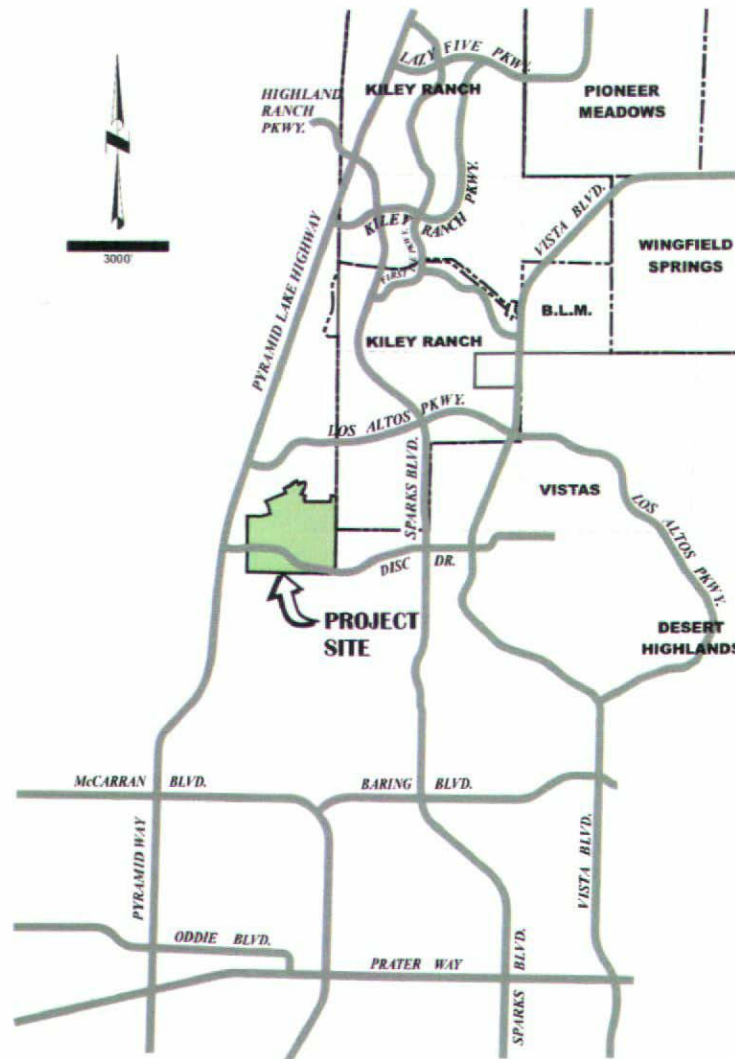
Existing Zoning of all parcels (APN 510-080-17, 18, 19) is New Urban District (NUD), as approved by the City of Sparks on June 10, 2003, as specified by Case Number PCN02075.

Four points of access to the Galleria will be provided. Access to the Galleria site will be provided by construction of an access road along the northerly boundary of the Planned Development to Pyramid Highway. In addition, access will be provided by the extension of the existing Disc Drive through the southerly one-third of the Planned Development that will also connect to Pyramid Highway. Galleria Parkway will provide access from the north with a connection to Los Altos Parkway and east west arterial roadway.

II. PROJECT LOCATION

Sparks Galleria is situated within the Northern Sparks Sphere of Influence. The project site is located easterly of Pyramid Highway; westerly of, and adjacent to the existing Mesa Meadows subdivision situated within the Southern Development Division of the Kiley Ranch. Furthermore, the proposed project is located northerly of Queen Way in the City of Sparks, and southerly of the existing Flora Springs subdivision.

Existing parcels that constitute the proposed site include: APN 510-080-17 at 14.701± acres; APN 510-080-18 at 11.037± acres; and APN 510-080-19 at 107.276± acres for a total of 133.014± acres. These parcels are located within a portion of Sections 21 and 28, T20N – R20E.



**Figure 1-1
Vicinity Map**

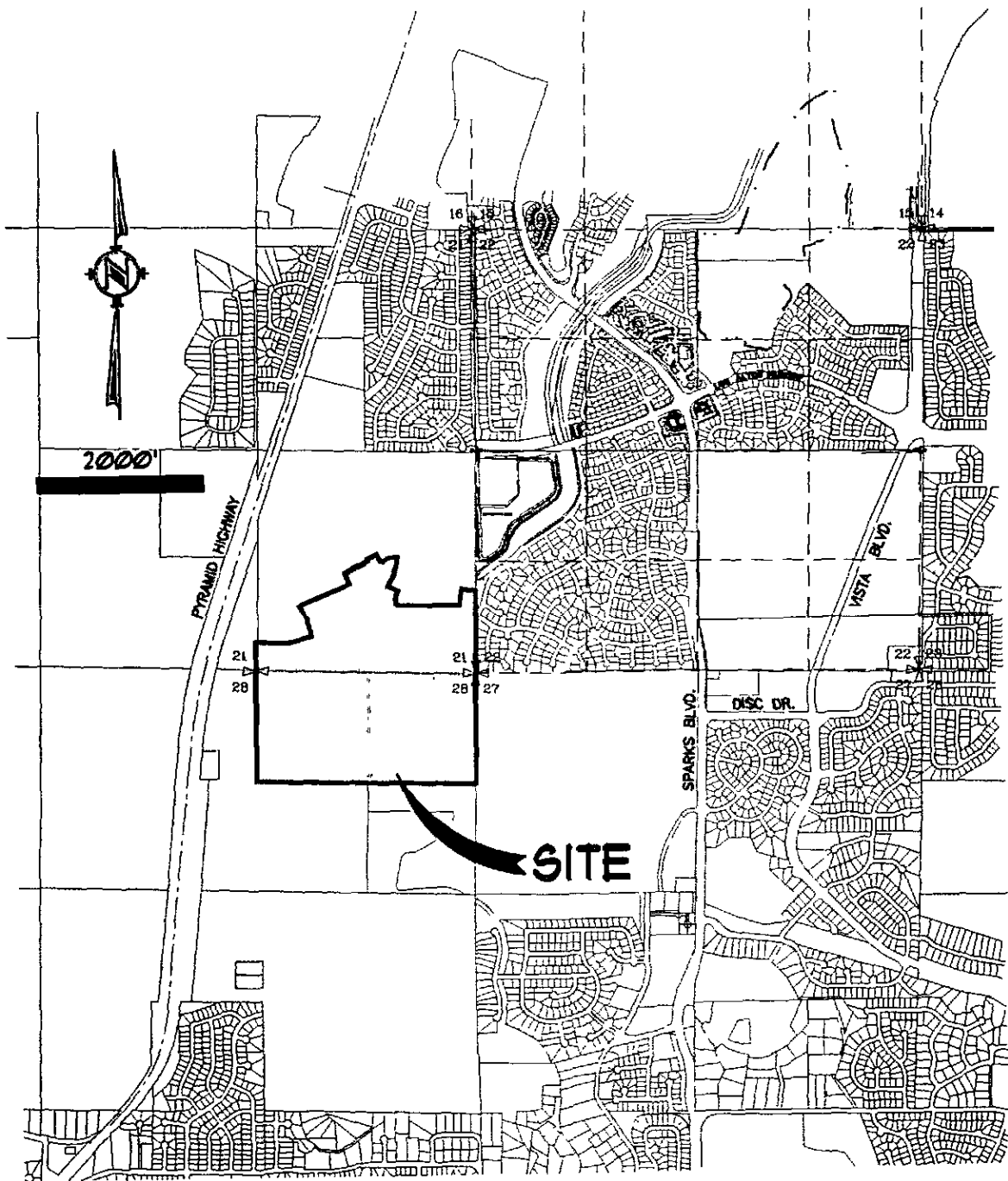


Figure 1-2
Location Map

III. PROJECT GOALS AND POLICIES

This proposal addresses the following goals and policies contained in the Northern Sparks Sphere of Influence Plan and those in NRS 278A.020.

A. NORTHERN SPARKS SPHERE OF INFLUENCE PLAN FINDINGS

Conservation

Cultural and Scenic Resources

SIP 1.1 Ensure that the primary scenic views of the planning area from the Pyramid Highway and Spanish Springs Road are protected.

SIP 1.1.1 A minimum 25-foot buffer should be provided between all property lines and pavement along arterial streets. Fences, walls, or structures should be discouraged in these areas. Development designs shall be encouraged to maintain a compatible landscaping theme for buffer areas throughout the planning area

A 25-foot wide landscape corridor is being provided along Disc Drive.

SIP 1.1.2 Require the underground placement of distribution, secondary and service lines and other utilities for any new development at urban densities in the master plan.

All future service and utility lines entering, or contained within this project shall be placed underground.

SIP 1.1.3 The development design should be encouraged to provide open space linkages to establish a trail network system throughout the planning area.

The proposed project provides a trail link along the Orr Ditch to assist in creating this trail link.

Land Resources

SIP 2.1.1 Soils and vegetation beyond the limits of construction identified on an approved plan shall not be disturbed.

SIP 2.1.2 Disturbed areas should be revegetated or mechanically stabilized and fills slopes should not exceed a 3:1 slope.

An erosion control plan and Storm Water Pollution Prevention Plan (SWPPP) is required in the City of Sparks Design Standards for all developments within the proposed project.

Sip 2.2 The development on steep slopes should be minimized and designed to "fit in"

SIP 2.2.1 Discourage any development on slopes greater than 30 percent.

SIP 2.2.2 Development should be in accordance with the City of Sparks hillside ordinance. Development proposals which include land where site-specific analysis identifies slopes of 25 percent or greater shall preserve a specified percentage of the land in a natural state (without clearing, grading or other construction-related disturbance). ct.

SIP 2.1.3 Grading of any hillside should be required to establish an undulating naturalistic appearance by creating varying curvilinear contours.

Based on specific site analysis (refer to Figure 1-7: APN 310-080-17,18 and 19 Slope Analysis, the site does not trigger the need for a review under the Hillside Ordinance.

Sip 2.3.1 Development designs shall be encouraged to maintain a compatible landscaping theme for buffer areas throughout the master planning area.

The Landscape Design Standards implement the design theme.

SIP 2.5 Require detailed soils and geotechnical studies to determine construction requirements, locations of active faults and soil stability.

SIP 2.5.1 Ensure structural integrity of roads and buildings.

SIP 2.5.2 Provide adequate setbacks from potentially active faults.

SIP 2.5.3 Minimize erosion potential.

SIP 2.5.4 The recommendations of the detailed geotechnical study will be followed for development proposals on areas which have been identified geological hazards.

SIP 2.6 Require erosion protection measures for all construction activities and any slopes identified as needing stabilization

The Geotechnical Report addresses each of these issues and implements these objectives through detailed construction mitigation, refer to appendix for details.

Water Resources
Storm Drainage/Flood Control

- SIP 3.1 Restrict development on floodplains in the City of Sparks Sphere of Influence planning area that would increase the 100-year floodwater levels or peak flows. Flood flows from the planning area will not exceed the capacity of the downstream drainage facilities on the North Truckee Drain.

The Hydrology Report addresses peak flows and concludes that the capacity of the downstream drainage facilities on the North Truckee Drain will not be exceeded.

Wetlands

- SIP 3.5 All areas shown as potential wetlands on Plate 9 shall have studies performed to determine the actual extent of classified wetlands prior to development. Those areas not designated on the map shall not be required to obtain detailed studies.

Based on the Wetland Delineation Report contained in the Appendix of this application, no identified, delineated wetlands are present on the property, except adjacent to the existing North Truckee Drain, which will be avoided.

Orr Ditch

- SIP 3.7 Provide for the interim use of the Orr Ditch to serve agriculture and the eventual use for wetlands supply and groundwater recharge by:
- SIP 3.7.1 Minimizing crossings and impacts on ditch functioning for the interim period.
 - SIP 3.7.2 Require adjacent development to design open space uses in conjunction with the ditch and bank as specified by the design guidelines illustrated on Plate 9A.
 - SIP 3.7.3 Investigate use for trails between activity centers and neighborhoods.
 - SIP 3.7.4 Require easement dedications on all subdivision or parcel maps to the satisfaction of the Orr Ditch and Extensions Company

An open space regional trail link is proposed, to perpetuate the Orr Ditch Open Space Trail. (Refer to Chapter 2, page 67, figure 2-44 – Orr Ditch Path Section) The transport of irrigation water will be relocated into a closed box culvert.

Air Resources

Air Quality

SIP 4.1 Maintain or exceed federal, state and local carbon monoxide ambient particulates (PM10) and ozone air quality standards.

SIP 4.1.6 To minimize traffic impacts on air quality, a minimum level of service "D" shall be maintained on roadways in the planning area.

All proposed roadways within the project will meet or exceed a level of service "C" standard based on proposed improvements.

Public Services and Facilities

SIP 5.1.1 Consider the use of treated effluent for public landscape irrigation purposes through the evaluation of health implications, the quality of effluent available, and cost of the effluent as irrigation water.

Effluent will be utilized for landscape irrigation in this project.

SIP 5.4 Provide linked open space corridors throughout the area planned for development to accommodate pedestrian, equestrian, and bicycle movement between residential and employment areas and major recreation nodes.

SIP 5.5 Encourage water conservation within new development through design guidelines which mandate water conservation landscape practices and water saving plumbing fixtures.

SIP 5.5.1 New development in the planning area will use water conserving landscape principles.

The Design Standards limit the use of turf and promotes the use of drip irrigation.

Land Use

SIP 6.1 Support master planned developments and master development agreements.

SIP 6.1.1 Require developers to prepare development standards handbooks for all residential, commercial and restricted industrial/business park projects which outline architectural guidelines and performance standards in accordance with the policies in this plan.

- SIP 6.1.2 Encourage the creation of a separate community identity for the area.
- SIP 6.2 Encourage a mix of land uses and densities to promote a balanced community with residential, commercial, through architectural guidelines, signage and development standards restricted industrial, business and recreational.
 - SIP 6.2.2 Prohibit strip commercial development. Support noddod of commercial development around the intersections of major arterials.
 - SIP 6.3.3 Require buffer between residential and non-residential uses.
- SIP 6.4 Require walls or fences backing streets to be offset with the landscaping and/or meandering pathways to provide visual relief.
- SIP 6.5 Encourage variations in building setback lines to promote visual relief.
- SIP 6.6 Establish criteria for signage.
- SIP 6.7 Prohibit off premises signs.
- SIP 6.8 Building heights shall be reviewed and approved through the City's development review process. The general intent is for structures to be two stories in height excluding basements.
- SIP 6.9 Encourage the City of Sparks to monitor development in the Sphere of Influence to ensure population and employment guidelines are meet.
 - SIP 6.9.1 The City of Sparks should monitor building permit activity in the Sphere of Influence Planning Area regarding existing population and employment guidelines.

The Design Standards Handbook provides for a mixed use development with a unique visual character established through architecture and signage. The project will provide a large, regional based, node of retail service and office uses. The design standards provide buffers to minimize impacts between differing land use. The standards control vehicular access to major roadways while creating landscaped pedestrian corridors along them.

Transportation

- SIP 7.1 Require property owners/developers to dedicate right-of-way for the ultimate widths of streets within the planning area. At proposed area plan buildout, as outline on Plate 6.
 - SIP 7.1.1 Support the use of alternative street sections with medians, bike lanes and pathways as outlined on Plate 17.

- SIP 7.2 Encourage the use of design features to support the use of public transportation.
 - SIP 7.2.1 Encourage higher density development along transit routes.
 - SIP 7.2.2 Support designated park and ride lots in or adjacent to commercial areas.

- SIP 7.3 Prohibit direct access onto major arterial, limit turning movements through the use of raised medians, acceleration and deceleration lanes, signals etc. Prohibit curb parking on arterials and collectors.
 - SIP 7.3.1 Require the use of joint driveways for commercial and other non-residential developments where feasible. Maintain adequate driveways separation spacing to at least 235 feet from other driveways and intersections.
 - SIP 7.3.2 Limit the number of signals allowed on arterial streets and encourage intersection spacing to be ¼ mile or greater.

- SIP 7.4 Encourage curvilinear street designs to fit with topographic constraints.

The Design Standards provide for the development of Disc Drive and Galleria Parkway, both designated arterials on the RTC Capital Improvements Plan. The RTC access management standards are to be utilized in the final design for these arterials. Landscape corridors, on both sides, will provide a pleasant pedestrian environment, separated from the roadway, while establishing a unique frontage image for the project, with landscaped medians, entry monument signage and a consistent, unified signage program for the entire project.

Financing

- SIP 9.1 Develop a detailed financing plan and establish a mechanism for fee collection, credit provisions and reimbursement potential based on the Improvement Cost Sharing-Financing Plan outline in this plan. Plan to consider financing for roads, sanitary sewer, parks, public facilities water storm drainage and gas and electric.

This project will participate in the City of Sparks Impact Fee District Number One financing program.

B. Planned Development Findings

PD1 The Plan is/is not consistent with the objectives of furthering the public health, safety, morals, and general welfare by providing/not providing for housing of all types and design.

Not Applicable.

PD2 The plan is/is not consistent with the objective of furthering the public health, safety, morals, and general welfare by providing/not providing for necessary commercial and industrial facilities conveniently located to the housing.

The plan is consistent with the above criteria by fulfilling the communities' need for commercial facilities in the Spanish Springs area.

PD3 The plan is/is not consistent with the objective of furthering the public health, safety, morals, and general welfare by providing/not providing for the more efficient use of land and public or private services.

The plan is consistent with the above criteria by providing a higher intensity of land use in an area that can be considered in-fill due to the availability of existing major infrastructure and the efficient use of that infrastructure without the need to extend major facilities.

PD4 The plan is/is not consistent with the objective of furthering the public health, safety, morals, and general welfare by providing/not providing for changes in technology of land development so that resulting economies may be available to those in need of homes.

The plan is consistent with the above criteria by providing for a Conformance Review process that reduces paperwork, shortens time lines for review of the residential portion of the project, thereby reducing costs to the future home buyers.

PD5 The plan is/is not consistent with the furthering the public health, safety, morals, and general welfare by providing/not providing for flexibility of substantive regulations over land development so that proposals for land development are disposed of without undue delay.

The plan is consistent with the above criteria by providing for a Site Plan Review process that reduces paperwork, shortens time lines for review of commercial portions of the project, thereby reducing delays in construction of the retail, commercial, office portions of the project.

PD6 The plan does/does not depart from zoning and subdivision regulations otherwise applicable to the property, and these departure are/are not in the public interest for density.

The plan does not depart from the zoning and subdivision regulations in terms of density.

PD7 The plan does/does not depart from zoning and subdivision regulations otherwise applicable to the property, and these departures are/are not in the interest for bulk.

The plan does not depart from the zoning and subdivision regulations in terms of bulk.

PD8 The plan does/does not depart from zoning and subdivision regulations otherwise applicable to the property, and these departures are/are not in the public interest for use.

The plan does not depart from the zoning and subdivision regulations in terms of use.

PD9 The ratio of residential to nonresidential use in the planned development is

Sixty (60) percent Retail, Commercial, Service, Office and 40 Percent Cluster Residential.

PD10 Common open space in the planned development exists for what purpose, is located where within the project, and compromises how many acres (or what percentage of the development site taken as a whole).

The project common open space exists for the use of the residents of the homes and visitors to the commercial facilities. The common open space comprises approximately 30 acres or 22 percent of the site.

PD11 The plan does/does not provide for the maintenance and conservation of the common open space by what method.

The common open space will be maintained by the Owners Association, Homeowners Association or a Lighting Landscaping Maintenance District

PD12 Given the plan's proposed density and type of residential development, the amount and/or purpose of the common open space is determined to be adequate/inadequate.

The proposed density of the project is low to moderate with adequate open space a recreational opportunities to serve the number of residences proposed for the neighborhood.

PD13 The plan does/does not provide for public services. If the plan provides for public services, then these provisions are/are not adequate.

The plan does provide for adequate public services by the construction of water system, sewer system, and storm drainage system improvements.

PD14 The plan does/does not provide control over vehicular traffic.

The plan provides for control over vehicular traffic with the extension of Disc Drive from its westerly existing terminus to Pyramid Highway, including improvements to Pyramid Highway at its intersection with Disc Drive. Controlled access to Los Altos Parkway from the proposed development will be provided.

PD15 The plan does/does not provide for the furtherance of access to light, air, recreation and visual enjoyment

The plan provides for access to light, air, recreation and visual enjoyment by providing a centralized open space along the North Truckee Drain and two regional trail links, one along the drain and the other connecting the Orr Ditch segments.

PD16 The relationship of the proposed development to the neighborhood in which it is proposed to be established is/is not beneficial.

The relationship to the neighborhood is beneficial based on the location of the development adjacent to Pyramid Highway and within the Spanish Springs area where services are needed.

PD17 To the extent the plan proposed development over a number of years, the terms and conditions intended to protect the interests of the public, residences and owners of the planned development in the integrity of the plan are/are not sufficient.

The planned development time line is relatively short, less than 7 years. The integrity of the plan can be maintained to protect the interest of the public, residents and owners, given the short development time line.

PD18 The project as submitted and conditioned, is consistent with the City of Sparks Master Plan.

The project as submitted and conditioned is consistent with the City of Sparks Master Plan. Subject parcels are designated as Mixed Use.

PD19 The project is consistent with the surrounding existing land uses.

The project is consistent with the surrounding existing land uses with commercial development adjacent to a major roadway, (Pyramid Highway) to the west and the residential adjacent to existing and planned residential to the east.

PD20 Public notice was given and a public hearing per the requirements of the Sparks Municipal Code.

IV. SURROUNDING LAND USES

Surrounding Land Use and Zoning

The project includes the following contiguous lands: APN 510-080-17, 18 & 19, This description is applicable to all parcels within this project. Refer to **Figure 1-3**. To the north, this parcel is bordered by vacant land located within the Sparks Sphere of Influence, with a Mixed Land Use, with current zoning of New Urban District (NUD). Situated westerly of the project is vacant Bureau of Land Management lands within the City of Sparks, with a Land Use designation of OS/Rural Reserve, and current R1-40 zoning. Southwesterly of the project again lies vacant Bureau of Land Management lands within the City of Sparks Sphere of Influence with a Land Use designation of OS/Rural Reserve, and current R1-40 zoning. Southeasterly of the project site are vacant lands within the City of Sparks, with a Land Use designation of 3-7 DU/AC, and current R1-40 zoning directly east of the project site is vacant land within the City of Sparks Sphere of Influence with a Land Use designation of Open Space (OS), with current R1-40 zoning. Easterly, and northeasterly of the project lies vacant land within the Northern Sparks Sphere of Influence, with a Land Use designation of 4 DU/AC, with current zoning of A-40.

Refer to **Figure 1-4 for Zoning and Figure 1-5 Existing Land Use**

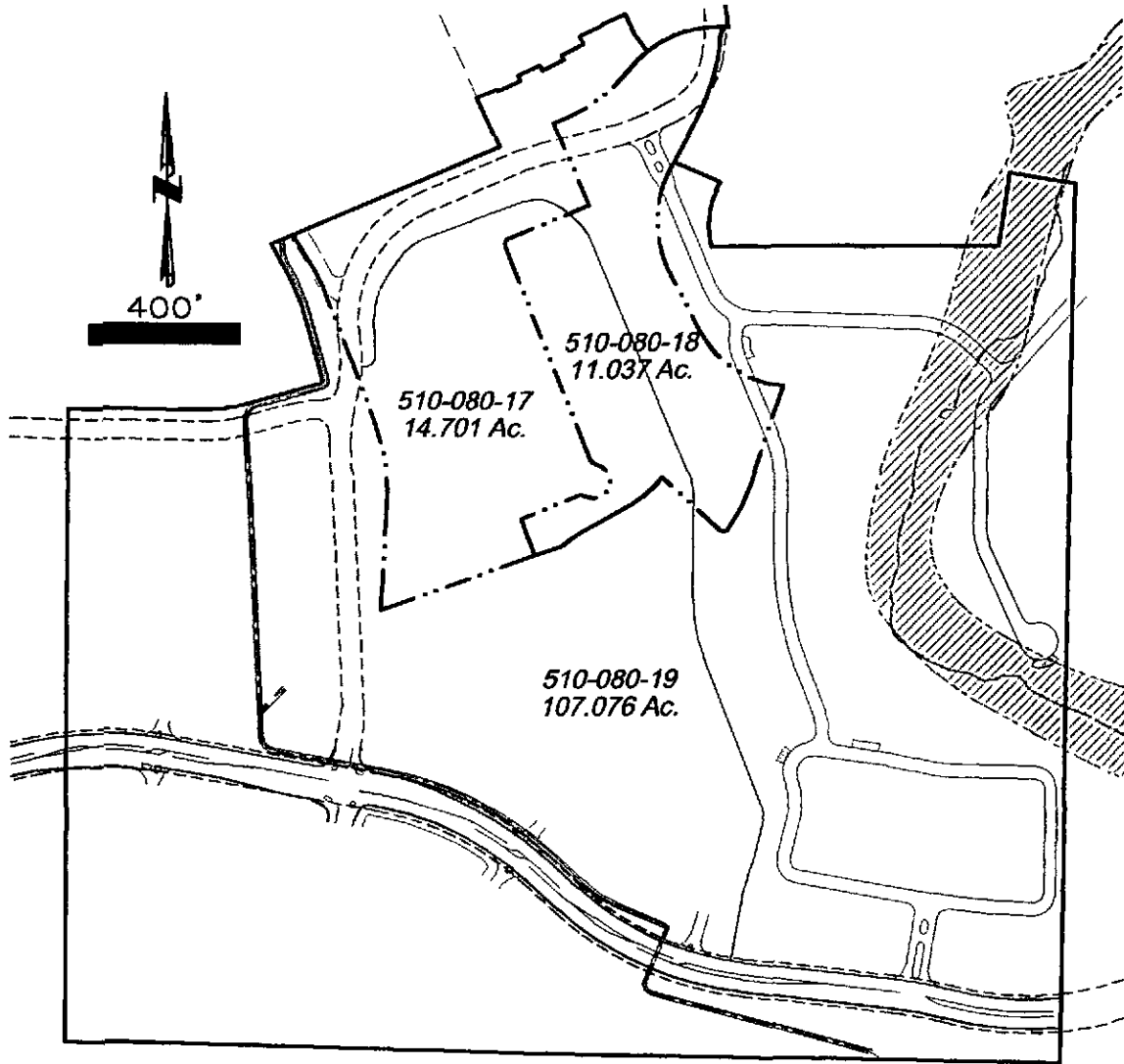
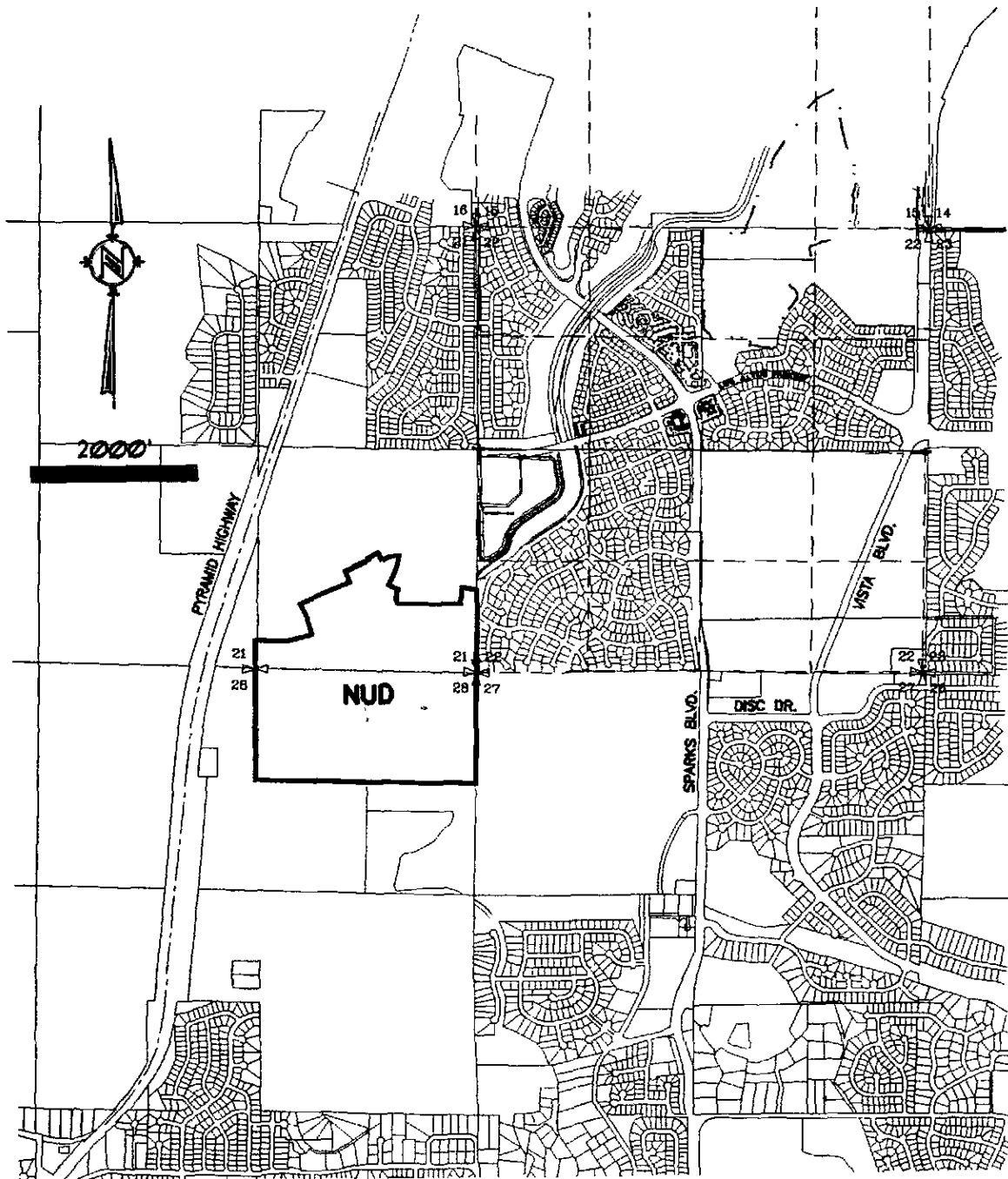


Figure 1-3
Existing Parcel Assessor's Parcel Numbers



**Figure 1-4
Current Zoning**

V. Site Analysis

A. Floodplain/Floodway

The North Truckee Drain flows from north to south on the far eastern side of the property. There is a FEMA designated, Zone A, 100-year floodplain in the general vicinity of the drain. (**Refer to Figure 1-6**) A small portion of the proposed cluster residential lots will be encumbered by this FEMA designation. A LOMR based on fill pad certification process will be required for each lot encumbered. This process will occur starting with residential pad construction, and ending with final certifications once the finished floor has been established.

B. Wetlands

In addition to the floodplain noted above, there are some potential wetlands that may exist along the area of the North Truckee Drain. (Refer to report in Appendix). A detailed wetland delineation shall be required, prior to site plan review for the cluster residential project. This would be in addition to any required nationwide permit requirements for the crossing of the drain, due to its designation as waters of the United States. Correspondence regarding this permit process with the Corps of Engineers will be required with submittal for conformance review for the cluster residential project.

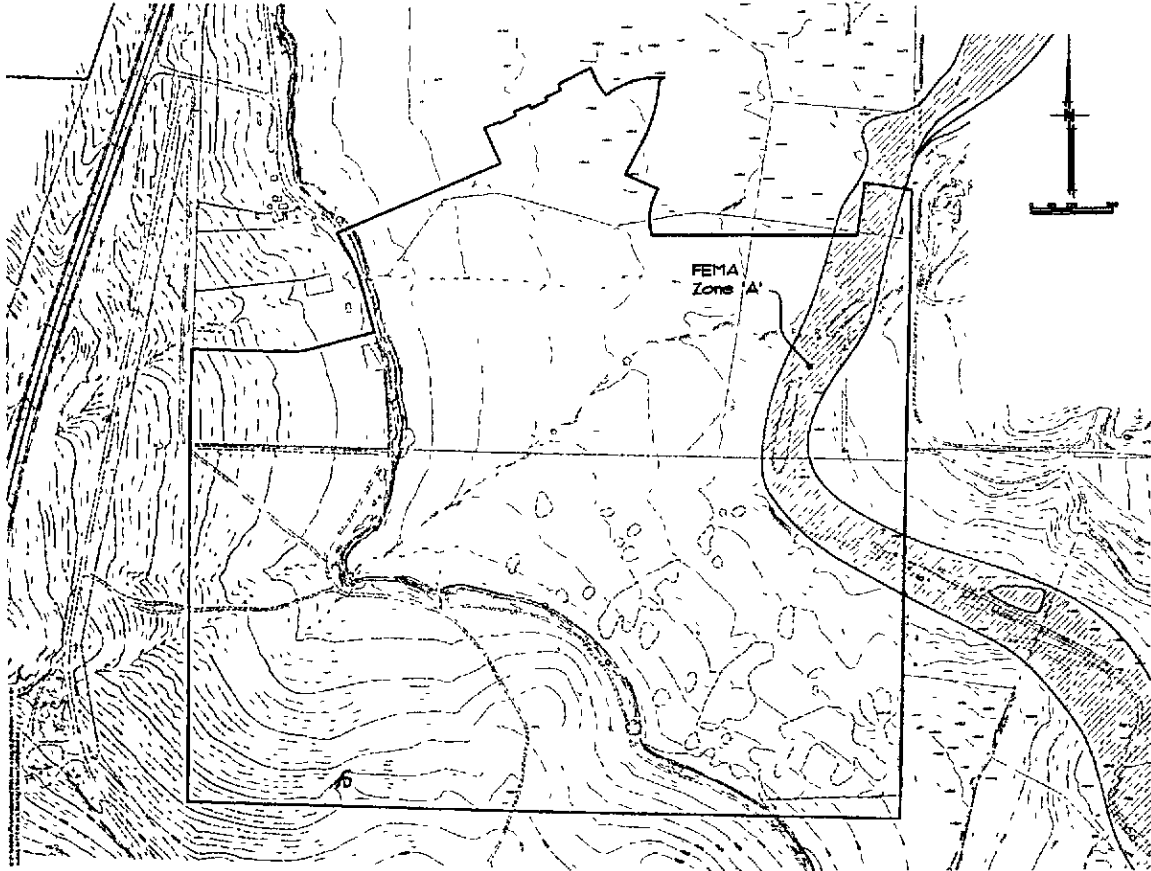


Figure 1-6
Existing FEMA Zone A

C. Slope Analysis

A slope analysis was prepared for this property. (Refer to **Figure 1-7**) Based on this analysis, 84.8% of the site contains slopes of 10% or less. Therefore, the Hillside Development Ordinance and its criteria is **not** triggered for this project.

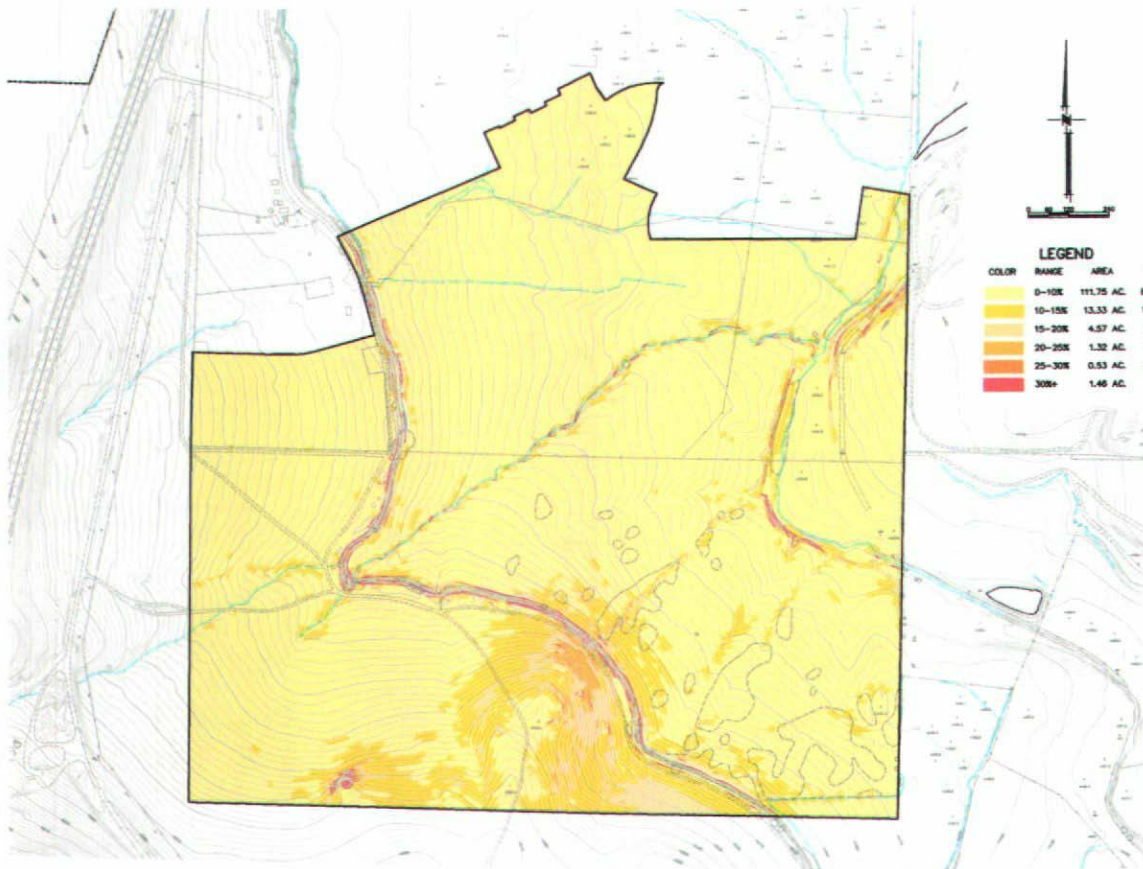


Figure 1-7
Slope Analysis

D. Drainage/Hydrology

Refer to Section VIII, Chapter One (1) for a summary of the drainage and hydrology of this parcel.

E. Soil Conditions

Refer to Preliminary Geotechnical Report in the appendix for specific soil condition information.

F. Vegetation

A majority of these parcels have been used historically for ranching purposes. Flood irrigation has been used to create pasture area, while some of the property has been used for grazing without irrigated pasture land. Therefore, a large portion of the property is currently vegetated with pasture grasses and a smaller portion with native plant species.

There are no identified threatened or endangered plant species on the project site. Refer to Appendix for the summary report.

G. Wildlife

There are no identified threatened or endangered animal species or their habitat on the project site. Refer to Appendix for the summary report

VI. Project Description

The following summarizes the specific project size, proposed land use breakdown, building and parking area, and Floor Area Ratio (FAR) for the proposed project.

Table 1-1

Land Area Specifications – Commercial- RCSO1 – RCSO4 (Refer to Figure 1-8)

APN 510-080-17	APN 510-080-18	APN 510-080-19
Size 14.701 ac	Size 11.037	Size 107.276 ac
Existing Zoning NUD	Existing Zoning NUD	Existing Zoning NUD
Existing Use Vacant-Agricultural	Existing Use Vacant-Agricultural	Existing Use Vacant-Agricultural

Table 1-2

Land Use Breakdown - Commercial- RCSO1 – RCSO4 (Refer to Figure 1-8)

Land Use	Approx. Acres	Approx. Pct. of Total
Development Coverage	46.80 ac.	57.5%
Landscaped Common Area	16.50 ac.	20.3%
Street Landscape Easement	4.30 ac.	5.3%
Public Street – R/W Disc – Galleria Access	8.7 ac.	10.7%
Open Space Orr Ditch Alignment & Slope	5.0 ac.	6.2%
Total	81.3 ac.	100.00

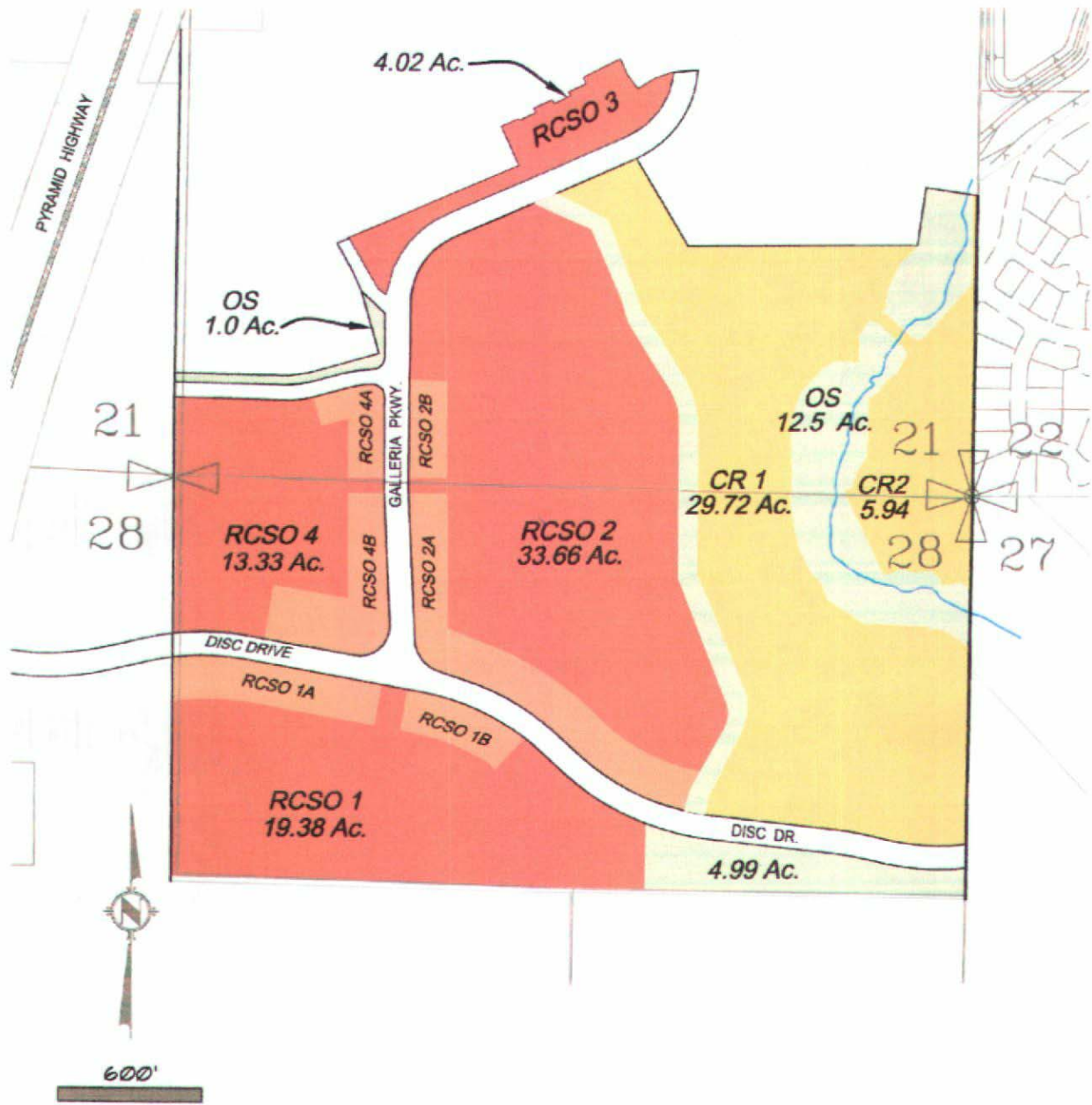


Figure 1-8
Land Use Designation

Table 1-3

Land Specifications – Cluster Residential CR1 and CR2 Refer to Figure 1-8

Residential CR 1 & CR 2
Size 51.7 ac
Existing Zoning NUD
Existing Use Vacant -Agricultural
Master Plan Land Use MX

Table 1-4

Land Use Breakdown – Cluster Residential 1 and 2

Land Use	Approx. Acres	Approx. Pct. of Total
Lot Area	31.7 ac.	61.5%
Landscaped Common Area	8.7 ac.	16.8%
Undeveloped Open Space Area	3.8 ac.	7.3%
Public Street – R/W Disc Drive	2.9 ac.	5.6%
Private Street – R/W	4.6 ac.	8.8%
Total	51.7 ac.	100.00

VII. Architectural Theme

The chosen architectural theme and style for all buildings within that center shall be adhered to by the initial builder, and all subsequent builders, within the planned development.

The Architectural theme of the Sparks Galleria retail complex is based on a style that will fit comfortably with the natural terrain and historical development in the region. The Architectural design and site development is meant to convey an enjoyable and distinctive shopping and dining experience. The Centers architectural style can be described as a village development with a "western" influence. The building's architecture is a selection of forms either with flat parapets or shaped roof elements composed within interlocking arrangements. This allows for the incorporation of larger tenants into village scaled compositions and creates a cohesive development between various sized tenants. The architectural components which support the "western" style are: sloped standing seam roofs in a variety of forms, exposed heavy timber framing, manufactured ledger stone veneer, textured concrete masonry, and a selection of colored cement plaster elements with specific cornice profiles. While these various essential elements are employed in this design pallet to create the Sparks Galleria theme at the same time portions of the development are allowed to accommodate specific tenants and their individual needs. These natural materials combine to create the "western" style of the Sparks Galleria and allow the development to fit within the natural terrain, which surrounds the project. This chosen architectural theme for the entire center shall be adhered to by the initial builder, and all subsequent builders.

VIII. Infrastructure

A. Sewer Report Summary

Two sewer mains are proposed to serve the Sparks Galleria project – one running along a southern portion of the project and the other along the central and northern portion of the site. Both mains will flow generally from west to east and discharge into the 36-inch Northwest Sewer Interceptor along the easterly boundary of the project site. Both proposed sewer mains will serve the mixed-use commercial and residential components of the proposed development.

The southerly main will be an 8" diameter pipe flowing in an easterly direction within Disc Drive. At a point approximately 600-feet from the east project boundary, this main changes to a 10" diameter pipe and flows northward into the southern portion of the residential component of the project. The 10" diameter segment of this main then flows northeasterly through the residential units until it reaches the Northwest Interceptor. This main will have an accumulated peak daily flow of approximately 0.41 million gallons per day (MGD). Similarly, the northern main will be an 8" diameter pipe flowing in a northerly direction within Galleria Parkway. At a point approximately 450-feet from the north project boundary, this main changes to a 10" diameter pipe and flows southward into the northern portion of the residential component. This 10" diameter segment then flows southeasterly through the residential units until it reaches the Northwest Interceptor. This main will have an accumulated peak daily flow of approximately 0.38 MGD.

The two 8-inch/10-inch diameter sewer mains proposed for this project will adequately serve the site for the land uses planned herein. An analysis of the current peak loading conditions and ultimate capacity of the 36-inch Northwest Interceptor was not performed for this project. However, the project site was included in the master planning for the interceptor and, at that time, the future land use for this site was designated to be 100% residential. Given that residential lands usually generate greater peak sewer flows than commercial developments, it is assumed that the 36" interceptor has ample capacity to serve this project. (Refer to Sewer Report in appendix)

B. Hydrology Summary

A preliminary drainage report was prepared for the Sparks Galleria and the Spanish Springs Town Centre project to accompany this handbook. This report presents abbreviated and conceptual drainage information for the 75-acre Towne Center general commercial and mixed-use project and includes preliminary analyses and information for the 133 acre Sparks Galleria project to the south. Also covered in the report is the 64-acre portion of land located between the Spanish Springs Town Centre site and the Sparks Galleria property – formerly a portion of the "Flora Springs" project. Detailed hydrologic and hydraulic analyses for off-site or on-site drainage conditions for each project are not included but will be provided with the improvement plans for these developments following the entitlement processes

The project site (including the Sparks Galleria and Flora Springs lands) is located in the northern region of the City of Sparks along the Pyramid Lake Highway. A segment of the Orr Ditch traverses the westerly side of the project (north/south). Similarly, a reach of the North Truckee Drain traverses a small portion of the easterly side of the site. Currently, the subject site is largely undeveloped pasturelands that slope moderately (2% to 5%) from the west to the east (see Current Drainage Conditions, Exhibit D-1 in Appendix).

The project site lies in the lower area of the large (69 square mile) Spanish Springs Valley watershed. Major flood control improvements within this watershed include: the Spanish Springs Detention Facility and Dam, the Wetlands Detention Facility, the Sparks Boulevard Temporary Detention Dam, the Sun Valley Diversion Channel, the West Side Diversion Channel, and the North Truckee Drain (A.K.A., the Kiley Ranch Main Drain or the Spanish Springs Creek). The subject site is situated down-gradient or below all of these facilities except for the North Truckee Drain.

According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community-Panels Number 32031C3003 E, effective date September 30, 1994, and the 1999 LOMR for the region prepared by Nimbus Engineers, the majority of the site is located within a FEMA Zone 'X' with a small Zone 'A' area straddling the North Truckee Drain along the easterly project edge (see FEMA Map Exhibit in Appendix). Zone 'X' is described as an area determined to be outside of the 500-year floodplain. Zone 'A' is described as a special flood hazard area inundated by 100-year flood waters. The LOMR for the region reduced the width of the Zone 'A' band through the future Sparks Galleria site but it did not remove the zone. The Spanish Springs Town Centre site is entirely within a Zone 'X' area.

Several major hydrologic studies and master drainage planning efforts have been undertaken for the Spanish Springs Valley and its flood control facilities. For this project, the "Flood Control Master Plan for Kiley Ranch" and the "Flood Control Master Plan North Kiley Development" prepared by Nimbus Engineers in August 1999 and May 2003, respectively, were reviewed. The current conditions and proposed conditions analyses in the preliminary drainage report for this project were based on the latest US Army Corps of Engineer's HEC-1 hydrologic models from the "Flood Control Master Plan North Kiley Development."

The HEC-1 model for the Spanish Springs Valley watershed has several control points of vital interest to the City of Sparks. Chief among these is the flow in the North Truckee Drain at Shadow Lane. At this location, the peak 100-year storm flow is regulated to a maximum of 856 CFS (858 CFS in some references). Given the project's location in the lower portion of this watershed, the Shadow Lane control point is the only one impacted by the project site. The other major flood control facilities are upstream of the project and unaffected by possible flow increases from the development of the site.

A Current Conditions HEC-1 analysis was prepared for the preliminary drainage report to evaluate the flow at the Shadow Lane control point prior to the development of the project (see the HEC-1 input and output data in Appendix). In this condition, the 100-year peak flow in the North Truckee Drain at Shadow Lane (control point 28229 in the HEC-1 model) was determined to be 858 CFS. This flow meets the maximum regulation of the Shadow Lane control point.

A Proposed Conditions HEC-1 analysis was also prepared for the preliminary drainage report to evaluate the flow at the Shadow Lane control point following the development of the project site, including full development of the Sparks Galleria and Flora Springs properties (see the HEC-1 input and output data in Appendix). In the developed condition, the 100-year peak flow in the North Truckee Drain at Shadow Lane (control point 28229 in the HEC-1 model) was determined to be 835 CFS. The reduction in the peak flow is best described by the fact that the site sits at the bottom of this very large watershed and runoff from the developed site peaks sooner than the undeveloped site – thus passing by the Shadow Lane control point before the large regional flows detained upstream by the flood control facilities.

This analysis indicates the site can be developed as proposed, without on-site detention, and the maximum regulated flow at Shadow Lane will not be exceeded. The proposed on-site improvements for this project will meet the City of Sparks drainage regulations. Once constructed, the runoff from the project will not adversely affect upstream or downstream properties adjacent to this site and will not increase the flows in the North Truckee Drain at Shadow Lane. The development of this site for the uses proposed will not significantly increase upstream or downstream storm runoff rates, volumes, velocities, or depths, and will not influence floodplain boundaries.

C. Traffic Report Summary

The Sparks Galleria development is expected to generate 21,967 average daily trips with 770 trips occurring during the AM peak hour and 2,016 trips occurring during the PM peak hour.

Pyramid Highway is a proposed four-lane roadway with two lanes in each direction in the vicinity of the site. The speed limit is posted for 55 miles per hour. Roadway improvements include turn lanes with graded shoulders and bicycle lanes.

It is recommended that a signal be constructed at the Pyramid Highway/Disc Drive intersection when warranted. The signalized intersection shall contain on left turn lane at the north approach, an exclusive right turn lane at the south approach and dual left turn lanes and an exclusive right turn lane at the east approach. The left lane at the north approach shall contain a minimum of 615 feet of deceleration/storage length. The right turn lane at the south approach shall contain a minimum of 465 feet of deceleration/storage length. The dual left turn lanes at the east approach shall each contain a minimum of 350 feet of storage length.

Sparks Boulevard/Disc Drive

It is recommended that the traffic signal at the Sparks Boulevard/Disc Drive intersection be modified with the widening of Sparks Boulevard to four lanes and the construction of Disc Drive to Pyramid Highway. It is recommended that left turn pockets be provided at the north, south, and west approaches with each containing a minimum of 250 feet of storage length.

Disc Drive

Disc Drive is currently a four-lane moderate access control arterial between Sparks Boulevard and Vista Boulevard. For the 2012 traffic volumes, Disc Drive will need to be constructed as a four-lane moderate access control arterial section between Pyramid Highway and Sparks Boulevard in order to maintain level of service C operation. The existing four-lane section east of Sparks Boulevard will operate at level of service C. The RTC's Capital Improvements Plan indicates that Disc Drive will be constructed as a four-lane roadway from Sparks Boulevard to Pyramid Highway by 2012.

On-Site Connector Streets

The north-south and east-west connector streets were also reviewed for capacity. The Regional Transportation Commission (RTC) did not provide 2012 and 2030 traffic volume on these roadways. The east-west connector street was reviewed based on the project traffic volumes. It is estimated that the east-west connector street will serve less than 7,000 vehicles per day which would indicate the need for a two-lane collector. Future traffic volumes on the north-south connector street obtained from RTC for the Nevada Bruin site were also reviewed. It is recommended that the north-south connector be designed as a four-lane low access control arterial from Los Altos Parkway to the main access to the Nevada Bruin site and as a two-lane low access control arterial further south to Disc Drive.

It is recommended that a traffic signal be constructed at the Disc Drive/Galleria Parkway intersection when warranted and that the intersection be located a minimum of one-quarter mile from Pyramid Highway. It is recommended that the intersection contain one left turn lane, two through lanes and a right turn lane at the east and west approaches and one left turn lane, one through lane and a right turn lane at the north and south approaches. It is recommended that a minimum of 200 feet of storage length be provided at the east, west and south approaches.

It is recommended that the project driveways on Disc Drive meet RTC spacing requirements for moderate access control arterials and left turn pockets be provided with a minimum of 100 feet of storage length be provided.

It is recommended that the project driveways on Galleria Parkway meet RTC spacing requirements for low access control arterials and left turn pockets be provided with a minimum of 100 feet of storage length.

It is recommended that an eastbound right turn lane be constructed on Disc Drive at the driveway located just west of Galleria Parkway and contain a minimum of 75 feet of deceleration length with a 15:1 bay taper.

IX. Project Phasing

A. Preliminary Development Phasing Plan

The phasing plan is the developer's best estimate of the phasing of the project. It generally anticipates construction starting at the south end of the Galleria project. Utilities would then be extended in a logical progression to the east and west. Phase 2 would initiate development in the north portion, with infrastructure being extended north from the initial Phase one construction and east/west

Phase 3 construction would be limited to the eastern residential section utilizing existing infrastructure extended to the site. Development of property is based on market conditions and market needs for certain types of projects. This fluctuates over time and is difficult to predict. Therefore, development phasing and extension of infrastructure may vary from what is shown here. The variations may include such potential changes as utilities being constructed in phase II and I simultaneously, or some infrastructure in a future phase being constructed in advance of earlier phases.

1. Infrastructure Phasing

Figure 1-9 illustrates a preliminary phasing plan for the development of Sparks Galleria. The following infrastructure phasing is intended to provide adequate infrastructure, in two phases of construction to support the proposed development phasing. Specific infrastructure improvements will be constructed as needed, but should generally follow this two-phased progression.

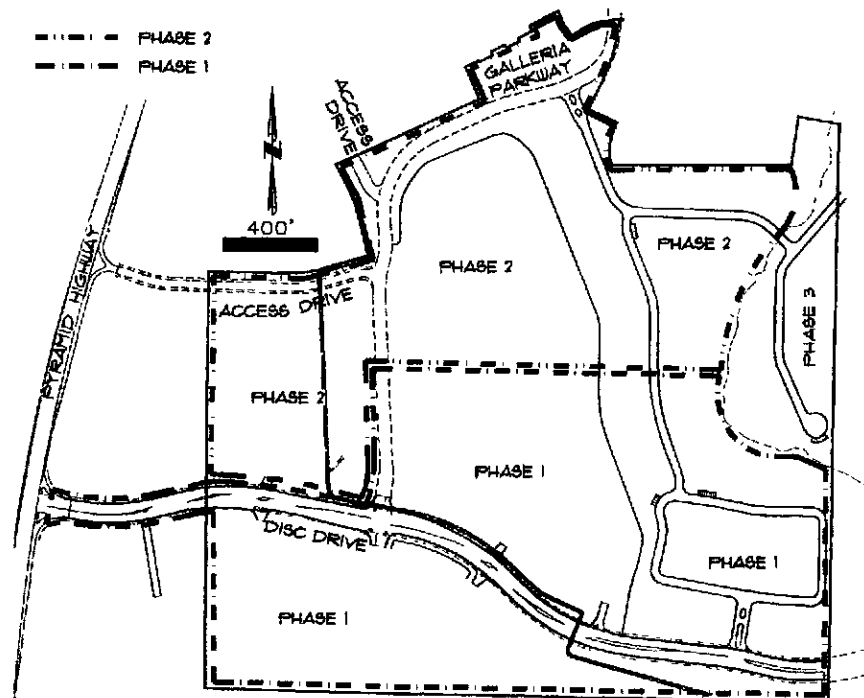


Figure 1-9
Sparks Galleria Phasing Plan

2. Sanitary Sewer

a. Service-Line Facilities

The first phase of the Galleria shall utilize capacity in a proposed 10" sewer draining from west to east to the 36" Spanish Springs Main Trunk line, on the east side of the North Truckee Drain (Central Channel). A 10" line will be extended under the drain, to serve Phase I development. Additional lines shall be stubbed and extended to serve future Phase II and III properties. Refer to **Figure 1-10** Phase I Sanitary Sewer Improvements.

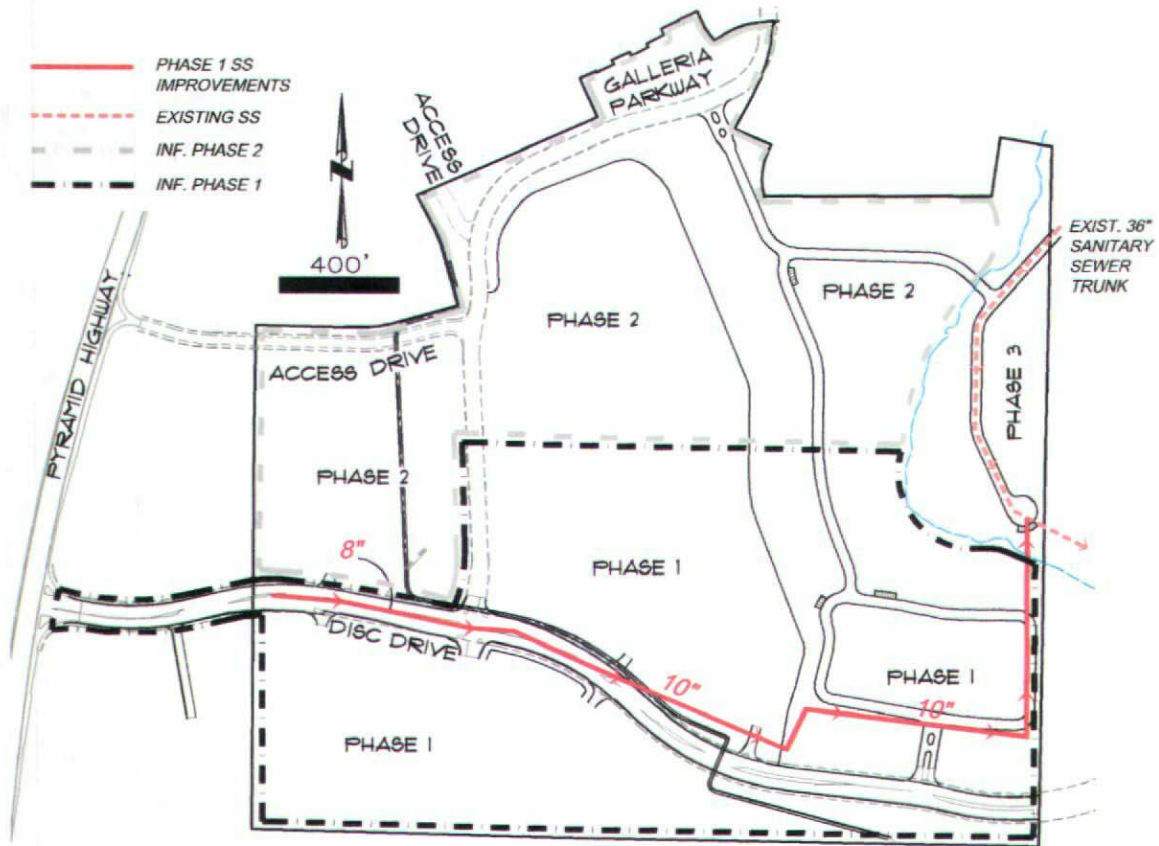


Figure 1-10
Phase I Sanitary Sewer Improvements

3. Potable Water

a. Service Provider

The Truckee Meadows Water Authority (TMWA) has determined on a preliminary basis to serve Galleria. This property has been annexed into the TMWA service territory. All of the Galleria will be served from the Pyramid Tank Zone. Construction to service Phase I, II, and III includes extending 8" and 10" stubs off of the existing 24" main line that was previously constructed in the proposed Pyramid Highway alignment. (Refer to **Figure 1-11**)

b. Service Line Facilities

Service lines shall be extended off the 24" transmission line to serve Phase I, II, and III. Each phase shall be served with a private service line system, based on TMWA design criteria.

c. Reclaimed Water

The City of Sparks has provided a main trunk line to deliver reclaimed water to the Spanish Springs Valley, including the Galleria **Figure 1-11** illustrates a preliminary master plan for the initial phase of construction of service lines to serve Galleria. The extension of 8" and 6" service lines to serve Phase I, portions of Phase II and Phase III, may be part of the financing for the reclaimed improvements. Should this be the case in the future, any credits or reimbursements shall be allocated to the Sparks Galleria LLC or its assigns who may be funding construction of these facilities.

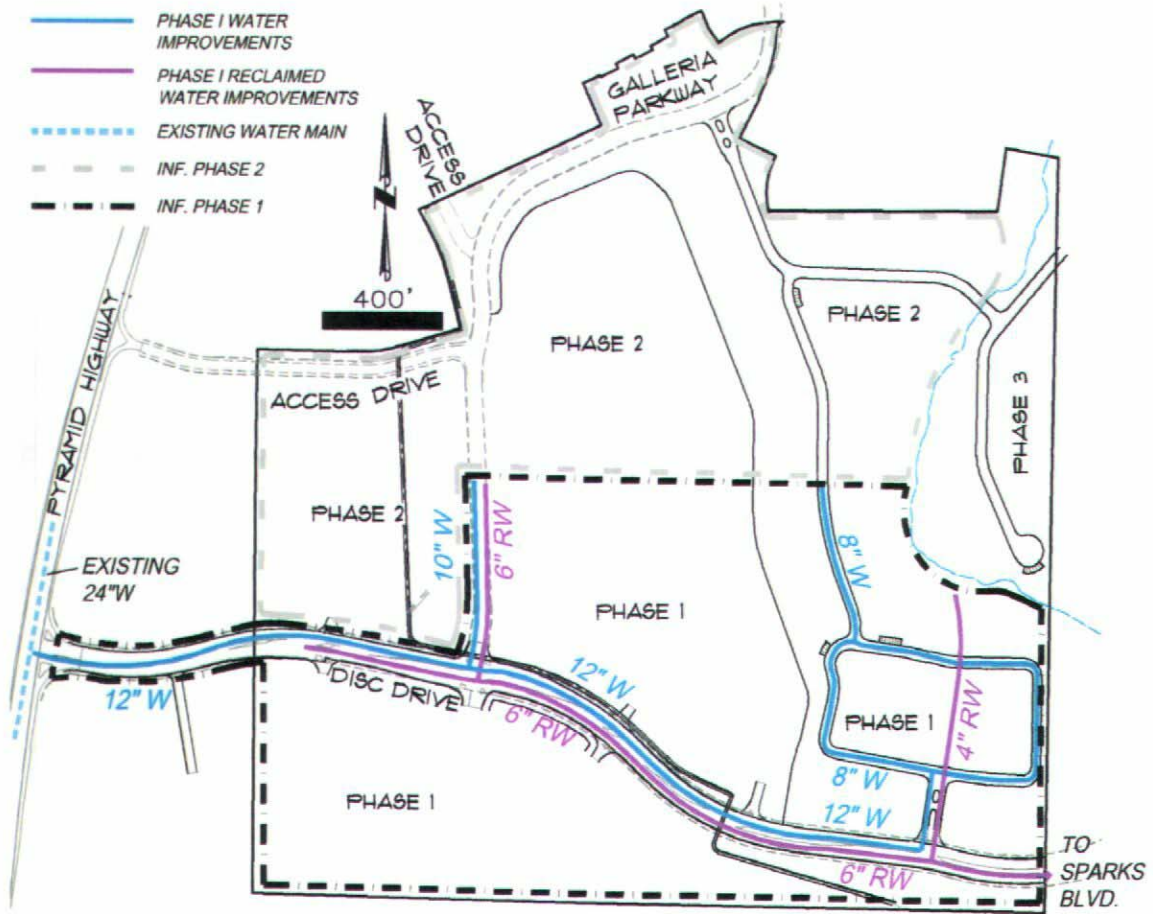


Figure 1-11
Phase I Water & Reclaimed Water System

4. Storm Water Management

The initial phase of development shall utilize existing drainage ways within Galleria. Storm drain piping and temporary ditching may be required to convey the storm water to the North Truckee Drain Channel. Refer to Chapter 1, Section VIII Hydrology/Drainage Summary for details and **Figure 1-12** for general location and service areas.

Temporary drainage swales shall be constructed to direct drainage to proposed pipes under Disc Drive and existing drainage ways within the existing ranch.

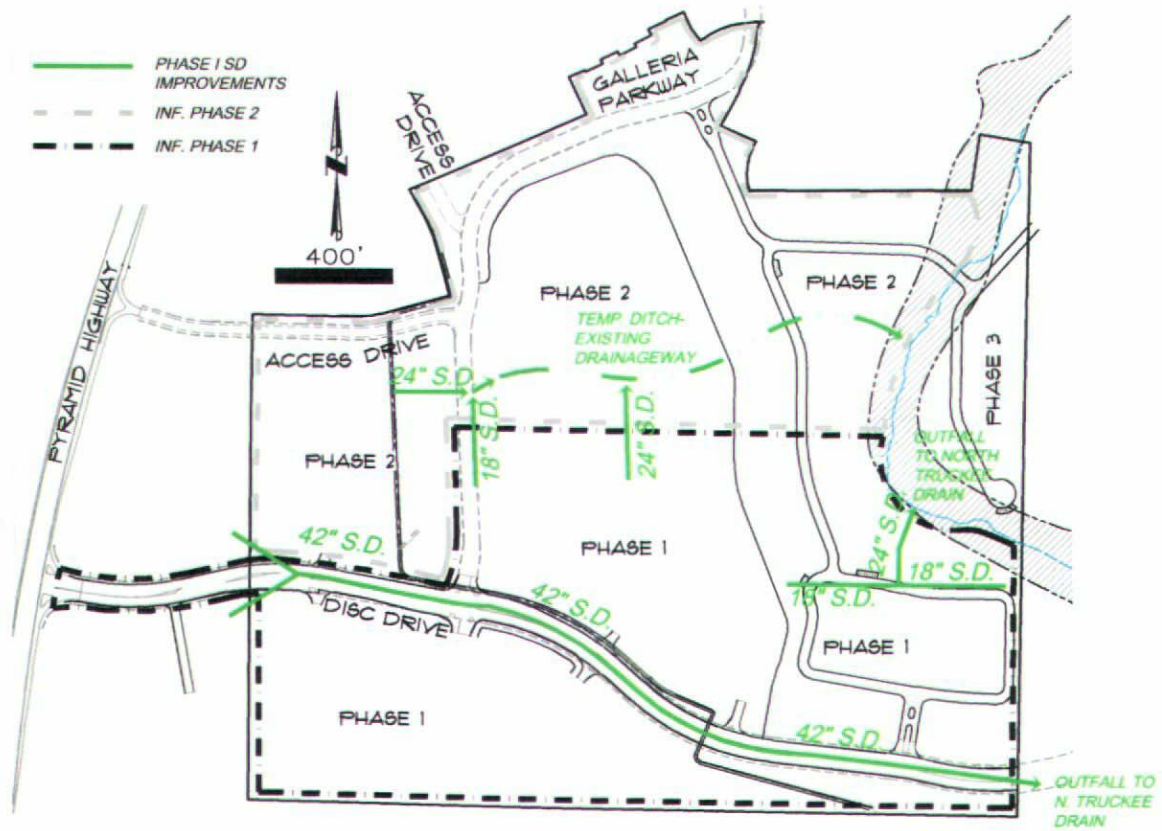


Figure 1-12
Phase I Storm Drain Improvements

5. Roadways

Refer to **Figure 1-13** and the following paragraphs for preliminary details on which roadways would be constructed within Phase I. Refer to the Chapter 2 Section III for details on the type, size and phased construction of roadways to be provided within Phase I infrastructure improvements.

a. Disc Drive

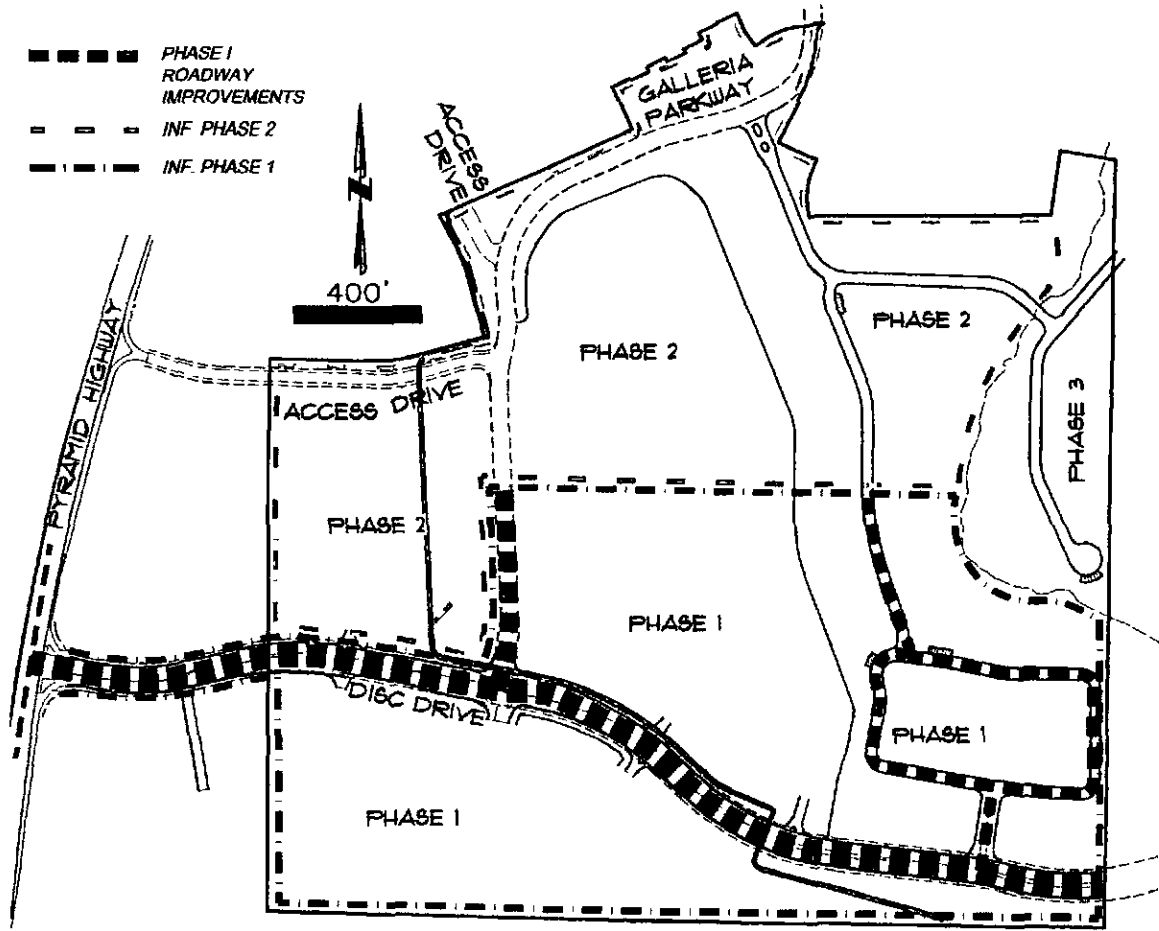
One 6200-foot portion of Disc Drive shall be constructed as a function of development of the first phase. Full build-out right-of-way shall be dedicated as part of Phase I development. Four lanes shall be developed to maximize the efficient use of the roadway Intersection. (Refer to Chapter 2 for details.) This roadway is subject to reimbursement/credit as an RTC facility. Refer to Chapter 2 Section XIII, S.O.I. Financing Plan, for details.

b. Pyramid Highway

Pyramid Highway access consists of all right-in/right-out access points and the future signalized intersection at Disc Drive. The one (1) right-in/right-out access north of Disc Drive will be constructed with Phase II improvements. Signalization of the Disc Drive/Pyramid Highway intersection shall occur with completion of the Disc Drive improvements and the intersection improvements.

c. Galleria Parkway

The Phase I section shall include approximately 600' of roadway north of Disc Drive.



**Figure 1-13
Roadways**

6. Utilities (Gas/Electric/Phone/Cable)

Gas and electric services shall be extended to all parcels developed adjacent to the first phase of infrastructure.

A gas distribution line exists in the right of way of Pyramid Highway. Gas will be extended from the existing eight inch (8") main to serve Phase I and portions of Phase 2 and 3 (Refer to **Figure 1-14**)

All new electric lines shall be undergrounded within all phases of infrastructure development. To serve Phase I, Electric/Phone/Cable service will be extended from the east side of Pyramid Highway, through conduit installed under the highway through the existing cattle crossing.

Phase 2 and 3 will be served from service line extensions of Electric/Phone/Cable in Galleria Parkway.

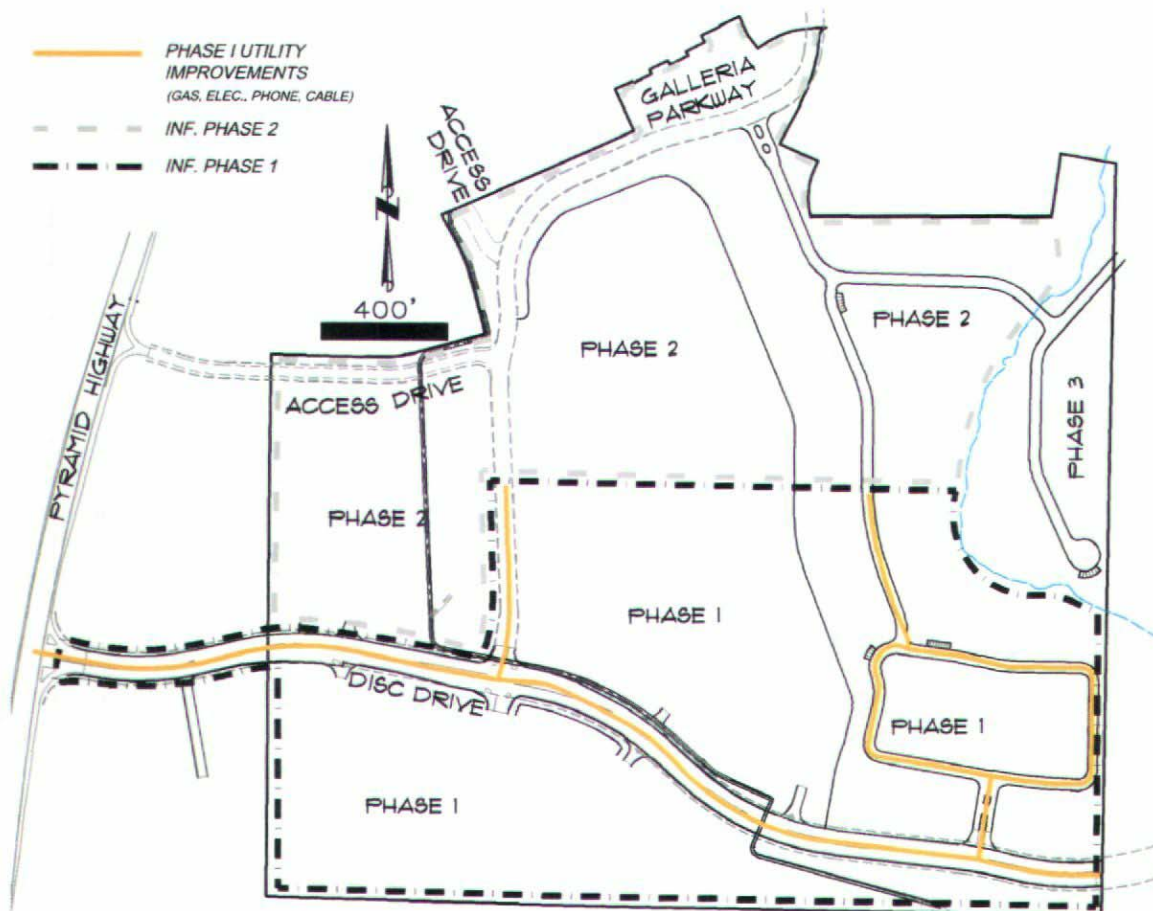


Figure 1-14
Phase I Utility Improvements

B. Phase II
1. Sanitary Sewer
a. Service-Line Facilities

The second phase of the Galleria shall utilize capacity in a proposed 10" sewer draining from west to east to the 36" Spanish Springs Main Trunk line, on the east side of the North Truckee Drain (Central Channel). A 10" line will be extended under the drain, to serve Phase II development. Additional lines shall be stubbed and extended to serve future Phase II and III properties. Refer to **Figure 1-15** Phase II Sanitary Sewer Improvements.

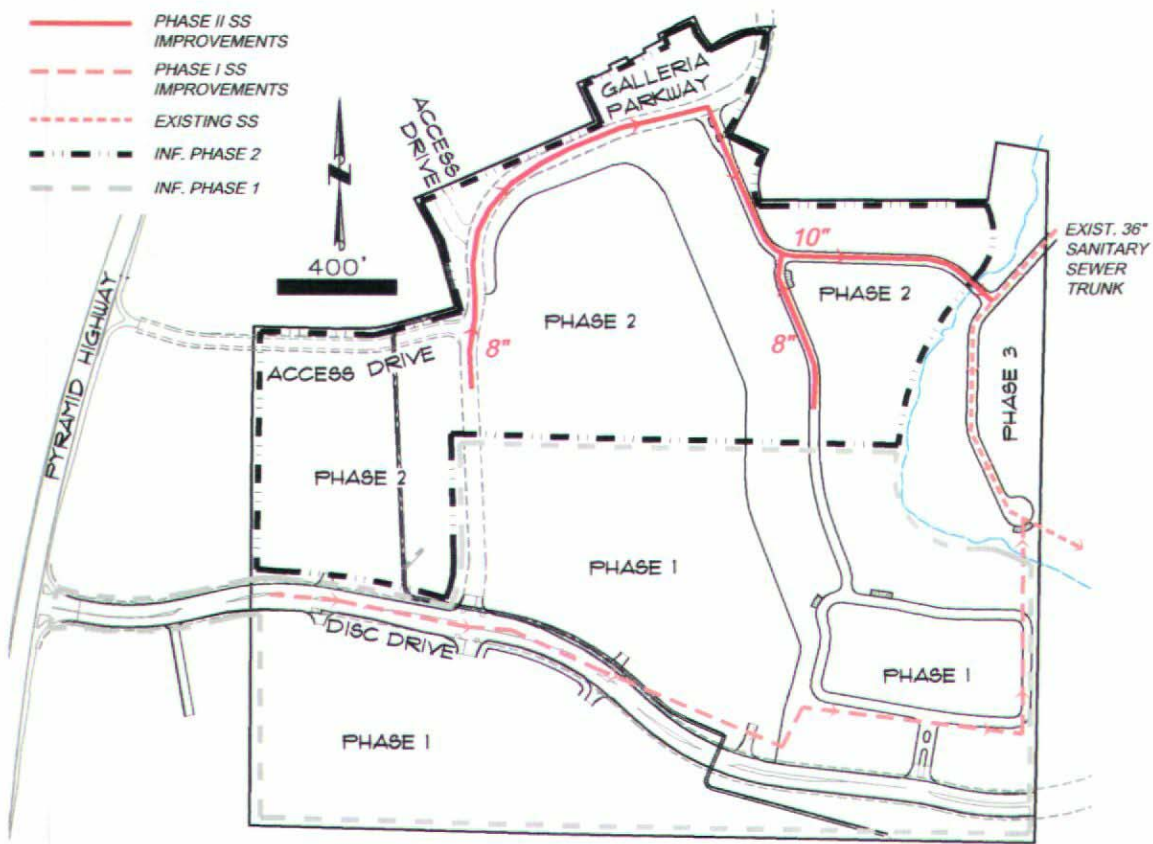


Figure 1-15
Phase II Sanitary Sewer Improvements

2. Potable Water

a. Service Provider

The Truckee Meadows Water Authority (TMWA) has determined on a preliminary basis to serve Galleria. This property has been annexed into TMWA service territory. All of the Galleria will be served from the Spanish Springs Tank Zone. Construction to service Phase II and III includes extending 8" and 10" stubs off of the existing Phase I main line that was previously constructed.

b. Service Line Facilities

Service lines shall be extended off the 8" to 10" line to serve Phase II and III. Each phase shall be served with a private service line system, based on TMWA design criteria.

c. Reclaimed Water

The City of Sparks has provided a main trunk line to deliver reclaimed water to the Spanish Springs Valley, including the Galleria. **Figure 1-16** illustrates a preliminary master plan for the second phase of construction of service lines to serve Galleria. The extension of 8" and 6" service lines to serve Phase II and portions of Phase III, may be part of the financing for the reclaimed improvements. Should this be the case in the future, any credits or reimbursements shall be allocated to the Sparks Galleria LLC or its assigns who may be funding construction of these facilities.

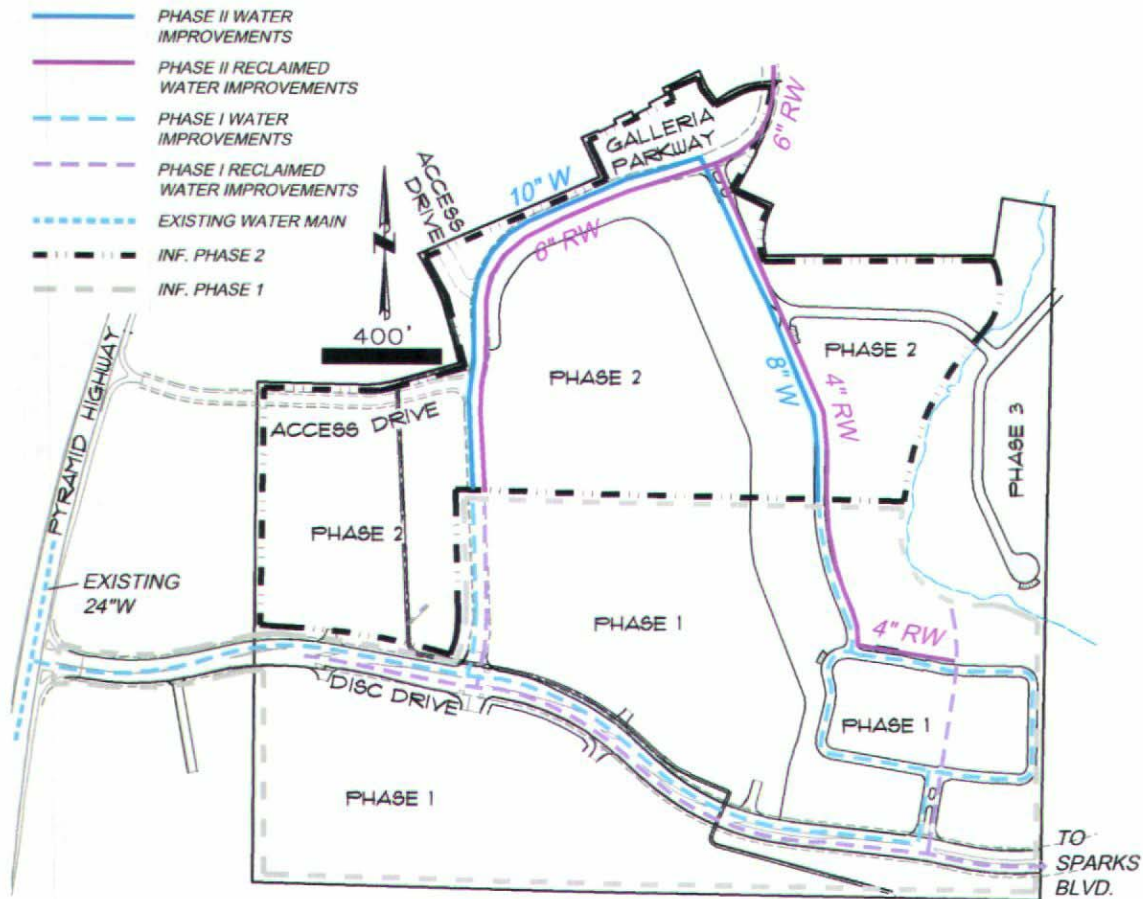


Figure 1-16
Phase II Water & Reclaimed Water System

3. Storm Water Management

The second phase of development shall utilize existing drainpipes within Galleria. Storm drain piping will be required to convey the storm water to the North Truckee Drain Channel. Refer to Chapter 1, Section VIII Hydrology/Drainage Summary for details and **Figure 1-17** for general location and service areas.

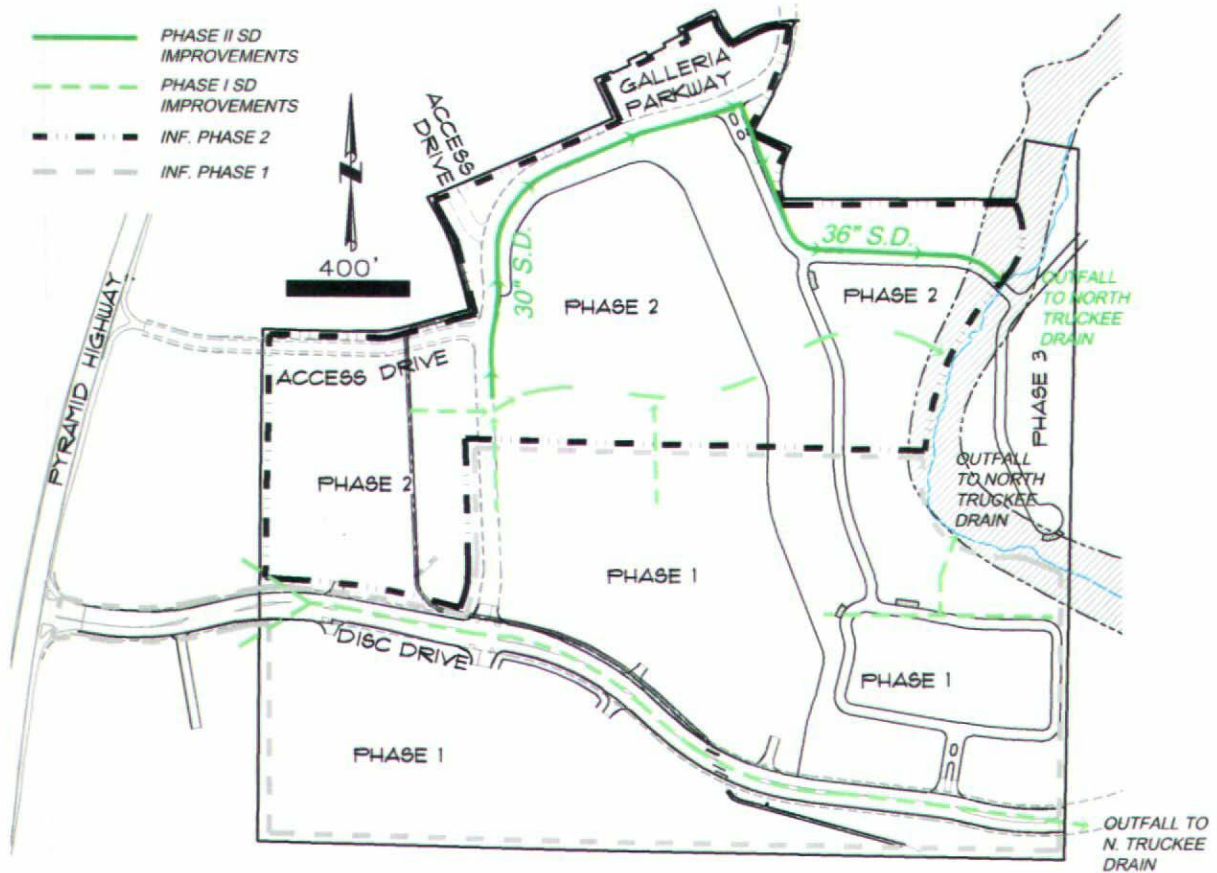


Figure 1-17
Phase II Storm Drain Improvements

4. Roadways

Refer to **Figure 1-18** and the following paragraphs for preliminary details on which roadways would be constructed within Phase II. Refer to the Chapter 2 Section III for details on the type, size and phased construction of roadways to be provided within Phase II infrastructure improvements.

Galleria Parkway

- a. Approximately 1,200' section north from Disc Drive extending portion built in Phase I will be constructed in Phase II.
- b. The access drives for Pyramid Highway and Los Altos to the north shall be constructed in Phase II to connect with Galleria Parkway.

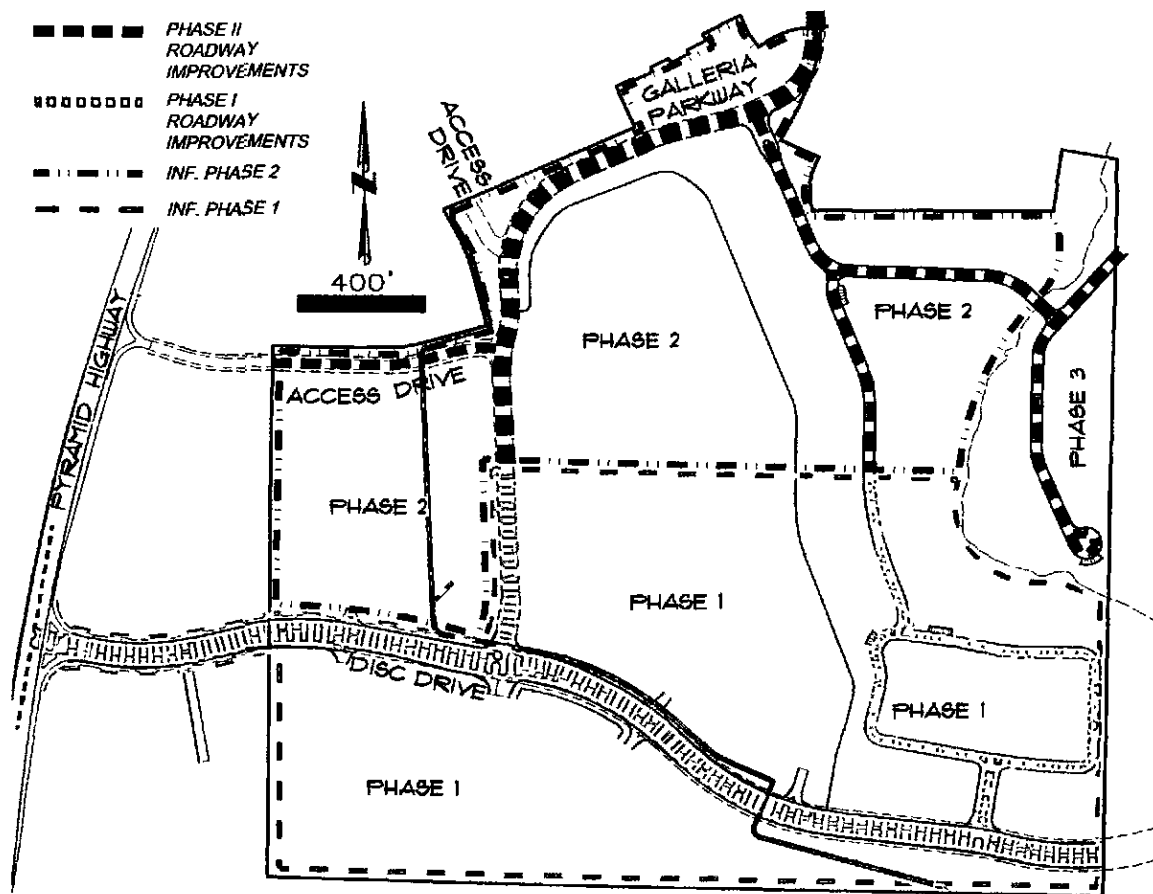


Figure 1-18
Phase II Roadways

6. Utilities (Gas/Electric/Phone/Cable)

Gas and electric services shall be extended to all parcels developed adjacent to the first phase of infrastructure.

Gas will be extended from the existing four inch (4") main to serve Phase II and portions of Phase III. (Refer to **Figure 1-19**)

All new electric lines shall be undergrounded within all phases of infrastructure development. To serve Phase I, Electric/Phone/Cable service will be extended from the east side of Pyramid Highway, through conduit installed under the highway through the existing cattle crossing.

Phase II and III will be served from service line extensions of Electric/Phone/Cable in Galleria Parkway and the Cluster Residential Streets.

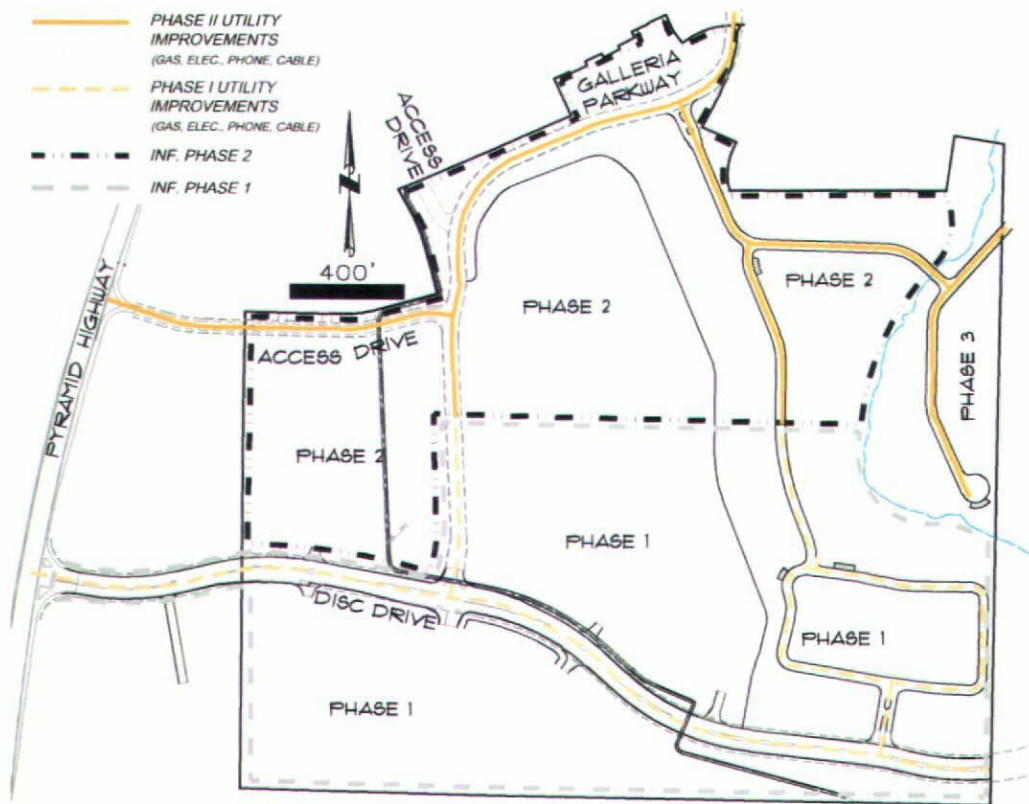


Figure 1-19
Phase II Utility Improvements

X. ADMINISTRATION

COMMERCIAL PORTION OF SPARKS GALLERIA

A. Submittal Requirements for Projects within Sparks Galleria RCSO 1 through RCSO 4 (Refer to *Figure 1-20* Land Use Designations)

1. Site Plan Review

The development shall be approved and adopted by the City of Sparks as a Planned Development project with the Design Standards and Regulations as the controlling documents for project design. Each Parcel Developer's project within the commercial portion of Sparks Galleria will require a Commercial Subdivision or Parcel Map to be submitted when the initial map is recorded, subsequent legal descriptions and Record of Survey will be required to further subdivide the properties. A Site Plan Review will be required in conjunction with the development of any parcel within the Sparks Galleria Commercial Development. Refer to the following Project Approval Process for specific submittal requirements. The adopted standards form the framework for development. Utilizing a checklist format, the Sparks Galleria Owners shall certify conformance with the standards prior to submittal to the City of Sparks.

All development projects will be required to conform to the Final Planned Development and these Design Standards and Regulations. Each parcel will be required to submit to the City of Sparks, a Site Plan Review application per the City of Sparks. With each site plan review, the applicant shall demonstrate how the request conforms to the Design Standards, Circulation Plan, Landscaping, Parking, Architecture and Common Open Space. Projects shall be required to submit all plans for review and approval through the future Sparks Galleria Property Owners Association certification process and the City of Sparks Site Plan Review process. The City of Sparks and the future Sparks Galleria Association shall determine the project's conformance to the Standards set forth for development.

2. NUD Standards and Planned Development Shall Apply

The standards set forth within these NUD Design Standards and the Final Planned Development regulate the land uses and establish the development standards for Sparks Galleria Planned Development. In case of a conflict with any Sparks Municipal Code, State or Federal regulation the more restrictive shall apply. When an item is not addressed, SMC, State or Federal regulations shall apply.

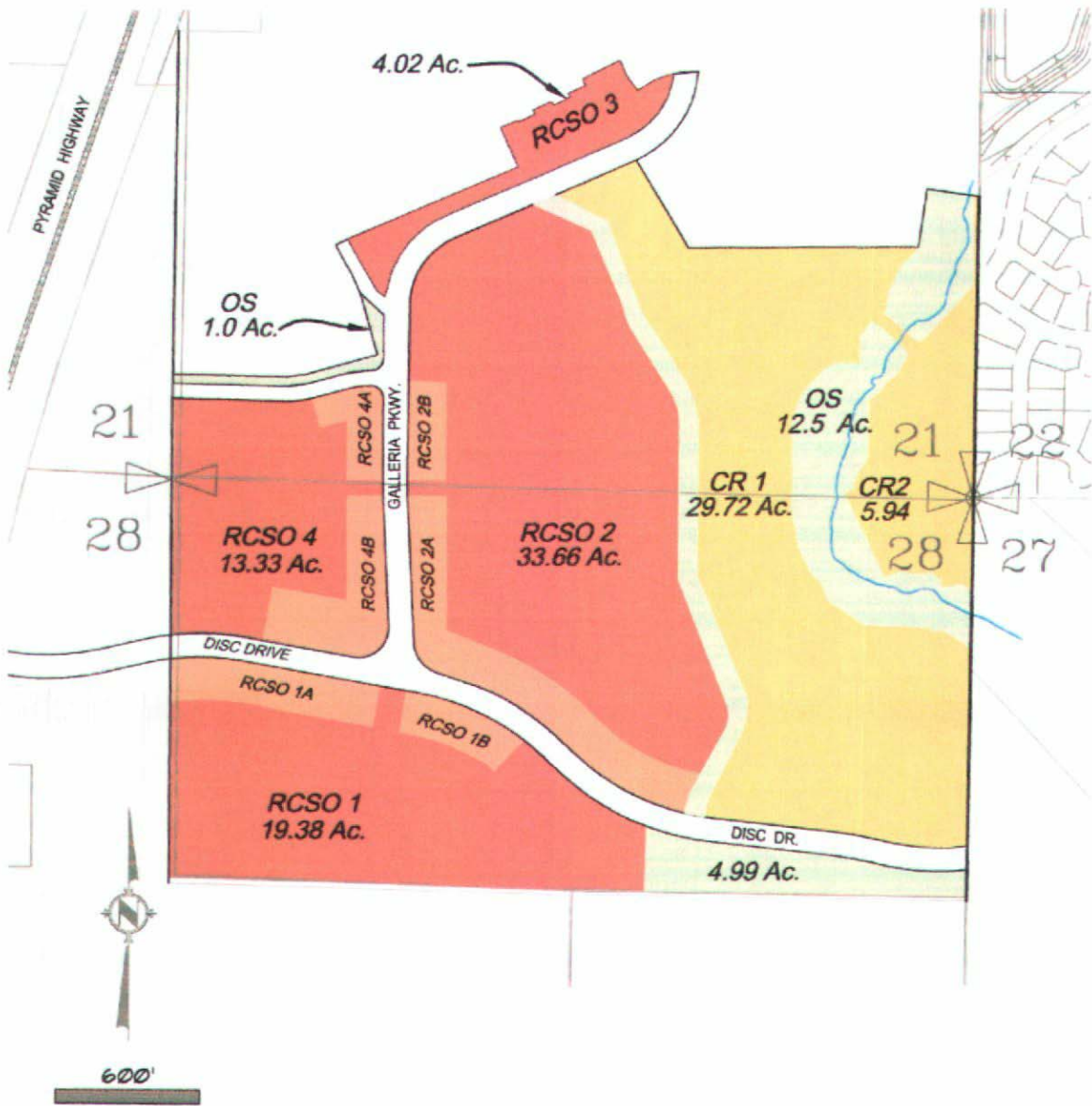
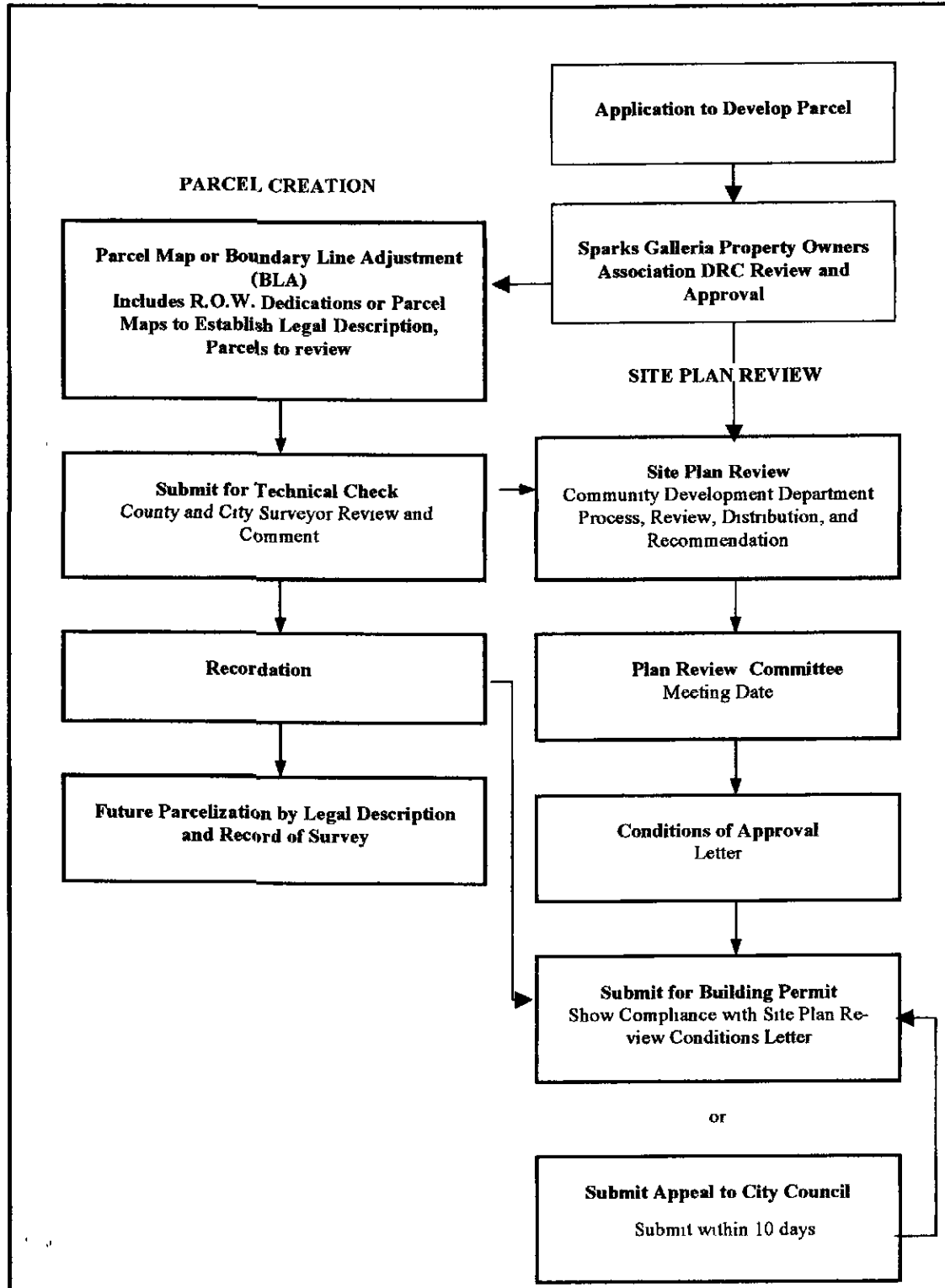


Figure 1-20
Land Use Designation

3. Process Flow Chart – Commercial Properties, Parcels RCSO1, 2, 3, & 4

The following flow chart depicts the Site Plan Review process to be followed for submittal and approval of any commercial project within the Sparks Galleria.



For direction pursuant to the final approvals required for each Parcel Developer's development it is recommended these Design Standards and Regulations be reviewed in their entirety. Special attention should be given to Chapter 2 Design Standards and the Appendix "Building Permit Application Checklist".

B. Implementation – Sparks Galleria Owners, Master and Parcel Developer Responsibility

1. Definitions

- "Sparks Galleria Owners" is defined as Sparks Galleria LLC., their successors and assigns. They may also be the Master Developer.
- "Master Developer": is defined as the entity or corporation that owns or controls all the Sparks Galleria parcels. The Master Developer may also be a Parcel Developer.
- "Parcel Developer": is defined as the entity or corporation that purchases one or more of the development parcels or phases from the Master Developer or Sparks Galleria Owners. His/Her responsibility is to construct the commercial, office facilities and infrastructure necessary to support those facilities, per the Development Standards and Regulations and all other applicable codes and regulations.

The design standards will be used by the Master Developer (or his designee) and City of Sparks agencies to review each Parcel Developer's proposal for conformance with the overall design objectives. Design review by the Master Developer will be a required element of all purchase agreements entered into by the Master Developer and each Parcel Developer, if different from the Master Developer. The Master Developer will provide each Parcel Developer with a copy of the approved Design Standards and supplemental CC&R's. These documents should be reviewed carefully by each Parcel Developer.

It shall be the responsibility of each Parcel Developer within the Sparks Galleria to prepare development plans including landscape design plans in conformance with the Design Standards. The Master Developer (or his designee) shall review all proposed plans for development prepared pursuant to these Design Standards and Regulations prior to submission to the City of Sparks. The purpose of this initial plan review is to ensure compliance with the plan as finally approved by the City of Sparks. A letter and checklist from the Master Developer and or the Sparks Galleria Owners, stating that the project is in conformance with the plan must accompany any project submitted to the City of Sparks.

The City of Sparks requires a licensed landscape architect to prepare landscape plans according to these standards. Prior to installation of landscape improvements all plans

are to be reviewed by the City and Master Developer (or designee), as provided by these Design Standards and Regulations recorded against each property. Approval by Master Developer does not imply that the project is in compliance with all applicable city codes, ordinances, or other regulations. Each Parcel Developer is responsible for submittal and processing of all final plans and permits reviewed and approved by the City prior to commencement of construction.

2. Site Plan Review Requirements

The site plan review shall use the Sparks application forms, complying with the submittal requirements for Site Plan review

3. Administrative Approval for Minor Revisions

The Administrator shall have the authority at his/her 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 such items as parcel configurations, parcel sizes, irregular lots, building heights and setback conditions (up to 20%). Any deviation or modification that exceeds 20% will require an amendment of the final planned development

The boundaries shown in the Sparks Galleria Master Plan are conceptual and subject to modification. A parcel developer may submit a commercial subdivision, parcel map or boundary line adjustment, that deviates no more than twenty (20%) percent from the planning area boundaries shown on the Sparks Galleria Master Plan map. If the proposed boundaries are modified by more than twenty (20%) percent of the planning area then an amendment to the Planned Development will be required

Where provisions of the plan do not address a specific subject, provisions of the Sparks Municipal Code and NRS or other ordinances governing development of land in effect at the time of recordation of final plans shall prevail. The provisions outlined in NRS 278A.390 must run in favor of and are enforceable by the City of Sparks.

C. Cluster Housing, Parcels CR 1 and CR 2 Portion Of Sparks Galleria (Refer to Figure 1-20)

Procedures/Administration

The review and approval process for the cluster housing will be subject to the following:

1. Definitions

- **Administrator:** The City Manager or his legally designated representative shall be the Administrator, hereinafter referred to individually or collectively as the "Administrators" of this process. The Administrator shall have the principal

authority to interpret and make decisions based on the plans, and standards contained herein which are in accordance with the scope of the responsibilities granted to them in the City of Sparks' Municipal Code

- Applicant/Developer: Sparks Galleria LLC, or assignee, shall be the Applicant/Developer, and will be hereinafter referred to as "Applicant" or "Developer" during this process. All communication between the City of Sparks and the Applicant or Developer must be directed to Sparks Galleria LLC or its designee.
- Builder: The person or entity which will construct final improvements with respect to a parcel of the property

2. Design/Flexibility

The Final Development Plan, Development Standards and Regulations contained herein are intended to depict the general nature and relative intensity of the residential and open space development of the Sparks Galleria Cluster Housing Community. Sufficient flexibility shall be allowed to permit detailed planning and design at the time of actual development. The configuration and acreage of development parcels and phases may be altered from what is shown on the Final Development Plan to accommodate detailed site conditions.

3. Omissions

When issues arise that are not covered in the Development Plan or Design Standards, the provisions and definitions of the City of Sparks Municipal Code shall apply.

4. Administration Approval for Minor Revisions

The Administrator shall have the authority at his/her 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 such items as parcel configurations, parcel sizes, irregular lots, and special setback conditions (up to 20% of the required setbacks). Any deviation or modification that exceeds 20% will require an amendment of the final planned development.

Major deviations will be defined as any deviation that changes the intent of the approved Final Development Plan and Design Standards, such as zoning changes, deviations greater than twenty percent (20%) to the established development standards and/or movement of land use classifications, which are not in conformance with the development standards described within this Final Development Plan and Design Standards. Major deviations will be handled as amendments to this Final Development Plan and Design Standards.

5. Appeals

The Applicant may appeal any decision made by the Administrator to the City of Sparks' Planning Commission. The Planning Commission shall hear the appeal and either affirm, modify, or reverse the determination of the Administrator. Any decision made by the Planning Commission may be appealed to the City of Sparks' City Council

6. Cluster Home Plan Process and Submittals

a. Introduction

This section defines the procedures and definitions for all Cluster Housing submittals, requiring a **Conformance Review**. These procedures and definitions should be used in conjunction with the uses described for each development area or parcel within the Galleria Cluster Home Community as they are described within the Final Development Plan and Development Standards.

b. Submittals

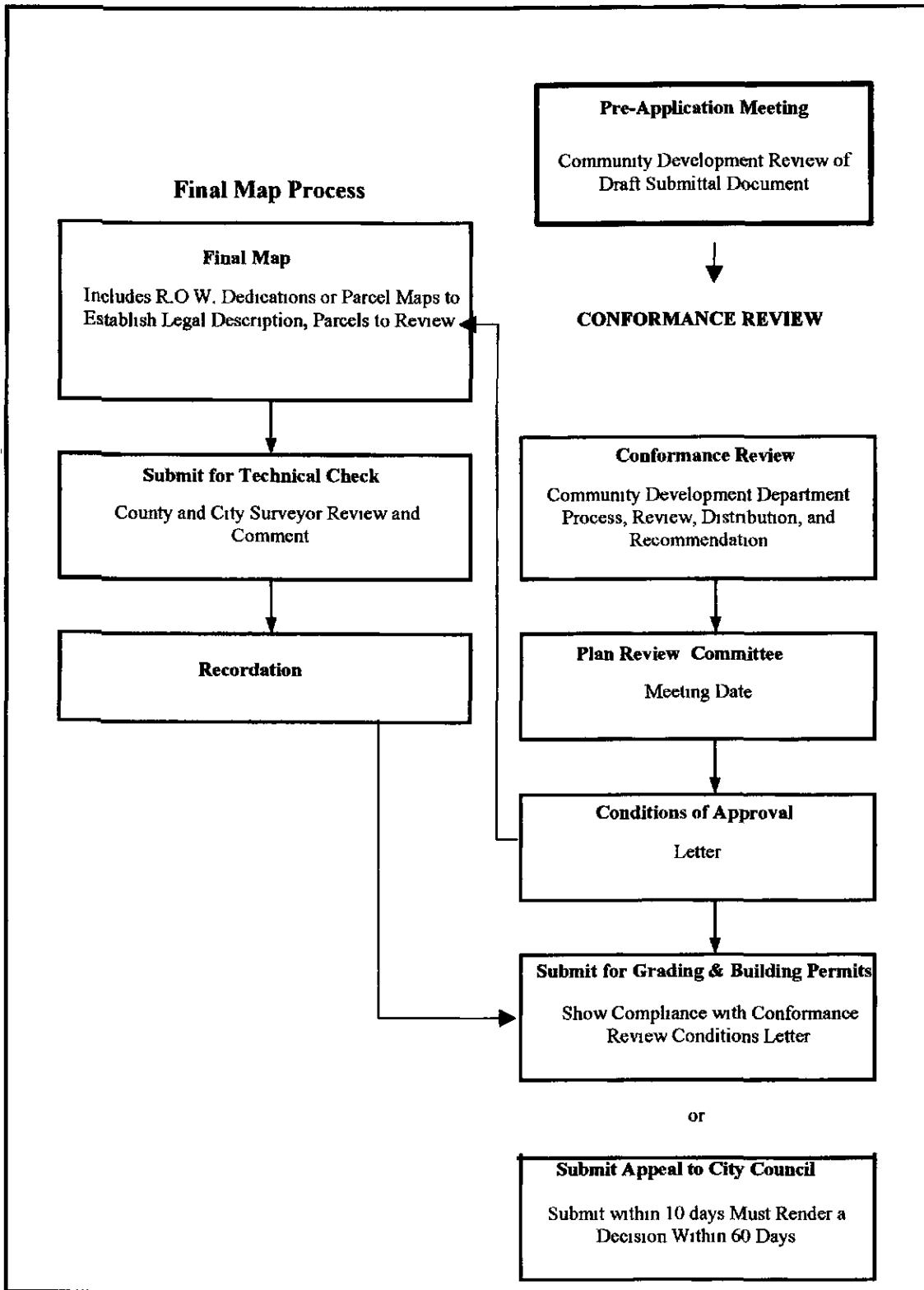
Upon receipt of an Application requesting a use defined in this Final Development Plan and Design Standards, the Developer or Builder shall conform to the following procedures:

- 1) **Conformance Review Process – (Follows the existing Site Plan Review process City of Sparks tentative map submittal requirements and fees) Refer to **Conformance Review Process Flow Chart** pages 52-55.**
 - The Applicant or Builder, must attend with their design representatives a "Pre-Submittal" meeting with the Administrator prior to submittal of the Conformance Review to the City
 - A Conformance Review/Site Plan Review meeting will be set up by the Administrators with the Applicant or Builder upon determination by the City that the application is complete. Application submittal requirements shall be the City of Sparks tentative map application requirements and fees. Conformance Review will be by the staff and reviewing agencies. If the plans do not comply with the regulations, standards and policies of the Development Plan Final Design Standards and Regulations of the City and reviewing agencies, the submittal will then go to Planning Commission and City Council for review and approval.
 - The Administrators and reviewing agencies will review the application submitted for conformance with this Final Development Plan, Design Standards and Regulations, City Code, the Development Agreement, and Nevada Revised Statues.

- A Conformance Review letter will be issued specifying any additional information, conditions of approval, or changes necessary to be incorporated into the Final Map submittal. A Final Map submittal shall be submitted within two (2) years after the date of the Conformance Review approval. The Final Map submittal and review process shall comply with NRS 278.360 – 278.460, inclusive. If not recorded within two (2) years from the date of the Conformance Review approval, then the Conformance Review shall be terminated and the approval is null and void. The Applicant or Builder may appeal any decision made by the Administrator as noted in Section D 5
- The Applicant or Builder will submit Improvement Drawings and reports in accordance with the Final Development Plan Design Standards. These improvement drawings and reports will be the same as those required for a City of Sparks tentative map submittal, including a house fit plan. The initial submittal for each Development Parcel will include all phases of that particular development parcel, to establish a single conformance review process for the entire development parcel.

The time line for submittals and appeals will be in accordance with the current City of Sparks' Standards and Guidelines at the time of submittals for Conformance Review and Final Map approval.

2) **Conformance Review Process Flow Chart – Residential Properties
Parcels CR1 and CR2**



c. Submittals for Conformance Review

The Developer or Builder shall conform to the following definitions and procedures:

1. Definitions for Conformance Review

- "Plan Review Committee": is defined as a committee established by the Administrator to review submittals related to the development.
- "Conformance Review": is defined as a review which is required as a prerequisite to submittal of a Final Map for the subdivision of land as outlined in this Final Development Plan and Design Standards under each development parcel or land use classification
- "Application Fees": refers to the dollar amounts associated with the Conformance Review, which will be equivalent to the fees required by the City of Sparks for a Tentative Subdivision Map, at the time of submittal.
- "Applications": associated with the Conformance Review will be the same applications required by the City of Sparks for a tentative map, with any additional information required for a Tentative Subdivision Map at the time of submittal.
- "Supporting Documentation": for a Conformance Review will be the same documentation required by the City of Sparks for Tentative Subdivision Map, and submitted to the city with the application. This documentation shall include all information normally submitted for Tentative Map review, including a house fit plan and filing fees

2. Purpose

The purpose of the Conformance Review is to focus on site related improvements such as preliminary grading, circulation, utilities, access building placement, architectural design, etc., and to ensure offsite related improvements are in conformance with this Final Development Plan and Design Standards.

3. Conformance Review Application Requirement and Review Process

- An Applicant seeking a Conformance Review must submit to the Administrator the required application fee (at the time requested by the Administrator), accompanied by a tentative map application and supporting materials, as prescribed by the Administrator and this Final Development Plan and Design Standards

- Within sixty (60) days of the filing of a complete Conformance Review application with the City of Sparks' Planning and Community Development Department, the City of Sparks' Planning and Community Development Department shall submit to the applicant a letter and conditions of approval relative to the Conformance Review.

4. Issuance of Conformance Review Letter

Following the approval of the site plan review committee, a letter with or without conditions will be issued.

5. Responsibility

Compliance with the conditions of approval and maintenance of conditions of approval of the Conformance Review letter is the responsibility of the property owner.

6. Amendments

Amendments to a Conformance Review must follow the same procedure as for a new application, including, but not limited to, the application fee, application forms, and supporting documents.

7. Expiration of Conformance Review

Once a Conformance Review letter has been issued by the Administrator, the Applicant has two (2) years to record a final map. If the permitted use has not been established and diligently pursued, or construction to accommodate that use begun within two (2) years following approval, it shall become null and void. If a final map is not recorded within two (2) years, the Conformance Review for the subdivision shall become null and void. If the Applicant/Owner submits a series of final maps for portions of the project, then the final map application must be submitted prior to the one (1) year anniversary of the last final map, or an extension request filed per (NRS) Nevada Revised Statutes and paragraph (h) below.

The standards set forth within these NUD Design Standards and the Final Planned Development supersede any government zoning statutes, codes, ordinances or regulations that may also apply to this project. When an issue is not addressed by these standards, the Sparks Municipal Code shall apply.

SPARKS GALLERIA

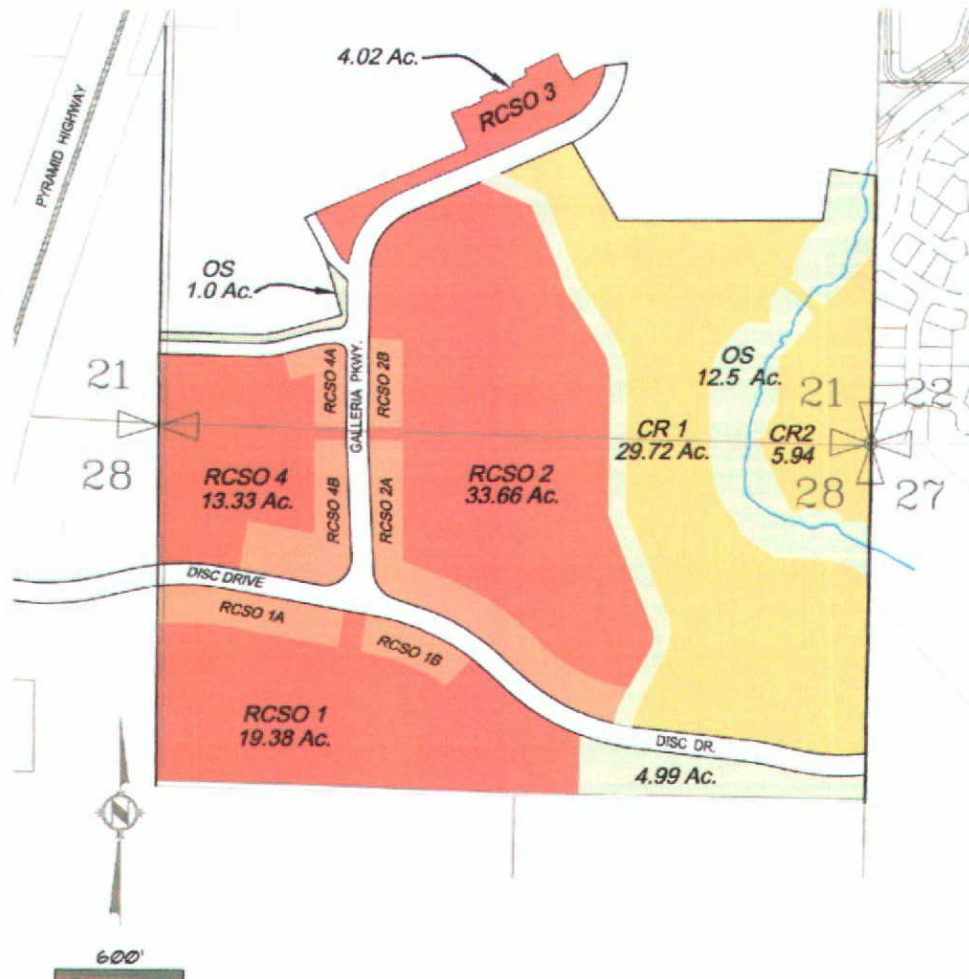


Figure 2-CP
Conceptual Land Use Plan

CHAPTER 2 SPARKS GALLERIA DEVELOPMENT STANDARDS

I. Purpose and Compliance

The purpose of Section Two is to set regulatory requirements for Land Use, Density/Intensity, Signage, Landscaping and Parking. All development shall comply with the text, policies, standards, and the various tables and exhibits of this Development Plan. Development in Sparks Galleria shall comply with the adopted City of Sparks Design Standards Manual. **Figure 2-CP** is the Conceptual Plan for the proposed development. It is a general schematic illustration of the developer's best guess of what the project may look like. Building and parking locations, size, orientation, and layout is subject to change and shall be finally determined through the site plan review process.



**Figure 2-1
Land Use Designation**

II. REGULATORY LAND USES

Retail, Commercial, Service, Office Areas (RCSO)

A. Purpose

The purpose of these land use designations is to provide for general retail commercial, office and service areas that take advantage of the area's prominent Pyramid Highway location and exposure, at its intersections with Disc Drive. These uses will serve the adjoining project residential and employment areas, as well as providing for the commercial needs of the greater Spanish Springs Valley.

The proposed Retail Commercial, Service Office (RCSO) areas provide four general types of commercial/office uses: Community commercial, Neighborhood commercial, Arterial commercial, and Office (Refer to Figure 2-1). These uses vary in both size and location preference, goods and services that together represent a regional commercial center that serves a "region wide" population base. Community commercial generally provides the "buying" market of the greater community with a larger depth of merchandise and is supported by discount or junior department/variety stores. Neighborhood commercial offers retail and services to the immediate residential neighborhoods and is most commonly anchored by a supermarket and/or drugstore. Arterial commercial is dependent upon the convenience of the site location where it can easily provide services often found in corner or convenience centers. They require no anchor store to function viably

B. Land Use

The permitted uses and uses requiring a Special Use Permit are contained in the Land Use Matrix Table 2-1a at the end of this Section. All new construction and remodeling (not tenant improvements) shall require a site plan review and approval process, from the Site Plan Review Committee, as specified in Sparks Municipal Code and Section 278.315 and .317 of NRS (Nevada Revised Statutes). Refer to Chapter One, Section X, Administration for specific requirements.

The following pages discuss the development standards associated with Retail Commercial Service Office (RCSO) areas.

C. Permitted Conditional and Not Permitted Land Uses – Retail, Commercial, Service, Office, RCSO 1, 2, 3, & 4 (Refer to Figure 2-1)

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

P Permitted by right within the Development Plan

SP Special Use Permit required

☐ Not Permitted

Those uses not specifically listed in the Land Use Matrix table are subject to review and approval by Administrator. The following table specifies the uses allowed in the Retail Commercial Service and Office (RCSO) areas of the plan.

Table 2-1a

Land Use Matrix - Commercial

Land Use Matrix												
Land Use Designations			RCSO1	RCSO1A	RCSO1B	RCSO2	RCSO2A	RCSO2B	RCSO3	RCSO4	RCSO4A	RCSO4B
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
Not Permitted	Permitted	Special Use Permit										
COMMERCIAL LAND USES												
Commercial Land Uses, including, but not limited to, the following uses:												
Appliance sales and repair, provided repair services shall be incidental to retail sales (no outdoor storage or repair)			P	P	P	P	P	P	P	P	P	P
Art galleries and artists' supply stores			P	P	P	P	P	P	P	P	P	P
Automobile supply stores (no auto repair, service for minor parts & accessories allowed)			P	P	P	P	P	P	P	P	P	P
Automobile washing, including use of mechanical conveyors, blowers and steam cleaners			P	P	P	P	P	P	P	P	P	P
Bar, Sports Bar			P	P	P	P	P	P	P	P	P	P
Bicycle shops			P	P	P	P	P	P	P	P	P	P
Book stores			P	P	P	P	P	P	P	P	P	P
Bowling alleys			P	-	-	P	-	-	-	P	-	-
Building materials sales and supplies; no outside sales or storage			P	-	-	P	-	-	-	P	-	-
Business Operating between 11pm and 6am			SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
Camping Goods (does not include recreational vehicles)			P	P	P	P	P	P	P	P	P	P
Carpet, drapery and floor covering stores			P	P	P	P	P	P	P	P	P	P
Catering establishments			SP	P	P	SP	P	P	P	SP	P	P
Catering establishments in conjunction with restaurant			P	P	P	P	P	P	P	P	P	P
Comparison Goods			P	P	P	P	P	P	P	P	P	P
Childcare centers			SP	P	P	SP	P	P	P	SP	P	P
Clothing, shoe and accessory stores			P	P	P	P	P	P	P	P	P	P
Consumer research center			P	P	P	P	P	P	P	P	P	P
Copying and related duplicating services not including lithographing, engraving or such similar reproduction services			SP	P	P	SP	P	P	P	SP	P	P
Dance studios			P	P	P	P	P	P	P	P	P	P
Delicatessens			SP	P	P	SP	P	P	P	SP	P	P
Department stores			P	-	-	P	-	-	-	P	-	-
Department stores with associated tire, battery and accessory shops			P	SP	SP	P	SP	SP	SP	P	SP	SP
Drive Thru's (Refer to Page 42-154 & 43-154 for Design Criteria)			SP	P	P	SP	P	P	SP	SP	P	P
Drugstores and prescription pharmacies			P	P	P	P	P	P	P	P	P	P
Fast food restaurants/service			-	P	P	-	P	P	P	-	P	P
Family Fun Centers (indoor only)			SP	-	-	SP	-	-	-	SP	-	-
Financial institutions including banks, savings and loan offices, finance companies, credit unions, and related services			P	P	P	P	P	P	P	P	P	P
Florist and plant shops			P	P	P	P	P	P	P	P	P	P
Food markets, convenience markets, and specialty stores			P	P	P	P	P	P	P	P	P	P
Garden Centers including plant nurseries			P	-	-	P	-	-	-	P	-	-
Gift Shops			P	P	P	P	P	P	P	P	P	P

Table 2-1a Land Use Matrix - Commercial

Land Use Matrix														
Land Use Designations														
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
Not Permitted	Permitted	Special Use Permit												
			RCSO1	RCSO1A	RCSO1B	RCSO2	RCSO2A	RCSO2B	RCSO3	RCSO4	RCSO4A	RCSO4B		
COMMERCIAL LAND USES														
Gymnasiums, Athletic, and Health clubs under 3,000 sf.	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Gymnasiums, Athletic, and Health clubs over 3,000 sf.	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
Hardware stores including garden centers – completely screened by elements that are architecturally compatible with building	P			P						P				
Hospital equipment sales and rental (indoor only)	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Household goods repair shops (indoor only)	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Ice cream shops	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Laundries and dry cleaners where service is provided	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Leather goods and luggage stores	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Liquor stores	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Locksmiths	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Medical and orthopedic appliance stores	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Motorcycle sales and service	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Mortuaries	P	-	-	P	-	-	-	-	P	-	-	-	-	-
Movie theaters	P	-	-	P	-	-	-	-	P	-	-	-	-	-
Newsstand	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Office supply and business machine stores	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Outdoor miniature golf, go-cart track, golf driving ranges or other similar recreational facilities	SP	-	-	SP	-	-	-	-	SP	-	-	-	-	-
Outlet stores and centers	P	-	-	P	-	-	-	-	P	-	-	-	-	-
Paint, glass and wallpaper stores (retail)	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Packing, wrapping, handling, and mailing stores	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Park-n-Ride lots per RTC as joint use	P	-	-	P	-	-	-	-	P	-	-	-	-	-
Personal Service such as barber shops, beauty shops, shoe repair etc	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Photographic studios	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Photographic supply stores	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Plumbing, heating and ventilating equipment showrooms with storage of floor sample only (retail) (no outside storage)	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Radio and television broadcasting studios	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Recorded music and sound equipment stores	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Recording studios	P	-	-	P	-	-	-	-	P	-	-	-	-	-
Restaurants, drive-ins and drive-thru window establishments (fast food) (Refer to pages 42-154 & 43-154 for design criteria)	-	P	P	-	P	P	P	P	-	P	P	-	P	P
Restaurants, sit-down with full bar	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Retail and wholesale shopping facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Scientific instruments shops	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Table 2-1a Land Use Matrix - Commercial

Land Use Matrix															
Land Use Designations															
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>													
Not Permitted	Permitted	Special Use Permit													
			RCSO1	RCSO1A	RCSO1B	RCSO2	RCSO2A	RCSO2B	RCSO3	RCSO4	RCSO4A	RCSO4B			
COMMERCIAL LAND USES															
Commercial Land Uses, including, but not limited to, the following uses:															
Service stations not including trailer rental, provided all operations except the sale of gasoline and petroleum products (max. 12 nozzles) and the washing of cars shall be conducted within an enclosed building; sales shall be limited to petroleum products and automotive accessories, and tobacco and convenience foods															
			-	P	P	-	P	P	P	-	P	P			
Smog Check (automotive)*															
			P	-	-	P	-	-	P	-	-	-			
Specialty stores															
			P	P	P	P	P	P	P	P	P	P			
Sports goods stores															
			P	P	P	P	P	P	P	P	P	P			
Stationery stores															
			P	P	P	P	P	P	P	P	P	P			
Supermarkets															
			P	-	-	P	-	-	-	P	-	-			
Electronic sales and repair shops (no outside storage)															
			P	P	P	P	P	P	P	P	P	P			
Tires, batteries and auto accessories, sales and service (no outside storage or service)															
			-	P	P	-	P	P	P	-	P	P			
Toy stores															
			P	P	P	P	P	P	P	P	P	P			
Veterinary Clinics/Offices (no outside kennels)															
			P	P	P	P	P	P	P	P	P	P			
Video/DVD stores, sales and rental															
			P	P	P	P	P	P	P	P	P	P			
Watch and clock repair shops															
			P	P	P	P	P	P	P	P	P	P			
OFFICE USES															
Office Land Uses, including, but not, limited to, the following uses:															
Banks and financial institutions															
			P	P	P	P	P	P	P	P	P	P			
Blueprinting, photostating, photoengraving, printing, publishing, and bookbinding															
			P	P	P	P	P	P	P	P	P	P			
Community and regional service, commercial travel service, industrial support and business and professional office uses															
			P	P	P	P	P	P	P	P	P	P			
Corporate offices, regional offices, general offices, and such professional offices															
			P	P	P	P	P	P	P	P	P	P			
Medical and Dental Offices															
			P	P	P	P	P	P	P	P	P	P			
Offices (general)															
			P	P	P	P	P	P	P	P	P	P			
PUBLIC/INSTITUTIONAL LAND USES including, but not limited to, the following uses															
Arboretums and horticultural gardens															
			P	P	P	P	P	P	P	P	P	P			
Churches, and other religious institutions															
			P	-	-	P	-	-	P	P	-	-			
Clubs and lodges including, but not limited to, community facility buildings, YMCA, Boys and Girls clubs, and other similar youth group uses															
			P	-	-	P	-	-	P	P	-	-			
Cultural and education															
			P	P	P	P	P	P	P	P	P	P			
Fire Stations															
			P	P	P	P	P	P	P	P	P	P			
Governmental services															
			P	P	P	P	P	P	P	P	P	P			
Historical and cultural monuments: interpretive sites															
			P	P	P	P	P	P	P	P	P	P			
Library															
			P	P	P	P	P	P	P	P	P	P			

*Smog Check limited to RCSO1, 02 or 03, only Limited to the rear of buildings or as a freestanding pad site

Table 2-1a Land Use Matrix - Commercial												
and Use Designations												
-	P	SP										
Not Permitted	Permitted	Special Use Permit	RCSO1	RCSO1A	RCSO1B	RCSO2	RCSO2A	RCSO2B	RCSO3	RCSO4	RCSO4A	RCSO4B
PUBLIC/INSTITUTIONAL LAND USES including, but not limited to, the following uses												
Meeting halls	P	P	P	P	P	P	P	P	P	P	P	P
Outdoor Sales ¹ (per Sparks Municipal code Section 20.53.030 Tenants Only)	P	P	P	P	P	P	P	P	P	P	P	P
Police or sheriff station and sub-stations	P	P	P	P	P	P	P	P	P	P	P	-
Public utility – Major above ground transmission, distribution & storage facility	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	-
Special Events ¹ (per Sparks Municipal Code Section 20.41.040 Tenants Only)	P			P					P	P		
Farmers Market ^{1&2} (per Sparks Municipal Code Section 20.41.040)	P			P					P	P		
RESIDENTIAL LAND USES												
Residential Land Uses including, but not limited to, the following uses:												
Apartments	SP	-	-	SP	-	-	-	SP	SP	-	-	-
Condominiums	SP	-	-	SP	-	-	-	SP	SP	-	-	-
Residential uses above the first floor	SP	-	-	SP	-	-	-	-	SP	-	-	-
Townhouse	SP	-	-	SP	-	-	-	-	SP	SP	-	-
COMMUNITY/PARK LAND USES												
Community/Park Land Uses including, but not limited to, the following uses:												
Bike rentals (no outside storage without screening)	P	P	P	P	P	P	P	P	P	P	P	P
Community centers	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
Indoor/Outdoor recreation facilities, such as bowling, roller skating, ice skating, indoor golf	P	P	P	P	P	P	P	P	P	P	P	P
Outdoor seating; plazas	P	P	P	P	P	P	P	P	P	P	P	P
OPEN SPACE LAND USES												
Open Space Land Uses including, but not limited to, the following uses:												
Bicycle/Pedestrian trails and bikeways	P	P	P	P	P	P	P	P	P	P	P	P

¹ Approved by Sparks Galleria Owners, Property Management Company & Developers, if under active development. Written approval from Sparks Galleria shall be submitted to the City with permit application.

² Farmers Market limited to 1 day per week during the summer months

D. Permitted Conditional and Not Permitted Land Uses – Cluster Residential CR 1 and CR 2 (Refer to Figure 2-1)

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

- P** Permitted by right within the Development Plan
- SP** Special Use Permit required
- Not Permitted

Those uses not specifically listed in the Land Use Matrix table are subject to review and approval by Administrator.

The following table specifies the types of uses allowed in the Cluster Residential areas of the plan.

Table 2-1b Land Use Matrix - Cluster Residential

	CR 1	CR 2
Land Use Designations		
Residential Land Uses including, but not limited to, the following uses:		
Residences (single-family detached) refer to pages 96-142 for design criteria	P	P
Temporary real estate offices associated with Model Home complexes per criteria page 148	P	P
Public Utilities & Facilities including Sanitary Sewer, Water, Storm Drain, and underground Utilities (Electrical, Phone, Cable),	P	P
Community/Park Land Uses including, but not limited to, the following uses:		
Active and passive recreation facility	P	P
Community centers	P	P
Indoor/Outdoor recreation facilities such as playgrounds and swimming pools	P	P
Parks and recreation facilities, including but not limited to, pocket parks, accessways, neighborhood parks, etc.	P	P
Picnic areas - individual/group	P	P
Public Utilities & Facilities - above ground transmission distribution and storage	SP	SP
Open Space Land Uses including, but not limited to, the following uses:		
Bicycle/Pedestrian trails and bikeways	P	P
Public Utilities & Facilities - above ground transmission, distribution, and storage	SP	SP

- Not Permitted
- F Permitted
- SP Special Use Permit

III. Street and Pedestrian System

A. Hierarchy of Proposed Street Network

Streets in the development have the following classifications:

- Disc Drive ■ Arterial - Moderate access control
- Galleria Parkway ■ Arterial - Low Access control
- Access Drive ■ Local

The proposed street network for the Sparks Galleria can be seen on **Figure 2-2 Circulation**. The site is located on both sides of Disc Drive, a moderate access arterial. Disc Drive is connected to Pyramid highway although this connection does not occur on this project site. Non-residential development will occur both north and south of Disc Drive. The Galleria Parkway intersects Disc Drive somewhat westerly on the project site. Non-residential development will occur both east and west of Galleria Parkway a low access control arterial.

The intersection of Disc Drive and Galleria Parkway may warrant a traffic signal based on the projected 2012 traffic volumes

The development is accessed on the south side from Disc Drive and from the north on Galleria Parkway. The North Truckee Drain runs through the easterly portion of the residential development.

B. Public Transportation

1. Bus Stops

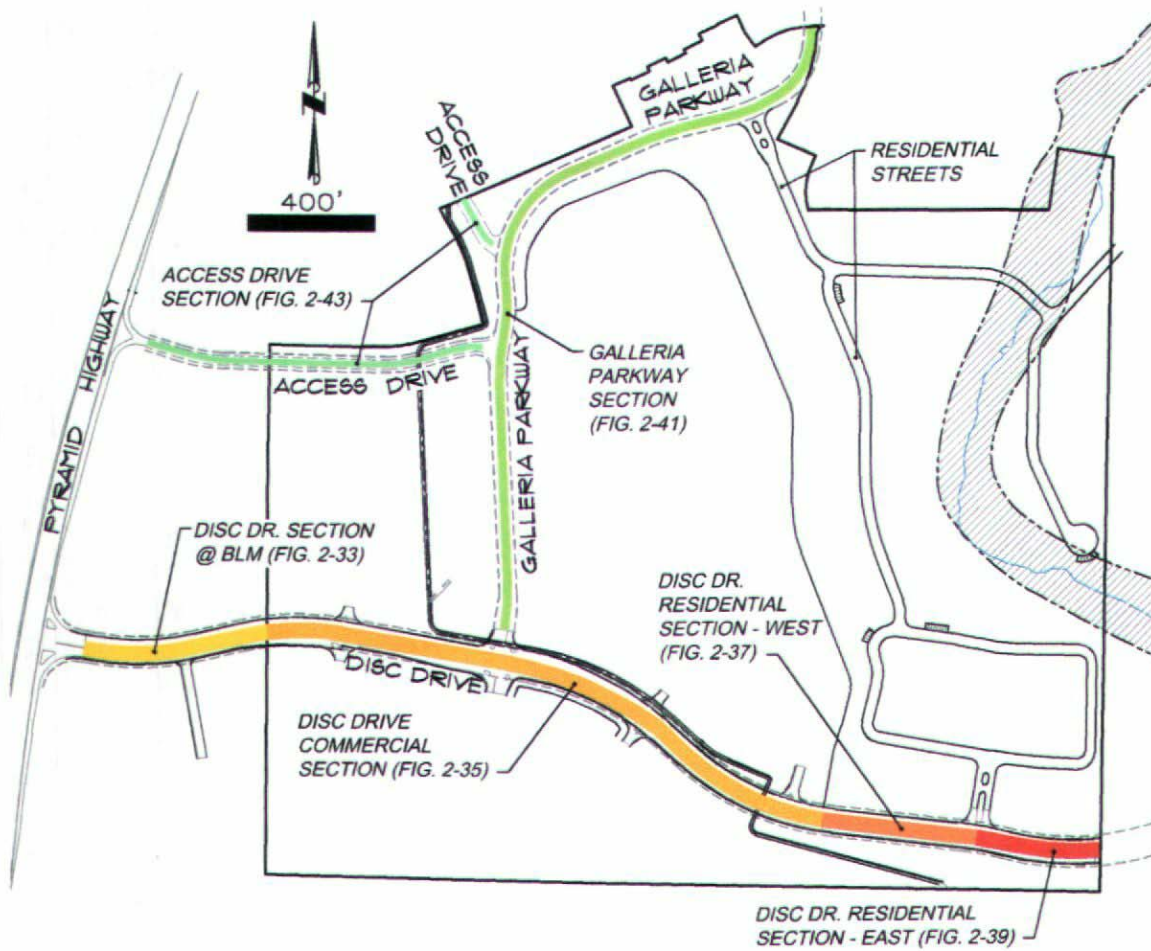
Public transit as an alternate mode of transportation shall be planned for throughout the development. Each developer shall provide for bus stops in accordance with Regional Transportation Commission's (RTC) Master Plan for the area. Bus stops will be constructed utilizing RTC standards and be constructed with the adjacent project. Bus shelters shall be designed in relation to the architecture of the adjacent project. Bus stop construction shall be coordinated with RTC and approved by Administrator.

2. Park and Ride

A park and ride facility shall be provided within Sparks Galleria. It is encouraged that the facility be joint-use and be incorporated into a parking lot area within a commercial use. The facility shall provide bus shelters designed in relation to the architecture of the project. Timing of the construction of the park and ride facility will be based upon the build-out of the Sparks Galleria, but shall occur no later than completion of the commercial development.

3. Employee Trip Reduction

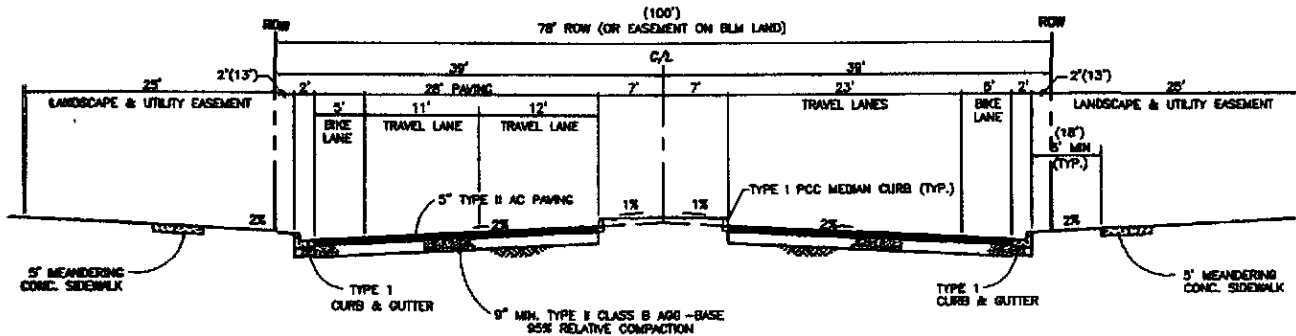
An employee trip reduction (ETR) program shall be provided within Sparks Galleria and approved by the Administrator upon recommendation from RTC. The ETR program should include some combination or transit use, bicycling, walking, carpooling, parking management, flexible work schedules and telecommuting.



**Figure 2-2
Circulation**

B. Streets

Streets cross-sections graphics are as follows:



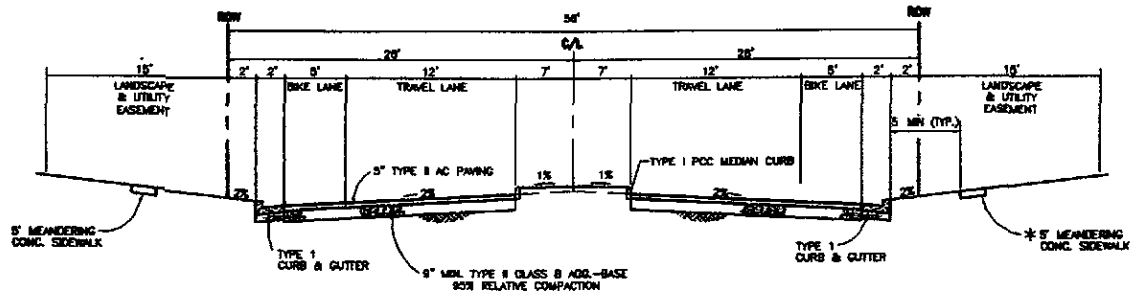
DISC DRIVE STREET SECTION - 78' MIN. RIGHT OF WAY, GALLERIA PARKWAY TO EAST BOUNDARY

NOT TO SCALE

**A.C. PAVING NOTE-ALL STREETS:
TOP 2" OF A.C. PAVING SHALL BE AC-20P.**

() = DISC DRIVE STREET SECTION - 102' MIN. RIGHT OF WAY, WEST BOUNDARY TO GALLERIA PARKWAY

**Figure 2-3
Disc Drive Street Section**



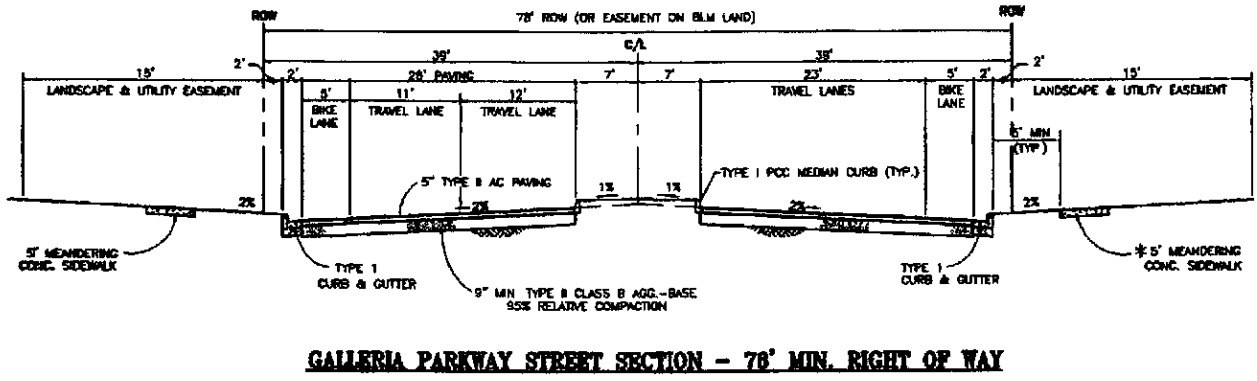
GALLERIA PARKWAY STREET SECTION - 56' MIN. RIGHT OF WAY

NOT TO SCALE

**A.C. PAVING NOTE-ALL STREETS:
TOP 2" OF A.C. PAVING SHALL BE AC-20P.**

* NOTE. THE SECTION OF GALLERIA PARKWAY EAST OF THE ORR DITCH TRAIL SHALL BE 10' CONCRETE FOR THE REGIONAL TRAIL

**Figure 2-4
Galleria Parkway Street Section**



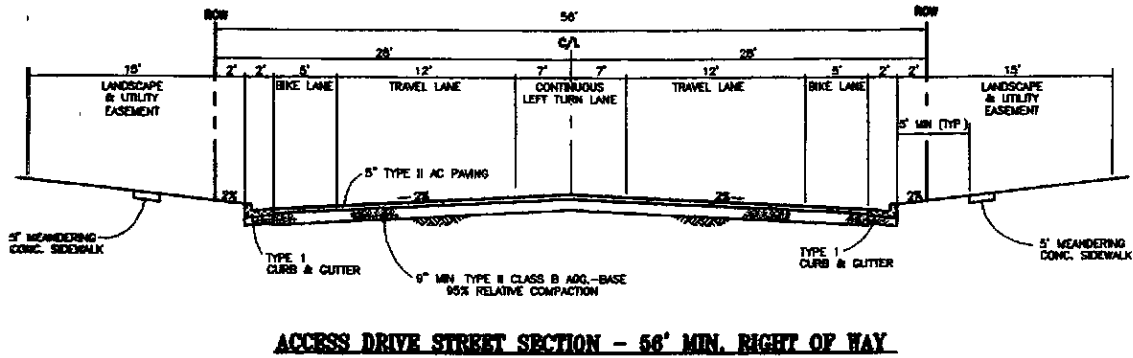
GALLERIA PARKWAY STREET SECTION - 78' MIN. RIGHT OF WAY

NOT TO SCALE

**A.C. PAVING NOTE-ALL STREETS:
TOP 2" OF A.C. PAVING SHALL BE AC-20P.**

* NOTE: THE SECTION OF GALLERIA PARKWAY EAST OF THE ORR DITCH TRAIL SHALL BE 10' CONCRETE FOR THE REGIONAL TRAIL

**Figure 2-4a
Galleria Parkway Street Section Alternate**



ACCESS DRIVE STREET SECTION - 56' MIN. RIGHT OF WAY

NOT TO SCALE

**A.C. PAVING NOTE-ALL STREETS:
TOP 2" OF A.C. PAVING SHALL BE AC-20P.**

**Figure 2-5
Access Drive Street Section**

C. Pedestrian Access and Circulation

Pedestrians will be accommodated in numerous ways along the street corridors and drainage ways in the Sparks Galleria. See **Figure 2-31 Pedestrian Circulation**. Along Disc Drive there will be a five foot (5') detached concrete walks on both sides. Along Galleria Parkway there will be a five-foot (5') detached concrete walk on both sides, except the section of Galleria Parkway from the Orr Ditch trail, the east side to be ten foot (10') concrete for the regional trail connection. Access Drives will have a five-foot (5') concrete walk on the south side. Through the residential portion a four-foot (4') concrete walk will occur as a connector from both the north on Galleria Parkway and from the south on Disc Drive to serve the residents.

The North Truckee Drain will have a ten-foot (10') regional trail.

Bike lanes will occur on both sides of the all three major streets in the project.

IV. PARKING REQUIREMENTS

The following parking requirements are maximums for the following typical Retail Commercial Service, Office uses. Joint-use parking should be considered within each planning area at Site Plan Review. All other general parking requirements and number of stalls required shall comply with the Sparks Municipal Code as specified in Chapter 20.49. Alternative parking requirements are permitted with parking studies and approval by Administrator. Refer to Sparks Municipal Code for design requirements.

Table 2-2 Required Number of Spaces

USES	REQUIRED SPACES	NOTES
RETAIL USES		
General Retail/Commercial	1 space/250 sq.ft. of Gross Floor Area (GFA)*	
RESTAURANTS & BARS		
High Volume (fast food)	1 space/100 sq.ft. of GFA	
Low Volume (sit down)	1 space/200 sq.ft. GFA	
SERVICE/OFFICE USES		
Financial Institutions	1 space/250 sq.ft. of GFA	
General/Professional Offices	1 space/250 sq.ft. of GFA	
Medical Office	1 space/180 sq.ft. GFA	
Childcare Facility	1 space/staff member	+ 1 drop-off space/6 children
ENTERTAINMENT		
Movie Theaters	1 space/3 seats	
PUBLIC/INSTITUTIONAL USES		
Churches	1 space/3 seat	
Community Recreation Center	1 space/1000 sq.ft. of GFA	
Clubs and Lodges	1 space/250 sq.ft. of GFA	
Library	1 space/200 sq.ft. of GFA	
INSTITUTIONAL & COMMUNITY SERVICE		
Child Care Center (commercial facility)	1 space/9 pupils	
Art Gallery or Museum	1 space/330 sq.ft.	
Post Office	1 space/500 sq.ft.	

USES	REQUIRED SPACES	NOTES
INSTITUTIONAL & COMMUNITY SERVICE		
Public or Private School (First through Ninth Grades)	1 ½ spaces/classroom	+ 5 visitor parking
RECREATION, ENTERTAINMENT, & AMUSEMENT		
Commercial Amusement/Recreation (inside) other than listed	1 space/220 sq.ft.	
Community Center, Country Club	1 space/275 sq.ft.	
Fitness Center Night Club/Bar	1 space/165 sq.ft. 1 space/55 sq.ft.	
Private Club, Lodge or Fraternal Organization	1 space/ 90sq.ft.	of public seating and waiting area, + 1 per 220 sq.ft. of the total remaining with a minimum of 10 spaces
Video Arcade Machines	1 space/220 sq.ft.	
Theatre	1 space/3seats	. + 1 per 2.2 licensed game
RETAIL, PERSONAL SERVICE, COMMERCIAL, AUTO & BUSINESS SERVICES		
Auto Service	2 spaces/bay	
Bar	1 space/110 sq.ft.	
Building and Landscaping Materials	1 space/550 sq.ft. of building area; 1 per 1100 sq.ft. outside storage area	
Car Wash	3.6 per bay or stall	
Drive-thru Facility (not including drive-up automatic teller machines)	1 space/110 sq.ft. of restaurant	-40 lineal feet of stacking area in front of each window or bay plus one off-street stacking area of 100 lineal feet in length (measured from the first window)
Freestanding Automatic Teller	4 spaces	
Personal Service	1 space/220 sq.ft.	
Service Station	1 space/275 sq.ft.	

V. Architecture Design Criteria / Standard

The following is a design guideline that first defines a series of elements, which are required to maintain a consistent architectural theme throughout the development. It is important that there be a variety of elements within the framework presented here in order to create a village atmosphere and to allow expression of different uses. After the Elements Section is a series of sections that specify required massing criteria for three building types: Large Tenant, Small Tenant, and Pad Tenant. Finally there is a section which outlines a general site-planning concept for the placement of buildings and public areas.



Figure 2-6
Architectural Concept

V.A Elements

The following is a list of acceptable elements, and details that make up the Sparks Galleria architecture style. It is important that there be a variety of elements within the framework presented here in order to create a village atmosphere and to allow expression of different uses.

1.0 Building Wall

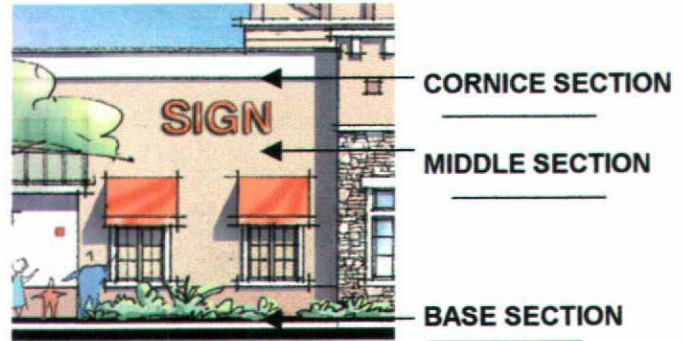
All building walls shall be articulated vertically with a “Base”, “Middle” and “Cornice” section. Each section shall be defined by a color or material change and shall be further defined with dimensional trim, see Figure 2-7-A.

All walls over 25 feet high shall be further defined with an additional horizontal section titled “top section”. This section shall be defined by a color or material change and shall be further defined by dimensional trim (Min. 4” wide), see Figure 2-7-B.

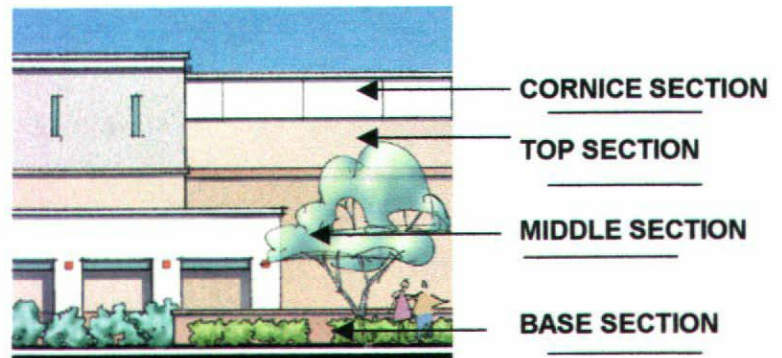
A portion of each buildings wall area is to be finished in a manufactured stone veneer consistent with the architectural style, as illustrated in Figure 2-7-C.

Exterior building wall surfaces shall be finished with a mix of the following materials:

- Stone/Cultured Stone
- Brick
- Tile
- Lap Siding
- Stucco
- Wood Timbers
- Decorative Metal
- Non Reflective Glass



A. TYPICAL WALL ELEVATION



B. WALLS OVER 24' HIGH



C. WALLS WITH
MANUFACTURED STONE VENEER

Figure 2-7
Building Walls

2.0 Roofs and Parapets

All roof top mounted mechanical equipment shall be screened from view from the parking lot and public areas.

2.1 Sloped Roofs

All sloped roofs are to have standing seam metal roofs, with the same supplier with no exceptions.

Each building type shall have the following requirement for linear amount of sloped and/or gabled roof (Tower and Corner Elements included):

Large Tenants:

Front -20% of bldg. horizontal length.

Side and rear-10% of bldg. horizontal length.

Small Tenants:

Front -30% of bldg. horizontal length.

Side and rear-15% of bldg. horizontal length.

Pad Tenants:

Front-40% of bldg. horizontal length.

Side and rear-20% of bldg. horizontal length.

All sloped roofs for each individual building shall have slopes angles ranging 5:12 and 6:12.

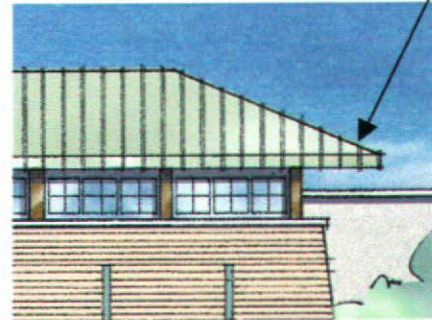
All sloped roofs shall have eave projections in proportion to the building size. For all roof eaves 25 feet high or higher the roof overhang shall be between 3 ft. and 5 ft. For all roof eaves below 25 ft high the roof overhang shall range from 1.5 ft to 3 ft. The bottom return of the eaves shall be finished with the same roof material, see Figure 2-8-A & C.

A mix of gable end and hipped roof configurations are required. See Figures 2-6 and 2-8 for examples. Curved roof sections are allowed, see Figure 2-6.

Major tower elements and entry canopies with sloped, hipped roofs are allowed to be topped with an optional campanile element or decorative metal finial knob.

Internally lit "light boxes" or exposed framing at gable ends are allowed under the eaves of entry elements and tower elements only, see Figure 2-8-A,B.

3'-5' OVERHANG
FOR ROOF
EAVES 25' HIGH
OR HIGHER.



A. ROOF OVERHANG



B. GABLE END ROOF

1.5'-3' OVERHANG
FOR ROOF EAVES
LOWER THAN 25'
HIGH



C. GABLE END ROOF

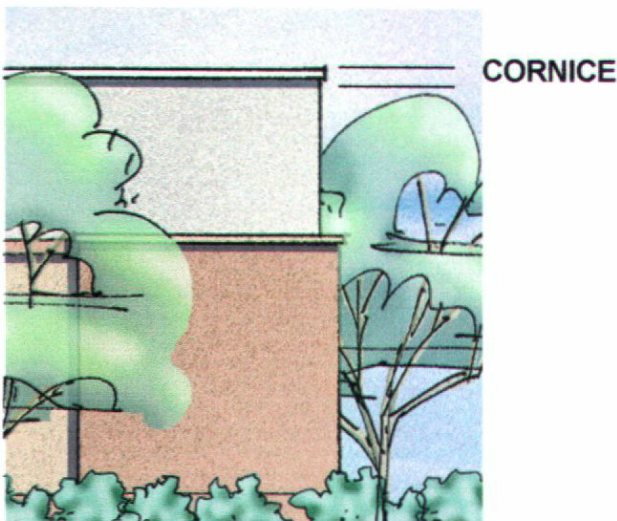
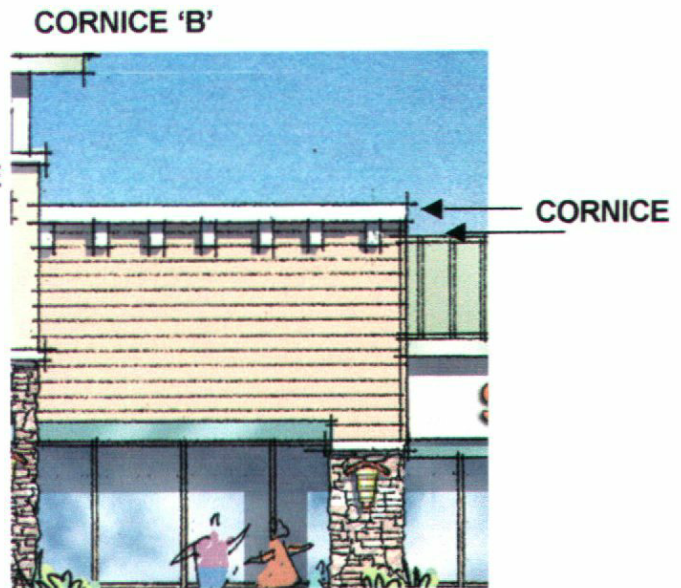
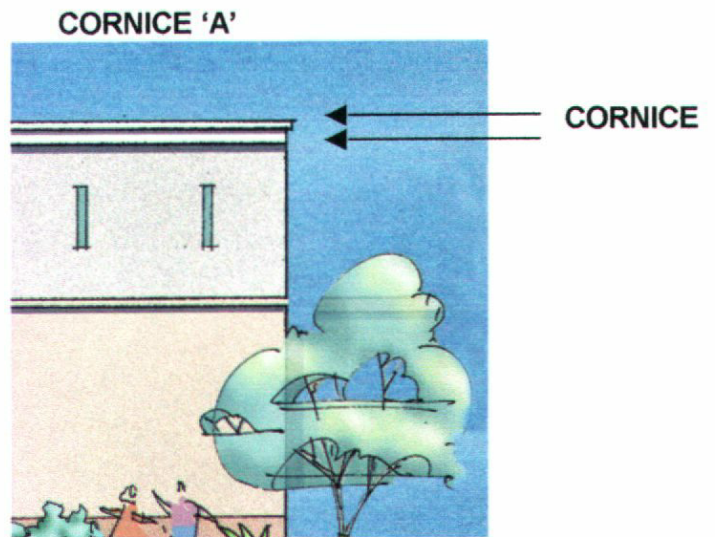
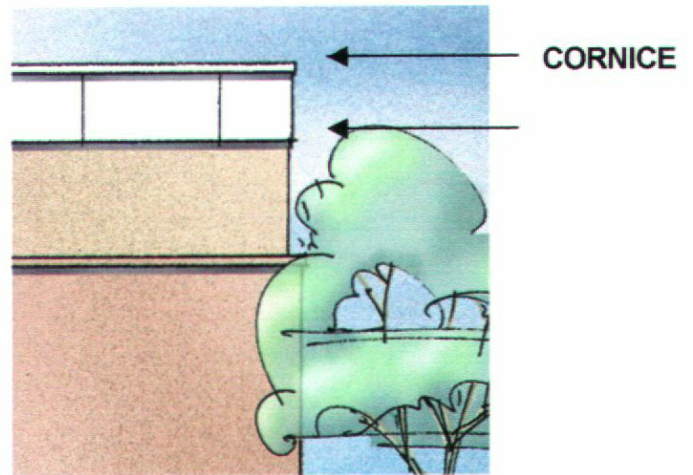
Figure 2-8
Roofs

2.2 Parapets

All parapet walls shall have a cornice at the top of wall. Designs for cornices may vary but shall be consistent with the styles presented here in Figure 2-9.

All Large Tenant buildings see Figures 2-14 and 2-15) shall employ a minimum of two cornice designs as a pattern throughout the elevations of all sides of the building.

All cornices shall be scaled appropriate to the height and size of wall area. For walls 25 ft or higher cornice profiles shall be between 8 inches high to 4 ft high, see Figure 2-9-A,B,C. For walls lower than 25 ft, see Figure 2-9-C and D



CORNICE 'D'

Figure 2-9
Cornice

3.0 Arcades

Arcades are defined as covered walkways attached to buildings meant to provide weather protection. For arcade placement and use requirements see Individual building massing requirements: Figures 2-14, 2-15, 2-16, 2-17, 2-18, 2-19.

Columns of arcade shall be square with a minimum requirement of a 3-foot high lower base defined by a section of stone veneer. Designs for arcades may vary but shall be consistent with the styles presented here in Figure 2-10-A,B.

Arcades shall be designed with sloped roofs, parapet wall edged with cornice trim.

Where trellis elements are used as "secondary elements" see massing guidelines 2-15 and 2-17 they can either be attached to wall as Pilasters or supported by columns. If attached to wall there shall be a substantial projecting bracket to create a deep trellis element. Main structural beams shall have a minimum cross section thickness of 3" x 12".

ARCADE ELEMENT
CREATED WITH
COLUMNS,
DECORATIVE STEEL,
AND METAL STANDING
SEAM ROOF



A. ARCADE EXAMPLE

ARCADE ELEMENT
CREATED WITH
COLUMNS, AND
STANDING SEAL
METAL ROOF



B. ARCADE EXAMPLE

Figure 2-10
Arcades

4.0 Accent Elements

If the "Middle" or "Top" sections of building walls (see Figure 2-7) are larger than 1,000 SF there shall be either inset elements or framed attached elements every 20' min.

The size of these accent elements shall not exceed 20 SF. The material for these elements shall be ceramic tile, pre-cast concrete, painted steel, faux wood shutters or other material that is different than the wall surface materials see Figure 2-11.

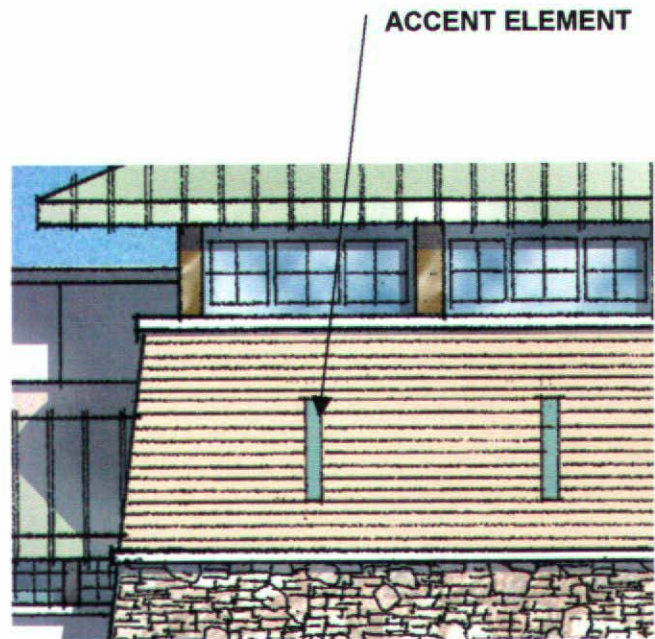


Figure 2-11
Accent

5.0 Trim

All windows, doors and openings in walls shall be trimmed in a dimensional trim, see Figure 2-12.

The dimensional trim shall be either plaster finish or pre-cast concrete trim.

The trim profile shall be four inches min. in width and have a min. projection from the adjacent wall of two inches.

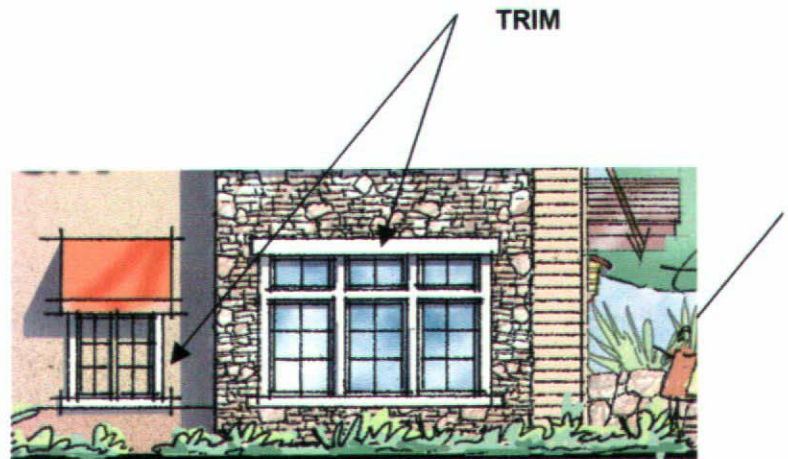


Figure 2-12
Trim

6.0 Trash Enclosures

The trash enclosures shall be incorporated into the mass of the building.

All trash enclosures shall be finished in the same material as the base element of the adjacent building with a dimensional wall cap in keeping with the architectural style see Figure 2-13.

All gates shall be solid metal gates mounted to steel poles that are separate from adjacent wall surfaces. Gate material shall have a screening capacity of 80%

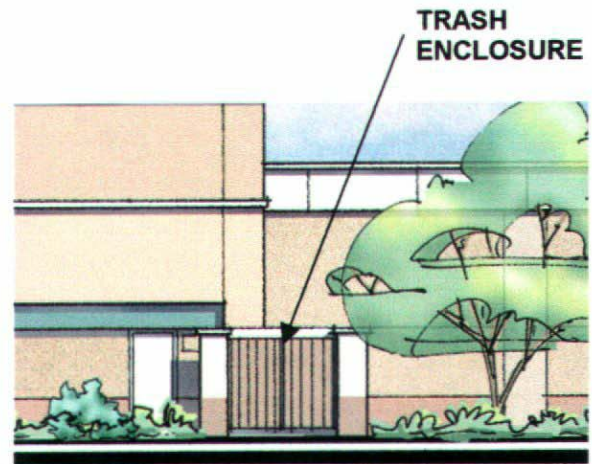


Figure 2-13
Trash Enclosure



ARCHITECTURAL CONCEPT OF LARGE TENANT

**Figure 2-14
Large Tenant**

Large Tenant:

Large tenant requirements shall apply to any single tenant building that is 20,000 SF or more or that has a front facade length of 250 ft. or more.

Large Tenant Standard:

The large tenant standard is defined in the following section "Large Tenant Massing" and chapter V.A - "Elements".

BUILDING WALL

HEIGHT: IF BUILDING WALL IS A MIN. LENGTH OF 100 FT. PROVIDE A 5 FT. MIN. 8 FT. MAX. DIFFERENCE IN PARAPET HT. WITHIN MIDDLE THIRD OF WALL LENGTH. RETURN PARAPET WALL ON TO ROOF A MIN. 5 FT. SEE "DEPTH DIAGRAM".

CART SCREENING

PROVIDE A DECORATIVE WALL TO SCREEN EXTERIOR CART STORAGE. WALL TO BE CONSTRUCTED OF A MATERIAL CONSISTENT WITH BUILDING MATERIAL.

CORNER ELEMENT

LENGTH: 25 FT. MIN. 40 FT. MAX
HEIGHT: 5' MIN. FROM ADJACENT PARAPET OR EAVE.
DEPTH: RETURN SIDE PARAPET ON TO ROOF A MIN. OF 10 FT. IF SLOPED ROOF, COMPLETE SLOPED ROOF BACK A MIN. OF 20 FT. SEE DEPTH DIAGRAM.
PROJECTION: MIN. OF 2 FT. OR SUFFICIENT DISTANCE TO CREATE A COVERED CANOPY WITH COLUMNS.



PRIMARY ELEMENT

A PORTION OF BLDG. WALL MIN. 50 FT. IN LENGTH IF ADJACENT BUILDING WALL IS 50 FT. IN LENGTH.
HEIGHT: A MIN. 2. FT. HIGHER DIFFERENCE FROM BUILDING WALL.
DEPTH: OVERLAP ELEMENT ON TO ADJACENT ROOF A RECOMMENDED 10 FT. OR IF SLOPED ROOF, COMPLETE THE ROOF FORM. SEE DEPTH DIAGRAM.
PROJECTION: 2 FT. MIN.

SECONDARY ELEMENTS

PROVIDE ELEMENT THAT IS CONNECTED TO PRIMARY, CORNER OR ENTRY ELEMENTS.
HEIGHT: LOWER THAN DJACENT BUILDING WALL PARAPET, 13 FT. MIN. 20 FT. MAX
PROJECTION: 2 FT. MIN. OR GREATER DISTANCE TO CREATE A COVERED ARCADE WITH COLUMNS.

ENTRY ELEMENT

LENGTH: MAX OF 50% OF TOTAL FACADE LENGTH.
HEIGHT: 5 FT. MIN HEIGHT DIFFERENCE FROM ADJACENT PARAPET OR EAVE.
DEPTH: OVERLAP ELEMENT ON TO ADJACENT ROOF
A RECOMMENDED 10 FT. OR IF SLOPED ROOF, COMPLETE THE ROOF FORM. SEE DEPTH DIAGRAM.
PROJECTION: DISTANCE TO CREATE A COVERED PEDESTRIAN ARCADE WITH COLUMNS.

FRONT ELEVATION

SECONDARY ELEMENT

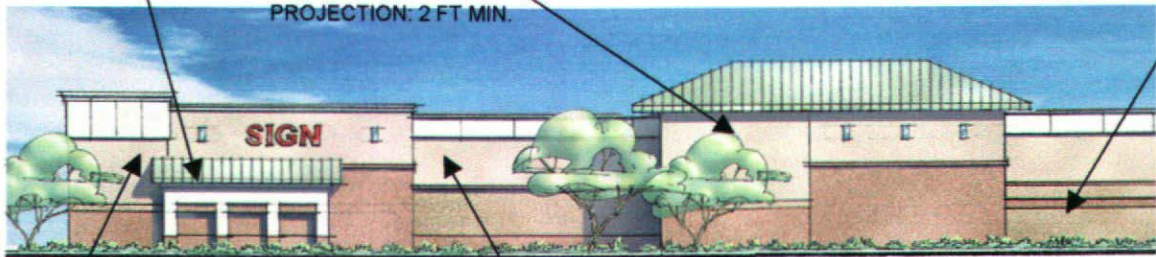
PROVIDE SECONDARY THAT IS CONNECTED TO CORNER TOWER.
HEIGHT: LOWER THAN ADJACENT BUILDING WALL PARAPET, 13 FT. MIN. 20 FT. MAX
PROJECTION: 2 FT. MIN.

PRIMARY ELEMENT

PROVIDE ELEMENT A MIN. 50 FT. WIDE IF LENGTH OF ADJACENT BUILDING WALL IS 50 FT. IN LENGTH.
HEIGHT: A MIN. 2 FT. HIGHER DIFFERENCE FROM BUILDING WALL.
DEPTH: OVERLAP ELEMENT ON TO ADJACENT ROOF A RECOMMENDED 10 FT. OR IF SLOPED ROOF, COMPLETE THE ROOF FORM. SEE DEPTH DIAGRAM.
PROJECTION: 2 FT. MIN.

LOADING DOCK

PROVIDE A SERVICE AREA SCREEN WALL SUFFICIENT TO SCREEN DELIVERY VEHICLES AT SERVICE YARD OR RECESSED WELL FOR TRUCK LOADING.
HEIGHT: 8 FT. MIN.
LENGTH: SUFFICIENT TO SCREEN ANTICIPATED TRUCK LENGTH.

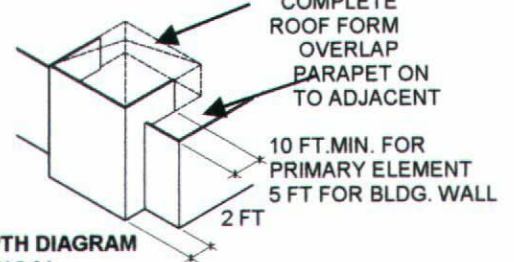


CORNER ELEMENT

WIDTH: 25 FT. MIN. 40 FT. MAX
HEIGHT: 5' MIN. FROM AJACENT PARAPET OR EAVE. DEPTH: RETURN SIDE PARAPET ON TO ROOF A MIN. OF 10 FT. IF SLOPED ROOF, COMPLETE SLOPED ROOF BACK A MIN. OF 10 FT. SEE DEPTH DIAGRAM.
PROJECTION: MIN. OF 2 FT. OR GREATER DISTANCE TO CREATE A COVERED CANOPY WITH COLUMNS.

BUILDING WALL

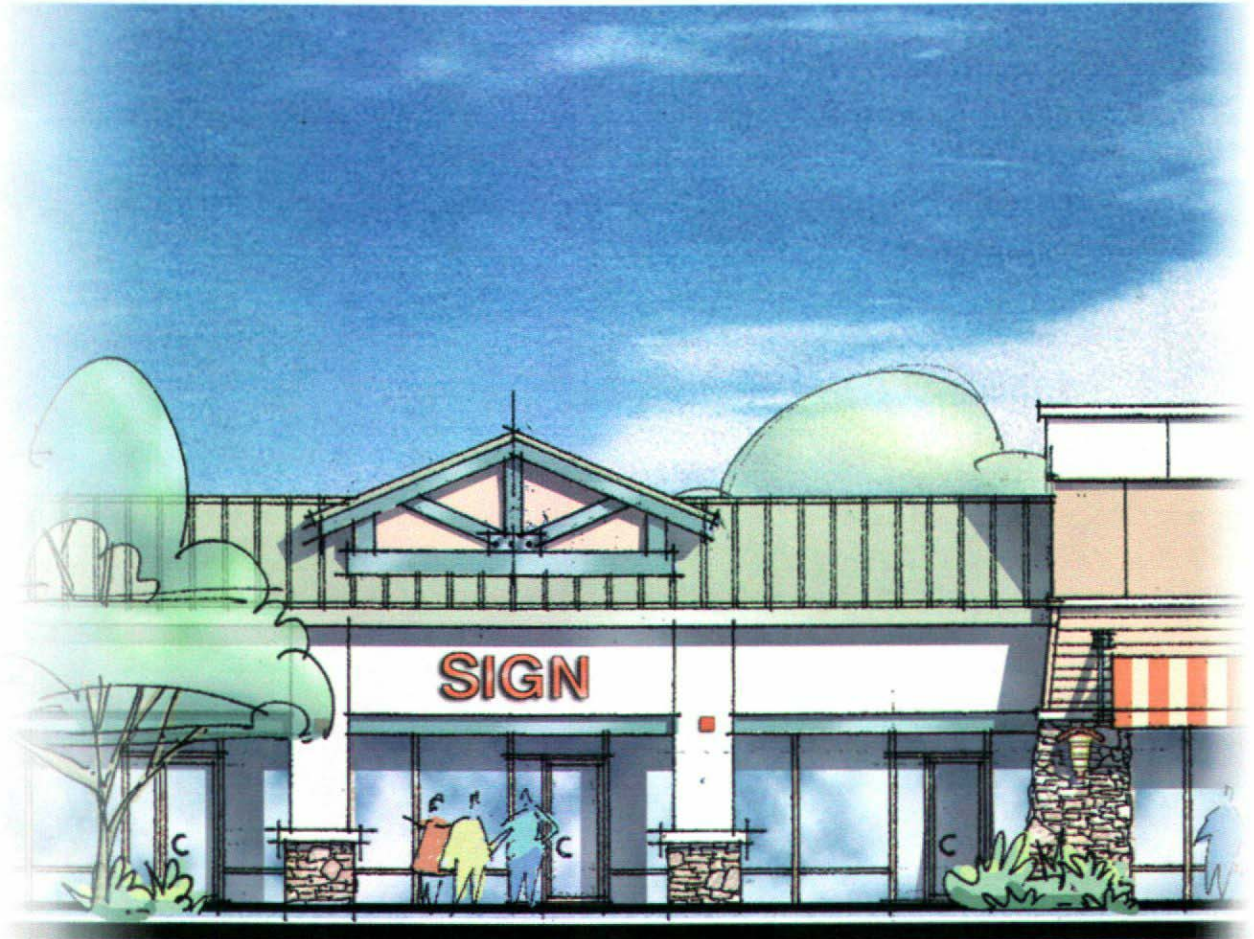
IF BUILDING WALL IS A MIN. OF 100 FT. PROVIDE A 5 FT. MIN. 8 FT. MAX. DIFFERENCE IN PARAPET HT. WITHIN MIDDLE THIRD OF WALL LENGTH. RETURN PARAPET WALL ON TO ROOF A MIN. OF 5 FT. SEE DEPTH DIAGRAM.



DEPTH DIAGRAM TYPICAL

SIDE AND REAR ELEVATION

**Figure 2-15
Large Tenant Massing**



**ARCHITECTURAL CONCEPT OF SMALL
TENANT**

**Figure 2-16
Small Tenant**

Small Tenant:

Small tenant requirements shall apply to any single tenant building that is more than 10,000 SF and less than 20,000 SF or that is a multi-tenant building.

Small Tenant Standard:

The small tenant standard is defined in the following section "Small Tenant Massing" and chapter V.A - "Elements".

CORNER ELEMENT

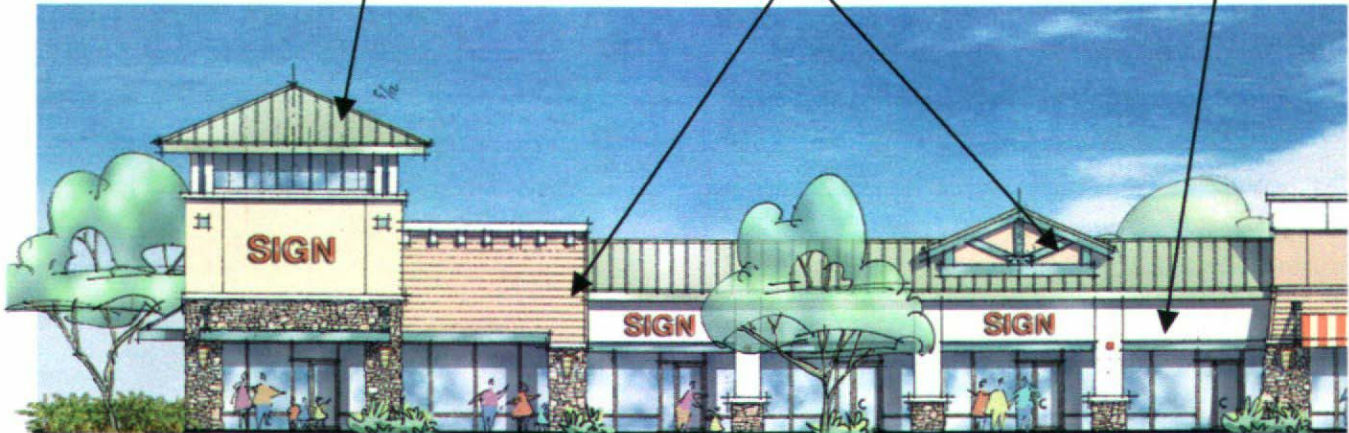
LENGTH: 25 FT. MIN. 40 FT. MAX
 HEIGHT: MAX, 5' MIN. FROM AJACENT PARAPET OR EAVE.
 DEPTH: RETURN SIDE PARAPET ON TO ROOF A MIN. OF 20 FT. IF SLOPED ROOF, COMPLETE SLOPED ROOF BACK A MIN. OF 20 FT. SEE DEPTH DIAGRAM.
 PROJECTION: MIN. OF 2 FT. OR GREATER DISTANCE TO CREATE A COVERED CANOPY WITH COLUMNS.

PRIMARY ELEMENT

PROVIDE ELEMENT A MIN. 15 FT. IN LENGTH IF ADJACENT BUILDING WALL IS 50 FT.
 HEIGHT: A MIN. 2, HIGHER DIFFERENCE FROM BUILDING WALL.
 DEPTH: OVERLAP ELEMENT ON TO ADJACENT ROOF A RECOMMENDED 10 FT. OR IF SLOPED ROOF, COMPLETE THE ROOF FORM. SEE DEPTH DIAGRAM.
 PROJECTION: 2 FT MIN. IF WALL ELEMENT.

BUILDING WALL

IF BUILDING WALL IS A MIN. OF 100 FT. PROVIDE A STEP A MIN 2 FT. IN THE WALL HEIGHT WITHIN MIDDLE THIRD OF WALL OF WALL LENGTH. RETURN PARAPET WALL ON TO ROOF A MIN. OF 5 FT.



Front Elevation

CORNER ELEMENT

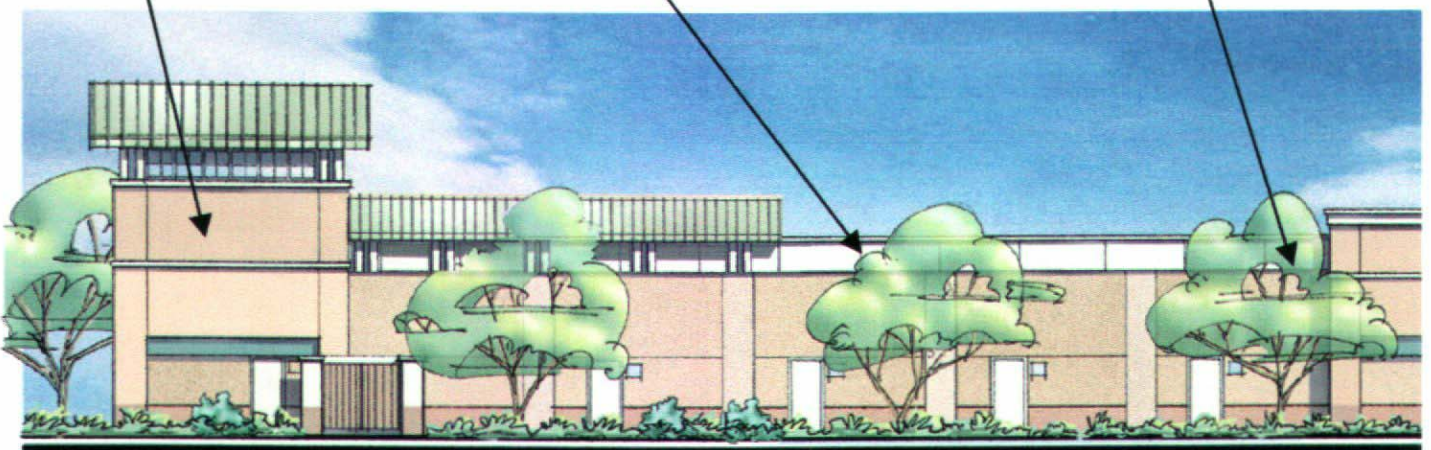
LENGTH: 25 FT. MIN. 40 FT. MAX
 HEIGHT: MAX, 5' MIN. FROM AJACENT PARAPET OR EAVE.
 DEPTH: RETURN SIDE PARAPET ON TO ROOF A MIN. OF 10 FT. IF SLOPED ROOF, COMPLETE SLOPED ROOF BACK A MIN. OF 20 FT. SEE DEPTH DIAGRAM.
 PROJECTION: MIN. OF 2 FT. OR GREATER DISTANCE TO CREATE A COVERED CANOPY WITH COLUMNS.

BUILDING WALL

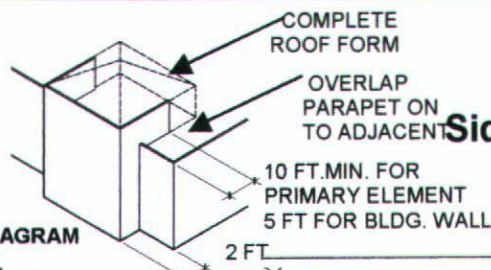
IF BUILDING WALL IS A MIN. OF 100 FT. PROVIDE A 5 FT. MIN. 8 FT. MAX. DIFFERENCE IN PARAPET HT. WITHIN MIDDLE THIRD OF WALL LENGTH. RETURN PARAPET WALL ON TO ROOF A MIN. OF 5 FT. SEE DEPTH DIAGRAM.

PRIMARY ELEMENT

PROVIDE ELEMENT A MIN. 50 FT. IN LENGTH IF ADJACENT BUILDING WALL IS 50 FT.
 HEIGHT: A MIN. 2, HIGHER DIFFERENCE FROM BUILDING WALL.
 DEPTH: OVERLAP ELEMENT ON TO ADJACENT ROOF A RECOMMENDED 10 FT. OR IF SLOPED ROOF, COMPLETE THE ROOF FORM. SEE DEPTH DIAGRAM.
 PROJECTION: 2 FT MIN.

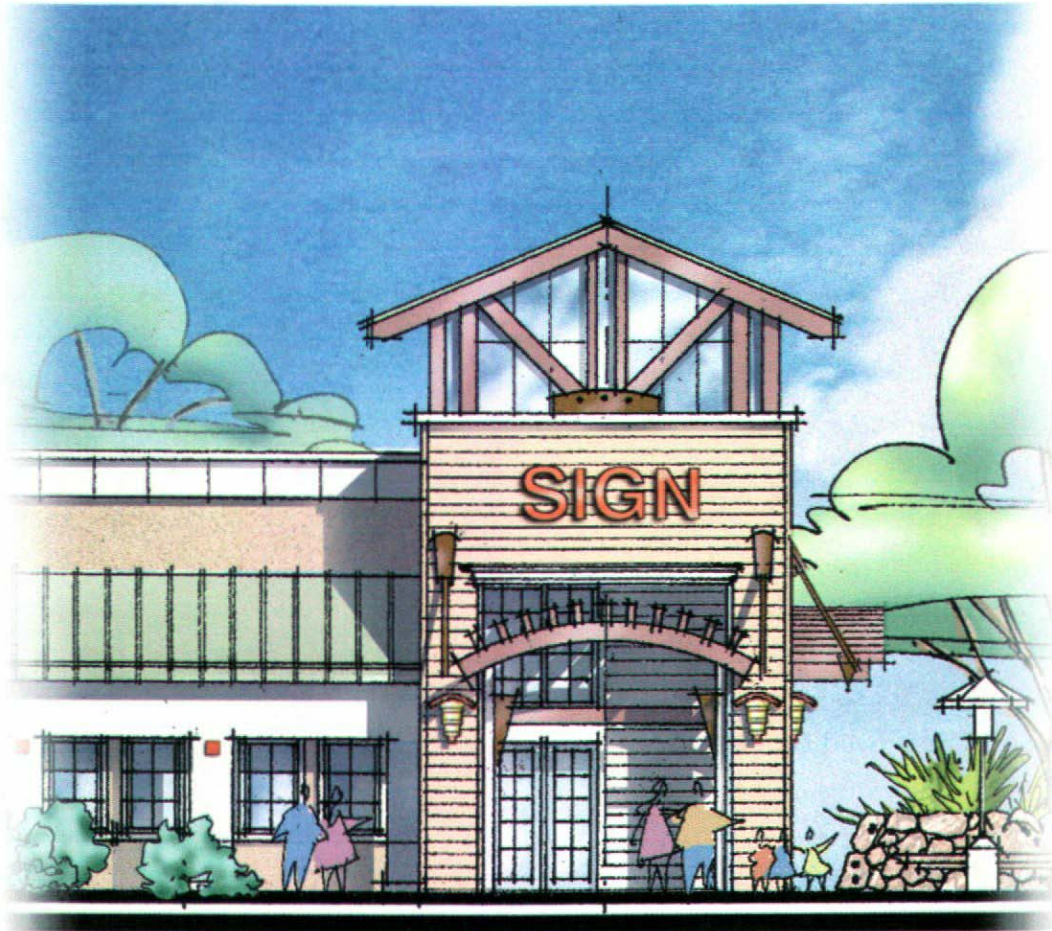


Side and Rear Elevations



DEPTH DIAGRAM TYPICAL
 September 11, 2008
 Chapter 2 Sparks Galleria

Figure 2-17 Small Tenant Massing



ARCHITECTURAL CONCEPT OF PAD TENANT

Figure 2-18
Pad Tenant

Pad Tenant:

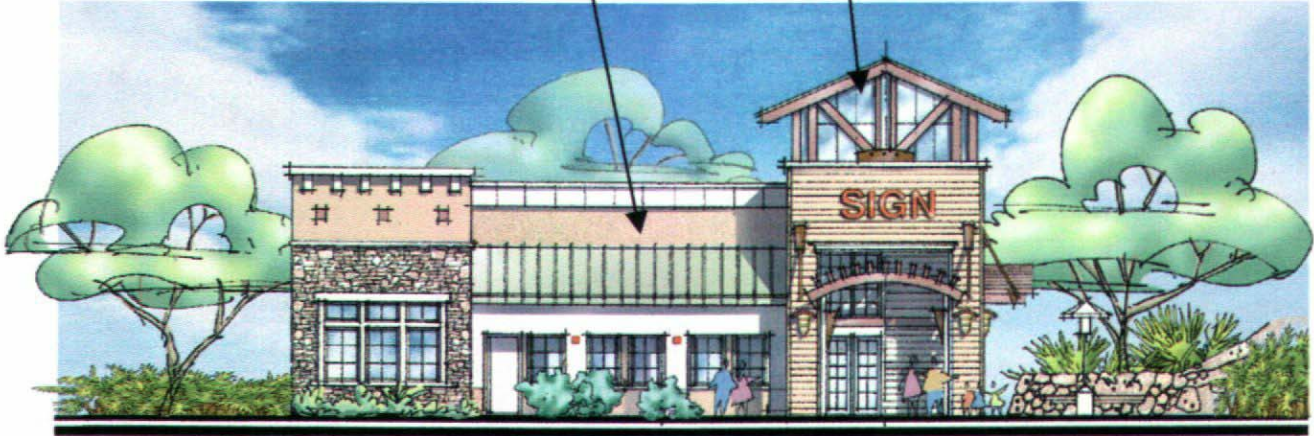
Pad tenant requirements shall apply to any single tenant building that is less than 10,000 SF.

Pad Tenant Standard:

The pad tenant standard is defined in the following section "Pad Tenant Massing" and chapter V.A - "Elements".

BUILDING WALL
 PROVIDE A CONTINUOUS CANOPY WITH COLUMNNADE WITH EITHER SLOPED ROOF OR PARAPET WALL DESIGN

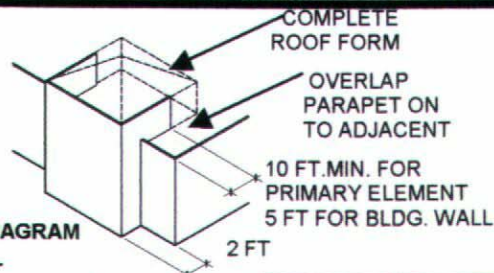
CORNER ELEMENT
 LENGTH: 25 FT. MIN. 40 FT. MAX
 HEIGHT: 5' MIN. FROM ADJACENT PARAPET OR EAVE.
 DEPTH: RETURN SIDE PARAPET ON TO ROOF A MIN. OF 20 FT. IF SLOPED ROOF, COMPLETE SLOPED ROOF BACK A MIN. OF 10 FT. SEE DEPTH DIAGRAM.
 PROJECTION: MIN. OF 2 FT. OR SUFFICIENT DISTANCE TO CREATE A COVERED CANOPY WITH COLUMNS.



Front Elevation

BUILDING WALL
 IF BUILDING WALL IS A MIN. OF 50 FT. IN LENGTH PROVIDE A STEP IN THE WALL HEIGHT WITHIN MIDDLE THIRD OF WALL OF A MIN 2 FT. RETURN SIDE PARAPET ON TO ROOF A MIN. OF 20 FT. IF SLOPED ROOF, COMPLETE SLOPED ROOF BACK A MIN. OF 10 FT. SEE DEPTH DIAGRAM.
 UTILIZE FALSE DORMERS, ATTACHED TRELLISES, OR ARCHITECTURAL ELEMENTS ON ANY WALL SURFACES THAT ARE 30 FT OR MORE IN LENGTH.

CORNER ELEMENT
 LENGTH: 25 FT. MIN. 40 FT. MAX
 HEIGHT: 5' MIN. FROM ADJACENT PARAPET OR EAVE.
 DEPTH: RETURN SIDE PARAPET ON TO ROOF A MIN. OF 20 FT. IF SLOPED ROOF, COMPLETE SLOPED ROOF BACK A MIN. OF 20 FT. SEE DEPTH DIAGRAM.
 PROJECTION: MIN. OF 2 FT. OR SUFFICIENT DISTANCE TO CREATE A COVERED CANOPY WITH COLUMNS.



DEPTH DIAGRAM TYPICAL

Figure 2-19
Pad Tenant
Side and Rear Elevations

DRIVE THRU WINDOW

INCORPORATE THE DRIVE THROUGH WINDOW AND ANY REQUIRED PROJECTION INTO THE BUILDING MASSING.

BUILDING WALL

IF BUILDING WALL IS A MIN. OF 100 FT. OF LENGTH PROVIDE A STEP IN THE WALL HEIGHT WITHIN MIDDLE THIRD OF WALL OF A MIN 2 FT. RETURN SIDE PARAPET ON TO ROOF A MIN. OF 20 FT. IF SLOPED ROOF, COMPLETE SLOPED ROOF BACK A MIN. OF 10 FT. SEE DEPTH DIAGRAM. UTILIZE FALSE DORMERS, ATTACHED TRELLISES, OR ARCHITECTURAL ELEMENTS ON ANY WALL SURFACES THAT ARE 30 FT OR MORE.

CORNER ELEMENT

LENGTH: 25 FT. MIN. 40 FT. MAX HEIGHT: 5' MIN. FROM ADJACENT PARAPET OR EAVE. DEPTH: RETURN SIDE PARAPET ON TO ROOF A MIN. OF 20 FT. IF SLOPED ROOF, COMPLETE SLOPED ROOF BACK A MIN. OF 10 FT. SEE DEPTH DIAGRAM IN FIGURE 2-19. PROJECTION: MIN. OF 1 FT. OR SUFFICIENT DISTANCE TO CREATE A COVERED CANOPY WITH COLUMNS.



Figure 2-20
Drive Thru

Drive Thru
Side Elevation

PRIMARY ELEMENT

IF CANOPY LENGTH IS OVER 50 FT PROVIDE AN ELEMENT WITHIN THE ROOF STRUCTURE THAT IS A MIN. OF 25 FT. IN LENGTH

CANOPY

ALL SERVICE STATION CANOPIES ARE TO HAVE A SLOPED ROOF CONSISTENT WITH THE CENTER STANDARDS AND COLORS.

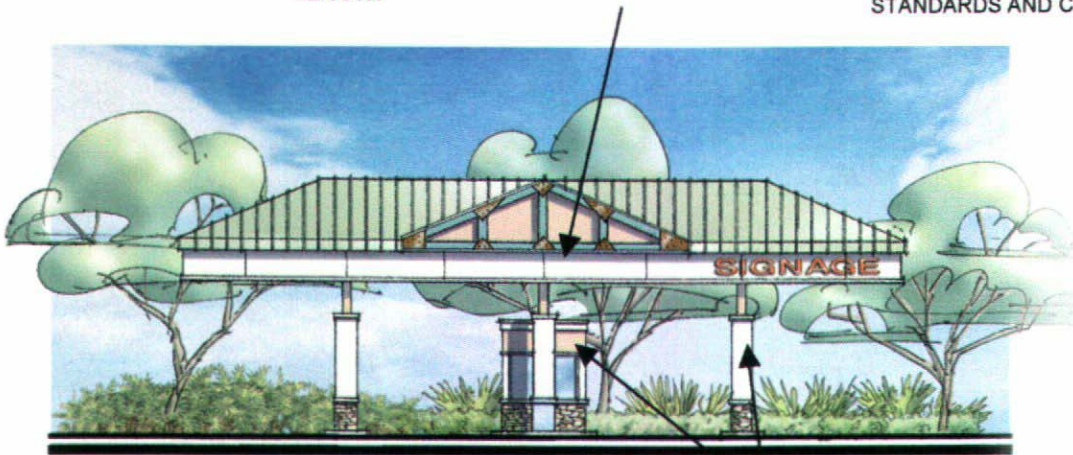


Figure 2-21
Service Station Canopy

CANOPY

ALL CANOPY FINISHES FOR COLUMNS AND ENCLOSURES SHALL BE CONSISTENT WITH THE CENTER STANDARDS. NO BAR SUPPORT COLUMNS WILL BE ALLOWED

Service Station

VI. SITE DESIGN STANDARDS

A. Site Design and Building Location Concepts

Commercial and office sites shall require a minimum 15 percent of the parcel (not a single pad parcel or pad site) with public right-of-way frontage to have buildings located at or near the front setback line to minimize large continuous areas of at-grade parking. Refer to **Figure 2-22**.

Only active building elevations with public access or windows shall face public right-of-ways. Loading and service areas shall never face public right-of-ways, except when adequately articulated or screened.

Building with special architectural elements shall be sited on corners of significant intersections, in particular along Galleria Parkway and Disc Drive (Refer to Architectural Standards, Section V for details). This does not preclude landmark structures, open plazas, or project entry monumentation from these locations.

All storm drain systems shall require pre-treatment catch basins. All parking lots larger than 100 spaces are also required to install pre-treatment devices such as bay savers or storm captors.

Located in area of RSCO area containing uses such as restaurants, snackshops, bookstores, and coffee shops shall be clustered. Plazas and pedestrian areas shall be an element with design of these clustered buildings to provide outdoor seating areas.

- ① BUILDINGS PLACED AT CORNERS OF THE ENTRYWAY EMPHASIZE GATEWAY INTO THE COMMUNITY COMMERCIAL CENTER. THESE CORNERS SHOULD ALSO BE TREATED WITH ORNAMENTAL LANDSCAPING &/OR ARCHITECTURAL MONUMENTATION.
- ② 25' MIN. SETBACK FROM PUBLIC RIGHT-OF-WAY.
- ③ BUILDING FACADES OF DRIVE-THRU PARTICULARLY LOCATED ALONG ENTRYWAYS SHOULD BE GIVEN SPECIAL ARCHITECTURAL TREATMENT. (REFER TO ARCHITECTURAL SECTION V.)
- ④ ALLOW PARKING BAYS TO COME TO STREET EDGE TO BREAK UP THE BUILDING INTENSITY & PROVIDE VIEWSHEDS TO THE INTERNAL COMMERCIAL PADS.
- ⑤ DESIGN PARKING BAYS TO RUN PERPENDICULAR TO THE STOREFRONTS.
- ⑥ CREATE A SENSE OF ARRIVAL WITH LANDSCAPE TREATMENTS. (REFER TO LANDSCAPE ARCHITECTURE SECTION VIII.)
- ⑦ BUILDINGS SHOULD BE PLACED AT INTERSECTION CORNERS AS LANDMARKS WITH OPPORTUNITIES FOR PUBLIC PLAZAS OR COURTYARD SPACE.
- ⑧ IDENTIFY SPECIAL CORRIDORS FOR LANDSCAPING TO PROVIDE PEDESTRIAN ACCESS & BREAK UP THE PARKING MASS.
- ⑨ SERVICE ALLEY & LOADING AREAS.
- ⑩ CREATE A HIERARCHY OF INTERNAL CIRCULATION THROUGH THE PARKING LOT DESIGN THE LOT TO MINIMIZE TRAFFIC CONGESTION BY CONTROLLING ACCESS

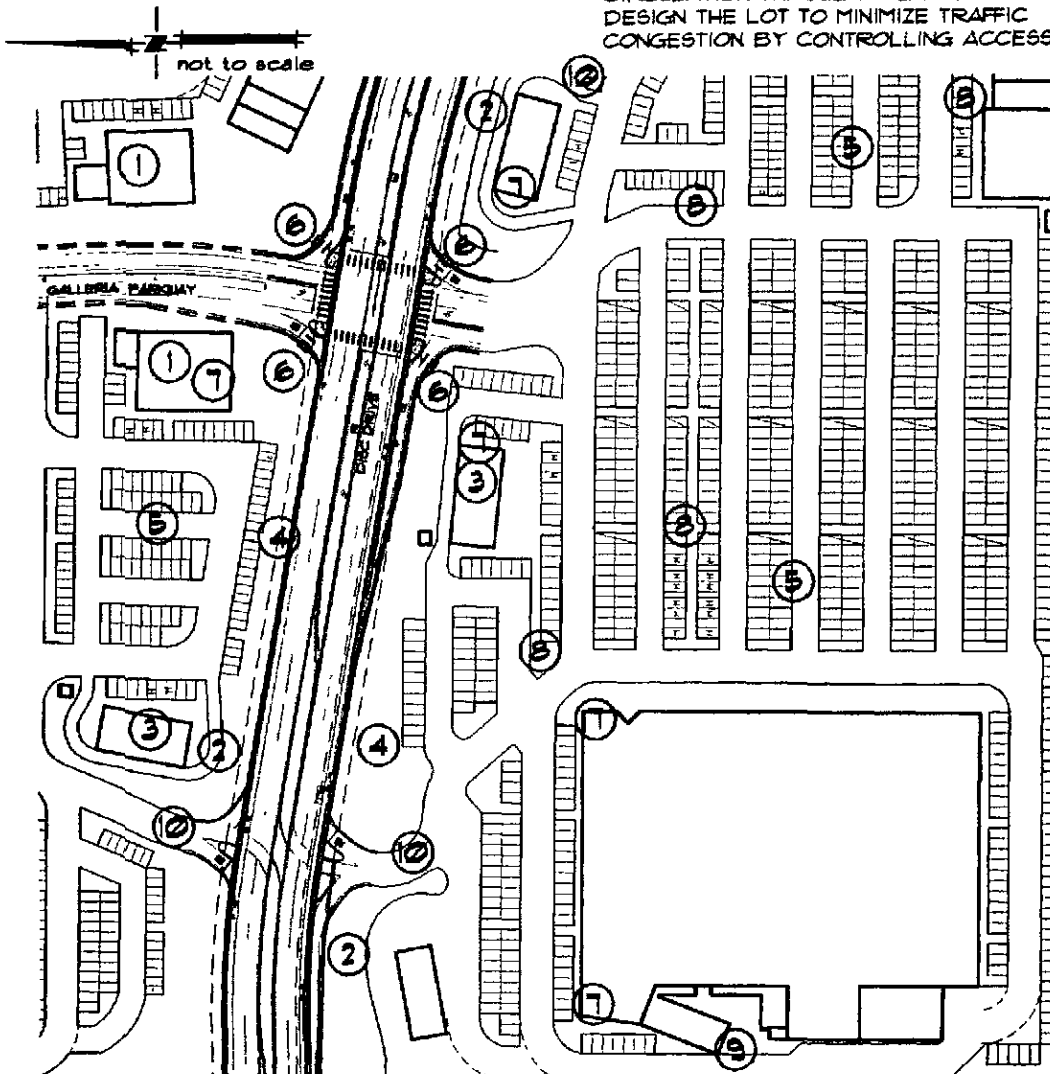


Figure 2-22
Site Design and Building Location Concept

B. Grading and Drainage

Site grading shall be designed to complement the architectural and landscape design character of the community, screen parking and service areas, reduce the perception of and mass on larger buildings, and provide transitions between on-site areas.

Graded slopes shall be rounded resulting in smooth, harmonious transitions between the man-made terrain and the natural terrain.

Finished grades at individual parcel boundaries shall meet existing grade within the landscaped area or a slope easement shall be created on the adjoining undeveloped property to be matched when that site develops

Vegetated slopes shall not exceed 3:1 and turf areas shall not exceed a 5:1 slope.

All graded slopes shall be landscaped and revegetated with drought tolerant plant species to help minimize erosion. The developer shall bond for the revegetation, and the bond released once the disturbed area has been established per City of Sparks requirements.

All run-off shall be pretreated prior to discharge into the North Truckee Drain. Parking lots run-off shall be pretreated by Bay Saver or equivalent treatment as approved by Administrator.

C. Parking Lots and Parking Lot Entry Drives

Parking shall be set back from the public right-of-way a minimum of 15 feet adjacent to Galleria Parkway and the access drives and 25 feet from Disc Drive. This area shall include the landscape easement as long as parking areas are appropriately screened according to these standards. Refer to **Figure 2-23**

Parking areas shall be screened from the public right-of-way by the use of mounding and planting material, vertical grade changes, or low decorative walls, and plantings a minimum of three feet in height. Refer to **Figure 2-23**.

Trees shall be planted throughout the parking lot. A minimum of one shade tree for every ten (10) parking spaces shall be provided.

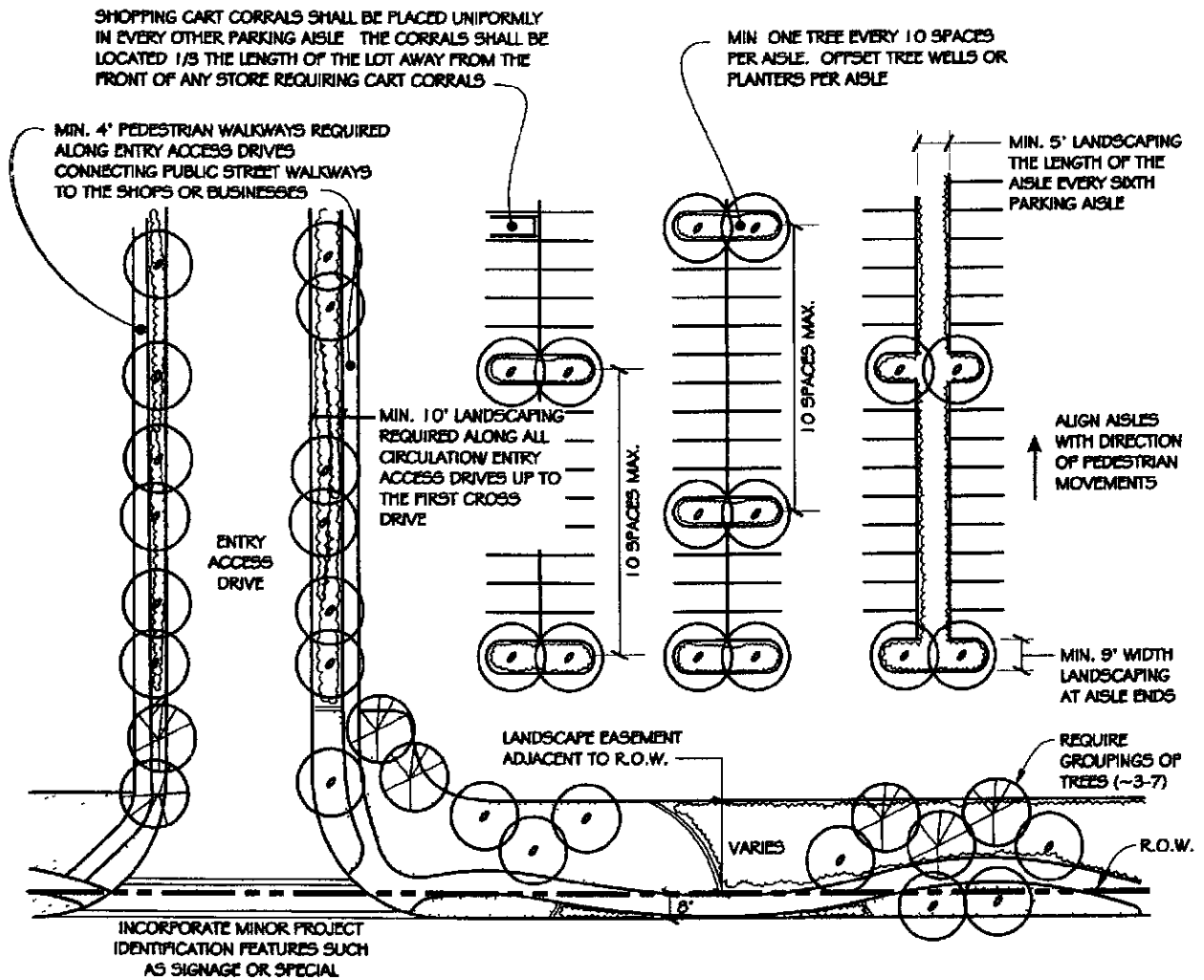
A maximum of six (6) aisles of parking is allowed without a planter a minimum of five (5) feet in width the full length of the aisle. The five (5) foot planter will have shrubs and groundcover plantings. Trees adjacent to this planter shall be per **Figure 2-23**. All other aisles shall provide a planter with a tree every ten (10) spaces the length of the aisle a minimum of nine (9) feet in width interior and 300 square feet in size. Refer to **Figure 2-23**.

A minimum nine (9) foot wide interior planter shall be provided at the end of parking aisles and along both sides of primary internal circulation access ways. Refer to **Figure 2-23**.

Parking areas shall be designed in a manner that provides for pedestrian connections to the building and public sidewalk network as an extension of the pedestrian system. This can be done using design features such as walkways with enhanced paving, trellis structures and/or landscaping treatments.

No more than ten (10%) percent of the required parking shall be in the rear service area of a project site.

Except front entry areas, building setbacks from internal circulation access ways shall be a minimum of ten (10) feet.



**Figure 2-23
Parking Lot Standards**

Parking lots immediately adjacent to the side or rear of a building shall be separated from the building by a landscape strip a minimum of eight (8) feet wide or a combination of landscape strip and sidewalk at least twelve (12) feet wide.

For large tenants, parking lots immediately adjacent to the building frontage or entry shall be separated from the building by a combination of walkway and landscaping a minimum of 15 feet wide. Refer to **Figure 2-24**. Provide landscape areas between entrance canopies, which occur both adjacent to building and access drives also providing openings for pedestrians from parking lot. Provide six (6) foot pedestrian walkway continuous between canopies. Incorporate a minimum of one (1) seating area between canopies.

Primary parking lot entry drives and primary internal access intersections shall be treated with special landscape elements that will provide an individual identity to the project such as special paving, graphic sign, specialty lighting, specimen trees, or flowering plants.

Primary parking lot entry drives up to the first cross drive shall be bordered on both sides by a minimum 10-foot wide landscaped parkway with a minimum four (4) foot sidewalk on both side, at the back of curb or adjacent to access isle. Refer to **Figure 2-23**.

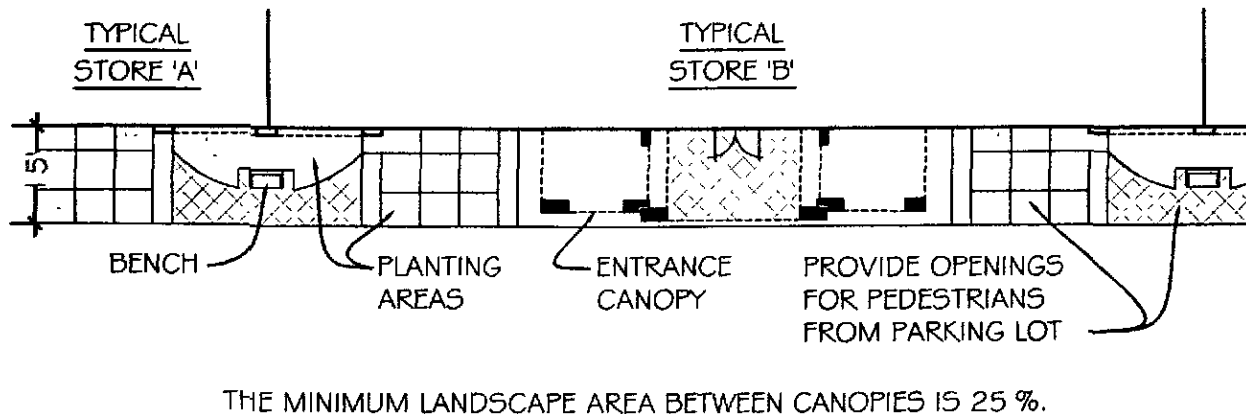


Figure 2-24
Building Frontage

D. Central Features and Community Spaces

Entrances and parking lots shall be configured to be functional and inviting with walkways conveniently tying to logical destinations

Landscaping

1. Landscaping shall extend building architectural themes through the use of color, material, and pattern.
2. Drop-off/pick-up points shall be considered as primary parts of the walkway system. Special design features such as towers, arcades, porticos, pedestrian light fixtures, bollards, planter walls, and or other architectural elements that define circulation ways shall anchor pedestrian walkways.
3. Planters contained by masonry seatwalls will be placed along at least 50% of the frontage of all major stores to provide seating and seasonally colored plantings (perennials and shrubs). Planters shall be at least eight (8') feet wide and 20 feet long. Pedestrian walkways at least seven (7) feet wide, shall be located around planters to provide efficient circulation from parking lots to entries.
4. Signage, kiosks, and banners shall be integrated to into the architectural style, assist in identifying locations and add to the visual interest.
5. Private Street lamps shall be decorative and consistent throughout each center with the overall architectural theme and shall provide adequate lighting for pedestrian safety and encourage nighttime use.

F. Pedestrian Circulation

Well-designed pedestrian circulation systems help reduce auto-oriented developments by reducing traffic, creating a friendlier, more inviting project. Primary as well as secondary pathway systems shall be designed, to create walkway systems between parking areas, businesses, adjacent uses, and area trail access.

This section sets forth standards for public sidewalks and primary pedestrian circulation systems addressing pedestrian safety, shelter, and convenience within the retail center

1. All pedestrian ways shall be designed with public safety in mind.
2. Continuous pedestrian walkways, not less than four (4) feet in width, shall be provided from the public sidewalk or right-of-way to the main customer entrance to the largest building on the site.

3. Walkways shall connect focal points of pedestrian activity such as drop-off/pick-up areas, street crossings, and building or store entries.
4. Sidewalks shall be provided along the entire length of any building façade featuring a customer entrance or abutting public parking areas.
5. To enhance pedestrian safety and comfort, as well as improve project appearance, all primary pedestrian walkways shall be distinguished from driving surfaces by striping or special paving treatments.

VII. EXTERIOR MECHANICAL AND ELECTRICAL EQUIPMENT, SERVICES AREAS, AND TRASH ENCLOSURES

A. Mechanical and Electrical Screening Standards

1. All mechanical equipment such as compressors, air conditioners, antennas, pumps, heating and ventilating equipment, emergency generators, chillers, watertanks, stand pipes, solar collectors, satellite dishes, and communications equipment, and any other type of mechanical equipment for the building shall be concealed from view from public streets, neighboring properties and elevated roadways.
2. All screening shall be an architectural element of the building compatible with the project.
3. Mechanical equipment shall not be located on the roof of a structure unless the equipment can be hidden by building elements that were designed for that purpose as an integral part of the building design. (Refer to **Figure 2-25**)

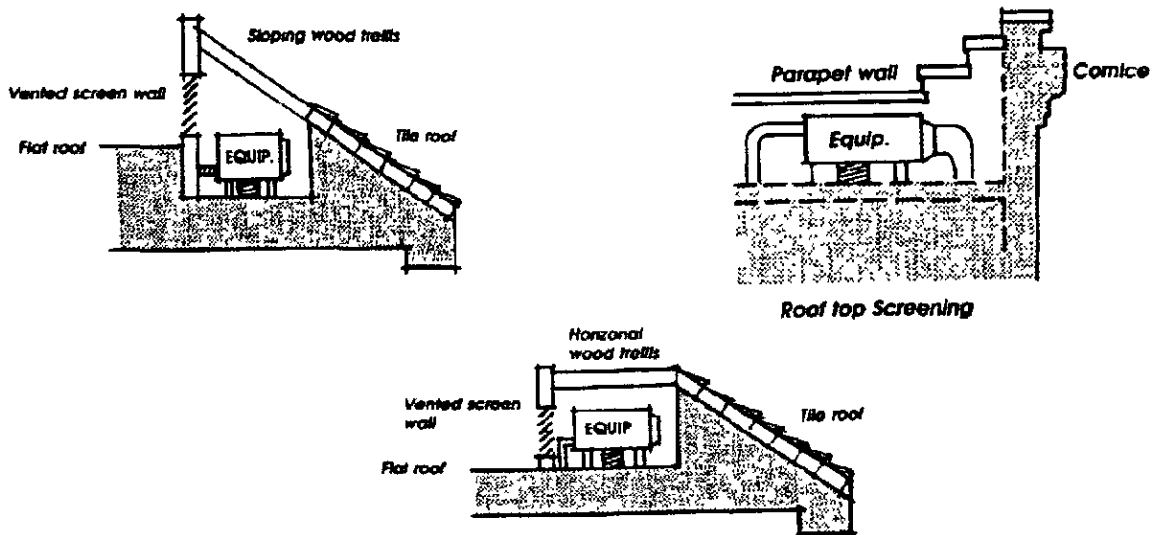


Figure 2-25
Various Methods of Screening Rooftop Equipment

B. Trash Collection, Outside Storage, and Loading Areas

1. Service, maintenance, and storage areas shall be located on the interior of the site when possible and setback and screened from adjacent public right-of-way, pedestrian plazas or adjacent residential uses with landscaped berms, walls, or planting. None of these facilities shall be located within 20 feet of any residential uses, public street, pedestrian access, or major internal public access road. A six (6) foot decorative screen wall matching the architectural style of the adjacent building shall be required. It is the intent to locate these facilities in the most inconspicuous location as possible. Refer to **Figures 2-26 - 2-28**.
2. Service, maintenance, and storage areas shall be incorporated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets, and no attention is attracted to the functions by the use of screening materials that are different from or inferior to the principal materials of the buildings and landscape.
3. Loading areas and trash collection shall be screened, recessed or enclosed out of view. Appropriate location for loading and trash collection areas include areas between buildings, where more than one building is located on a site and on the sides or rear of buildings as design permits.
 - a. Areas for truck parking, trash collection or compaction, loading, or other such uses shall be screened from abutting streets or adjacent properties (Refer to **Figure 2-27**)
 - b. Trash collection or compaction, loading, or other such uses shall be screened from any public street, primary interior access road, public sidewalk, or primary pedestrian way. (Refer to **Figure 2-27**)
 - c. Acoustical impacts from service functions shall be minimized within the screened area. Equipment producing noise shall not be located adjacent to residential uses
4. Areas for the storage and sale of seasonal inventory shall be permanently defined and screened with decorative walls. Materials, colors, and design of screening walls and the cover shall be compatible to those used as predominant materials and colors on the building.
5. Exterior onsite utilities, including sewer, gas, water, electric, telephone and communications equipment must be installed underground. Transformers and other utility equipment that must be above ground shall be screened and incorporated into the streetscape whenever possible. Refer to **Figure 2-28**.

Screening elements shall be incorporated into the overall design of site, building, and landscaping by incorporating compatible architectural features and/or materials.

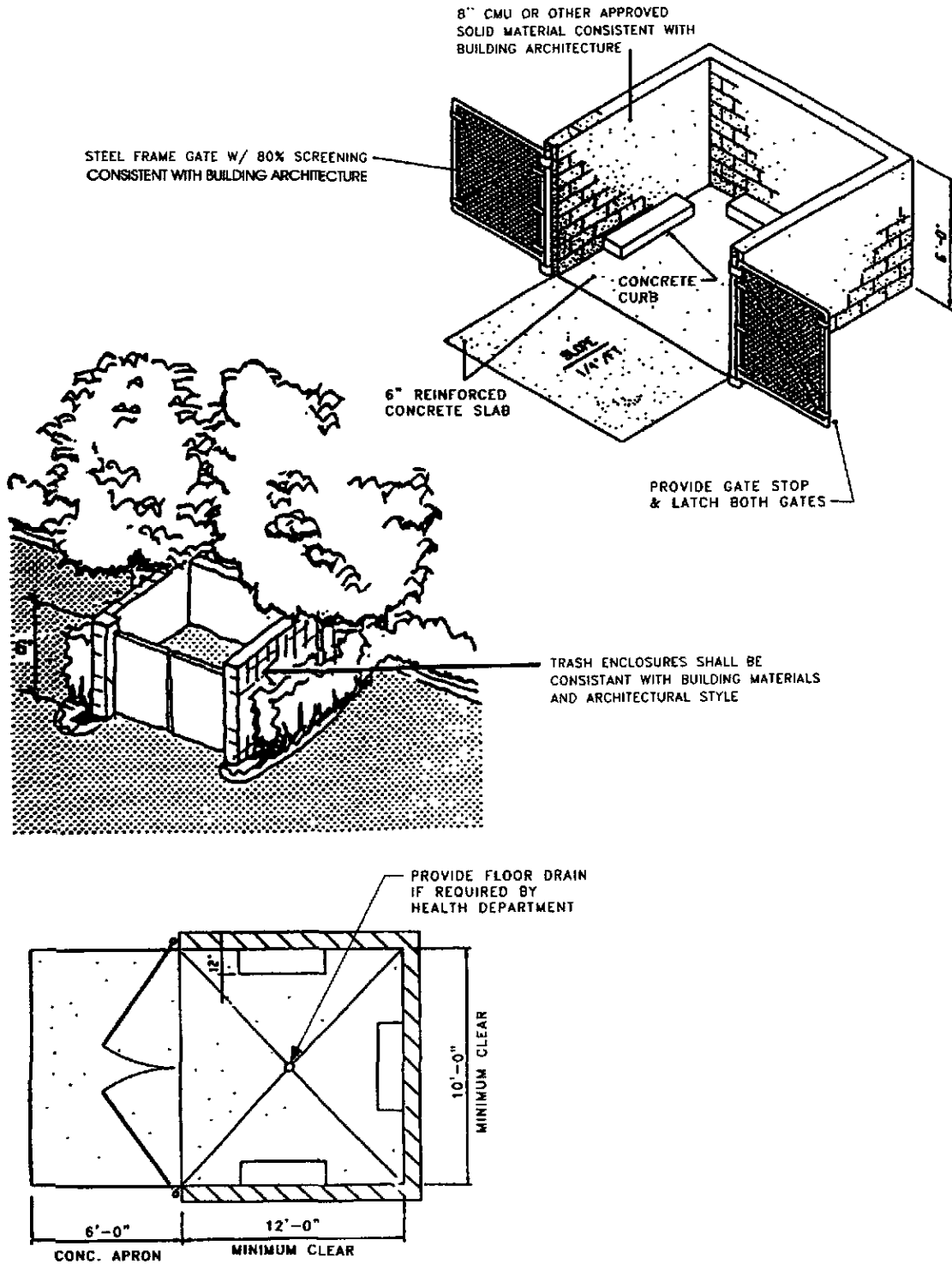
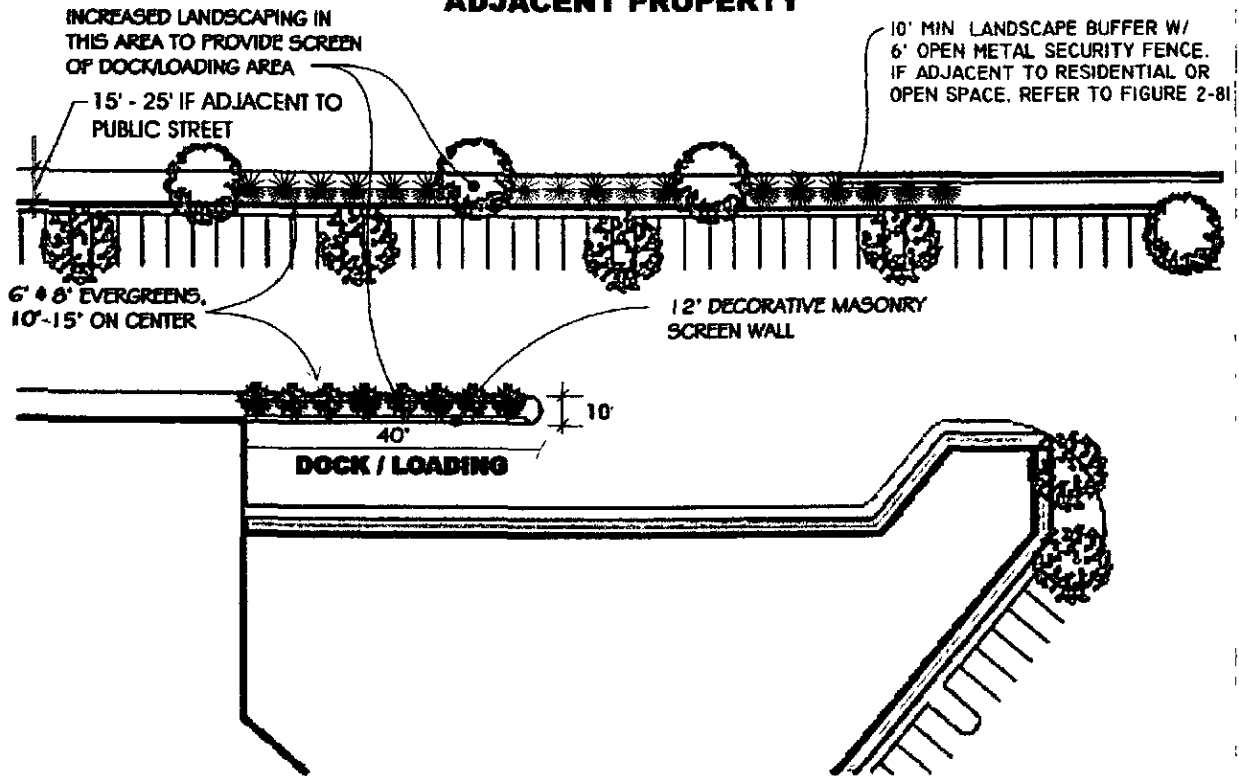
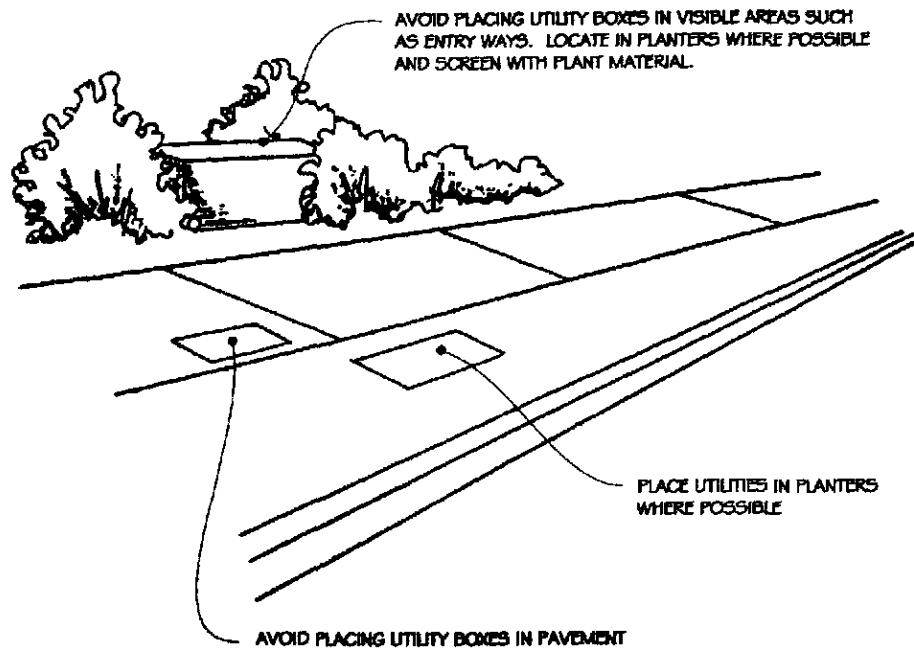


Figure 2-26
Trash Enclosures

**PUBLIC STREET OR
ADJACENT PROPERTY**



**Figure 2-27
Loading and Service Areas**



**Figure 2-28
Utility Screening**

C. Drive-Thru Facilities

Standards for drive-through facilities are intended to promote safe efficient circulations and avoid site conflicts and functional problems. Site work and design shall provide clearly identifiable circulation routes, and provide for adequate vehicle stacking. Drive-thru facilities include drive-in banks/savings and loan institutions, automated teller machines (ATM), fast-food restaurants, dry cleaners, car washes, and drive-through drug stores.

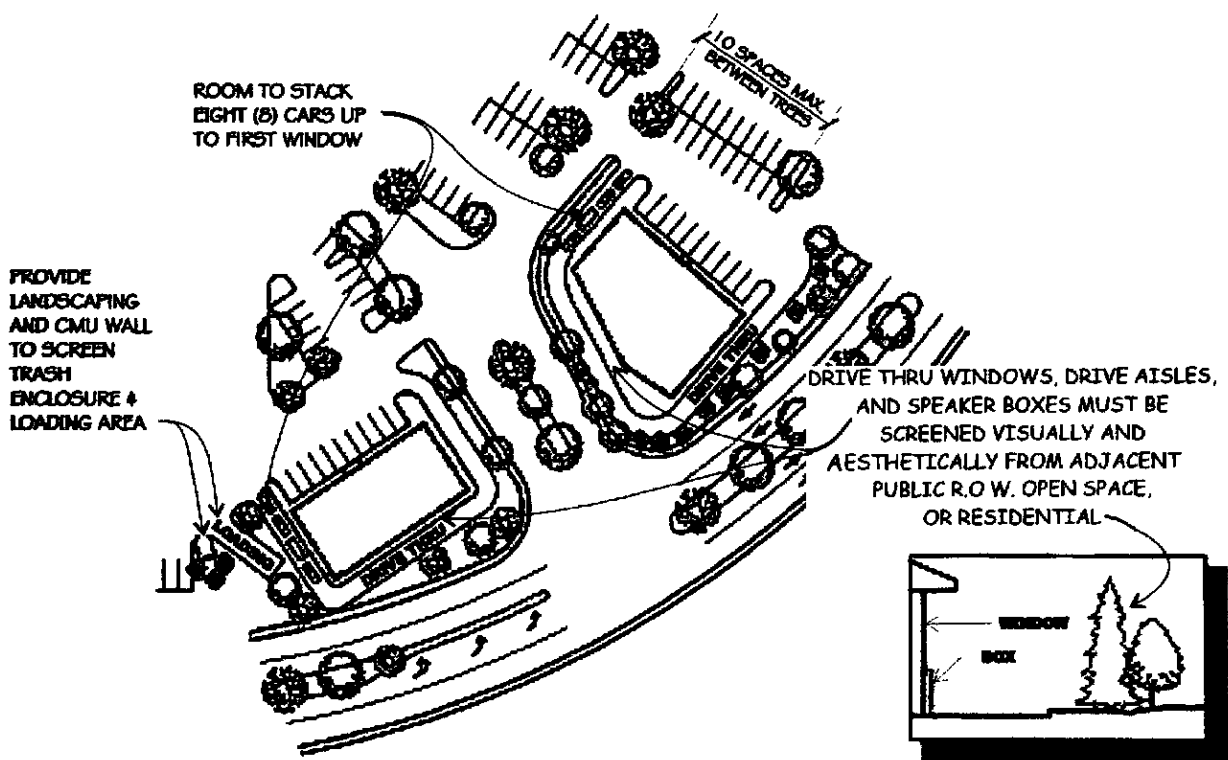


Figure 2-29
Drive-Thru Facilities

As described in the Institute of Traffic Engineers Design Manual, parking and circulation considerations unique to drive-thru facilities include.

1. Separation of drive-through traffic from other site traffic and parking
2. Clear identification and delineation between drive-thru and parking lot circulations.
3. Provisions for adequate queue that prevents interference with pedestrian or other vehicular movement (minimum of eight cars (140 ft) prior to first window
4. Drivers shall be able to easily comprehend access, parking, and circulation. Pavement markings and signage shall designate direction of traffic and entrances to stacking areas. Restricted horizontal or vertical clearances should be signed to prohibit use by large vehicles
5. Drive-thru entrances and exits shall accommodate simple, direct traffic movements to and from major internal drives and site entries/exits.
6. Service driveways, pick-up windows and vehicle queue lanes will be screened with plantings, berms, walls, fencing, or a combination thereof to the same requirements as parking lots. Such screening shall prohibit vehicle headlights from shining off-site.

VIII. LANDSCAPE ARCHITECTURE

A. GENERAL STANDARDS

1. Project Identification Sign Monuments

Project identification Sign Monumentation is required at all four corners of the intersection of Galleria Parkway and Disc Drive.

Community arrival monumentation shall be designed to clearly identify and establish the overall image of the Sparks Galleria. Design must integrate and consider the adjacent land uses, public plazas, viewsheds, and the pedestrian network. Refer to **Figure 2-30, Project Identification Sign Landscaping** to see conceptual entry monumentation designs and treatments.

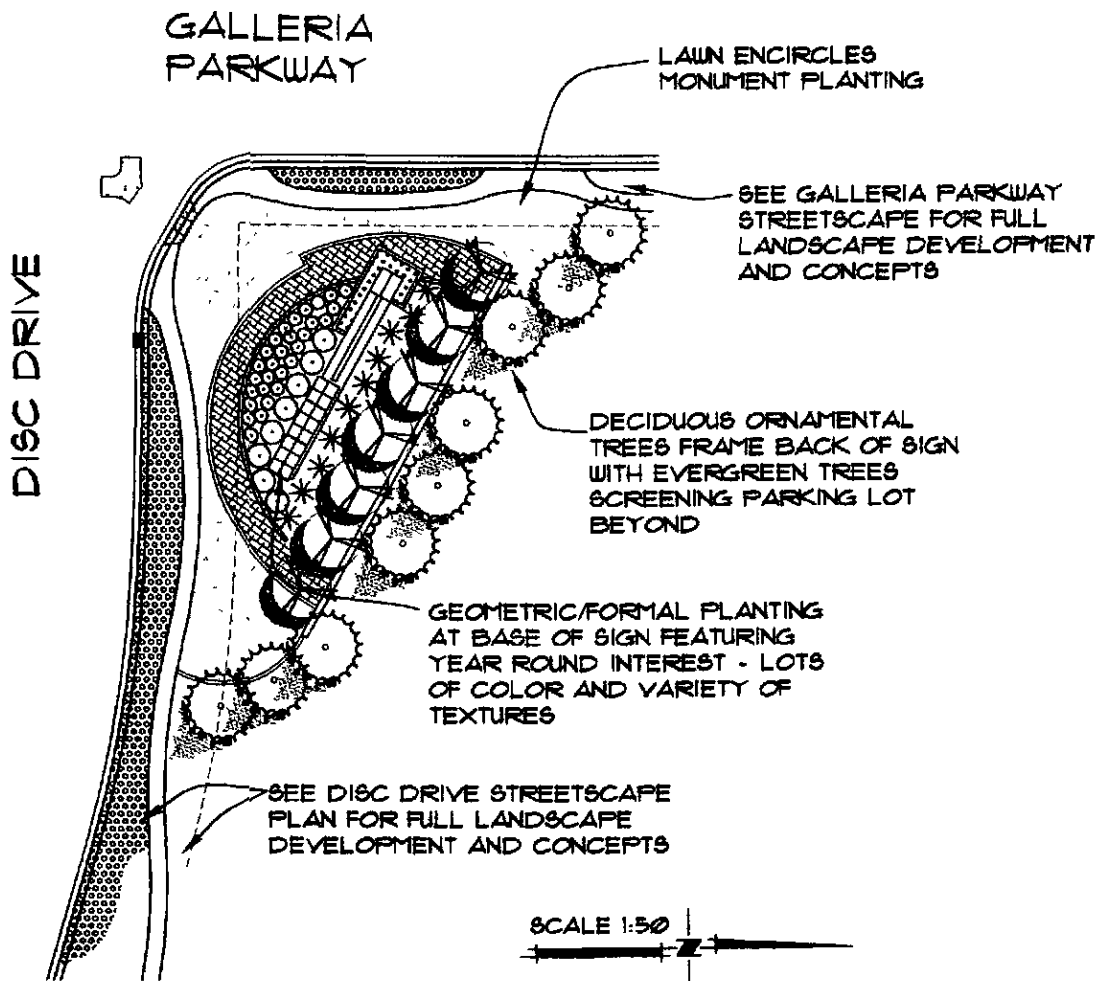


Figure 2-30
Project Identification Sign Landscaping

2. Streetscape Corridors

a. Circulation Plan

Project circulation defines the structure of the project. The project is important regionally due to the proximity of Pyramid Highway and prominence of Disc Drive. The key roadways have the following classification:

Disc Drive	•	Arterial- moderate access control
Galleria Parkway	•	Arterial- low access control
Access Drive	•	Local

Sparks Galleria development will conform to the Roadway circulation plan as shown on **Figure 2-31**. Plans and sections are provided to illustrate the location and hierarchy of roadways and pedestrian/bicycle paths (Refer to Chapter 2, Section III) The roadway system provides regional circulation and access to all parcels from the surrounding areas. Curvilinear alignments and landscaping establish comfortable settings for pedestrians and bicyclists at the Sparks Galleria.

Low and moderate access control arterials provide ease of access to all parcels. Pedestrian walkways and bicycle trails, separate from vehicular traffic, will link the neighboring uses and provide alternative modes of transportation.

b. Street Design Standards

Street types range from a four-lane divided parkway to a two-lane collector roadway. All streets shall be constructed to the City of Sparks standards, RTC Design Guidelines, and in accordance with the following typical street sections for roadways. The Disc Drive and Galleria Parkway shall be construction to Regional Transportation Commission (RTC) standards.

c. Right-of-Way Design

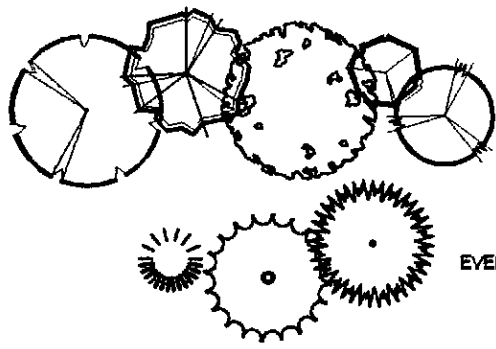
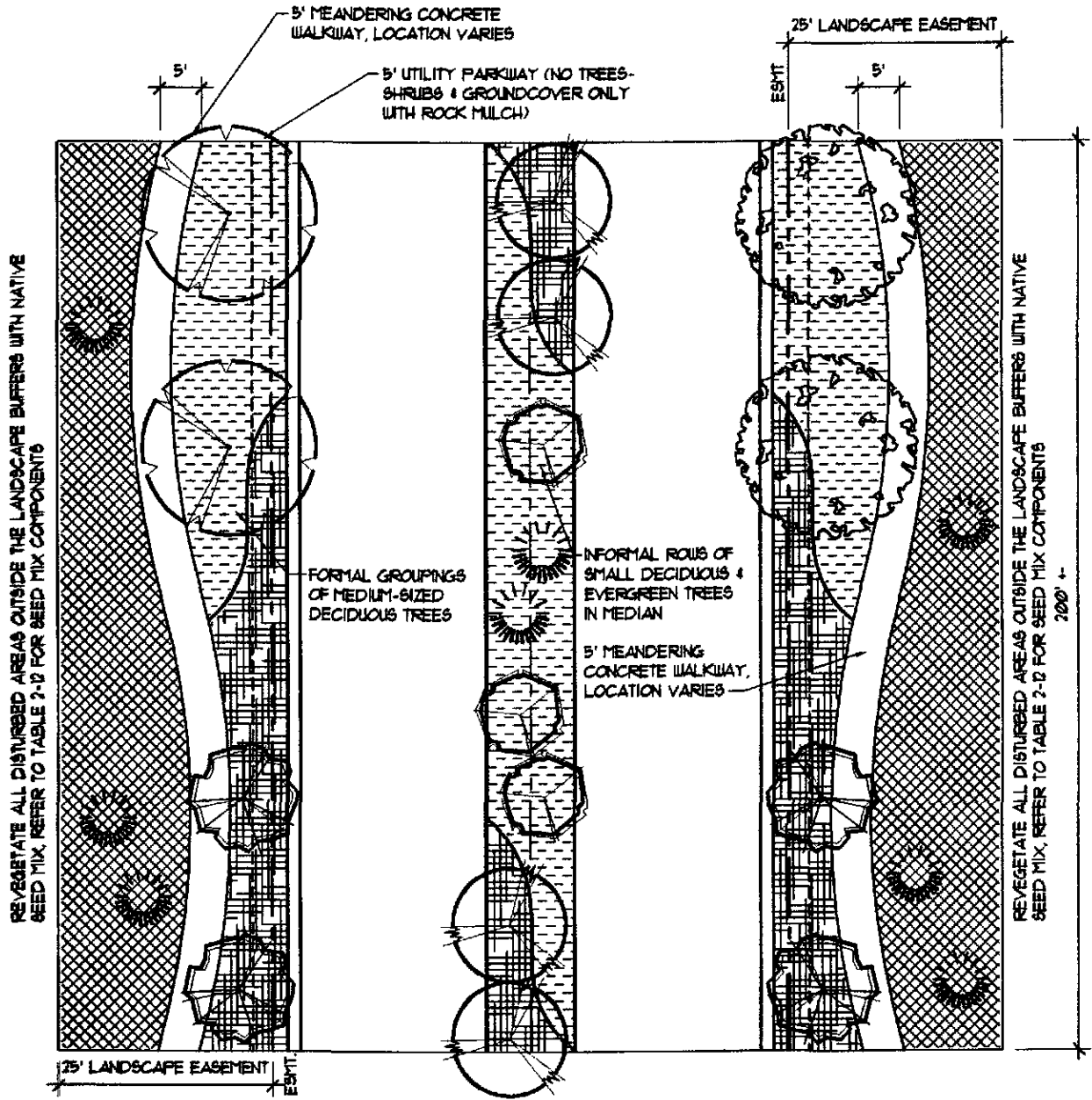
The arterial and collector streets of the Sparks Galleria provide open space and landscaping. Each of these streets provides a landscape easement on each side of the right-of-way respective to the hierarchy of the roadway classification and the amount of traffic it serves. Typical landscape designs for a portion of each right-of-way classification are specified in the section, *Streetscape/Landscape Design Standards*. The following **Figure 2-32 through Figure 2-43** illustrate typical roadway designs for each roadway classification. Refer to **Figure 2-2** for overall Disc Drive and Galleria Parkway section locations.





d. Streetscape/Landscape Design and Maintenance Standards

Arterial streets provide open space and landscaping for the “backbone” of the development. The following tables and exhibits illustrate the development and landscaping of these areas. The Master Developer is responsible for the installation of these streetscape plantings, including medians, adjacent to respective parcels developed by Parcel and/or User Developers at the time the street is constructed. The Owners Association or Lighting and Landscape Maintenance District shall assume responsibility for maintenance of all landscape easement areas, including medians, following the completion of installation, inspection and approval by the City of Sparks, and expiration of the one (1) year (minimum) contractor’s guarantee period related to said improvements.

e. Non-Living Groundcover

Non-living ground cover shall be used on under-story for the living plant materials so there is no exposed bare ground. The non-living ground cover shall be a mix of rock, four (4”) inch minus to a maximum eight (8”) inch installed at a depth of four (4”) inches



-  NATIVE SHRUB/TRANSITIONAL PLANTER AREA (REFER TO TABLE 2-15)
-  SHRUB & LIVING GROUNDCOVER PLANTER AREA
-  LIVING GROUNDCOVER PLANTER AREA
-  TURF AREA

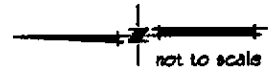


Figure 2-32
Disc Drive at BLM Streetscape

TABLE 2-3

Disc Drive Section - BLM

BOTH SIDES* (± 8,800 S.F. TOTAL LANDSCAPE AREA PER 200 L.F.)

Plant Materials	Quantity	Plant Size	Min. Tree Size	O.C.
Trees	14			
	60% Deciduous 40% Evergreen		1.5" (60%) & 2" (40%) cal. Deciduous 6' min. Evergreen	
Native Shrubs** (transitional)	110			
	50% = 4,400 sf	40 @ 5 gal 70 @ 1 gal		8' 6'
Shrubs & Living Groundcover and/or turf *****	56			
	25% = 2,200 sf	20 @ 5 gal 36 @ 1 gal		8' 6'
Living Groundcover and/or turf *****	70			
	25% = 2,200 sf	70 @ 1 gal		6'

**When totals for 'Both Sides' are shown combined, the quantities shall be divided equally for each side of roadway*

***Refer to Table 2-13, Native Shrubs/Transitional Landscape Plants*

****Refer to Table 20 for Disc Drive median plant materials and quantities*

*****On center planting of shrubs and living ground covers is dependent on mature size of plant material so that plants grow together and cover the ground area. These numbers represent an average and will be adjusted dependent on the species determined by Landscape Architect and Administrator.*

******Shrubs/living groundcover and/or turf not to exceed 50% of total*

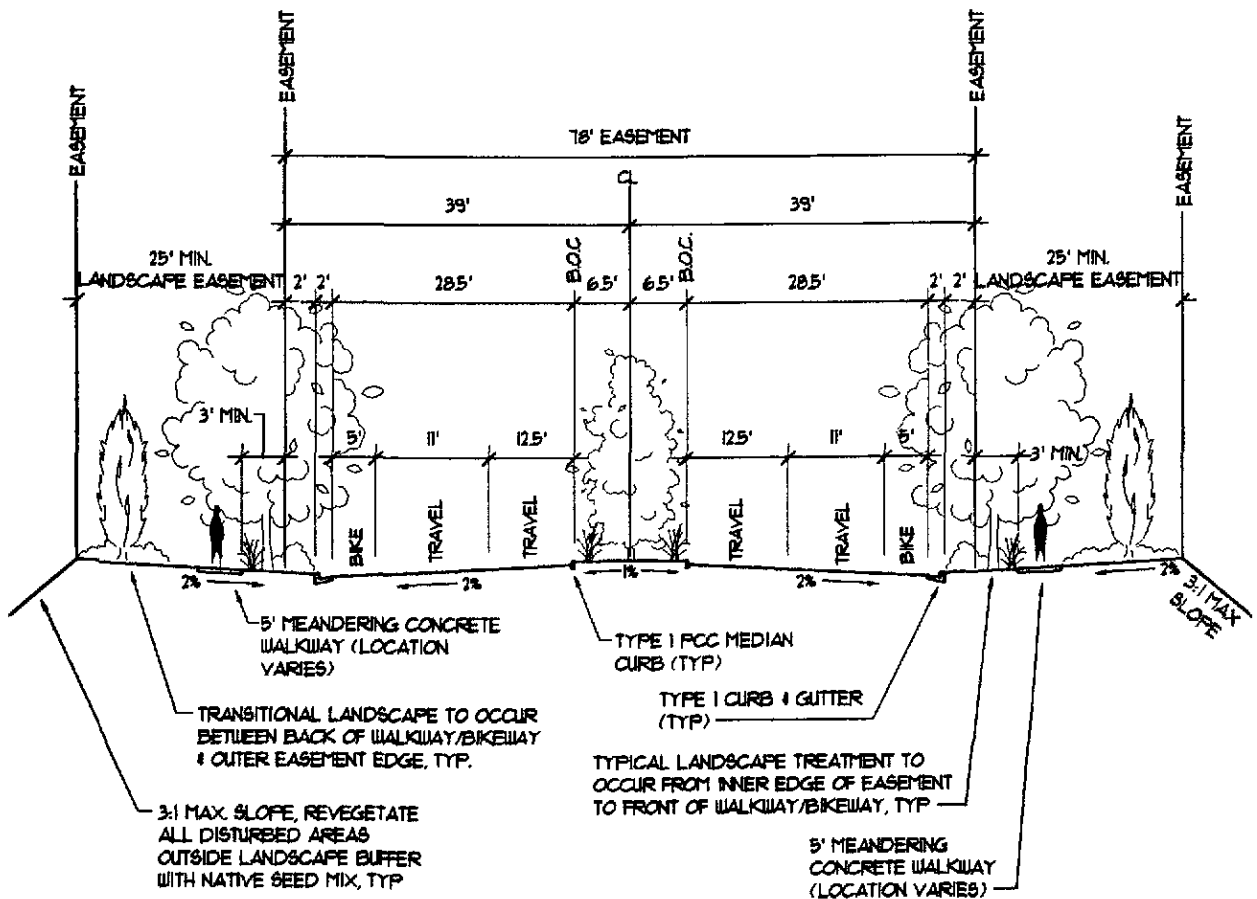


Figure 2-33
Disc Drive Section - BLM

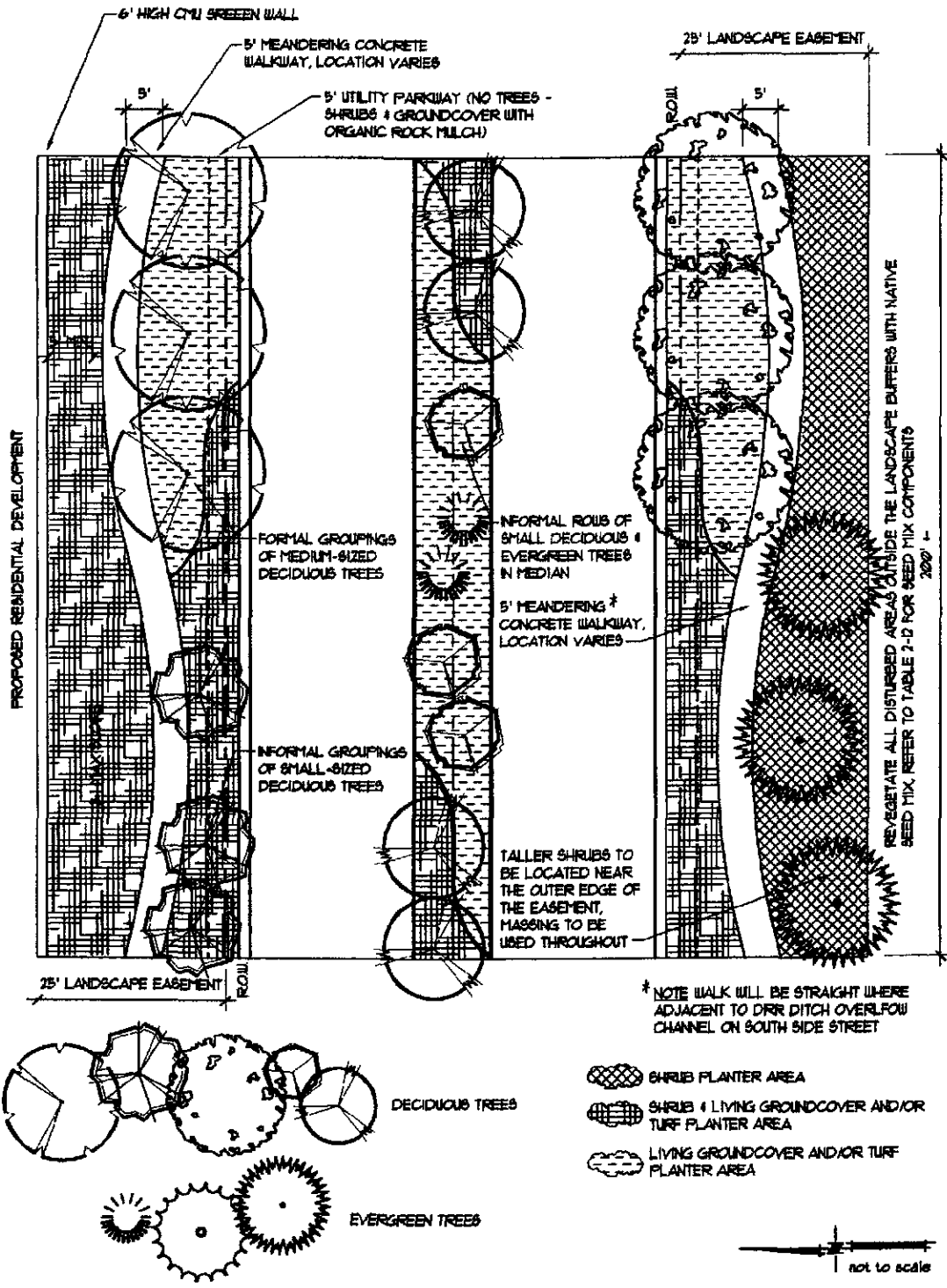


Figure 2-34
Disc Drive Commercial Streetscape (both sides), Galleria Pkwy to East Boundary
***Disc Drive Commercial Streetscape – West Boundary to Galleria Pkwy**

TABLE 2-4

**Disc Drive at Commercial Section, Galleria Pkwy to East Boundary
BOTH SIDES* (± 7,200 S.F. TOTAL LANDSCAPE AREA PER 200 L.F.)**

Plant Materials	Quantity	Plant Size	Min. Tree Size	O.C. ****
Trees	12 50% Deciduous 50% Evergreen		1.5" (60%) & 2" (40%) cal. Deciduous 6' (60%) & 6-8' (40%) min. Evergreen	
Shrubs	46 35% = 2,520 sf	46 @ 5 gal		8'
Shrubs & Living Groundcover	45 25% = 1,800 sf	16 @ 5 gal 29 @ 1 gal		8' 6'
Living Groundcover *****	58 25% = 1,800 sf	58 @ 1 gal		6'
Turf *****	15% = 1,080 sf			

**When totals for 'Both Sides' are shown combined, the quantities shall be divided equally for each side of roadway*

***Refer to Table 2-9 for Disc Drive median plant materials and quantities*

*****On center planting of shrubs and living ground covers is dependent on mature size of plant material so that plants grow together and cover the ground area. These numbers represent an average and will be adjusted dependent on the species determined by Landscape Architect and Administrator.*

***** Disc Drive Commercial Streetscape – West Boundary to Galleria Parkway – additional 4400 sf of landscape area per 200 lf (both sides) will occur within the increased right-of-way.*

****** Living groundcover and/or turf not to exceed 40% of total*

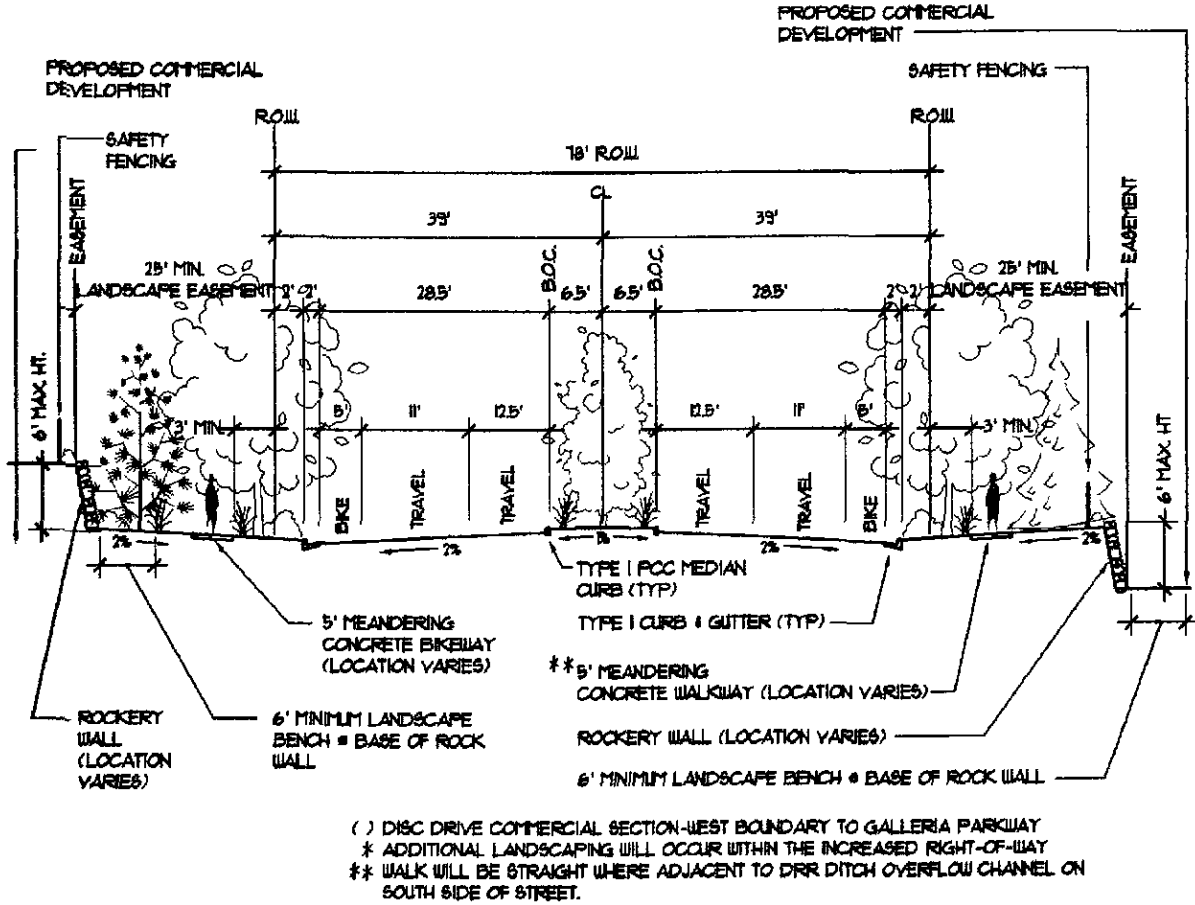


Figure 2-35
Disc Drive Commercial Section, Galleria Parkway to East Boundary

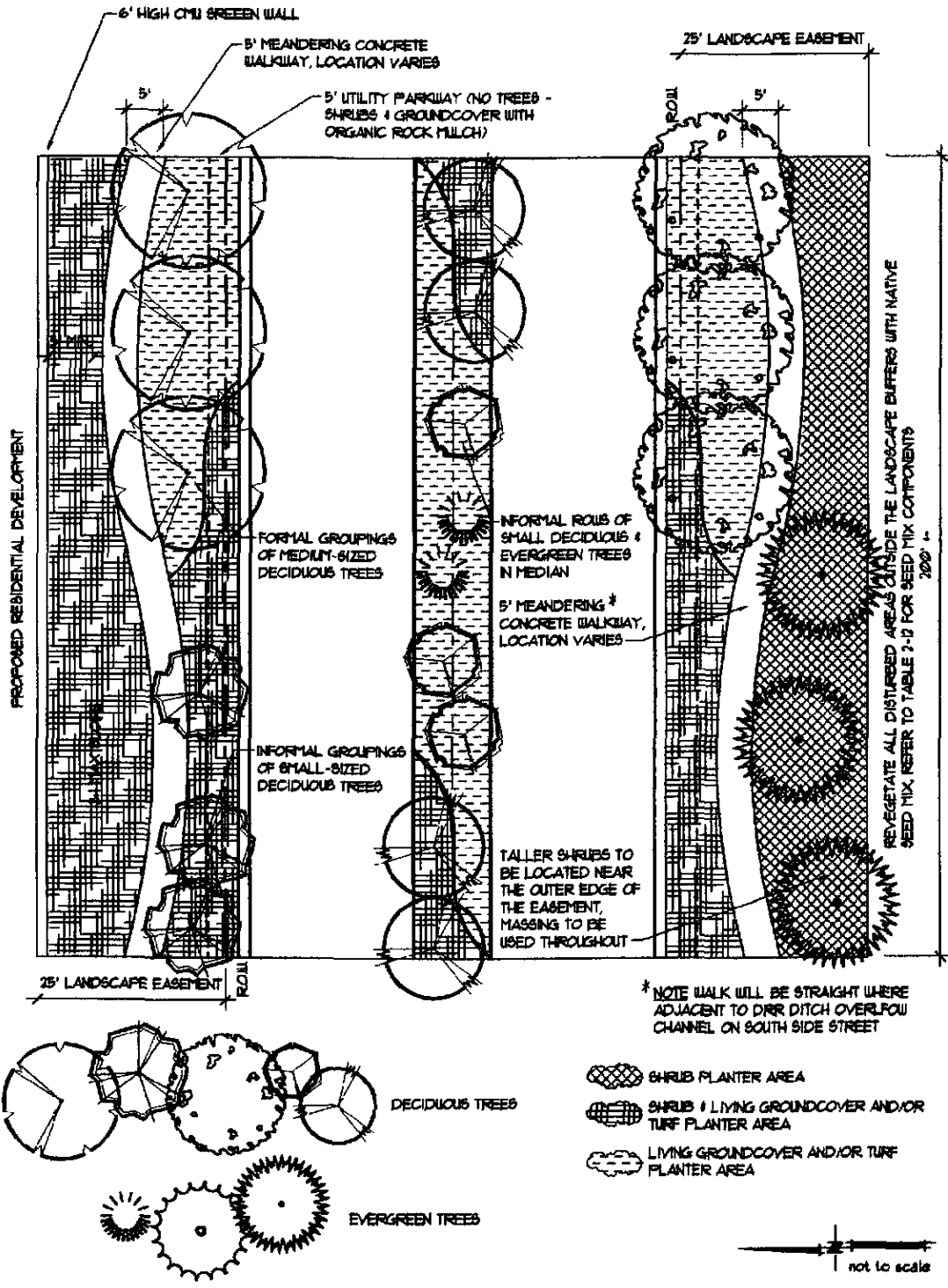


Figure 2-36
Disc Drive Streetscape Residential Streetscape (west end)

TABLE 2-5

Disc Drive West

North Side (± 4,200 S.F. TOTAL LANDSCAPE AREA PER 200 L.F.)

Plant Materials	Quantity	Plant Size	Min. Tree Size	O.C.**
Trees	6 50% Deciduous 50% Evergreen		1.5" (60%) & 2" (40%) cal. Deciduous 6' (60%) & 6-8' (40%) min. Evergreen	
Shrubs	27 35% = 1,470 sf	27 @ 5 gal		8'
Shrubs & Living Groundcover	27 25% = 1,050 sf	10 @ 5 gal 17 @ 1 gal		8' 6'
Living Groundcover***	34 25% = 1,050 sf	34 @ 1 gal		6'
Turf***	15% = 630 sf			

South Side (± 4,400 S.F. TOTAL LANDSCAPE AREA PER 200 L.F.)

Plant Materials	Quantity	Plant Size	Min. Tree Size	O.C.**
Trees	6 50% Deciduous 50% Evergreen		1.5" (60%) & 2" (40%) cal. Deciduous 6' (60%) & 6-8' (40%) min. Evergreen	
Shrubs	28 35% = 1,540 sf	28 @ 5 gal		8'
Shrubs & Living Groundcover	28 25% = 1,100 sf	10 @ 5 gal 18 @ 1 gal		8' 6'
Living Groundcover***	36 25% = 1,100 sf	36 @ 1 gal		6'
Turf***	15% = 660 sf			

**Refer to Table 2-9 for Disc Drive median plant materials and quantities*

***On center planting of shrubs and living ground covers is dependent on mature size of plant material so that plants grow together and cover the ground area. These numbers represent an average and will be adjusted dependent on the species determined by Landscape Architect and Administrator.*

**** Living groundcover and/or turf not to exceed 40% of total*

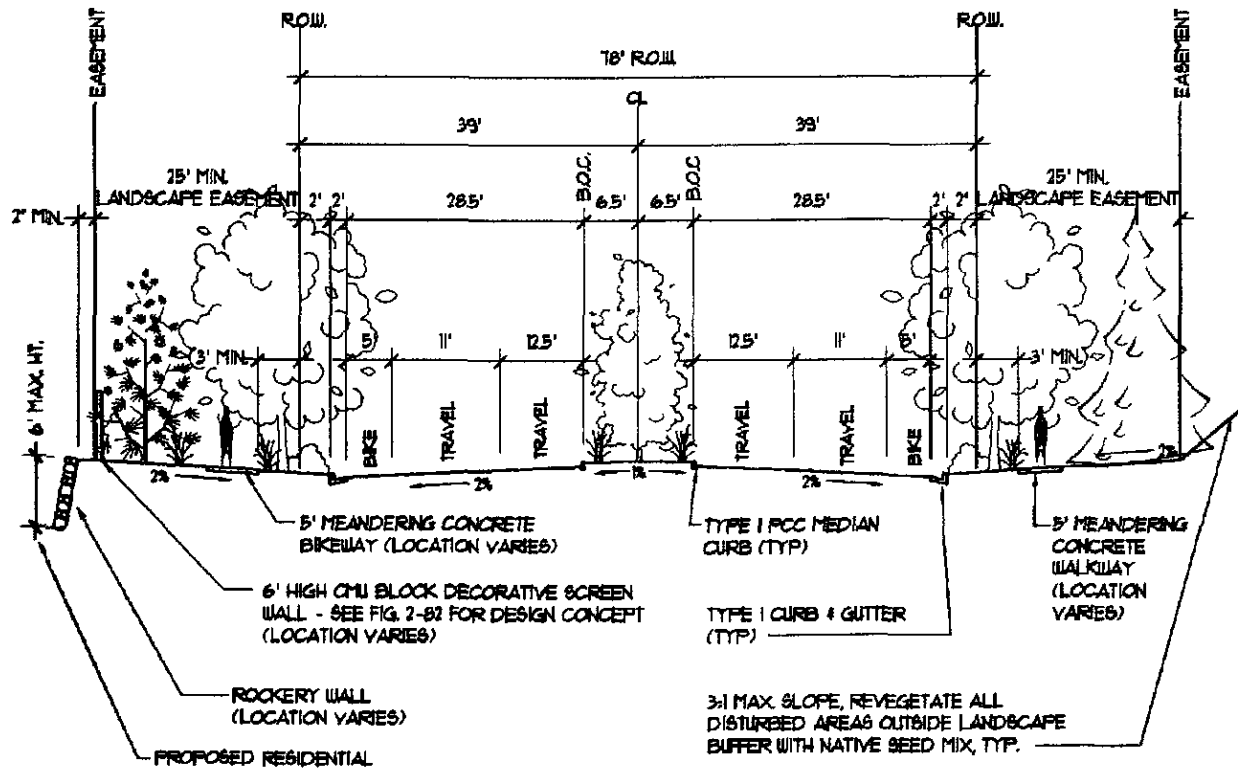


Figure 2-37
Disc Drive Residential West Section

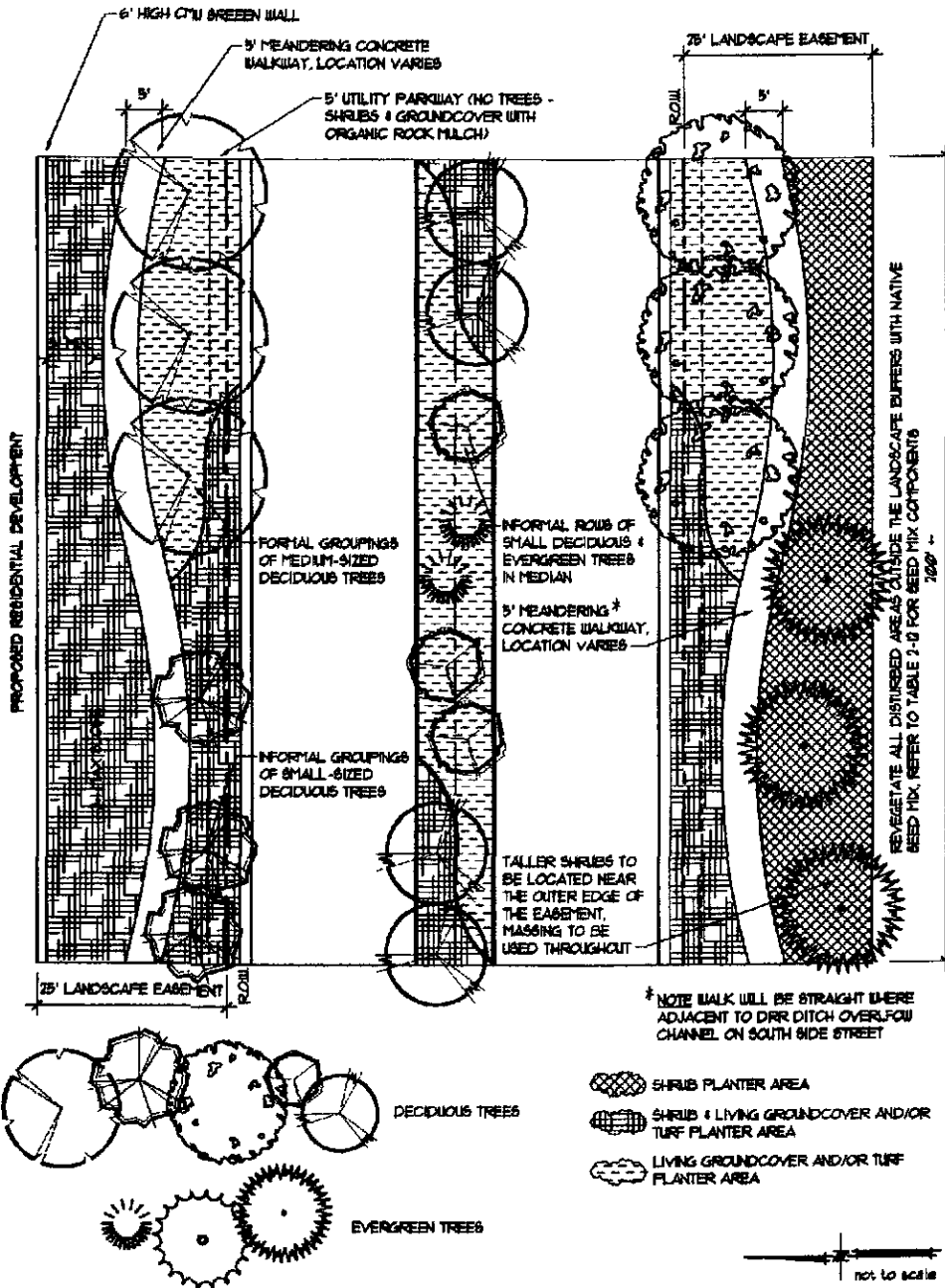


Figure 2-38
Disc Drive Residential Streetscape (East)

TABLE 2-6

Disc Drive East

North Side (± 4,200 S.F. TOTAL LANDSCAPE AREA PER 200 L.F.)

Plant Materials	Quantity	Plant Size	Min. Tree Size	O.C.**
Trees	6 50% Deciduous 50% Evergreen		1.5" (60%) & 2" (40%) cal. Deciduous 6' (60%) & 6-8' (40%) min. Evergreen	
Shrubs	38 50% = 2,100 sf	38 @ 5 gal		8'
Shrubs & Living Groundcover	27 25% = 1,050 sf	10 @ 5 gal 17 @ 1 gal		8' 6'
Living Groundcover and/or turf ***	34 25% = 1,050 sf	34 @ 1 gal		6'

South Side ± 4,400 S.F. TOTAL LANDSCAPE AREA PER 200 L.F.)

Plant Materials	Quantity	Plant Size	Min. Tree Size	O.C.**
Trees	6 50% Deciduous 50% Evergreen		1.5" (60%) & 2" (40%) cal. Deciduous 6' (60%) & 6-8' (40%) min Evergreen	
Shrubs	28 35% = 1,540 sf	28 @ 5 gal		8'
Shrubs & Living Groundcover	28 25% = 1,100 sf	10 @ 5 gal 18 @ 1 gal		8' 6'
Living Groundcover and/or turf*** Turf***	36 25% = 1,100 sf 15% = 660 sf	36 @ 1 gal		6'

**Refer to Table 2-9 for Disc Drive median plant materials and quantities*

***On center planting of shrubs and living ground covers is dependent on mature size of plant material so that plants grow together and cover the ground area. These numbers represent an average and will be adjusted dependent on the species determined by Landscape Architect and Administrator.*

**** Living groundcover and/or turf not to exceed 40% of total*

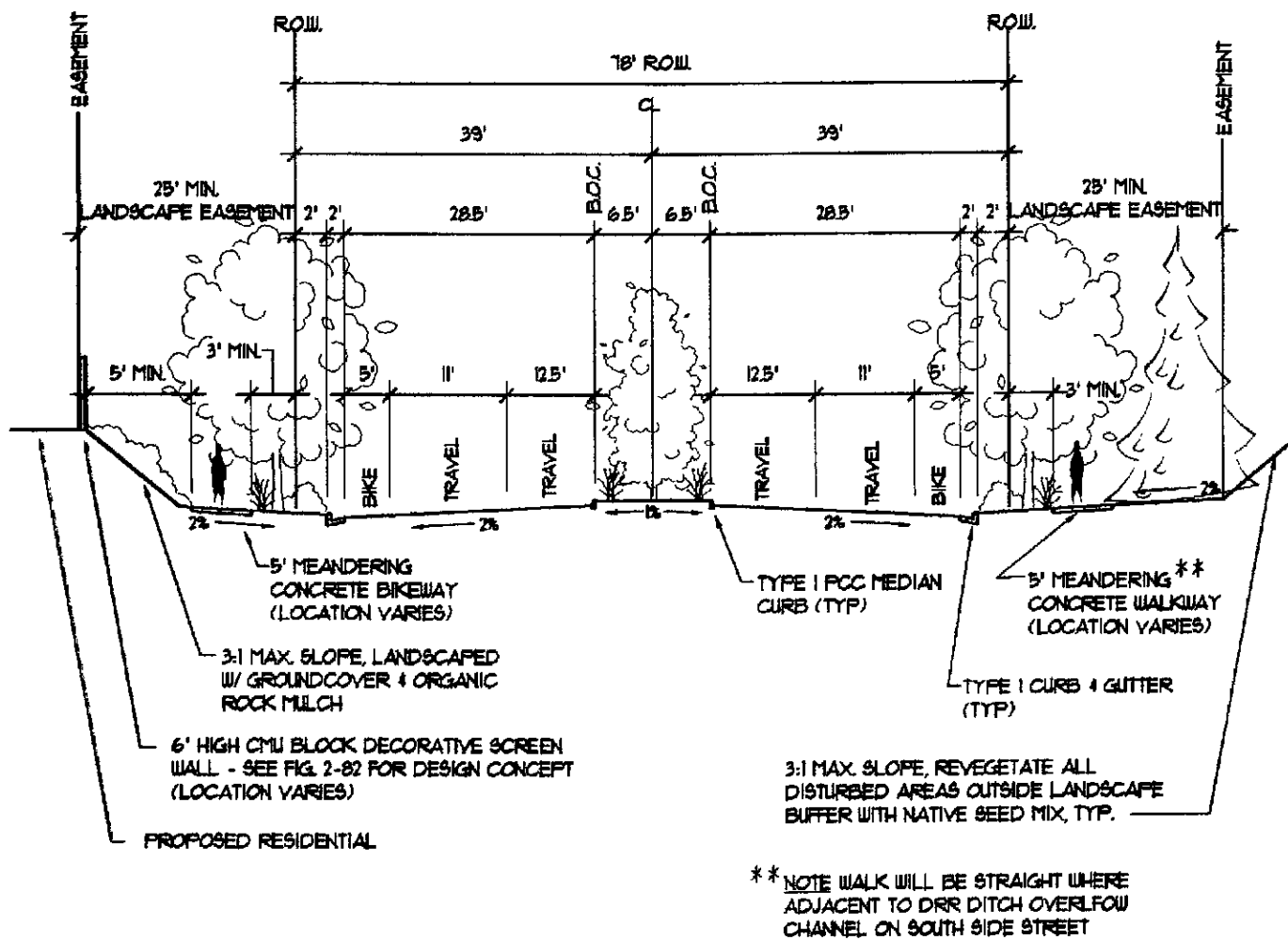


Figure 2-39
Disc Drive Residential Section (East)

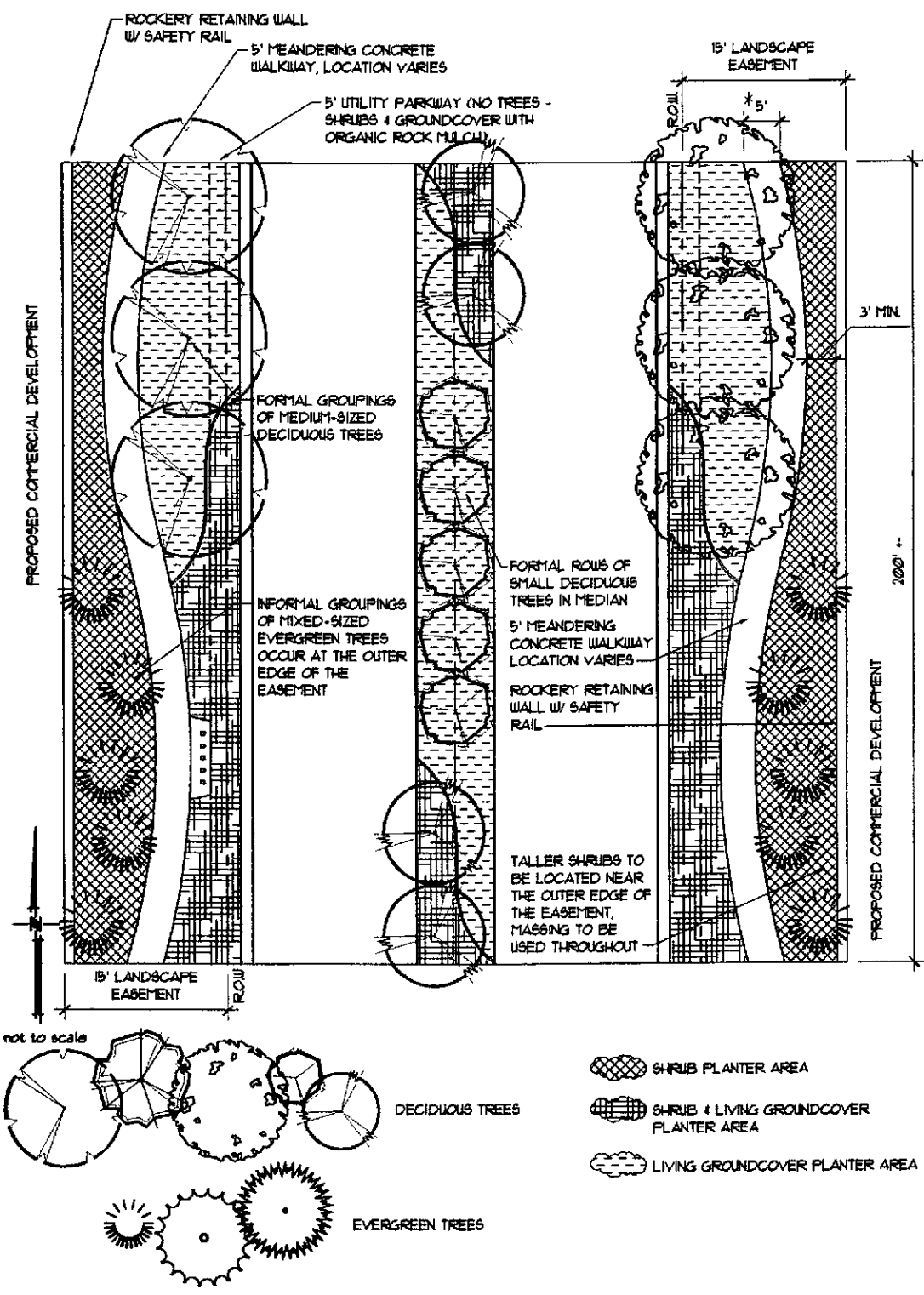


Figure 2-40
Galleria Parkway Streetscape

TABLE 2-7

**Galleria Parkway
BOTH SIDES* (± 3,200 S.F. TOTAL LANDSCAPE AREA PER 200 L.F.)**

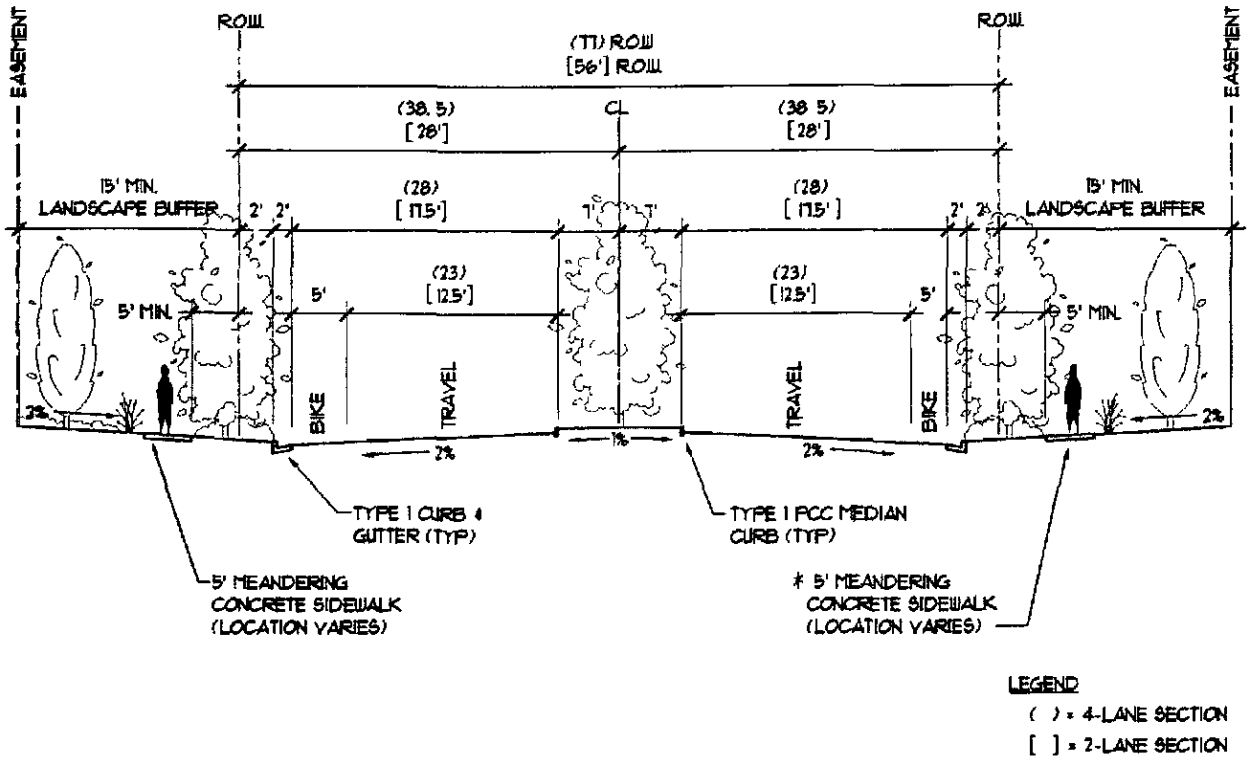
Plant Materials	Quantity	Plant Size	Min. Tree Size	O.C. ***
Trees	16 40% Deciduous 60% Evergreen		1.5" (60%) & 2" (40%) cal Deciduous 6' min. Evergreen	
Shrubs	16 25% = 800 sf	16 @ 5 gal		8'
Shrubs & Living Groundcover	26 30% = 960 sf	10 @ 5 gal 16 @ 1 gal		8' 6'
Living Groundcover and/or Turf ****	30 30% = 960 sf	30 @ 1 gal		6'
Turf ****	15% = 480 sf			

**When totals for 'Both Sides' are shown combined, the quantities shall be divided equally for each side of roadway*

***Refer to Table 2-10 for Galleria Parkway median plant materials and quantities*

****On center planting of shrubs and living ground covers is dependent on mature size of plant material so that plants grow together and cover the ground area. These numbers represent an average and will be adjusted dependent on the species determined by Landscape Architect and Administrator.*

***** Living groundcover and/or turf not to exceed 40% of total*



**Figure 2-41
 Galleria Parkway Sections**

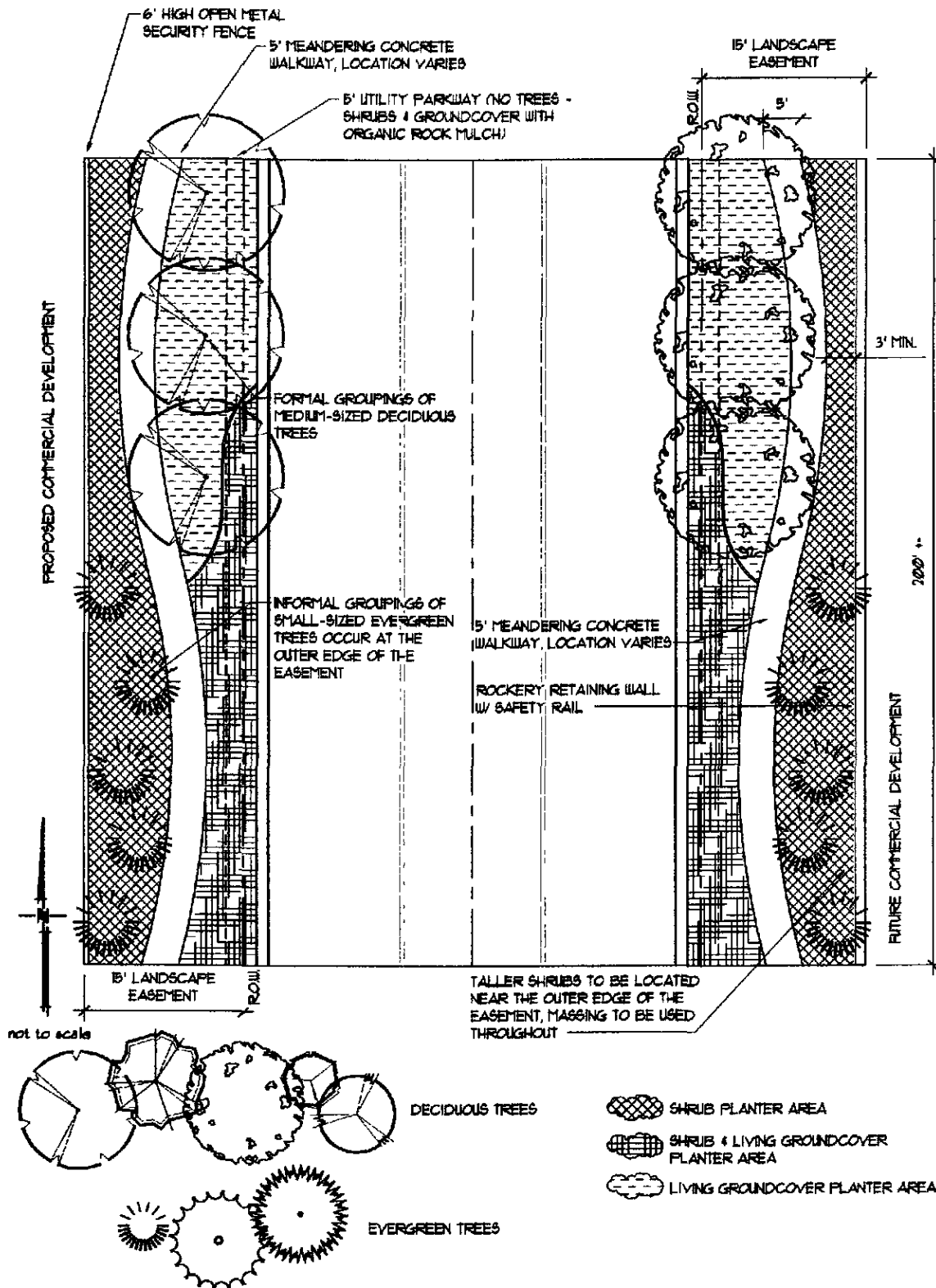


Figure 2-42
Shoppers Way Streetscape

TABLE 2-8

**Shoppers Way Drive
West Side (± 2,400 S.F. TOTAL LANDSCAPE AREA PER 200 L.F.)**

Plant Materials	Quantity	Plant Size	Min. Tree Size	O.C.*
Trees	8 40% Deciduous 60% Evergreen		1.5" (60%) & 2" (40%) cal. Deciduous 6' min. Evergreen	
Shrubs	11 25% = 600 sf	11 @ 5 gal		8'
Shrubs & Living Groundcover	19 30% = 720 sf	7 @ 5 gal 12 @ 1 gal		8' 6'
Living Groundcover and/or turf ** Turf	24 30% = 720 sf 15% = 360 sf	24 @ 1 gal		6'

East Side (± 2,000 S.F. TOTAL LANDSCAPE AREA PER 200 L.F.)

Plant Materials	Quantity	Plant Size	Min. Tree Size	O.C.*
Trees	8 40% Deciduous 60% Evergreen		1.5" (60%) & 2" (40%) cal. Deciduous 6' min. Evergreen	
Shrubs	9 25% = 500 sf	9 @ 5 gal		8'
Shrubs & Living Groundcover	16 30% = 600 sf	6 @ 5 gal 10 @ 1 gal		8' 6'
Living Groundcover and/or turf** Turf	20 30% = 600 sf 15% = 300 sf	30 @ 1 gal		6'

**On center planting of shrubs and living ground covers is dependent on mature size of plant material so that plants grow together and cover the ground area. These numbers represent an average and will be adjusted dependent on the species determined by Landscape Architect and Administrator.*

***Living groundcover and/or turf not to exceed 40% of total.*

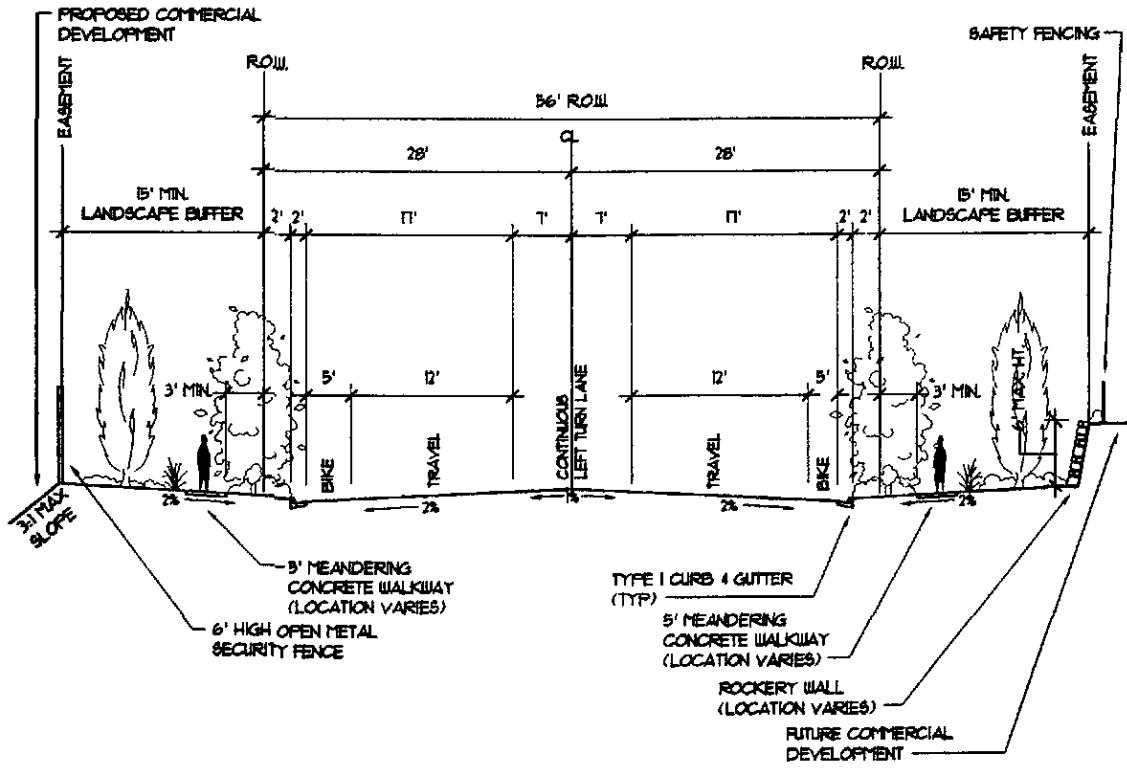


Figure 2-43
Shoppers Way Drive

TABLE 2-9

Disc Drive Median (± 2,600 S.F. TOTAL LANDSCAPE AREA PER 200 L.F.)

Plant Materials	Quantity	Plant Size	Min. Tree Size	O.C.
Trees	9 70% Deciduous 30% Evergreen		1.5" (60%) & 2" (40%) cal. Deciduous 6' min Evergreen	
Shrub & Living Groundcover Planter	33 50% = 1,300 sf	12 @ 5 gal 21 @ 1 gal		8' 6'
Living Groundcover	42 50% = 1,300sf	42 @ 1 gal		6'

Galleria Parkway Median (± 2,600 S.F. TOTAL LANDSCAPE AREA PER 200 L.F.)

Plant Materials	Quantity	Plant Size	Min. Tree Size	O.C.
Trees	9 70% Deciduous 30% Evergreen		1.5" (60%) & 2" (40%) cal. Deciduous 6' min Evergreen	
Shrub & Living Groundcover Planter	33 50% = 1,300 sf	12 @ 5 gal 21 @ 1 gal		8' 6'
Living Groundcover	42 50% = 1,300sf	42 @ 1 gal		6'

**On center planting of shrubs and living ground covers is dependent on mature size of plant material so that plants grow together and cover the ground area. These numbers represent an average and will be adjusted dependent on the species determined by Landscape Architect and Administrator.*

TABLE 2-9A

Commercial Edge (± 2,000 S.F. TOTAL LANDSCAPE AREA PER 200 L.F.)

Plant Materials	Quantity	Plant Size	Min. Tree Size	O.C.*
Trees	8 40% Deciduous 60% Evergreen		1.5" (60%) & 2" (40%) cal. Deciduous 6' min. Evergreen	
Shrubs	9 25% = 500 sf	9 @ 5 gal		8'
Shrubs & Living Groundcover	16 30% = 600 sf	6 @ 5 gal 10 @ 1 gal		8' 6'
Living Groundcover	20 30% = 600 sf	30 @ 1 gal		6'
Turf	Not to exceed 15% = 300 sf			

**On center planting of shrubs and living ground covers is dependent on mature size of plant material so that plants grow together and cover the ground area. These numbers represent an average and will be adjusted dependent on the species determined by Landscape Architect and Administrator.*

3. Site and Parking Lot Landscaping

Each RCSO property shall be landscaped as required in Chapter Two Section VIII. Parking lots and the required landscape areas shall be landscaped according to **Table 2-10 Parking Lot and Required Landscape Area**.

**Table 2-10
Parking Lot and Required Landscape Area (10% of site area – excluding street landscape easements)**

PLANT TYPE	Sq. Ft. OF AREA	SIZES
Shade Trees	1 per 300 sq. ft. of LA	50% 1½" cal & 50% 2" cal
Evergreen Tree	1 per 500 sq. ft. of LA	50% 6' & 50% 8' min
Lawn Area	10% -20% of LA (not to exceed)	
Evergreen Living Groundcover	*	60% - 5 gal 40% - 1 gal
Deciduous Living Groundcover	*	60% - 5 gal 40% - 1 gal
Seasonal Color		1 gal
Evergreen Shrubs	2 per 300 sq. ft. of LA	5-15 gal
Small Evergreen Shrubs	10 per 300 sq. ft. of LA	1-5 gal
Deciduous Shrubs	2 per 300 sq. ft. of LA	5-15 gal
Small Deciduous Shrubs	10 per 300 sq. ft. of LA	1-5 gal
Inert or Inorganic Groundcover	10% of Landscaped area max.	

**Shrubs and living ground covers shall be planted to grow together and cover the ground in three (3) years.*

Low water demand plant materials and turf shall be used in conjunction with low water demand principles and techniques. The minimum landscape area requirements for the RCSO land use area is 10% of the gross site area. This 10% minimum excludes the landscape easement area adjacent to public streets.

All landscaped areas shall be irrigated with permanent automatic irrigation systems. Drip irrigation shall be utilized for all trees and shrubs/groundcovers. All irrigation systems will be placed underground.

Non-living ground cover shall be used as understory for the living plant materials so that there is no exposed, bare ground. The non-living ground cover shall be a mix of river cobble four (4) inches minus to maximum eight (8) inches installed at a depth of four (4) inches.

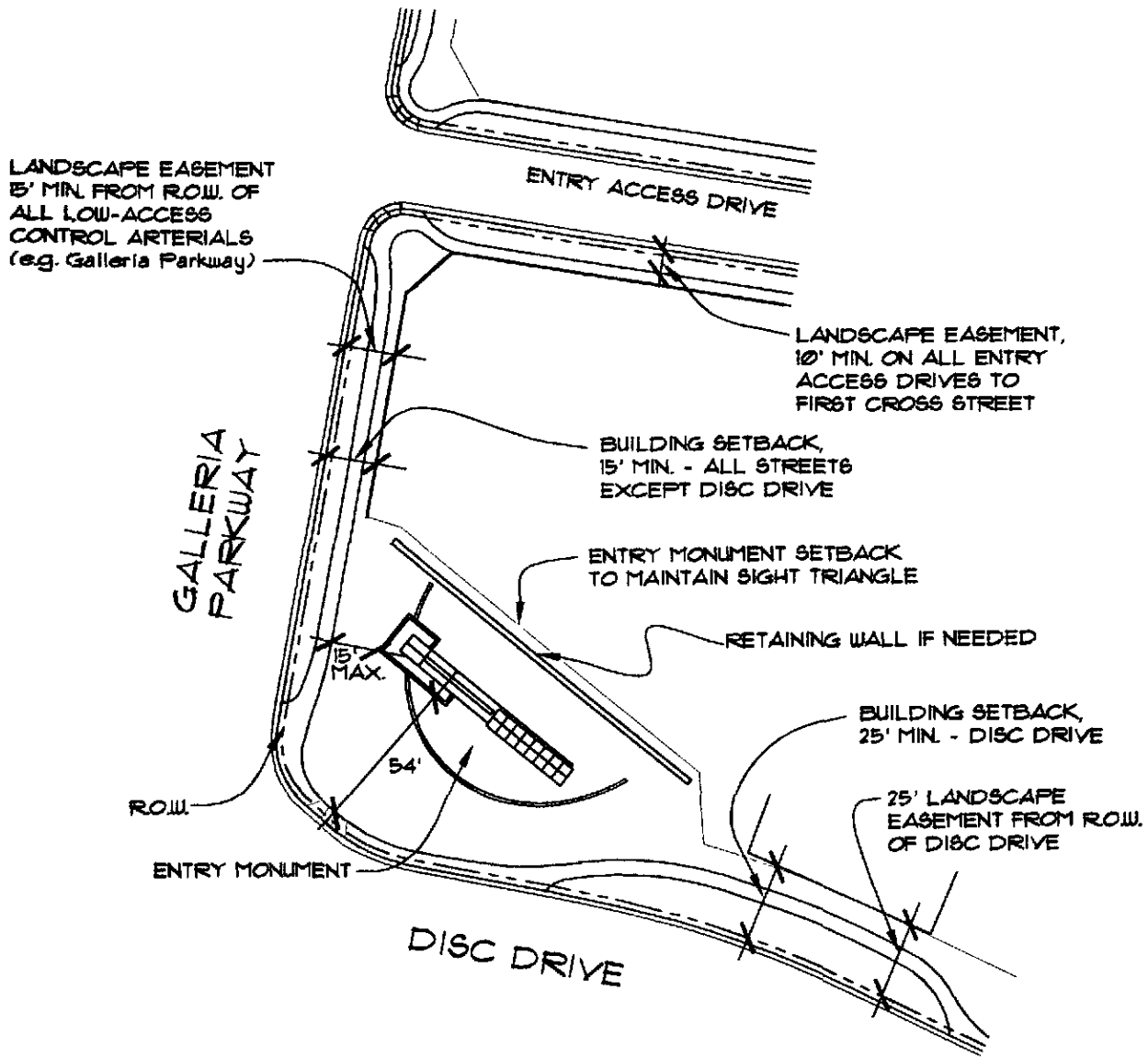


Figure 2-45
Landscape Easements

4. Landscaping and Lighting

The landscaping and lighting of the Sparks Galleria will enhance the image and safety of the project.

Landscaping and lighting located within the right-of-way and landscape easement, and adjacent to Disc Drive and Galleria Parkway are to be maintained by the Sparks Galleria Landscaping and Lighting Maintenance District per SMC 17.33. Landscaping and lighting located within the right-of-way and the landscape easement and adjacent to all other roadway/access ways, both public and private, shall be maintained by the Sparks Galleria Landscape Maintenance Association/Owners Association.

5. Landscape Palette

The landscape palette defines the plant materials, used to landscape the streetscape corridors and all other project areas. A palette will be defined with initial planting plan prepared for each phase of development.

6. Native Revegetation Seed Mix and Native Plant Palette

The native revegetation seed mix defines the content and amount of Pure Live Seed (PLS), used to revegetate slopes and other disturbed areas. The native plant palette defines the plant materials used within the 'transitional' landscape areas occurring along Disc Drive within BLM easement.

Table 2-12

NATIVE REVEGETATION SEED MIX		
BOTANICAL NAME	COMMON NAME	PLS LBS/ACRE
<i>Achillea millefolium</i>	Yarrow	0.10
<i>Achnatherum hymenoides</i>	Indian Ricegrass 'Nezpar'	2.50
<i>Agropyron fragile ssp. sibiricum</i>	Siberian Wheatgrass 'P-27'	2.00
<i>Artemisia tridentata ssp. tridentata</i>	Big Sagebrush	0.90
<i>Atriplex canescens</i>	Four-wing Saltbrush	2.00
<i>Chrysothamnus nauseosus</i>	Rabbitbrush	0.50
<i>Elymus cinereus</i>	Great Basin Wildrye	2.50
<i>Elymus elymoides</i>	Bottlebrush Squirreltail	2.50
<i>Elymus trachycaulus</i>	Slender Wheatgrass	2.50
<i>Ephedra viridis</i>	Mormon Tea Green	0.50
<i>Enogonum umbellatum</i>	Sulfur Flower Buckwheat	0.50
<i>Festuca ovina</i>	Sheep Fescue 'Covar'	2.00
<i>Grayia spinosa</i>	Spiny Hopshade	0.50
<i>Kochia prostrata</i>	Prostrate Summer Cypress	0.25
<i>Linum lewisii</i>	Blue Flax	0.50
<i>Lupinus argentus/caudatus</i>	Silverleaf Lupine	0.25
<i>Penstemon palmeri</i>	Palmer Penstemon	0.50
<i>Poa secunda</i>	Sandberg Bluegrass	2.00
<i>Pseudoroegneria spicata</i>	Bluebunch Wheatgrass 'Secar'	3.00
<i>Purshia tridentata</i>	Bitterbrush	1.00
<i>Sphaeralcea munroana</i>	Cereal Barley	5.00
TOTAL		32.00

Table 2-13

NATIVE PLANT PALETTE	
BOTANICAL NAME	COMMON NAME
Artemisia tridentata ssp. tridentata	Big Sagebrush
Atriplex canescens	Four-wing Saltbrush
Cercocarpus ledifolius	Curly Leaf Mtn Mahogany
Cowania stansburiana var. Mex	Cliff Rose
Ephedra viridis	Mormon Tea Green
Enogonum umbellatum	Sulfur Flower Buckwheat
Festuca ovina	Sheep Fescue 'Covar'
Forestena neo mexicana	New Mexico Privet
Kochia prostrata	Prostrate Summer Cypress
Linum lewisii	Blue Flax
Lupinus agrenteus/caudatus	Silverleaf Lupine
Penstemon palmeri	Palmer Penstemon
Rhus trilobata	Three Leaf Sumac
Purshia tridentata	Bitterbrush
Shepherdia argentea	Silver Buffaloberry

IX. Signs

A. Definitions

All definitions contained in the City of Sparks, Nevada Municipal Code, chapter 20.056.030 shall apply unless otherwise noted here or in the project's CCR's.

B. General Provisions

1. The purpose of the criteria in this document is to establish the minimum sign standard necessary to insure coordinated proportional exposure for all Tenants. Performance shall be strictly enforced and the Tenant or the sign contractor, at their expense shall remove non-conforming signs.
2. Each tenant shall be required to install a minimum of one sign. All signs must be installed not later than thirty (30) days following the date Tenant opens for business.
3. All signage and their installation shall be consistent with the City of Sparks Sign Code, Title 20.56 except where noted in this sign criteria.
4. No exposed electrical tubing or "crossovers" will be permitted.
5. It is the responsibility of the Sign Company to verify all conduit and transformer locations and service prior to installation.
6. Supplemental Signage is allowed within the total allowed sign area. Such signs may not include a listing of pricing information (exception is made for service station).

7. Allowed sign area shall be as set forth in Section 3.0, "Quick Reference Table", Section 4.0, "Center Identification Signage" and Section 5.0, "Tenant Signs"
8. All areas where wall signs are removed and background discoloration or holes remain shall be appropriately patched and painted to match the building surface within thirty (30) days of removal of said sign.
9. All commercial vehicles used by any tenant that contain business signage shall be located behind the building in legal parking spaces
10. On-Site Directional Signs are allowed and shall be consistent with section IX.
11. Logo's as part of signs will be allowed.
12. No Cabinet signs will be allowed except those required for logo's and specialty signage.
13. All crossovers and wiring to be contained in a wall area behind fascia. Access panel to be finished with rust inhibitor paint to match wall color.
14. All connections between letters and raceway to be made with threaded conduit.
15. Letter style to be Helvetica Medium on all signs. ** Exceptions are allowed for national and regional trademark signage. See sample text below.
16. Tenants with regional or national logo's will be allowed to employ their individual Type face and color palette and shall be included as part of the total allowable sign area.
17. Sign materials for signs exclusive of wall signs shall consist of the following materials:
Standing seam roof, decorative metals, stucco, stone/cultured stone, brick, decorative glass, concrete and wood as illustrated in **Figures 2-47 to 2-51**, to the approval by Design Review Committee and Administrator.

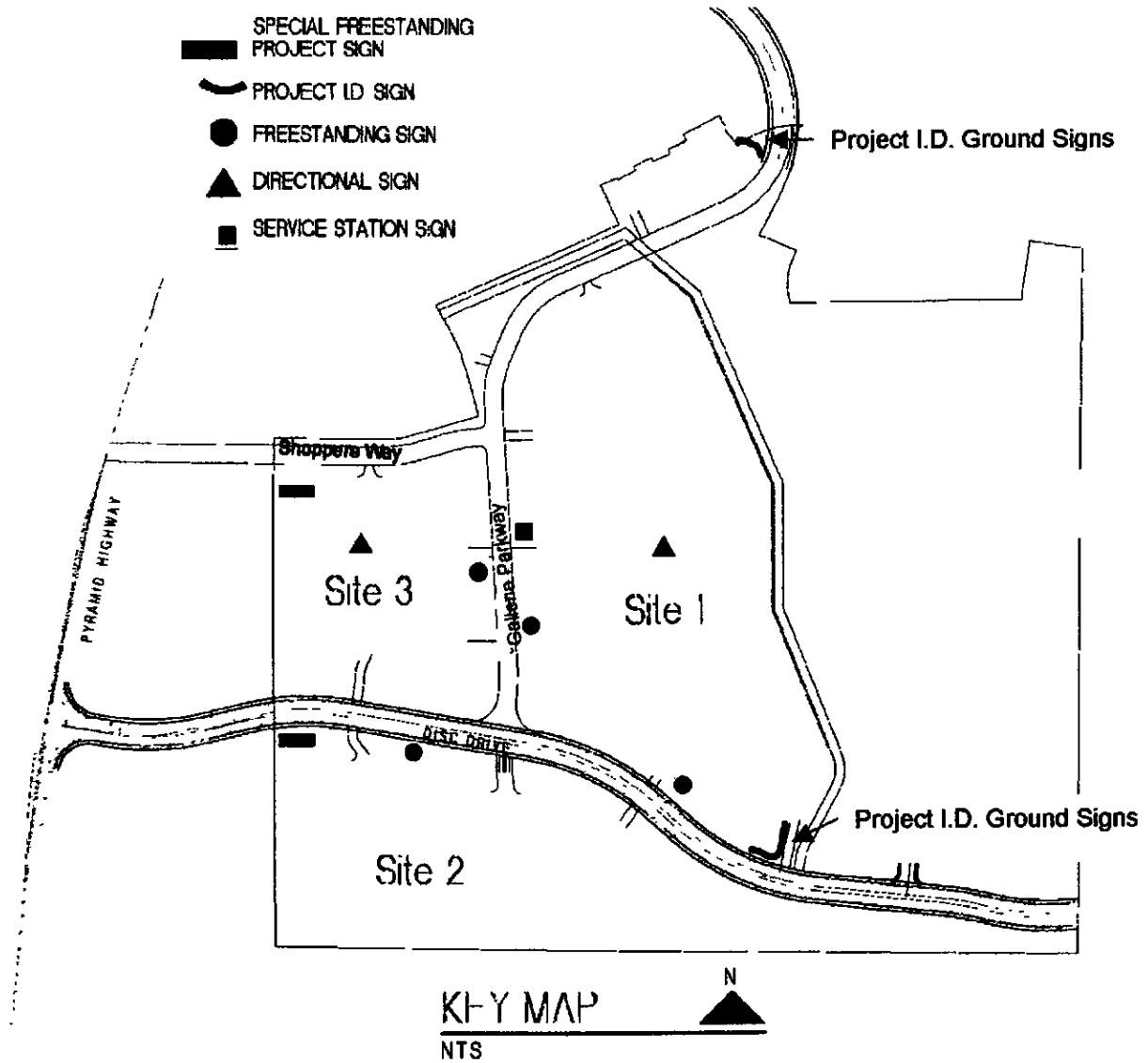
** Allowance is made for unique signs which employ either reverse channel letters (halo Lighting) or front lit cut metal letters (lit with surface mounted wall lights pointed back at sign) and unique color and material schemes. Design of these signs is subject to approval Design Review Committee and Administrator and must comply with SMC 20.56 and total allowable sign area.

Table 2-14 QUICK REFERENCE -- BUILDING SIGNS

TYPE	QUANTITY	SIZE	MATERIALS/ILLUMINATION	LOCATION
Wall Sign A Large Tenant	One per frontage	2.5 SF per Ln Ft building	Channel letters with plexi- glass faces and 5" metal returns Internal Illumination	Horizontally centered on store frontage See exhibit 'A' for vertical placement Text may be stacked.
Wall Sign A-1 Supplemental Signs	One to three per frontage of main entrance wall of Large Tenant only	2.5 SF per liner foot of building frontage	Channel letters with plexi- glass faces and 5" metal returns Internal Illumination	** * Located to the sides of "Major Tenant" sign See exhibit 'A'
Wall Sign B Small Tenant	One per frontage	2.5 SF per Ln Ft Max per building frontage	Channel letters with plexi- glass faces and 5" metal returns Internal Illuminatio *n or Halo Illumination	** Horizontally centered on store frontage See exhibit 'B' for vertical placement
Wall Sign C Pad Tenant	One per frontage	2.5 SF per Ln Ft Max per building frontage	Channel letters with plexi- glass faces and 5" metal returns Internal Illumination or Halo Illumination	** Horizontally Centered on store frontage See exhibit 'C' for vertical placement.
Co-Tenancy Signs	2 Max for small tenants 3 Max or Large Tenants, these signs are included as part of Supplemental signs and not in addition to them	Size and area allowed is included within the wall sign 'C' requirements Max 24" high 25 SF Max for each sign.	Channel letters with plexi- glass faces and 5" metal returns Internal Illumination or Halo Illumination	** * Located to the Sides of Primary Business Sign
Drive Thru Pad Tenant Directional Signage	2 MAX	x SF MAX Max. x High Letter heights may vary	Cut letters in metal panels With plexi-glass faces Internal Illumination	At drive through drive entrances and exit's from parking area
Rear Door Business I.D Sign B	One per Tenant	Max 4" H letters on 12" H x 12" W. panel	Vinyl letters on plexi-glass panel	See exhibit D
Window Sign D	One per Tenant	25% front door or area of window Max size 6 SF	Paint or Vinyl applique	interior of window adjacent to door or on glass door.

* Exceptions are allowed for national and regional trademark signage

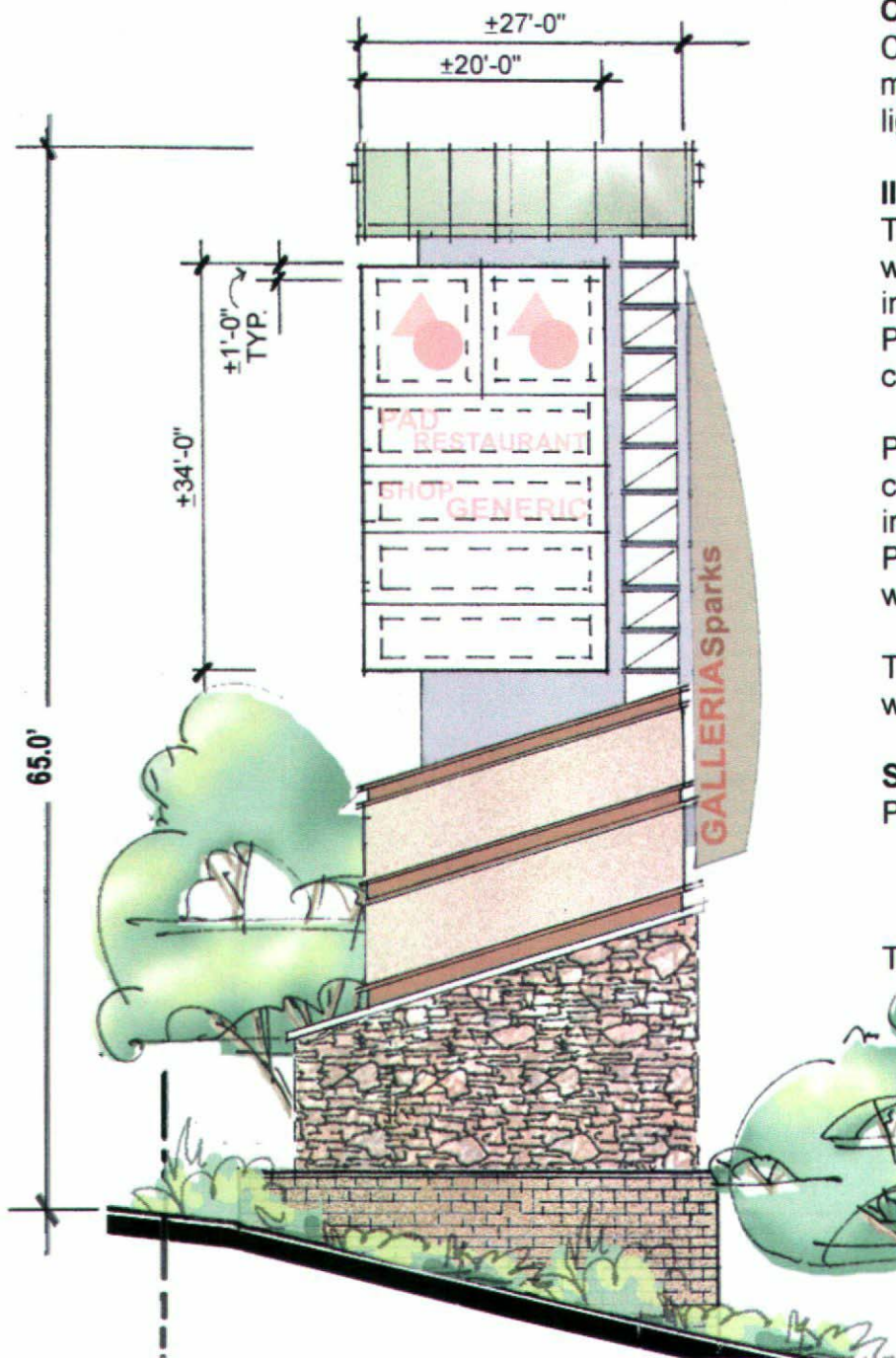
** Allowance is made for unique signs which employ either reverse channel letters (halo Lighting) or front lit cut metal letters (lit with surface mounted wall lights pointed back at sign) and unique color and material schemes Design of these signs is subject to approval by design criteria committee or owners association.



PROJECT GROUND SIGNS

KEY MAP

Figure 2-47
Project Ground Signs



Configuration:

Cement plaster wall with manufactured stone base, theme lighting and standing seam roof.

Illumination:

Tenant Signage: Metal panels with cut outs for letters and internal illumination. Push out plexi-glass letters (1/2") with color faces.

Project Name: Metal panels with cut outs for letters and internal illumination. Push out plexi-glass letters (1/2") with color faces.

Theme Lighting: Internally lit with translucent panels.

Sign Area:

Project Name: 64 SF max. area
2 FT. max. height letters

Tenant Names: 72 SF max. area ea.
680 SF total Six Tenant signs

Special Freestanding Project Sign

Number of signs allowed:
Two Signs total
Signs shall be two sided

Figure 2-47
Building Monument and Service Station Signs

Project Identification Sign

Center Identification Sign

Number of signs allowed: See ground signs key map for sign number and location

Configuration:

Cement plaster wall with manufactured stone base, theme lighting, painted steel trellis and standing seam roof.

Illumination:

Tenant Signage: Cut metal panels with internal illumination. Push out plexi-glass letters (1/2") with color faces.

Project Name: Cut metal front lit with ground mounted flood lights.

Project section name: Internally lit reverse channel "halo Light" letters pinned from wall.

Theme Lighting: Internally lit with translucent panels.

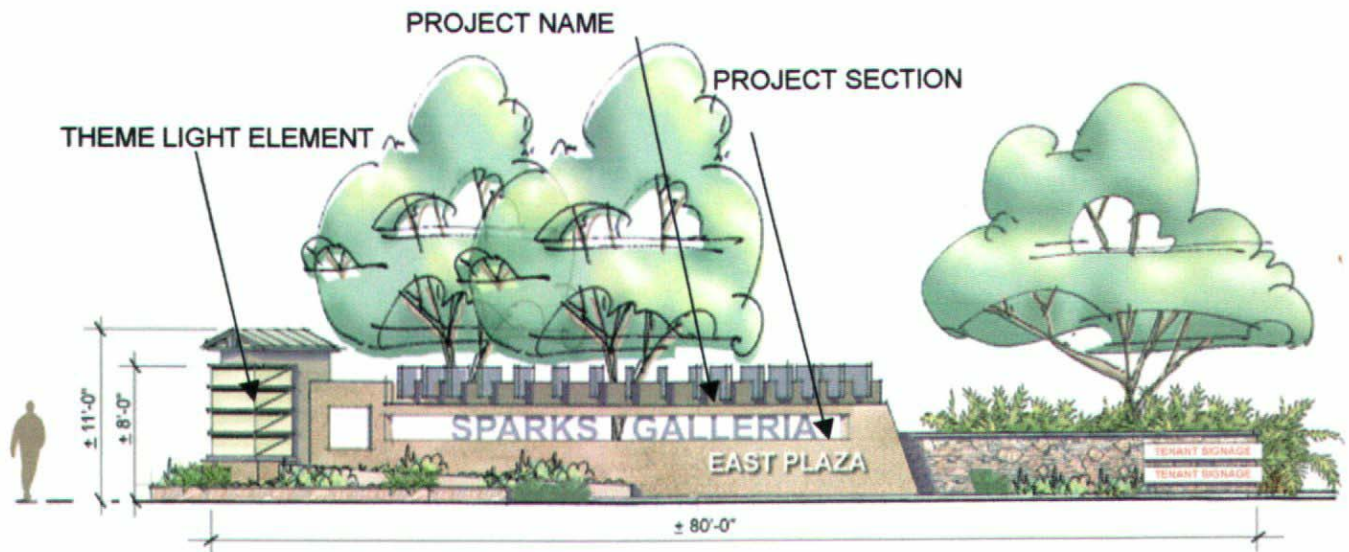
Sign Area:

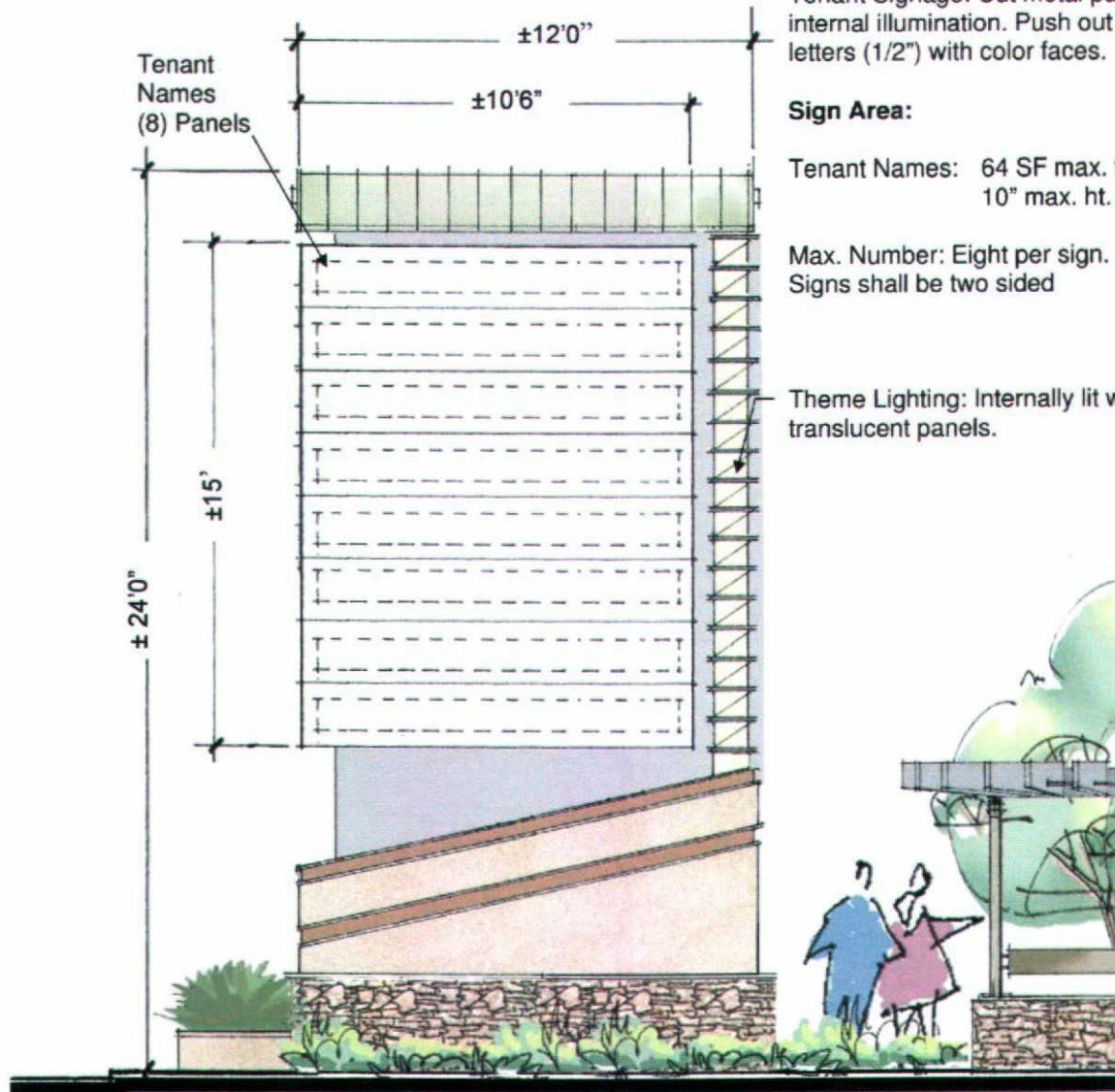
Project Name: 36 SF max. area
18 inch. max. height letters

Project Section:
or Tenant Name 20 SF max. area
15 inch high letters

Optional Tenant
Names: 10 SF max. area
8 inch max height letters
15 SF max Panel area each
2 max number

**Figure 2-48
Center Identification Sign**





Configuration:

Cement plaster wall with manufactured stone base, theme lighting and standing seam roof.

Illumination:

Tenant Signage: Cut metal panels with internal illumination. Push out plexi-glass letters (1/2") with color faces.

Sign Area:

Tenant Names: 64 SF max. total area
10" max. ht. letters

Max. Number: Eight per sign.
Signs shall be two sided

Theme Lighting: Internally lit with translucent panels.

Freestanding Sign

Signs to be two sided
Number of signs allowed: (2) per site
Revised: 3/01/06

**Figure 2-49
Freestanding Sign**

Directory Sign

Number of signs allowed: 20 foot radius maintained between signs
Signs to be two sided

Criteria:

Signs shall be located interior to Center.

One directional sign per Center.

No commercial message allowed.

Limited to location of business.

Must comply with standards of 20.56.170(e)(4) Safe Siting Standards

Configuration:

Cement plaster wall with manufactured stone base, theme lighting and standing seam roof.

Illumination:

Tenant Signage: Metal panels with cut outs for letters and internal illumination. Push out plexi-glass letters (1/2") with color faces.

Project Name: Metal panels with cut outs for letters and internal illumination. Push out plexi-glass letters (1/2") with color faces.

Theme Lighting: Internally lit with translucent panels.

Sign Area:

Project Name: 1 SF max. area
3" FT. max. height letters

Tenant Names: 10 SF max. area total
8 inch max. height letters
3.5 max SF panels each if list of tenants
10 SF max. SF panel if project map with list

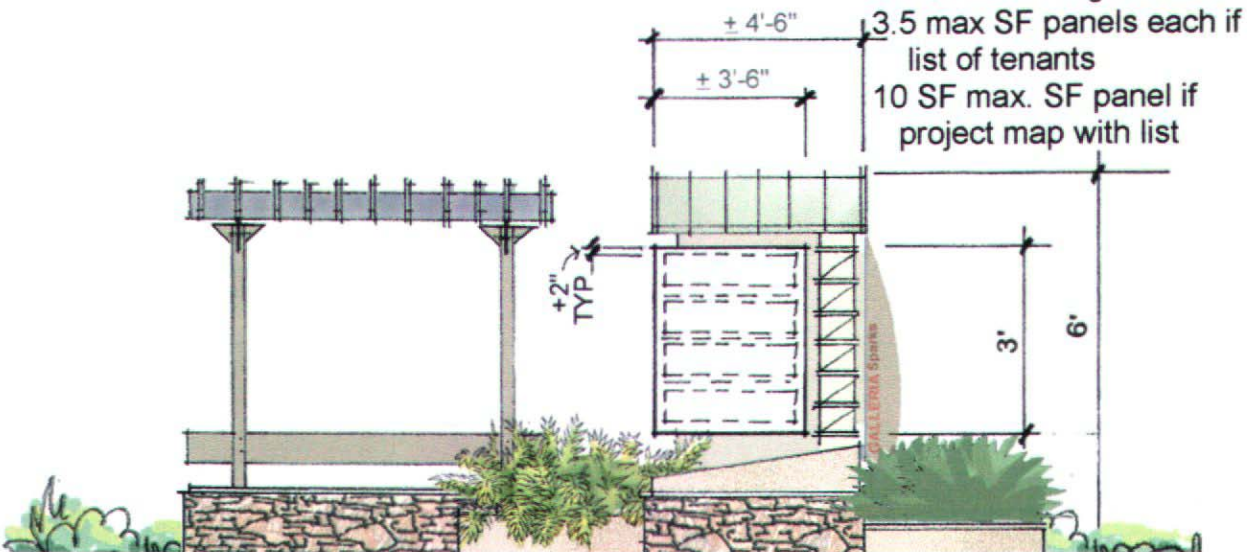
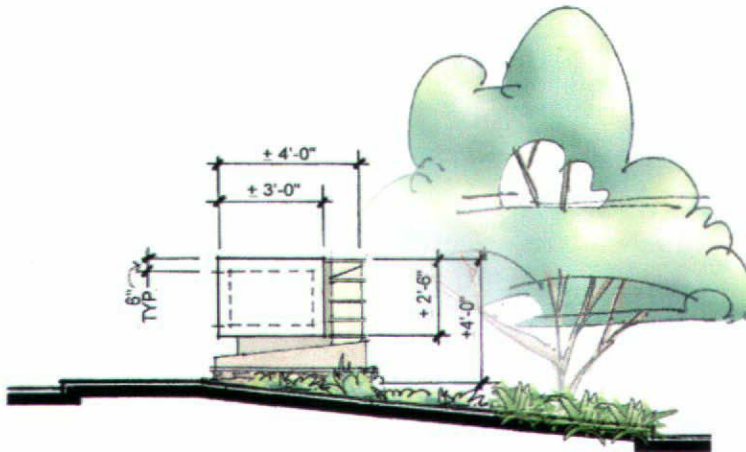


Figure 2-50
Directional Sign

Building Monument Sign

Number of signs allowed: One per freestanding Pad Tenant
Sign to be two sided



Configuration:

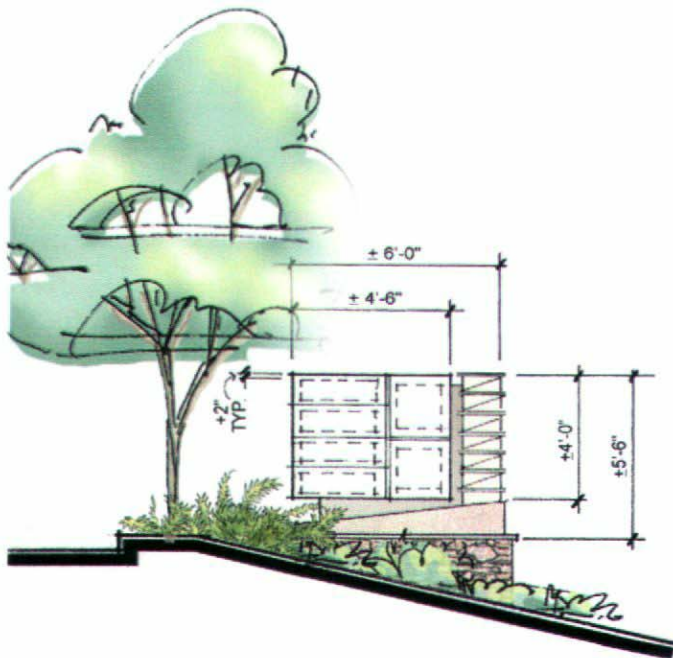
Cement plaster wall with manufactured stone base and theme lighting

Illumination:

Tenant Signage: Metal panels with cut outs for letters and internal illumination. Push out plexi-glass letters (1/2") with color faces.

Gas prices to be L.E.D. signage.

Theme Lighting: Internally lit with translucent panels.



Sign Area:

Building Monument

Sign: 10 inch max. height letters
3.5 SF max. sign area

Service Station

Sign: 9 inch max height letters
10 SF max. sign area

Figure 2-51
Building Monument and Service Station Signs

Service Station Sign

Number of signs allowed: One per service station
Sign to be two sided

C. Tenant Signs

Refer to sign definitions in project CCR's for store frontage and sign façade. No tenant wall signs shall be placed on walls adjacent to residential uses.

Wall Sign

Sign Type A: For Large Tenants the wall sign area allowed shall be calculated at 2.5 SF per linear ft. of store frontage See Exhibit A.

Large Tenants shall be allowed a maximum of one wall sign per Frontage Wall.

Wall Sign

Sign Type A-1: For Large Tenants, a total of three Supplemental Signs or Co-Tenancy signs are allowed on the main entrance wall included is the maximum sign area required. Supplemental signs must be subordinate to business identification. They shall be considered subordinate if the supplemental sign area is no more than twenty-five 25 percent of the total allowable sign area. Design is subject to Owner Association approval. See Exhibit A.

Wall Sign

Sign Type B: For Small Tenants the sign area allowed shall be 2.5 SF per linear ft. of store frontage. See Exhibit B.

Small tenants shall be allowed a maximum of one wall sign per Frontage Wall.

Wall Sign

Sign Type C: For Pad Tenants the sign area allowed shall be 2.5 SF per linear ft. of store frontage. See Exhibit C.

Pad Tenants shall be allowed a maximum of one wall sign per Frontage Wall. A maximum of two Co-Tenancy signs are allowed for Pad Tenants and must be designed as part of the wall sign within the size and area limits.

Rear Door

Business ID Signs

Sign Type D

For all tenants a rear door sign is allowed. The maximum size of sign panel shall be 1'-0" x 1'-0" and the maximum ht. of letters shall be 4". The sign panel shall be a single-faced plexi-glass sign with vinyl adhesive letters. Letters are to be a contrasting color, Helvetica Medium text style on all signs, see sample text below. See exhibit D.

Window Signs
Sign Type E

Window signs such as lettering, hour plaques, etc. are allowed with the following provisions. Signs may be affixed to storefront windows and/or suspended inside window storefront glass. The total area of such signs shall not exceed 25% of the window area or 6 SF. The use of suction cups to suspend signs will be limited to "hours / days of operation" signs.

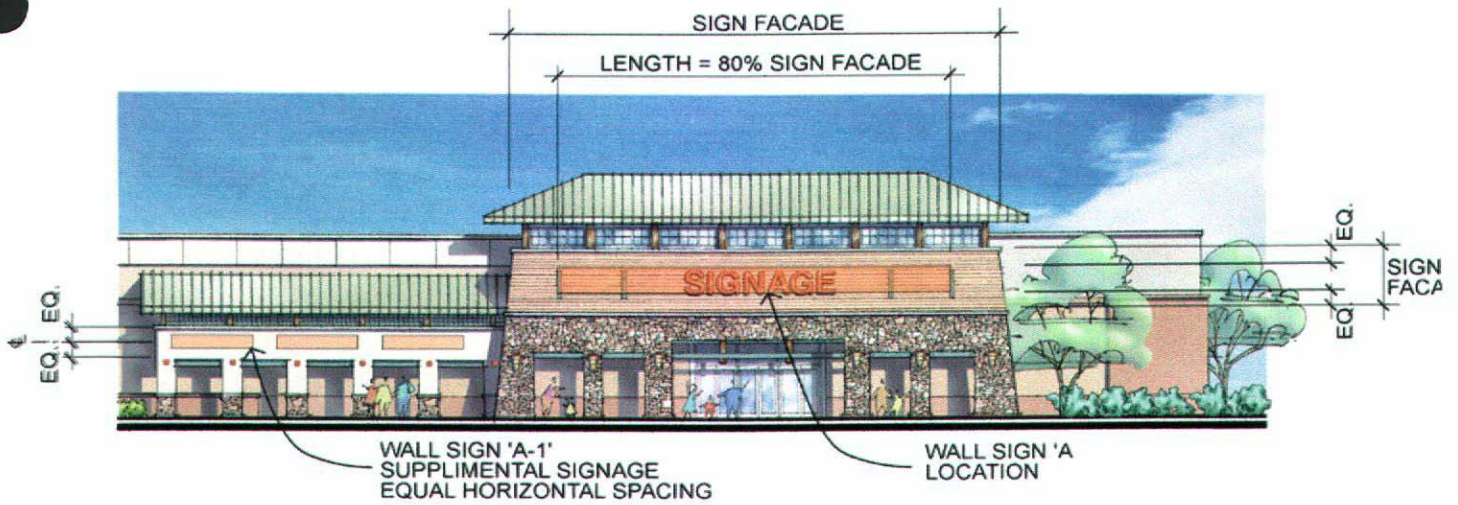


Figure 2-52
Wall Sign Exhibit A

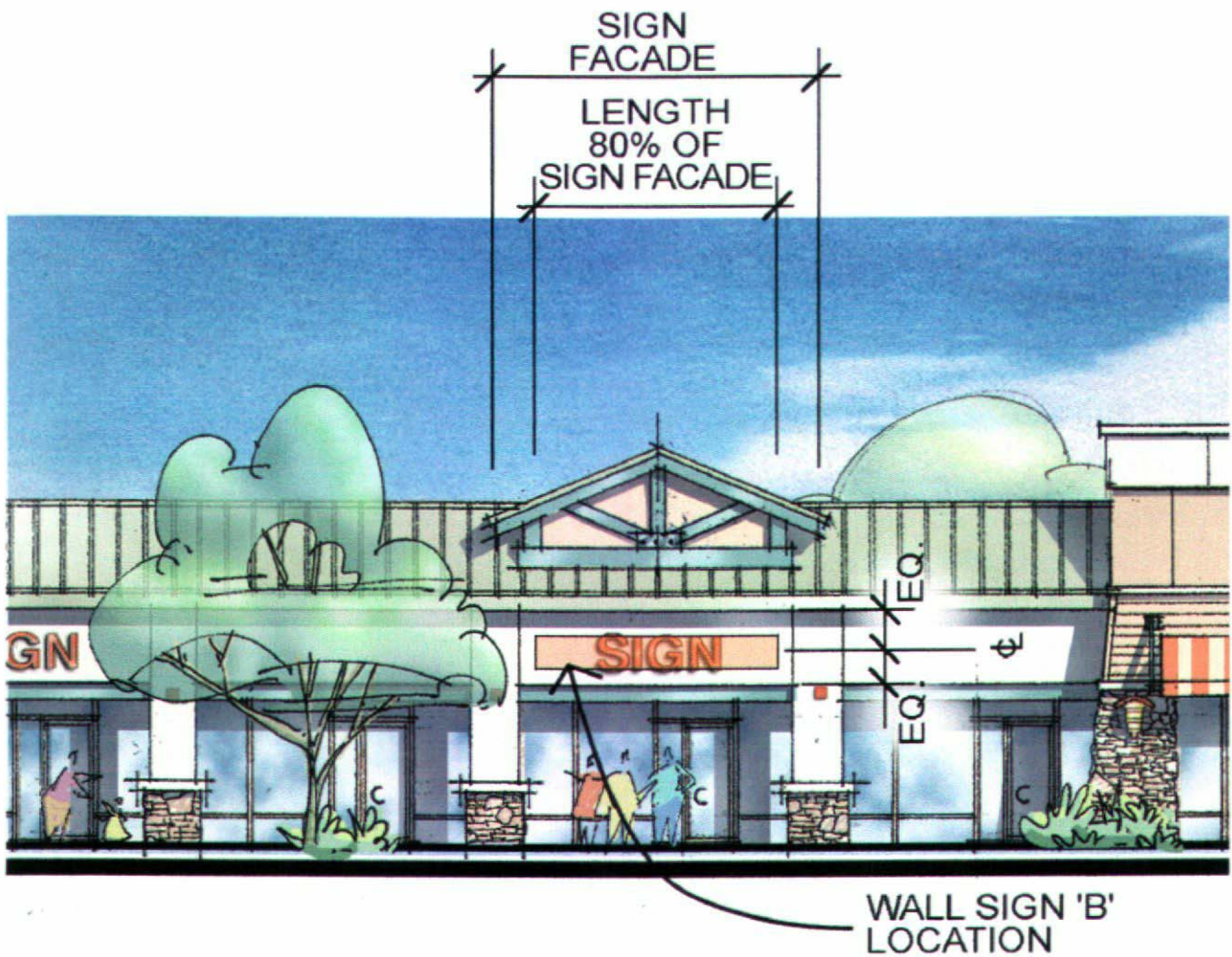


Figure 2-53
Wall Sign Exhibit B

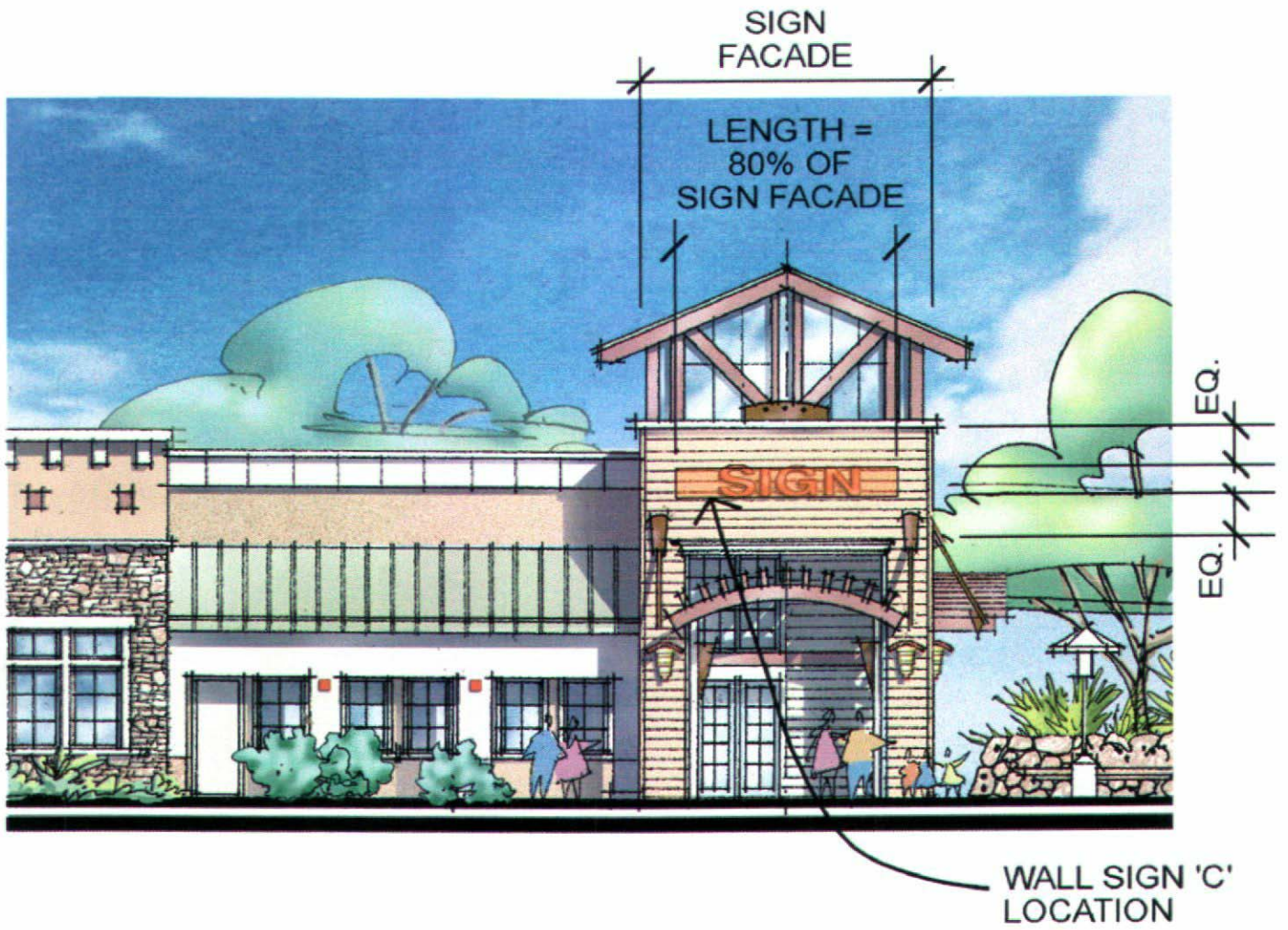
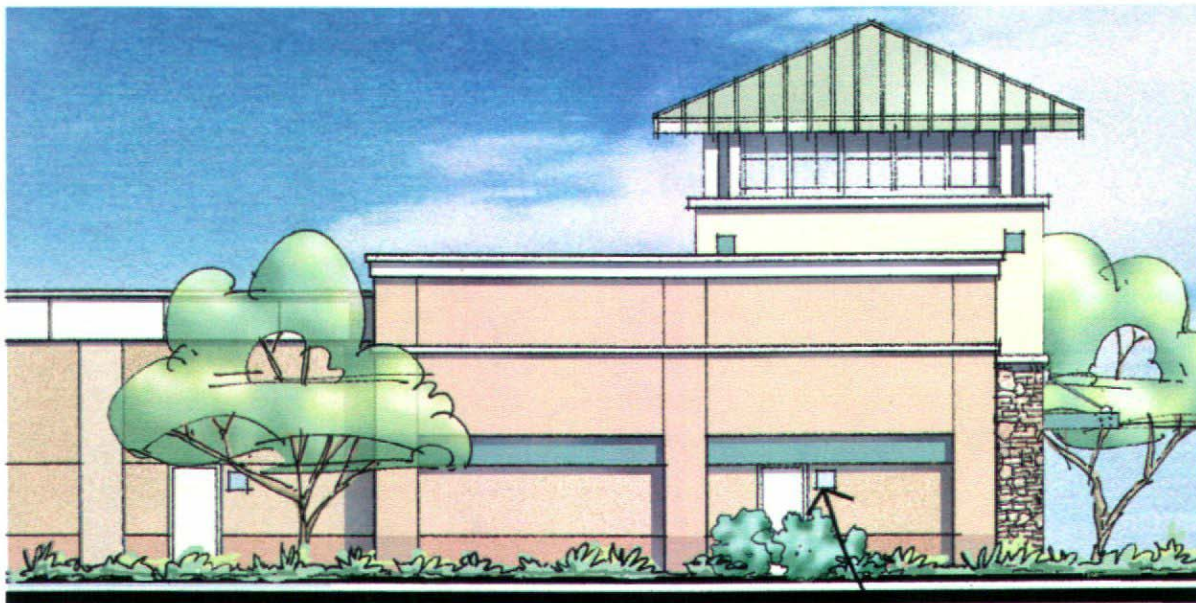


Figure 2-54
Wall Sign Exhibit C



WALL SIGN 'D'
LOCATION

Figure 2-55
Wall Sign Exhibit D

D. Submittal Requirements

1. New Sign Construction

Prior to submission to the City of Sparks Department of Community Development the Owners Association must approve all sign designs. Prior to applying for any Governmental Permits, each Tenant shall submit to the Owners Association, for approval, three (3) copies of detailed drawings of the proposed signs indicating, size, location, color, and construction, signed and dated by Tenant. After approval Owners Association will return to tenant two signed copies. Tenant is responsible for obtaining all approvals and paying all fees required by the City of Sparks.

2 Copy Changes Only

Prior to submission to the City of Sparks Department of Community Development the Landlord must approve all sign designs. Prior to applying for any Governmental Permits, each Tenant shall submit to the Owners Association, for approval, three (3) copies of detailed drawings of the proposed signs indicating; size, location, color, and construction, signed and dated by Tenant. After approval Owners Association will return to tenant two signed copies. Tenant is responsible for obtaining all approvals and paying all fees required by the City of Sparks.

X. LIGHTING

A. GENERAL STANDARDS

The lighting concept for the Sparks Galleria includes street lighting in the streetscape corridors, as well as pathway lighting and accent lighting for landscaped entry monuments. The goals of the lighting concepts are as follows:

- Provide a hierarchy of light heights appropriate for the street classification;
- Provide a safe level of illumination for motorists and pedestrians;
- Provide a scale of lighting appropriate to pedestrians where pedestrian facilities are near by;
- Integrate lighting and fixtures within landscape areas and structures day and night

A consistent hierarchy of lighting and illumination is proposed based on the hierarchy and intensity of the vehicular and pedestrian systems or circulation plan. All light fixture designs must be consistent in architectural theme, unless otherwise specified within the design standards below. All placement and spacing of street light standards are subject to approval as mutually agreed to by the Sierra Pacific Power Co. and the Director of Public Works, as specified in Chapter 17.16 Section .110 under the Sparks Municipal Code.

Arterial/Medium Low Access Standards

Along the Minor Arterial Disc Drive and Collector Galleria Parkway, decorative poles with ornamental luminaires set at regular intervals shall be symmetrically placed across from each other on both sides of the street through the utility parkway of the right-of-way. Along the Galleria Parkway these same decorative fixtures should be equipped with a secondary light source that specifically provides illumination at the pedestrian scale. This fixture shall be designed with a contemporary craftsman, architectural theme and must not call attention or create distraction with its design. Both the light source and the fixture shall be directed towards the sidewalk. Hanging banners may be used to emphasize the Sparks Galleria activity corridor per Sparks Municipal Code. The Sierra Pacific Power Company provides a lighting fixture that will be used in order to maintain a consistent theme for Disc and Galleria roadways. Spacing of street light standards are subject to approval as mutually agreed by the Sierra Pacific Power Co. and the Director of Public Works, as specified in Chapter 17.16 Section .110 under the Sparks Municipal Code

The Sierra Pacific Power Company fixture "Candela Luminaire with Square Concrete Pole" will be the decorative pole and luminaire used. Spacing of streetlight standards is subject to approval as mutually agreed by the Sierra Pacific Power Co. and the Director of Public Works, as specified in Chapter 17.16 Section .110 under the Sparks Municipal Code. Refer to **Figure 2-56** for example of street lighting

Collector

Along Collector designations, standard decorative fixtures at regular intervals shall be offset from each other on both sides of the street through the utility parkway of the right-of-way. Along Galleria Parkway, upright fixtures set at regular intervals shall be symmetrically placed across from each other on both sides of the street through the utility parkway of the right-of-way. These fixtures shall be designed like those used through the median of the Arterial designation through the Sparks Galleria activity corridor. Spacing of the street light standards are subject to approval as mutually agreed by the Sierra Pacific Power Co. and the Director of Public Works as specified in Chapter 17.16 Section .110 under the Sparks Municipal Code.



Figure 2-56
Disc Drive and Galleria Parkway Street Lighting

B. Site Lighting Standards

Sparks Galleria is a pedestrian friendly community and appropriate lighting should encourage this by creating a safe and inviting environment at night. Lighting should be placed to illuminate the sidewalks and bikeways throughout the Sparks Galleria and may either be pole fixtures, wall mounted, or bollards. The design of the light fixtures will directly correspond to the architecture or theme of the Sparks Galleria and shall be consistently applied throughout.

1. An electrical engineer shall prepare an overall site lighting plan indicating location, manufacturer and specific fixture type for all common area pedestrian walkways, vehicle drives and parking areas.
2. All exterior lighting must be submitted to the design review committee or owner association and Administrator for approval.
3. Building entry areas should be lit and wall sconces are required for all entrance canopies and all corner elements. Additional decorative fixtures are permitted where they are part of the overall concept.
4. Overall architectural lighting of buildings is not permitted. Casting shadows from plant material onto wall surfaces or back-lighting of planting adjacent to building is permitted.
5. Pedestrian pole lights shall be provided along the fronts of buildings not covered by canopies and on connecting pedestrian walkways and shall be 10-12 ft. high. These areas shall be lit with an average horizontal illumination of 2.0 footcandles on the pedestrian surface with an average uniformity of 5:1. See the 'Light Fixture' section for light specification
6. The developer shall submit at building permit a photometric plan demonstrating that light will stay within the property. Parking lot light fixtures shall be sharp cutoff fixtures in rectangular housing that eliminates light spill offsite. Fixtures shall be mounted 30 feet above grade (27'-0" poles on a 3'-0" high concrete base which is 2'-0" in diameter). Fixtures shall provide an average illuminance of 3.0 footcandles maintained and a minimum horizontal illuminance of 0.2 footcandles maintained and a minimum uniformity of 20:1.
7. All loading areas, service drives or service areas lighting shall be wall mounted and on poles when necessary. These shall be cut-off type fixtures where the lens does not project below the opaque section of the fixture. All rear wall mounted lights are to be mounted 20 ft. above grade
8. The finish on all fixtures, supports and poles shall be dark bronze.

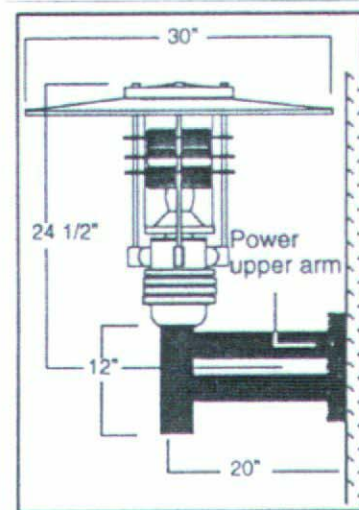
9. All exterior lighting shall be metal halide (including pedestrian areas, parking areas, service areas and lighting for security purposes).
10. The maximum allowable horizontal illuminance shall be 10 footcandles maintained within 100 foot radius of the site entrance drives.

Light Fixtures

Large Wall Sconce

Large wall sconces are to be located at all main entrances or any canopy column 4 feet wide or larger and at all building frontage sidewalks not covered by a canopy or lit with pedestrian pole lights.

Fixture to be Luminis "EC3 with shades" or equal.



EC3 With shade

Small Wall Sconce

Small wall sconces to be located at all arcade columns smaller than 4 feet.

Fixture to be Luminis "W632 with shade" or equal.



Pedestrian Pole Light

Pedestrian pole light to be located at all pedestrian walkways through the parking fields and at all building frontage walkways not covered by canopies or lit by large wall sconces.

Fixture to be Luminis "W620 with shade" or equal.



C. Project Identification

Lighting of the entry monuments shall provide illumination at an intensity respective to the hierarchy of the associated Sparks Galleria sign. Lighting fixtures shall be designed consistent with the architectural theme of the center, placed to uplight the monuments from the ground or with well-designed fixtures that hang over the monument and light from above or halo lighting to the approval of the Administrator.

XI. Parcel CR 1 and CR 2 Cluster Residential Development Plan, Design Standards, and Regulations

Parcel CR 1 and 2 will be a single-family cluster home community. The minimum lot size or building envelope is 4,500 square feet. Setbacks and other design criteria can be found in the following Design Standards and Regulations Section. The parcel is bordered on the south by proposed Disc Drive on the west by the proposed Galleria Commercial and on the east by the Kiley Ranch and Iractabal Ranch. Refer to Appendix for scaled, detailed drawing

1. Parcel Specifications

Acreage	51.7 Acres	
Proposed Master Plan Designation	Mixed Use Residential	3.4 D.U./Acre
Existing/Proposed Zoning	NUD	
Proposed Land Use	Medium density single-family	
Proposed Dwelling Units	175	
Common Open Space	8.7 Acres	17%
Open Space (Natural Area)	3.8 Acres	7%
Total Open Space	12.5 Acres	24%
Acres in Arterial Street	2.9 Acres	6%
Acres in Lots	31.7 Acres	61%
Acres in Private Streets	4.6 Acres	9%

2. Design Concept

The street and lot layout is intended to maximize the view potential to the North Truckee Drain and open space. The Cluster Home community will provide open spaces and common areas for use by the residents. A tot lot, picnic area, sitting areas and a swimming pool are some of the potential recreational open space uses that will be incorporated into the community.

3. Grading

The existing site slope is less than 2% to over 10% on the entire parcel. Slope analysis and cross sections are not required. (Refer to Chapter 1 Section V Site Analysis) The site will be graded to achieve two (2) complimentary goals. The fill pads for the Cluster Homes will only be filled sufficiently to remove the building pads from the FEMA flood plain and maintain minimum pipe cover for the storm drain system. This will elevate the building pads above the existing open space elevation, to enhance the view potential of the Truckee Drain area. The soils in this area are marginal from a structural integrity standpoint, so a significant quantity of fill will need to be imported from Parcel RCSO 1 to RCSO 4. Refer to the appendix for full scale grading plans.

4. Utility Connections

a. Irrigation

Reclaim water may be used to irrigate the Disc Drive frontage and the common areas within the community.

b. Sanitary Sewer

The main sewer exists on the east side of property running through Parcel CR 2 4. Refer to the Sanitary Sewer Study for details on capacities, flows, etc.

c. Water

Potable water service will come from the 24" water main on the west side of Pyramid Highway. The parcel is currently in the Truckee Meadows Water Authority (TMWA) service territory. Annexation to TMWA's retail service territory will not be required.

d. Gas, Electric, Phone, and Cable

Service will come from facilities constructed on the west side of Pyramid Highway. Extension of electric, phone and cable may require pavement cuts in the existing Pyramid Highway, if they were not constructed with the street improvements. Refer to **Figure 1-14 and 1-19 in Chapter 1** for preliminary utility locations within the proposed subdivision.

5. Access and Circulation

The primary access to the parcel will be from the main entry off Disc Drive. This main access will likely be a signalized intersection, if traffic warrants are met. It is spaced to meet the quarter mile spacing requirements of a medium access control arterial. There are two (2) other secondary access points. One on Galleria Parkway, and one on the eastern edge at the Kiley Ranch, primarily for secondary and emergency vehicle access. The internal streets are private gated (refer to **Figure 2-57** for location) local streets with parking for guests, meeting the City of Sparks design requirements for this type of roadway and approved by City of Sparks as part of the conformance review and final maps. (Refer to Design Standards and Regulations)

6. Cluster Module

Refer to **Figure 2-58** for module layout, setbacks, and access court location.

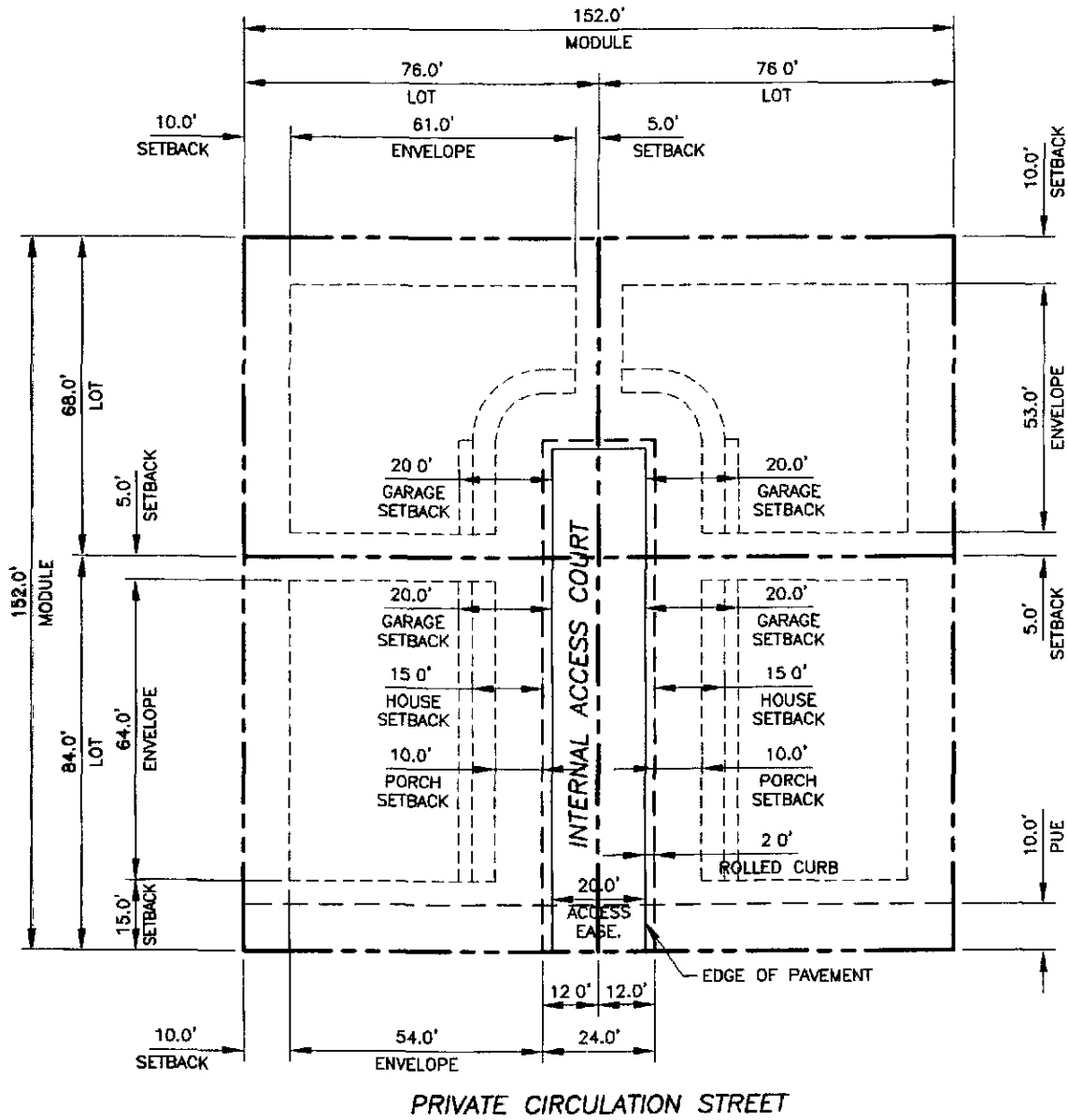


Figure 2-58
Cluster Module

7. Setback Requirements

Refer to **Table 2-15 and 2-16** for Cluster House setbacks.

a. Architectural Projections

Architectural Projections shall remain within building setbacks with the exception of front yards where projection of not more than two (2') feet, not to exceed 10 square feet, shall be allowed.

b. Usable Open Space

Minimum usable rear yard open space shall be 300 square feet for a two-bedroom residence and an additional 100 square feet for each additional bedroom.

c. Shade Structures

Shade structures shall be allowed within building setbacks

d. Corner Building Envelope Side Yard Setback

The minimum side yard adjacent to a private circulation street shall be five (5') feet from the back of curb or sidewalks. Fences may be located five (5') feet from the back of curb or back of sidewalk when the sidewalk is on that side of street. No structure or fence shall be allowed in the view corridor formed by a rectangle that is 15 feet wide and 35 feet deep measured from the back of curb. (Refer to **Figure 2-59**) The (HOA) shall be responsible for all private landscaped and common areas outside of private fenced yards through-out the development .

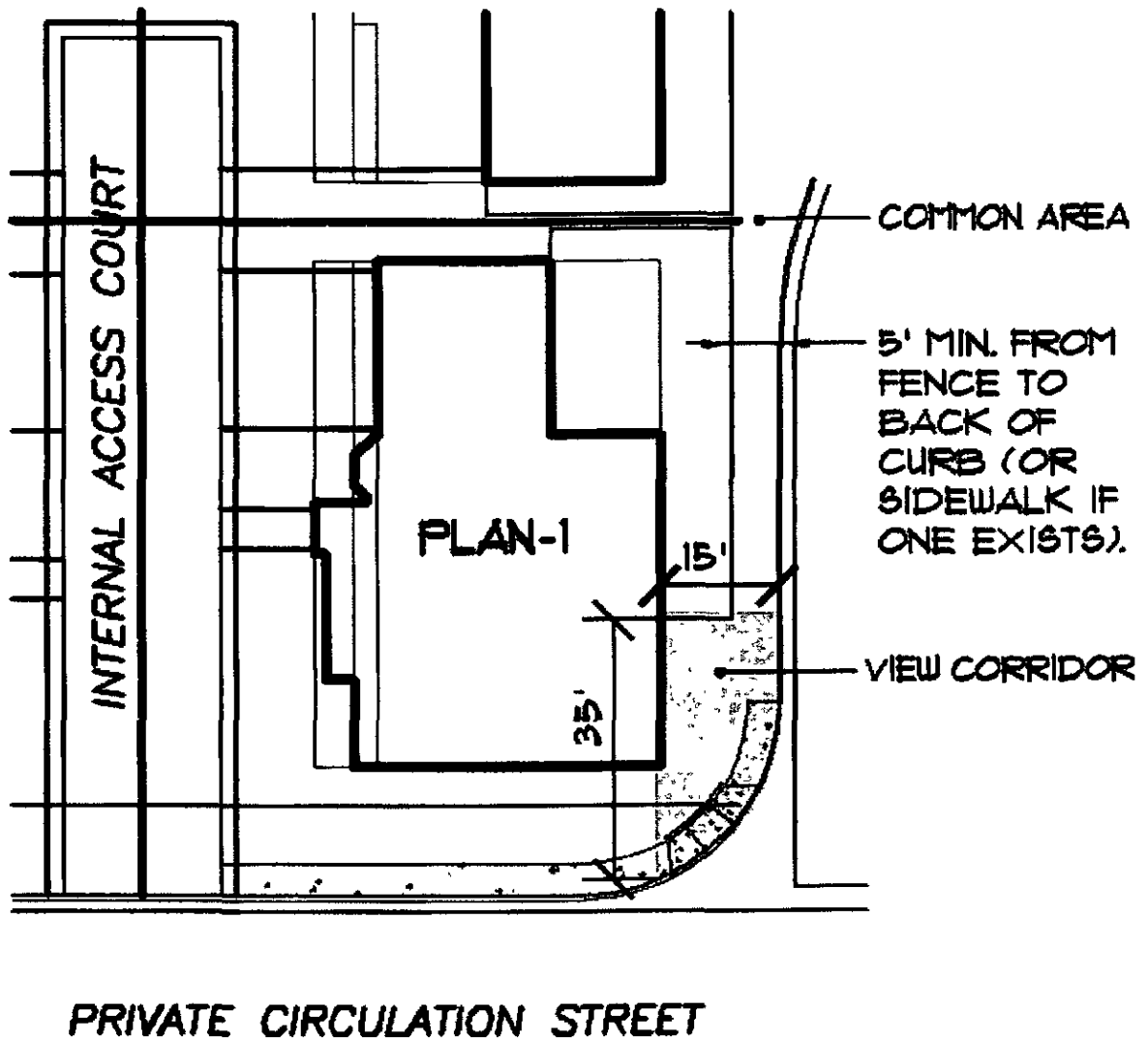


Figure 2-59
Corner Lot Side Yard Setback

Table 2-15
Neighborhood Minimum Building Setback Requirements
Internal Access Courts (Refer to Figure 2-58)

<u>TYPE</u>	<u>FEET</u>	<u>CONDITION</u>
Front Setback	10'	To Covered Porch
	15'	To House
	20'	To Garage
Rear Setback	10'	At exterior edge of property
Side-Yard Setback	5'	5' minimum; at interior lot lines of building envelopes

Table 2-16
Neighborhood Minimum Building Setback Requirements
Cluster Module – Exterior Perimeter Setbacks

<u>TYPE</u>	<u>FEET</u>	<u>CONDITION</u>
Front Setback	15'	To House
Rear Setback	10'	At exterior edge of cluster module
Side-Yard Setback	10'	10' minimum; at exterior edge of cluster module

8. Sectional Overhead Garage Doors

Sectional overhead doors shall be required on all garages

9. Covered Porches – Courtyards

Covered porches are allowed within building envelopes.

10. Building Envelope Height

Maximum building envelope height shall be 2 stories and 30 feet maximum per City of Sparks Ordinance 20.37

11. Parking Requirements

Per City of Sparks Parking Ordinance 20.49. In addition, one-guest parking space shall be provided for every two (2) units evenly distributed throughout the cluster module development and approved by Administrator as part of the conformance review and final maps. (Refer to **Figure 2-60** for typical locations.)

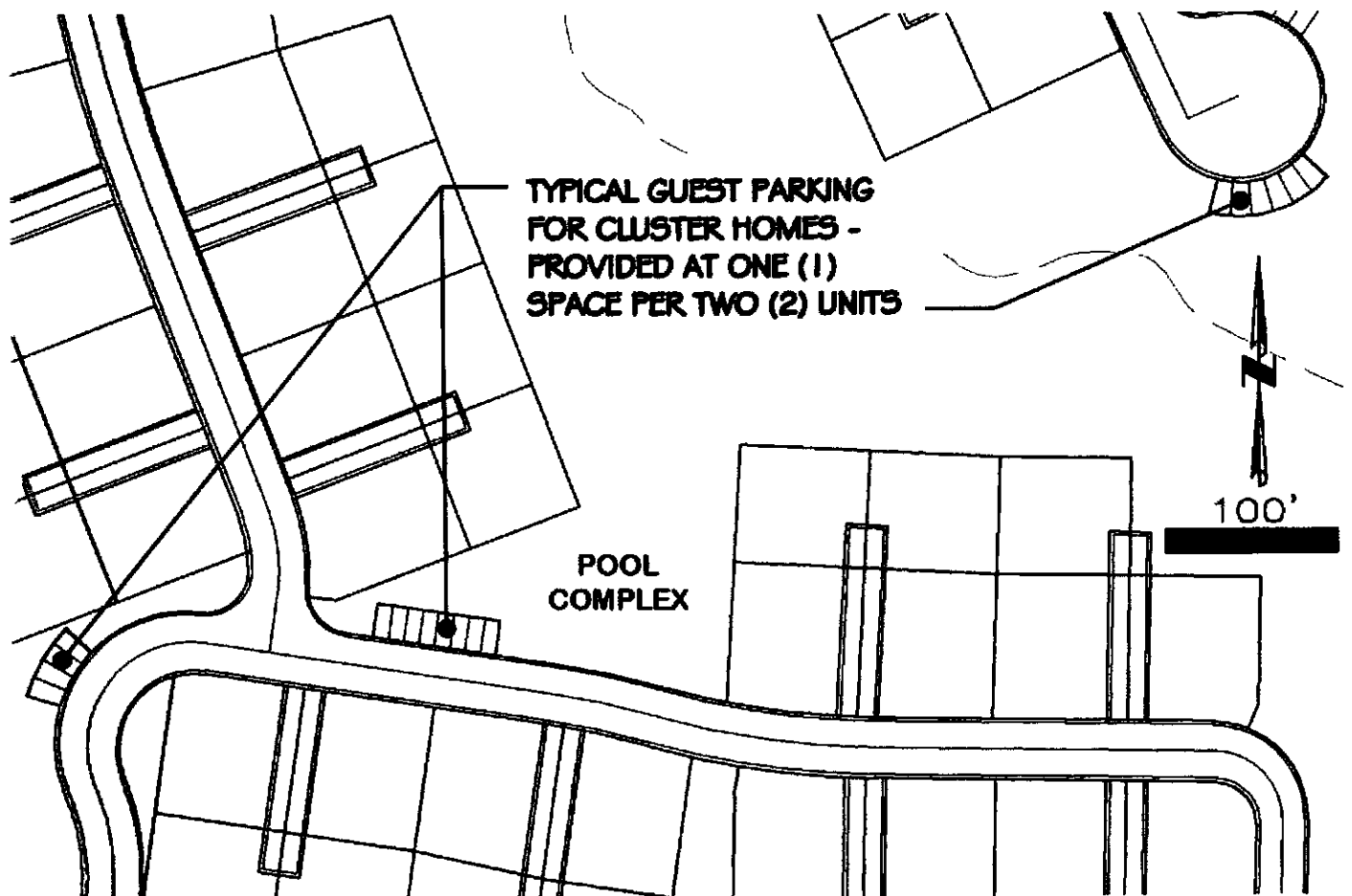


Figure 2-60
Guest Parking – Typical Location

12. House Plan Submittal for Permit

Submitted plans for all developments shall comply with the Uniform Building Codes and all City of Sparks ordinances in effect prior to issuance of any building permit for the homes, the master plan for each model of home shall be reviewed and approved by the City of Sparks.

The Developer shall provide specific plot plans with a wet-stamp by a Nevada Registered Engineer for each individual lots on an 8½ x 11" format and a composite of a minimum of four (4) lots (cluster module) at a time to ensure adequate setbacks between structures. Plot plans and composite drawings are to be submitted to the Building Division of Community Development and approved by the Planning Department prior to the issuance of building permits.

13. Interior Roadway Design Requirements

Table 2-17 (below) and **Figure 2-61** outline the specific standards established for all interior neighborhood streets throughout CR 1 & 2 of the PD.

Table 2-17

Interior Local Standard Neighborhood Roadway Designs

<u>TYPE</u>	<u>DIMENSIONS</u>	<u>CONDITION</u>
Local Private Street <i>(see Fig. 2-61)</i>	30' ROW	Standard local private residential street or access way – no on-street parking allowed
Sidewalks	4'	Provided on one side of the street only for pedestrian circulation

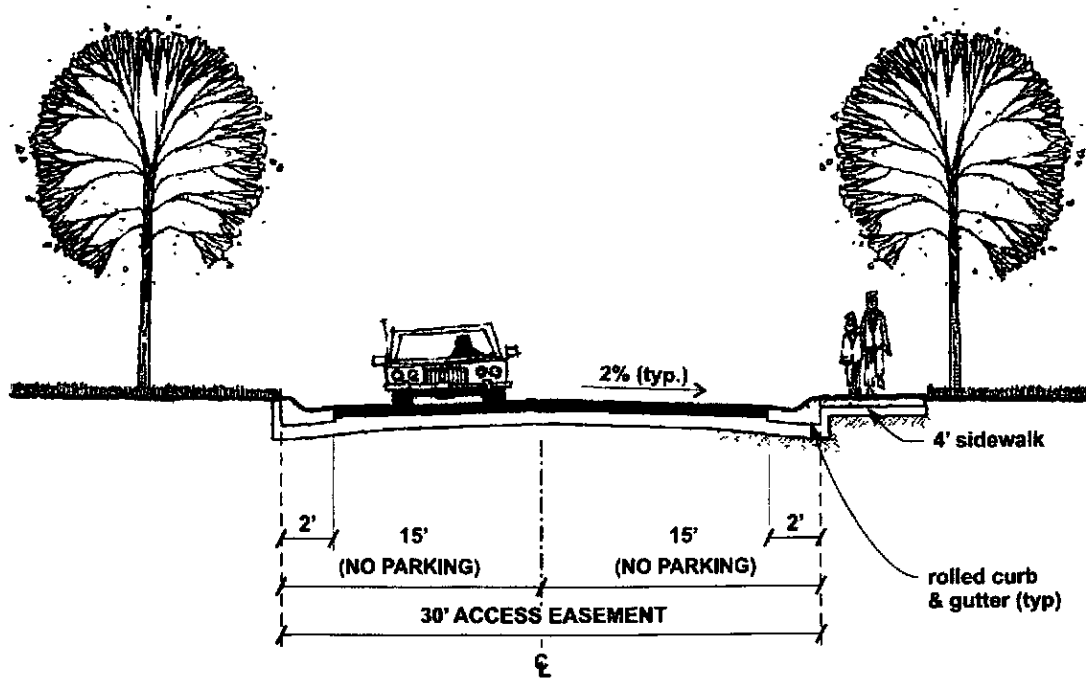


Figure 2-61
Residential Street Section (Private)

a. Other Landscaping Requirements

In addition to front yard landscaping, the Developer shall be required to install landscaping, including irrigation and drainage, at the entrance of the respective neighborhood and within all common area spaces open in the parcel. The HOA or lighting and landscape maintenance district (Disc Drive and Galleria Parkway) shall assume maintenance responsibility for all neighborhood entry and open space landscaping following completion of installation, inspection, and approval by the City of Sparks, and expiration of the one (1) year (minimum) contractor's guarantee period related to said improvements.

14. Landscape Design and Installation Requirements

a. Front Yard Landscaping Requirements

The Developer shall be responsible for installation of front yard or common area landscaping on all cluster module at time of construction. The landscaping specifications shall conform to **Figure 2-62 and Table 2-18** elsewhere in these standards. Plant materials shall be appropriate to climatic conditions of the Sparks area and selected based upon recommendations of a horticultural soils suitability test and report pursuant to "Landscape Palette" list. Additionally, all front yard landscaping shall include an irrigation system designed to conserve water. Typical front yard landscape and irrigation plans must be submitted to the City of Sparks for their review and approval prior to building permits being issued.

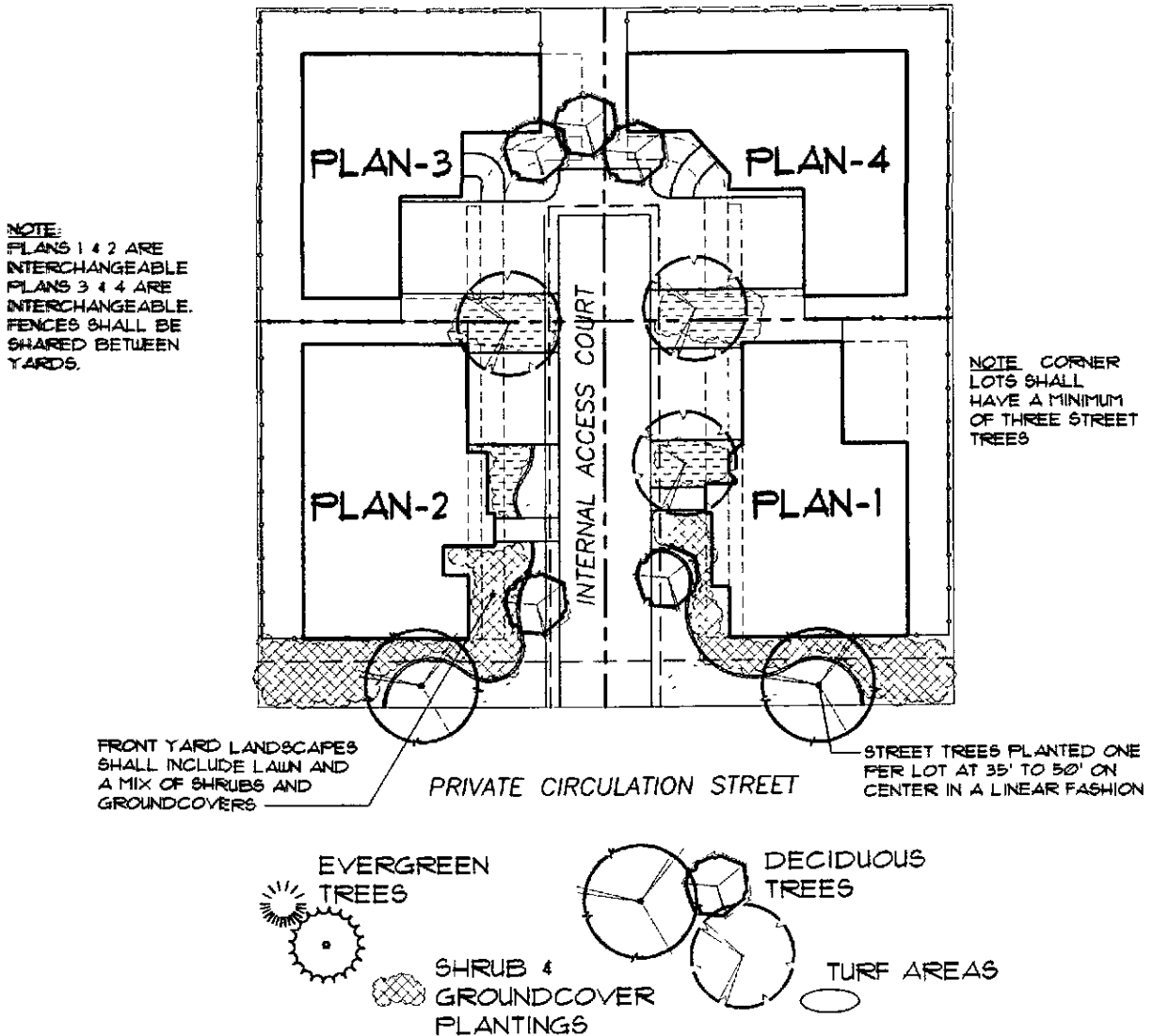


Figure 2-62
Cluster Front Yard Landscaping

**TABLE 2-18
FRONT YARD MINIMUM LANDSCAPING REQUIREMENTS**

PLANT MATERIALS	QUANTITY	PLANT SIZE	MINIMUM SIZE
Turf			N/A
Shrubs	12	5 gallon	
Ground cover or additional shrubs	6	5 gallon equiv.	
*Trees for standard lot	2	15 gallon boxed or B+B	1 ½"
*Trees for corner lots	3	15 gallon boxed or B+B	1 ½"

***Trees shall not be placed less than 5' or greater than 7' from the back of the sidewalk.**

****Shrubs and living groundcovers not covered by turf shall be planted to grow together and cover the ground within 3 years.**

15. Fencing Design and Installation Requirement

a. Residential Fencing

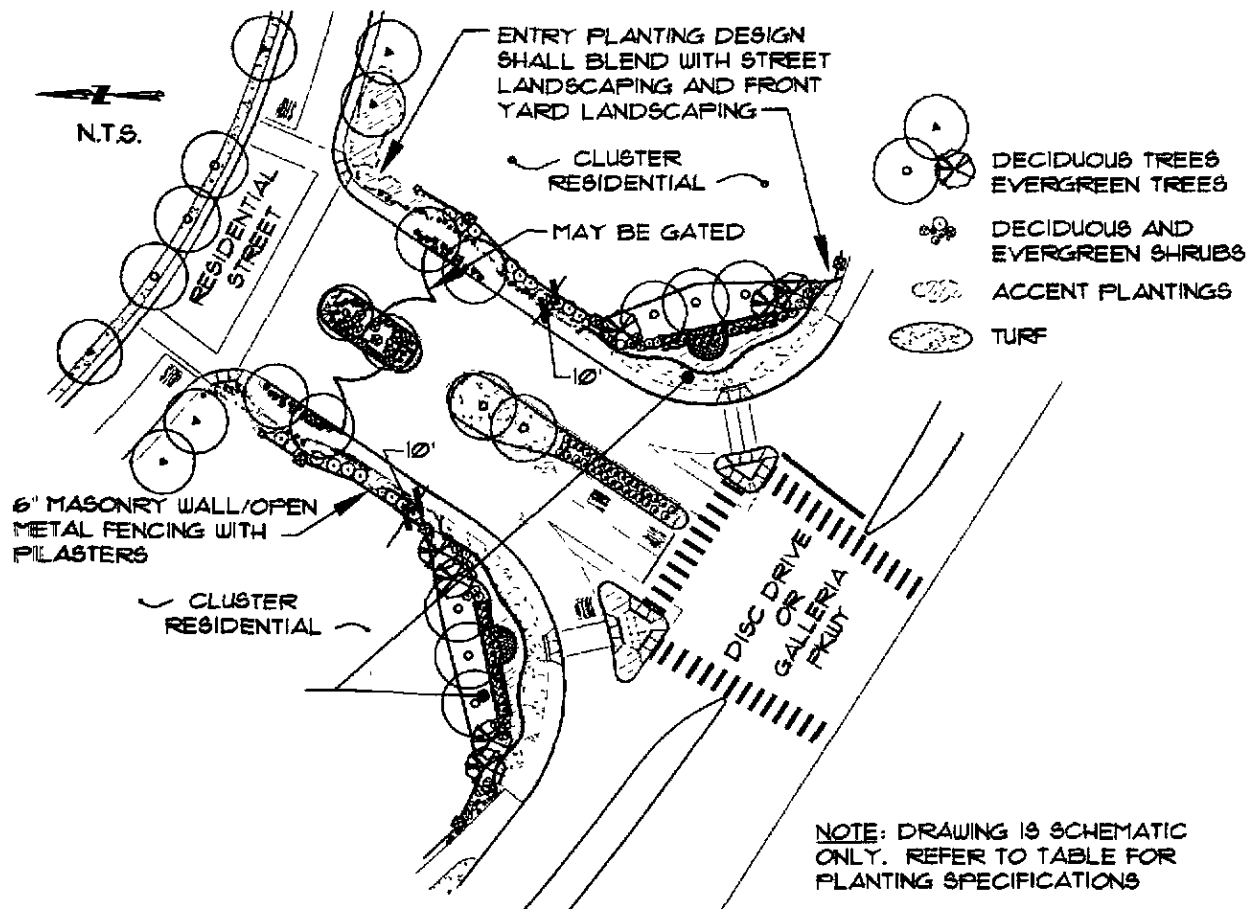
At the time of home construction, the Developer shall be required to install fencing enclosing the entire yard for each residence. All fencing abutting or seen from the local streets and/or open space shall conform to a pre-defined design uniform throughout the PD, including open-style fencing. All fence design standards and requirements shall be pursuant to, *Section XII "FENCING, LIGHTING, AND SIGNAGE DESIGN"* in these standards.

b. Common Area Fencing

The Developer shall retain responsibility to ensure all fencing is consistent with the intent and material requirements of the Design Standards throughout the PD. All fence design standards and requirements shall be pursuant to *Section XII "FENCING, LIGHTING, AND SIGNAGE DESIGN"* in these standards. The Developer shall review and approve all fence permits prior to submittal to the City for review and approval.

16. Project and Neighborhood Entries Design

Two of the project entries to the Galleria Residential Cluster Community Planned Development shall be located along Disc Drive and Galleria Parkway. The project entry for development Phase I shall be located where the main access drives intersect with Disc Drive. (Refer to **Figure 2-63**). This intersection is to be designed as a signalized intersection if warranted. It is intended to serve as the primary residential entry. The secondary entry is located at the intersection of Galleria Parkway and the main entry drive to Phase II of the residential community.



Refer to **Figure 2-64** for entry sign concept
 Refer to **Figure 2-30 and 2-45** for typical size location, dimensions, and landscaping

Figure 2-63
Project Entries – Disc Drive and Galleria Parkway

Project entries will provide a distinct gateway and sense of arrival to the Development parcel. They must be highly visible from significant distances and readily communicate the thematic character and image of the project to motorists traveling at speed. The entry composition will combine elements such as walls, columns, or other architectural expressions, intensified landscape development, and specialized features such as trellises, detailing accents, special pavements, or other construction materials consistent with the thematic concept into an integrated expression which evokes the Galleria theme.

Signs will be front lighted and include a common logo element. At these locations the landscape corridor will be widened to accommodate intensified development, including accent trees, and other special landscape elements to signify the gateway. Such landscape design must meet the minimum visual site distance requirements of the City of Sparks.

Project entries shall be designed to the approval of the City of Sparks Parks and Recreation Director and Administrator prior to approval of a Final Map or Conformance Review for the project. Project entries shall be installed pursuant to such approvals before issuance of the first Certificate of Occupancy for the project.

Project entries shall be distinctive in their landscape design. Trees with distinctive forms and/or colors shall be used to help establish a special identity. Street tree patterns will be interrupted by these special identity trees in the vicinity of project signage. Shrubs and groundcovers will be utilized to enhance the entry to the neighborhood. These materials shall include living groundcovers with interesting form or habit or large expanses of colorful flowers. Low angled lighting will be used to front-light the project name and logo. **Table 2-19** specifies the minimum landscape requirements for the project entries.

Table 2-19

Project Entry Development Disc Drive and Galleria Parkway

Minimum Landscaping Requirements For Entry. Area Each Side ±800 sq.ft.

<u>PLANT MATERIALS</u>	<u>QUANTITY</u>	<u>PLANT SIZE</u>	<u>CALIPER SIZE (min.)</u>
Turf	50% max. cover	Sod	N/A
Shrubs	50	5-gallon	N/A
Living ground cover or additional shrubs	50% min. cover	5-gallon (or equal)	N/A
Deciduous Trees	4	B&B or Box	2 "
Evergreen Trees	4	6 ft. height	
Accent/Special Identity Trees	3	B&B or Box	3"



Figure 2-64

Project Entry Monument Sign

A final Monument Design Plan for the Galleria Cluster Residential will be submitted to the City staff for their approval with the conformance review and prior to submittal of the first final map and will thereafter be considered part of the Design Standards for this project. The Developers shall install neighborhood entries, designed pursuant to the Final Master Signage and Monument Master Plan in concept similar to **Figure 2-64**, prior to issuance of the first Certificate of Occupancy for the project.

17. Pedestrian Corridors and Common Areas in Galleria Cluster Residential Community

Figure 2-65 illustrates where the following facilities are located. Landscaping in pedestrian corridors, along streets, and in common areas help to define the overall image and character of the neighborhoods. Pedestrian corridors shall be a minimum of 25' wide along Disc Drive and 15' wide along collector streets and feature a five-foot (5') wide sidewalk meandering in a landscaped corridor. The internal pedestrian corridors in cluster residential community shall include a four-foot (4') sidewalk. Pedestrian corridors and common areas will be landscaped with a variety of trees, shrubs, groundcovers, and, in many areas, turf lawns. Within common areas, shade trees will be planted in large masses or groves, adjacent to trails, picnic areas, tot lot and seating areas. Special features will be highlighted with intensified plantings to add interest, prominence, and/or improve user comfort (i.e. provide shade, wind protection, etc.)

Three-foot (3') lighted bollards will be located at common area/pedestrian corridor entries to highlight their locations and to prevent auto access. Bollards will be constructed of materials consistent with the Planned Development's theme and be removable for emergency access and ease of maintenance.

Recreation areas shall be provided only in areas with space to accommodate play areas and view corridors to allow the play areas to be easily supervised by adults. Hazards such as high retaining walls maximum height of 3', poisonous/thorny planting, steep slopes exceeding 20% slope, etc. shall not be allowed in common areas designated for children. Ample seating and well-landscaped shaded areas shall be provided around recreation areas. Hiding places in the landscape that may attract undesirable activities shall be avoided. Recreation areas shall include a tot lot, picnic tables, and an outdoor pool area. Refer to **Figures 2-65 through 2-67**.

The following **Table 2-20** specifies the required landscaping for the ornamental common areas.

Table 2-20
Common Area Ornamental Landscape Development
Minimum Landscaping Requirements Per 1,000 sq. ft. of Area

<u>PLANT MATERIALS</u>	<u>QUANTITY</u>	<u>PLANT SIZE</u>	<u>CALIPER SIZE (min.)</u>
Turf	70% max cover	Sod	N/A
Shrubs	10	5-gallon	N/A
Living ground cover or additional shrubs	30% min cover	5-gallon (or equal)	N/A
Deciduous Trees	2	B&B or Box	2 "
Evergreen Trees	2	6 ft. height	

Refer to **Table 2-21** for Rockery Wall Landscape Requirements

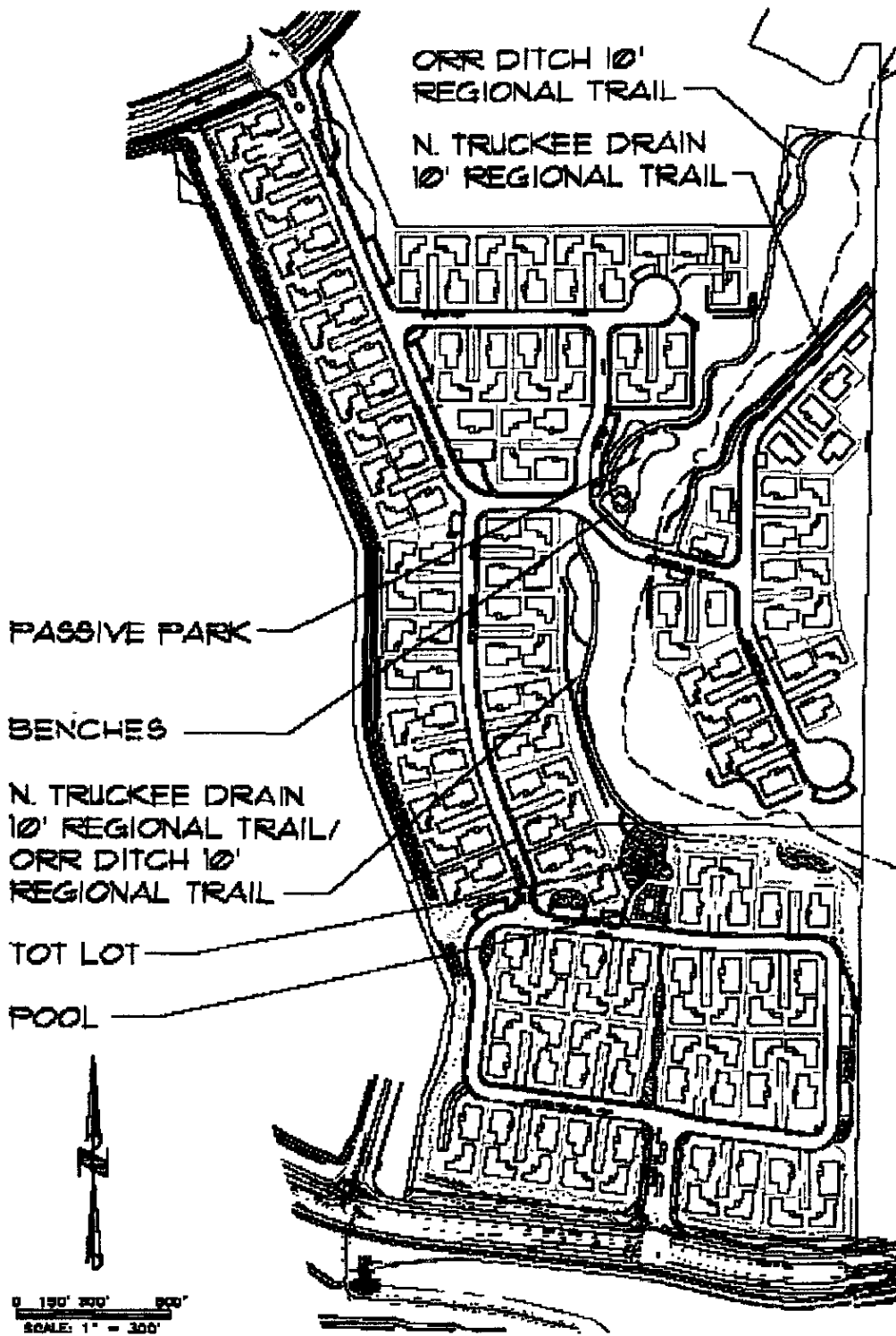


Figure 2-65
Recreation & Facility Key Map

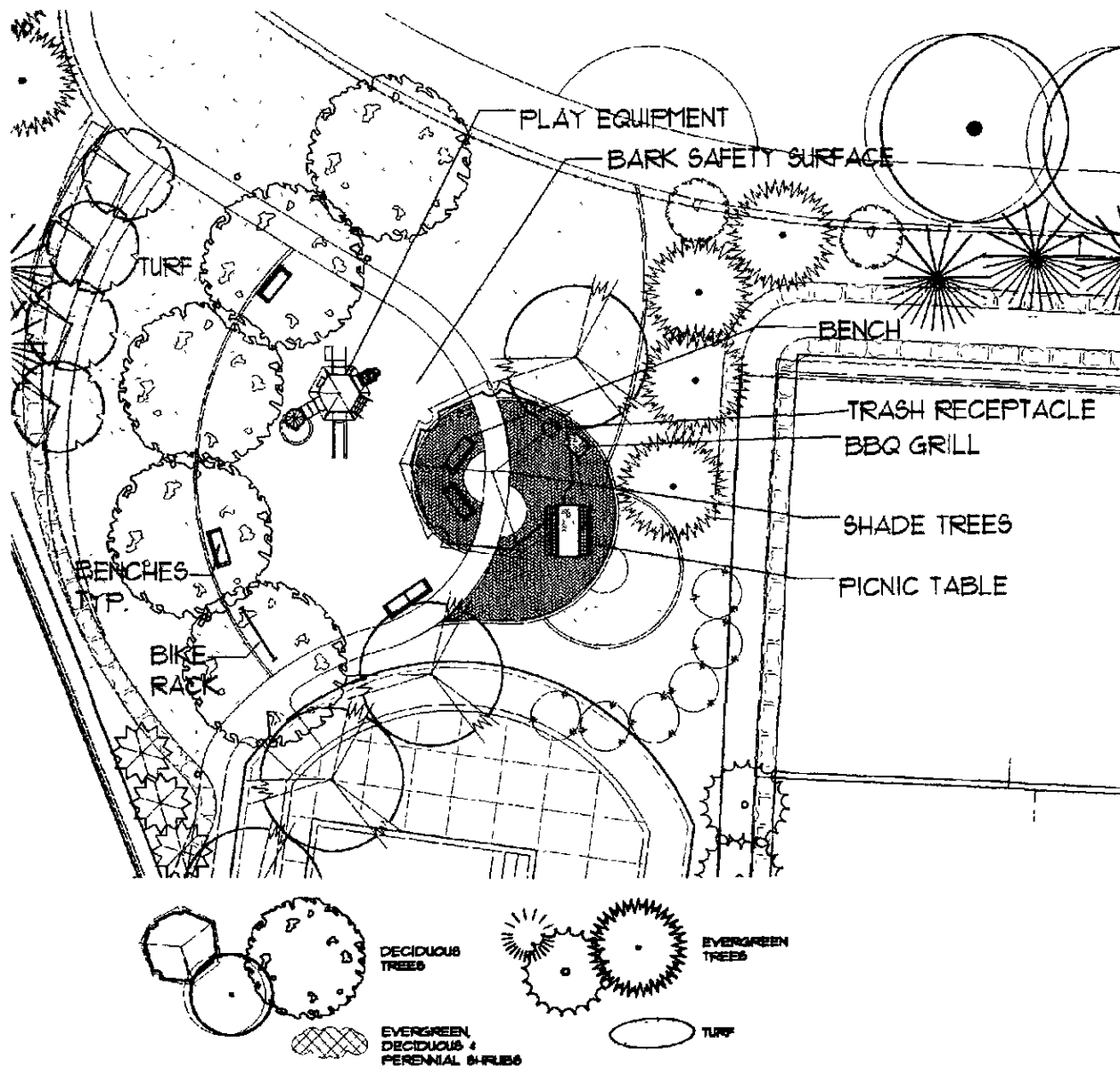


Figure 2-66
Tot Lot Recreation Area

**Refer to Key Facility Map*
***Refer to Table 2-20 for landscape requirements*

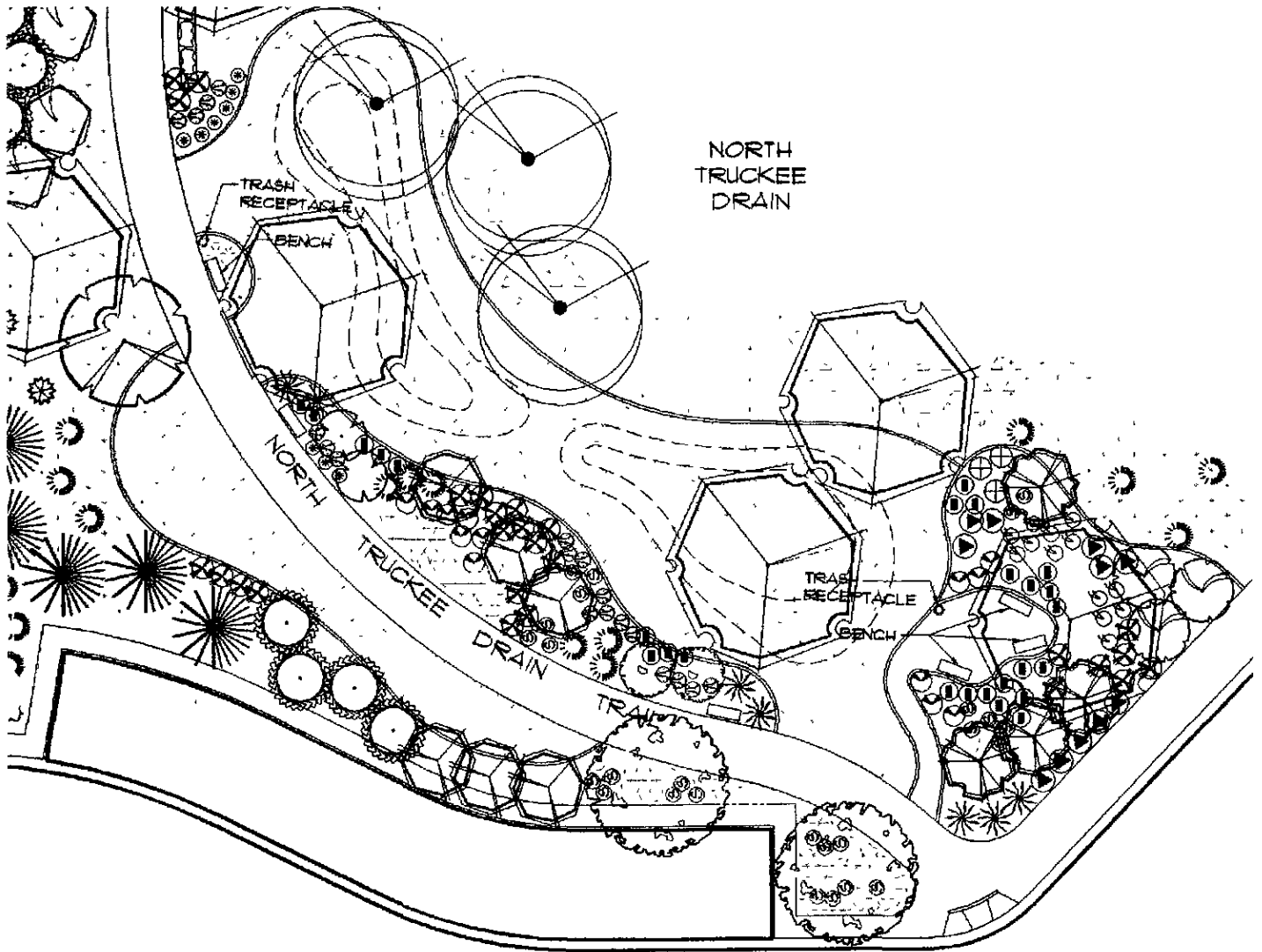


Figure 2-67
Trail and Bench Area

**Refer to Key Facility Map*
***Refer to Table 2-20 for landscape requirements*

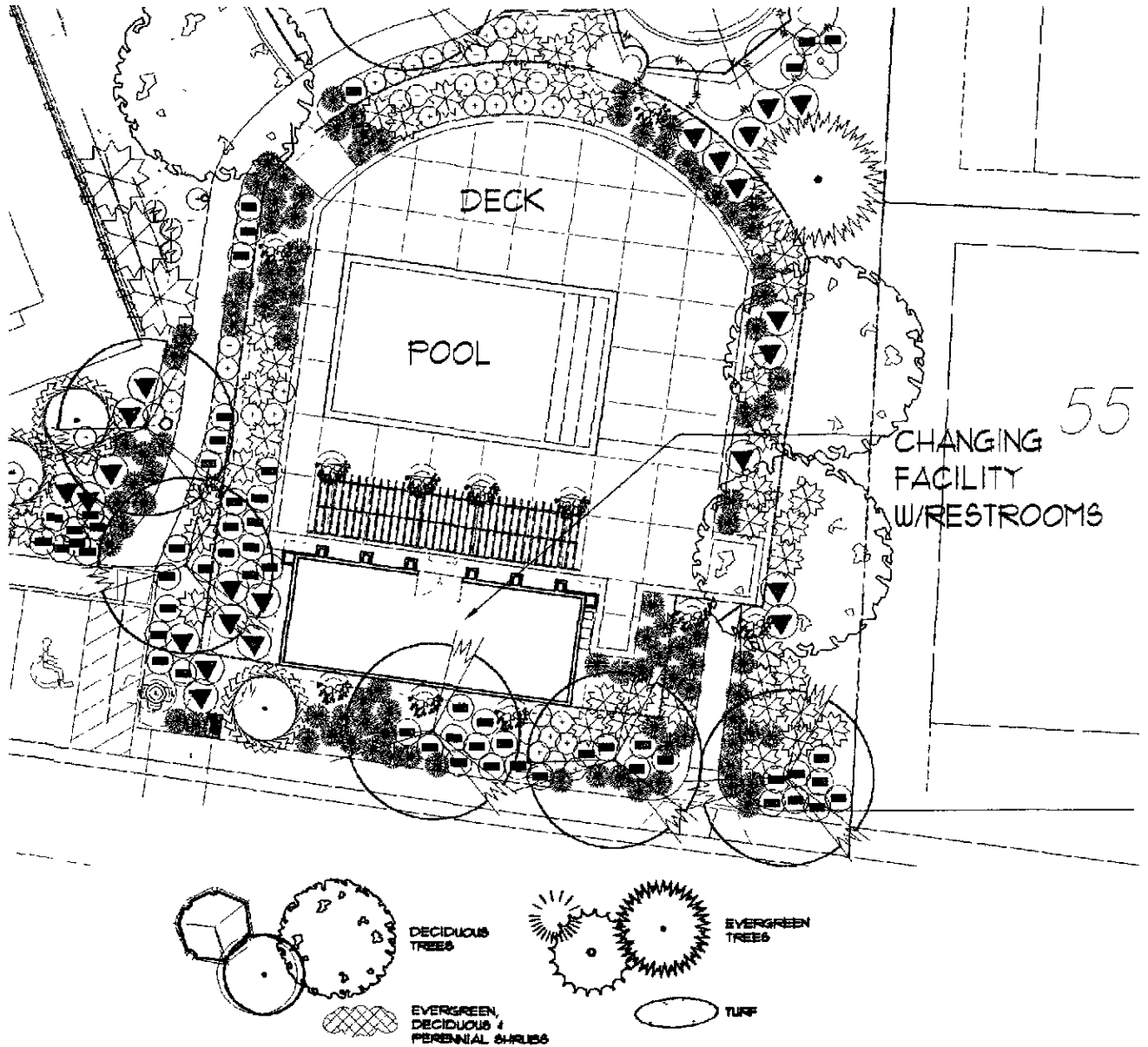


Figure 2-69
Outdoor Pool Area

*Refer to Key Facility Map
**Refer to Table 2-20 for landscape requirements

Figure 2-68 Small Group Picnic Area – OMITTED

Figure 2-70 Orr Ditch Path Section – OMITTED

Design and construction of pedestrian corridors and common areas shall be the responsibility of developers with installation concurrent with their associated project phase. Upon completion and approval, maintenance of these landscapes shall become the responsibility of the respective Owners or Homeowners Association, or Landscape Maintenance District, if appropriate.

Vehicle access to open space and common areas (except for maintenance vehicles) will be prevented through the provision of barriers such as bollards and/or a low, open fence adjacent to the street. Pedestrian connections between developed land uses and the open space should be maintained by the City of Sparks or the applicable Home Owners Association. Pedestrian/bike paths will be incorporated in open space with access to street edges. In these instances landscaping will be installed to provide visual interest and shade along the bike route. (Refer to Figure 2-70)

Where pedestrian paths occur in open space corridors adjacent to residential properties, arterial streets or collector streets the public reports for lot sales shall include notification of the intent to install such public walkways. Pedestrian pathway corridors, including all landscape, pathways, and other improvements, shall be installed with the homes in the associated phase by the individual lot developer.

Street trees shall terminate at the open space, allowing the enhanced landscape and open space character to interface with the neighborhood and blend into adjacent front yard landscaping.

Design and construction of open space areas shall be the responsibility of the developer with construction of associated phase and completed plans to first certificate of occupancy for homes in that phase. Upon completion and approval, maintenance of these landscapes shall become the responsibility of the respective Homeowners Association, Maintenance Association, or Lighting and Landscape Maintenance District.

18. North Truckee Drain Natural Area

The area noted on **Figure 2-57 and 2-65** as natural open space is the area around the existing North Truckee Drain. This area of the drain has been left in its natural state and not altered by ranching or irrigation practices of the past. The intent of the plan is to maintain this area in its natural state and the boundaries shall be defined as part of the conformance review and final maps to the approval of the Administrator. Only a road crossing and sanitary sewer crossing are proposed for this area. The crossings, once completed will be revegetated to blend with the existing landscape. The regional trail (refer to **Figure 2-57 and 2-65**) will be extended through the area, but will remain on the uphill side of the drain in the common area. Seating areas will be provided approximately every quarter (¼) mile per the City of Sparks Impact Fee District No. 1 requirements.

All plants will be grouped into zones according to their water requirements, with one valve per zone to minimize over watering. Trees, shrubs, and groundcovers will be irrigated with a drip irrigation system and/or micro spray heads. Lawn areas will be irrigated with a low gallonage spray system.

Reclaimed water may be used for landscaping wherever feasible and available. The irrigation specifications may require modification if a special use permit is approved for use of reclaimed water. Use of reclaimed water shall be dependent upon the ability of the City of Sparks to provide such service.

The landscape irrigation system shall be a fully automatic underground system with programmable electronic controller, electric valves, and quick couplers for supplemental watering. All main lines and laterals will be equipped with manual drain valves to drain the system in late fall. Automatic drain valves will not be permitted since the automatic valves waste water throughout the irrigation season. All sprinkler heads subject to line drainage shall have anti-drain check valves integral to their construction or incorporated into their riser installation.

Irrigation plans are to be prepared by a licensed landscape architect. The Developer must submit irrigation plans to the Master Developer for review and approval. After approval by the Master Developer, the irrigation plans must be submitted to the City of Sparks for final approval.

20. Installation and Maintenance

As required by NRS 278A.120, all common open space will be set aside for the use and benefit of the owners and residents of the association. The Homeowners Association ("HOA") will own and maintain the common open space. Linear parks/pedestrian corridors will be constructed by the developers at the time adjacent development occurs and owned and maintained by the HOA. Streetscapes may be owned and maintained by either the HOA or a Lighting Landscape Maintenance District. Regional trails shall be owned and maintained by the City of Sparks with the areas along the regional trails maintained by either the HOA or a Lighting Landscape Maintenance District.

The Developer is responsible for the installation of residential front and side yard landscaping outside rear and side yard fencing, prior to final inspection.

Installation and maintenance of all design elements including walls, landscape, signage, etc., is the responsibility of the individual Developer. The Developer is responsible for the installation and maintenance of the landscape design elements in the public rights-of-way, landscape easements, and common open space adjacent to any phase to be constructed. As streets are constructed, associated landscaping will be installed. Initially, the Developer will retain responsibility for the maintenance of these areas. After this initial period, maintenance responsibility will be relinquished to the HOA or to a Lighting and Landscape Maintenance District. (Disc Drive and Galleria Parkway)

Landscaping and irrigation installed by the Developer shall be maintained in an attractive and healthy condition. Maintenance responsibility will be transferred to the HOA or Lighting and Landscape Maintenance District. All dead or damaged plant material shall be replaced with the same materials matching the size and height of adjacent material within three (3) months or by the next growing season if removed in the late fall.

From the completion of installation, landscaping shall be maintained in an attractive and healthy condition. The Developer will be required to maintain plant materials in common areas utilizing proper horticultural techniques of pruning, pest control, and fertilization. Residential landscaping installed by Developers in front and side yards, shall be maintained by the individual homeowners. When landscaping is not properly maintained, the Developer or HOA may, after 30 days notice, enter private property for maintenance purposes and bill the property owner. Damaged or malfunctioning irrigation must be repaired or replaced to match the original system. Over-spray and excessive runoff shall be kept to a minimum.

21. Residential Architectural Design Standards

Residential Architectural Style Alternatives

a. Rural Italian

A predominantly hipped roof style with s-type roof tile rural Italian theming incorporates stucco with stone accents and louvered shutters, thicker head and sill trim around windows and doors. Colors tend to be earth tones, such as olive, ochre, sienna, and terra cotta.

b. French Country

French Country is known for its higher pitch roofs in either a gable or hip style. Accent dormers, bay windows, tall and thin windows, wood and stone accents are also features of this style. Plank or panel shutters are often found in conjunction with segmental arch windows and doors. Concrete "slate" look roof tile with shorter overhangs and eaves also help accentuate this style. Colors typically come from the gray color family such as beige, taupe, dove gray, slate blues and greens.

c. Roofing Materials

All cluster homes within NUD shall be constructed with concrete tile or S type roof tile roofing materials. No asphalt style shingle roofing materials shall be used within the NUD. (Refer to **Figure 2-71 through 2-78** for Architectural Elevation Concepts)

d. Exterior Siding Materials

All homes within the NUD will be constructed with high quality siding materials. Stucco, shiplap siding, rock, stone accents, and brick are all acceptable siding materials. T-111 or other plywood style sidings are not acceptable. All windows and doors shall be trimmed with a minimum four inch (4") molding on all front, side, and rear elevations. Any variance from the established siding materials list must be approved in writing by the Developer and the Administrator. (Refer to **Figure 2-71 through 2-78** for *Architectural Elevation Concepts*)

e. House to Lot Plan

Figure 2-62 reference the model plan to fit a typical cluster module lot. Plan 1 and 2 are interchangeable, and can fit on either of the front lots of the cluster. Plan 3 and 4 are also interchangeable and can fit on either of the back lots of the cluster.



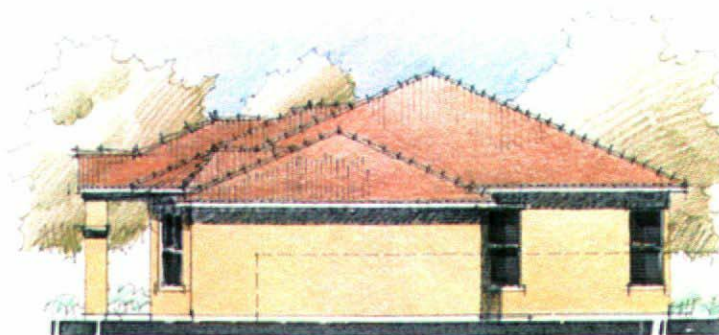
Front Elevation



Rear Elevation

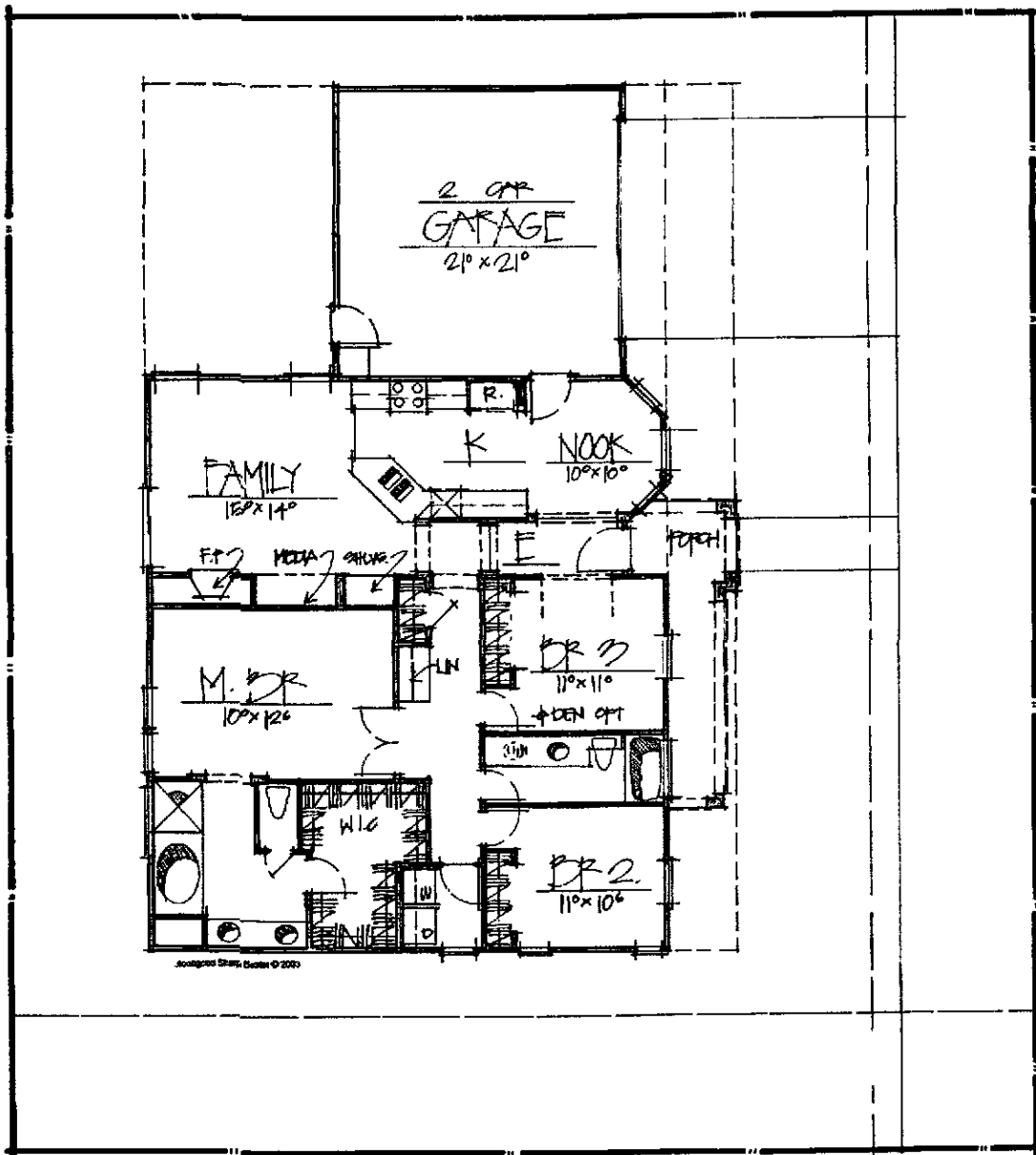


Right Side Elevation



Left Side Elevation

Figure 2-71
Plan 1 Elevation – Rural Italian shown, also available in French Country



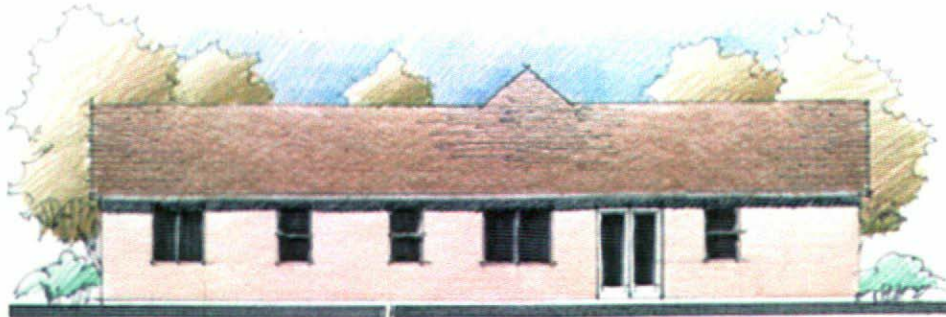
Plan 1

1634 s.f.

Figure 2-72
Plan 1 Floor Layout



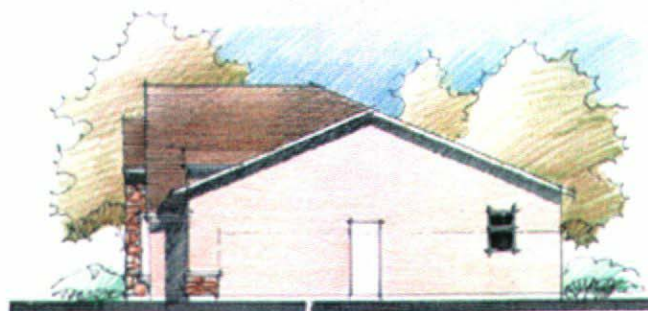
Front Elevation



Rear Elevation

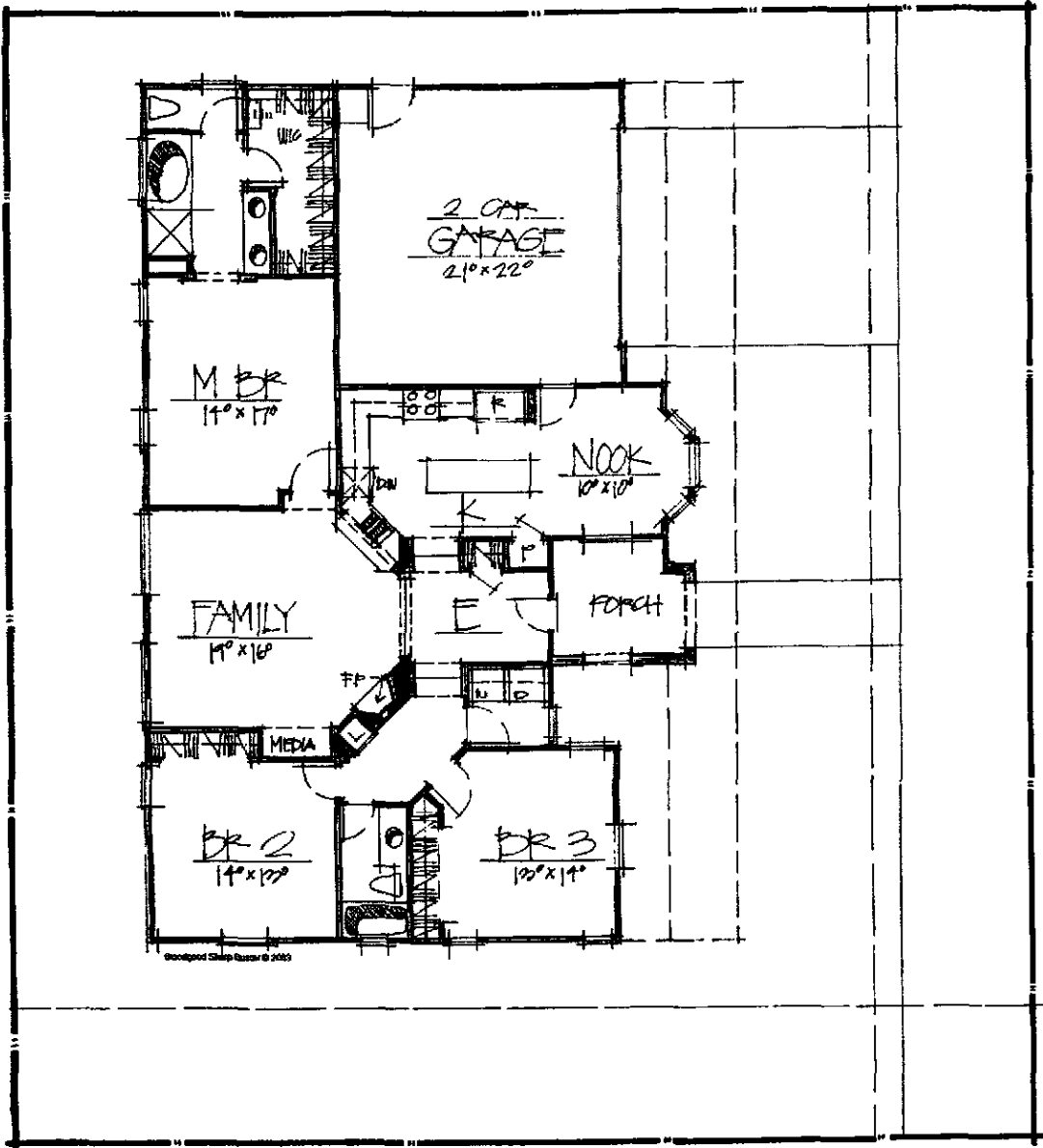


Left Side Elevation



Right Side Elevation

Figure 2-73
Plan 2 Elevation –French Country shown, also available in Rural Italian



Plan 2

1785 s.f.

Figure 2-74
Plan 2 Floor Layout



Front Elevation



Rear Elevation

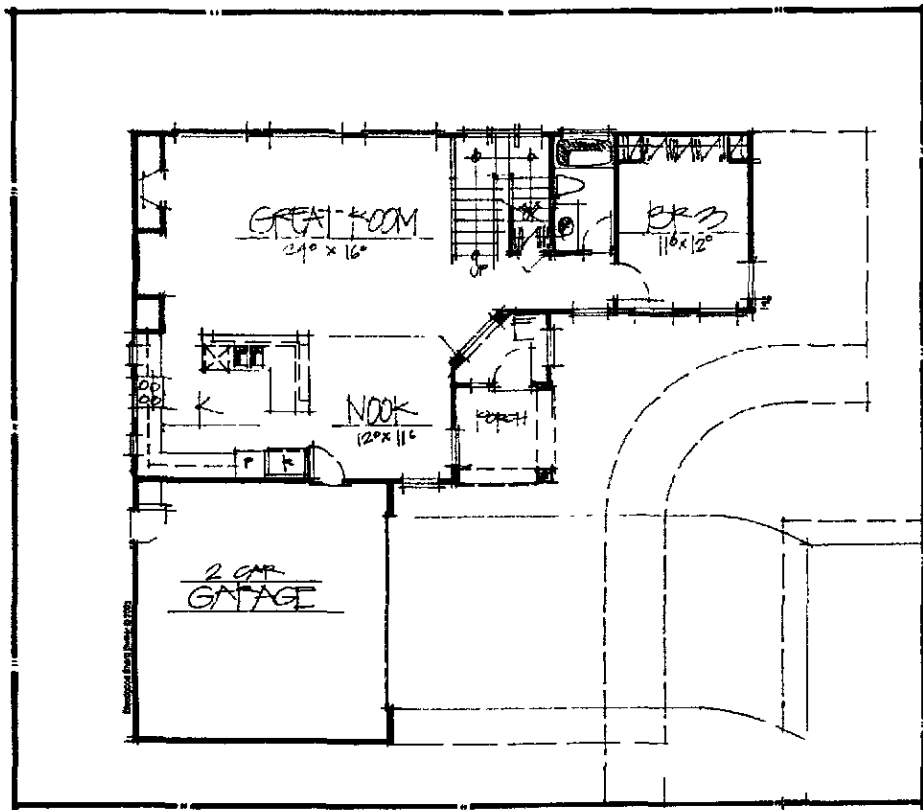
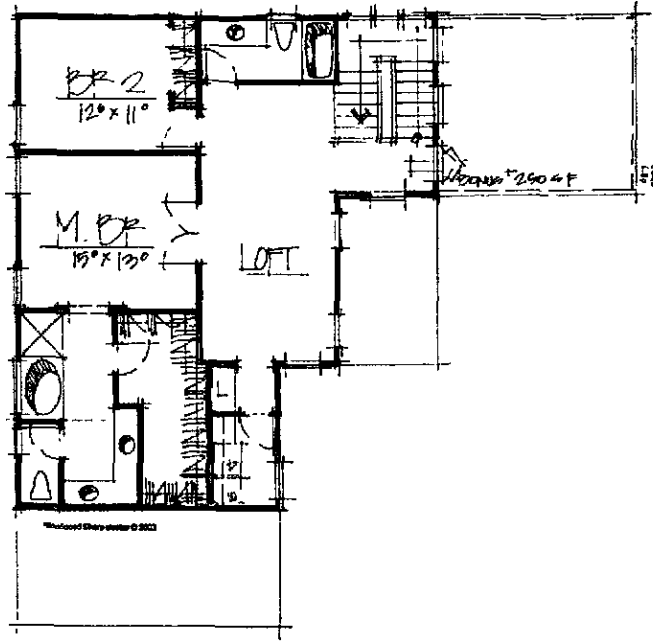


Left Side Elevation



Right Side Elevation

Figure 2-75
Plan 3 Elevation – French Country shown, also available in Rural Italian



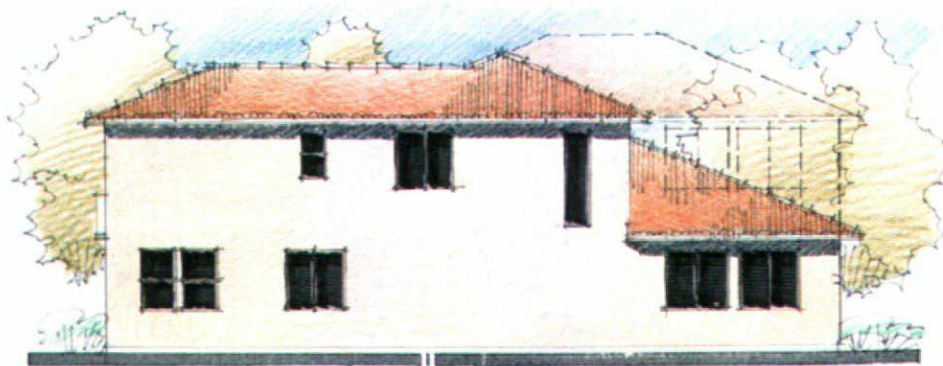
Plan 3

2285 s.f.

Figure 2-76
Plan 3 Floor Layout



Front Elevation



Rear Elevation



Right Side Elevation



Left Side Elevation

Figure 2-77
Plan 4 Elevation – Rural Italian shown, also available in French Country

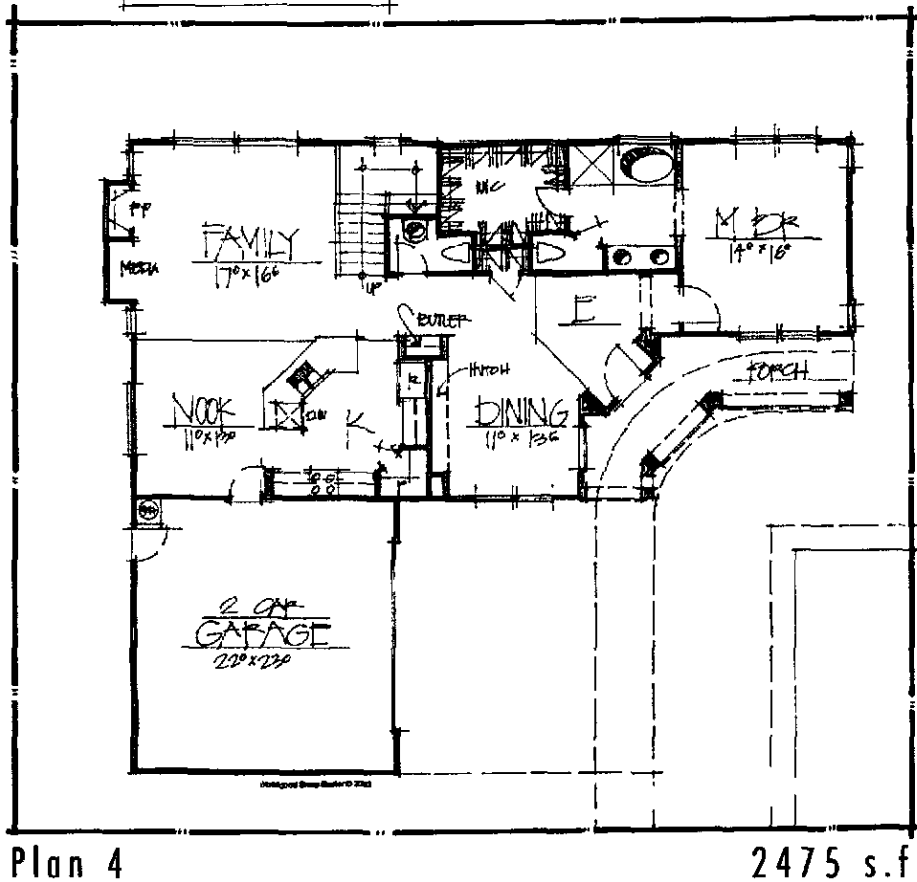
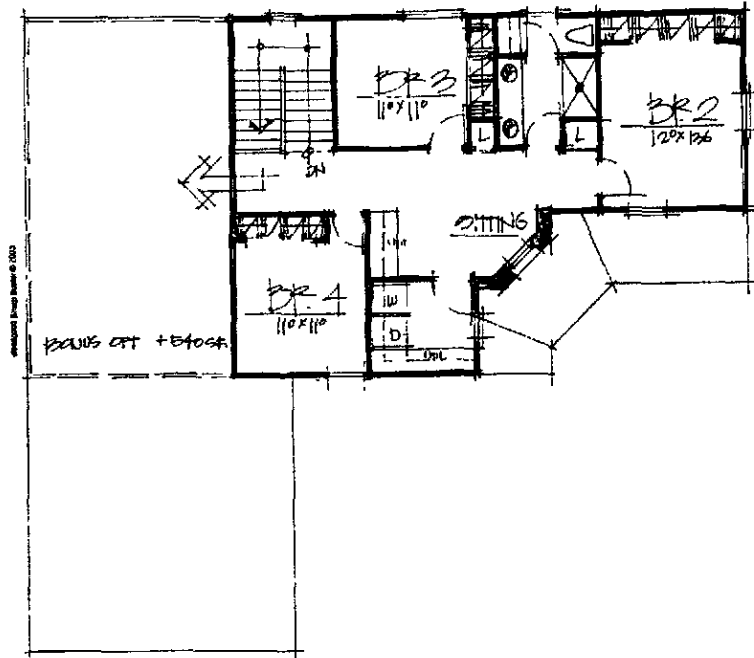


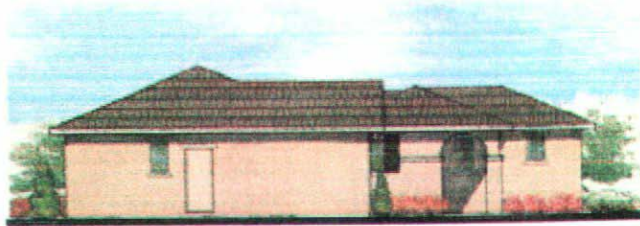
Figure 2-78
Plan 4 Floor Layout



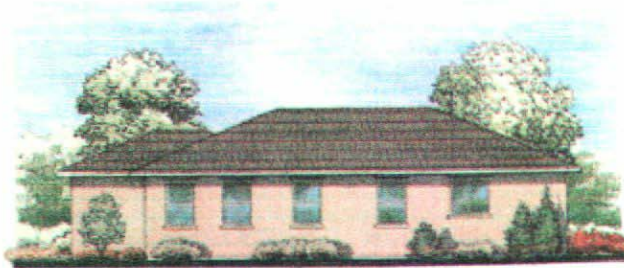
FRONT - ELEVATION 'B'



FRONT - ELEVATION 'A'



LEFT



REAR



RIGHT

Plan 5 - Rural Italian

TANAMERA
Developers, LLC

Preserve at Galleria
Sparks, Nevada

JDA	THE DEVELOPER'S OFFICE
	10000 W. WILSON
	SPARKS, NEVADA 89415
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FRONT - ELEVATION 'B'



FRONT - ELEVATION 'A'



LEFT



REAR



RIGHT

Plan 6 - French

TANAMERA
Development, LLC

Preserve at Galleria
Sparks, Nevada

JIDA	<small> 1100 Galleria Drive, Suite 100 Sparks, NV 89410 Phone: 775.734.1100 Fax: 775.734.1101 </small>
	<small> 8271 1/2 9800 </small>
	<small> © 2005 JIDA Development, LLC. All rights reserved. </small>

XII. Fencing, Lighting, and Signage Design

A. Screening and Fencing Design

Fencing within the Galleria Cluster Residential Community is intended to provide privacy and security and screen unsightly elements. To a significantly lesser extent they may be utilized to buffer land use boundaries, mitigate noise, and act as a barrier to entry in environmentally sensitive areas. Non-residential fencing is to be kept to a minimum to avoid blocking views or fragmenting land uses in the Residential Community. All fencing material, color and texture shall be consistent with the overall project design theme and subject to approval by the Parcel Developer and the Administrator.

Mechanical and electrical equipment and other similar structures shall be ground-mounted when feasible. All noise generating mechanical devices shall be screened with noise reduction barriers so that their potential as a nuisance to abutting properties is minimized.

1. Fencing

Four types of fences shall be used throughout the Galleria Cluster Residential Community in response to various conditions where ownership, privacy, security, safety, non-disturbance, and/or screening is required or desirable. (Refer to **Figure 2-79**)

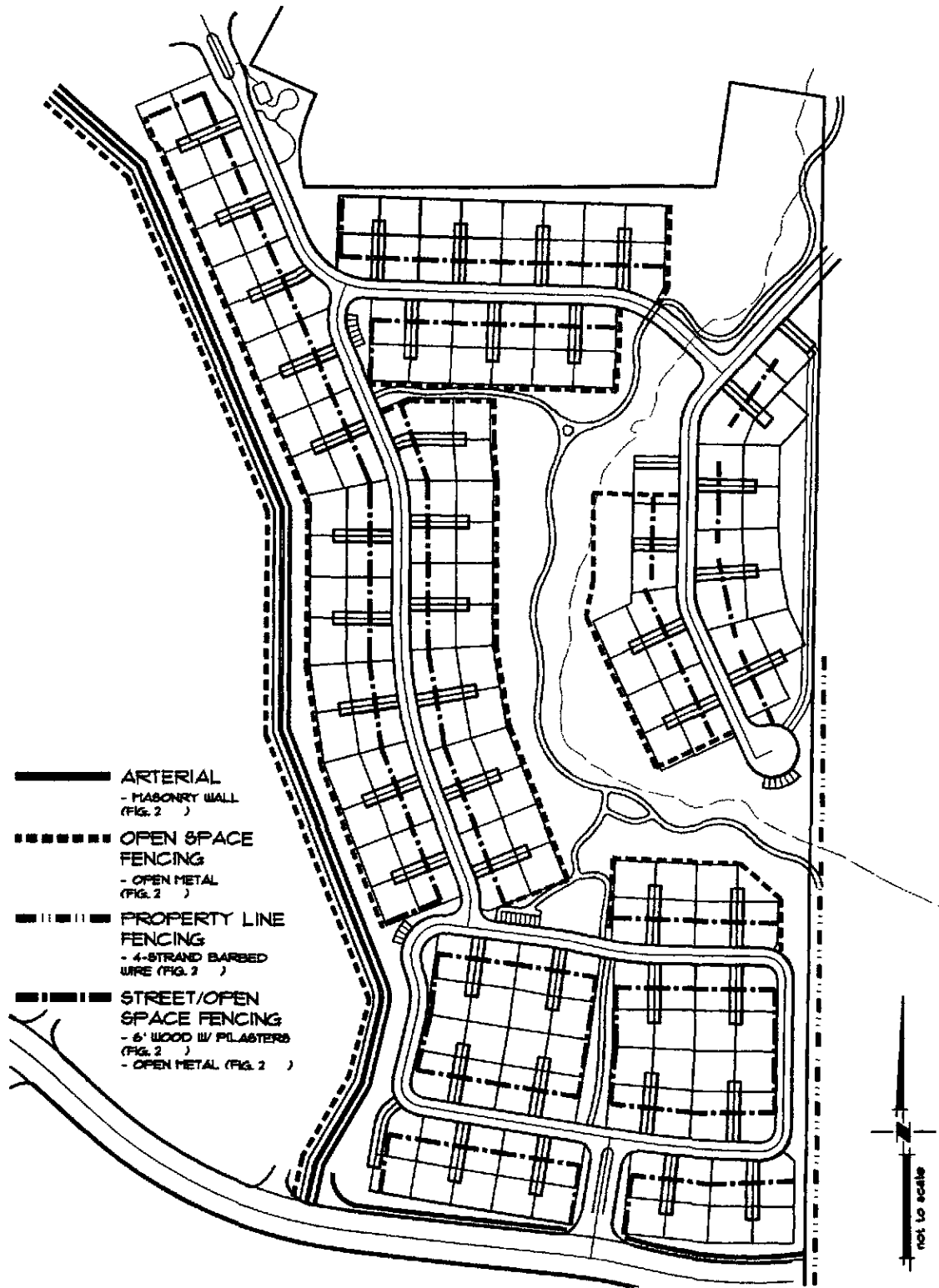


Figure 2-79
Typical Fence Location Plan

a. Local Street/Open Space Fencing

The first type is **Local Street/Open Space** fencing. This fence shall be located at all residential rear and side yards abutting streets, linear parks, pedestrian corridors, and open space where individual lot privacy fencing is a priority. These fences shall be six foot (6') high wood privacy fencing accented with pilasters spaced at intersections of property lines and changes in direction and shall be constructed with adjacent development and maintained by the H.O.A. in common areas or a Landscape Maintenance District along the public right-of-way. (Refer to **Figure 2-80**)

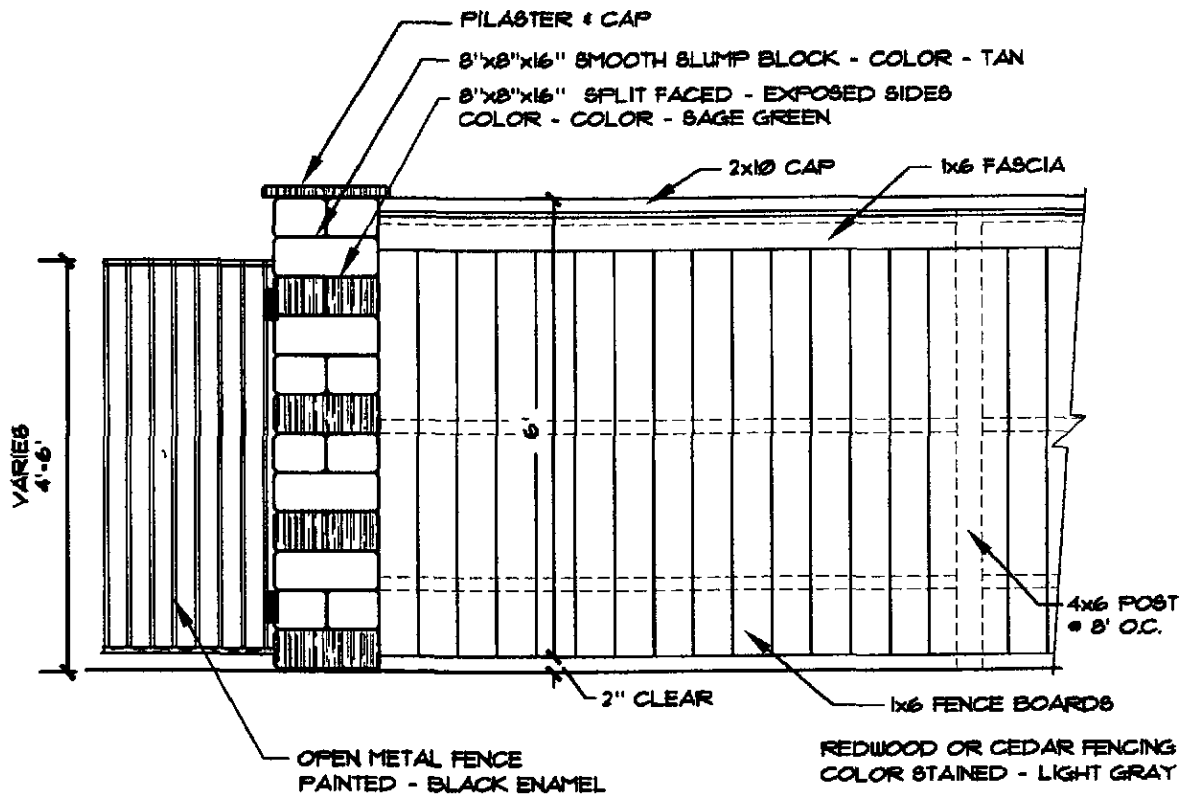
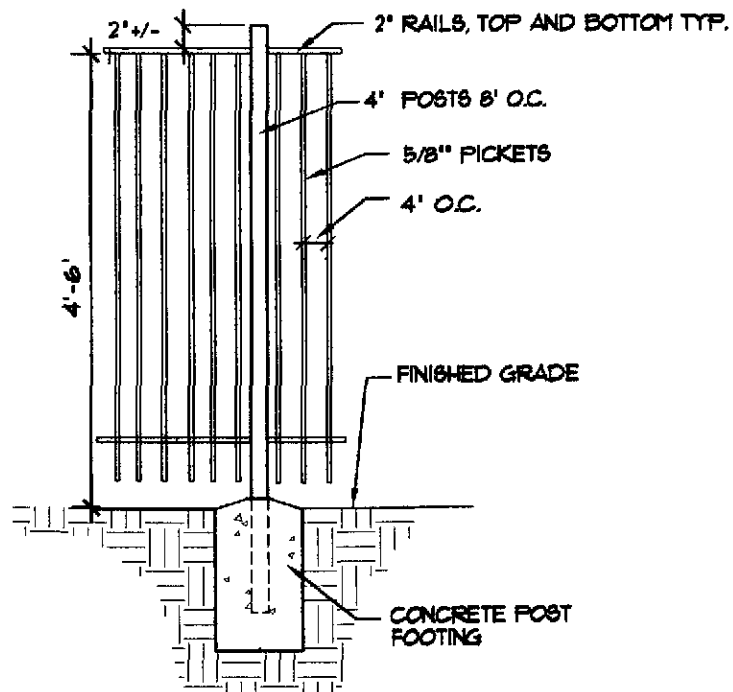


Figure 2-80
Local Street/Open Space Fencing

b. Open Space Edge Fencing

Open space edge fencing shall be provided adjacent to open areas or common areas around the North Truckee Drain open space and the Orr Ditch embankment/rockery wall area. These areas shall use this open metal fencing. Refer to **Figure 2-81** for details.



OPEN METAL FENCE WITH METAL POSTS - 8' MAX. O.C.
2' x 2' RAILS , TOP AND BOTTOM
5/8' METAL PICKETS 4' O.C.
PAINTED - BLACK ENAMEL

Figure 2-81
Open Space Edge Fencing

When lotting patterns adjacent to open space result in rear or side-on lots that can provide "eyes to the open space" an enhanced perception of safety may be achieved when a combination of Street/Open Space fencing and Open fencing is utilized. Lots rear or side-on to open space will generally have Street/Open Space fencing at side yards joined with open-type fencing along the edge of the rear or side-on yard areas. Open fencing shall be tubular steel, rail and pickets (Refer to **Figure 2-81**) allowing the surrounding landscape in both open space and private yards to blend together. The Developer will select which option shall be used and applied uniformly throughout the development.

c. Arterial Street Fencing

Disc Drive is a designated medium access arterial on the Regional Transportation Plan. Masonry walls for noise attenuation will be required in most cases along the arterial frontage. **Figure 2-82** illustrates a typical 6-foot high masonry wall that will need to be built on the Residential side of Disc Drive. There are a couple of options that may be pursued. On the southwest side the land plan and unit layout may allow for a combination of masonry walls with open view type fencing in areas where units are not adjacent to the road right-of-way. On the south side, (east and west end) reducing the height of the wall may be possible based on the vertical elevation change or separation between the rear yards of the houses and the pavement elevation of Disc Drive.

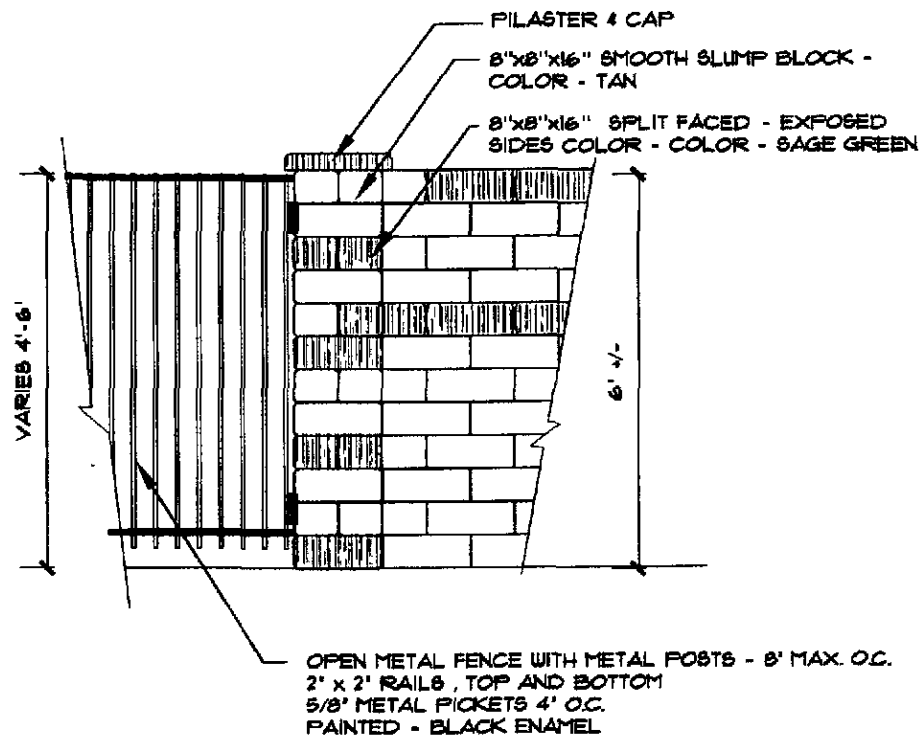


Figure 2-82
Arterial Street Fencing

d. Property Line Fencing

The primary purpose for the property line fencing is to keep the cattle on the Iratcabal ranch side (east side) of the fence. This is an interim configuration that will change to permanent, open metal fencing and the regional trail link once development of residential begins to occur along this edge in the future. **Figure 2-83** illustrates a four (4) strand barb wire fence with posts 10 feet on center. This is a typical Nevada Department of Transportation (NDOT) construction standard.

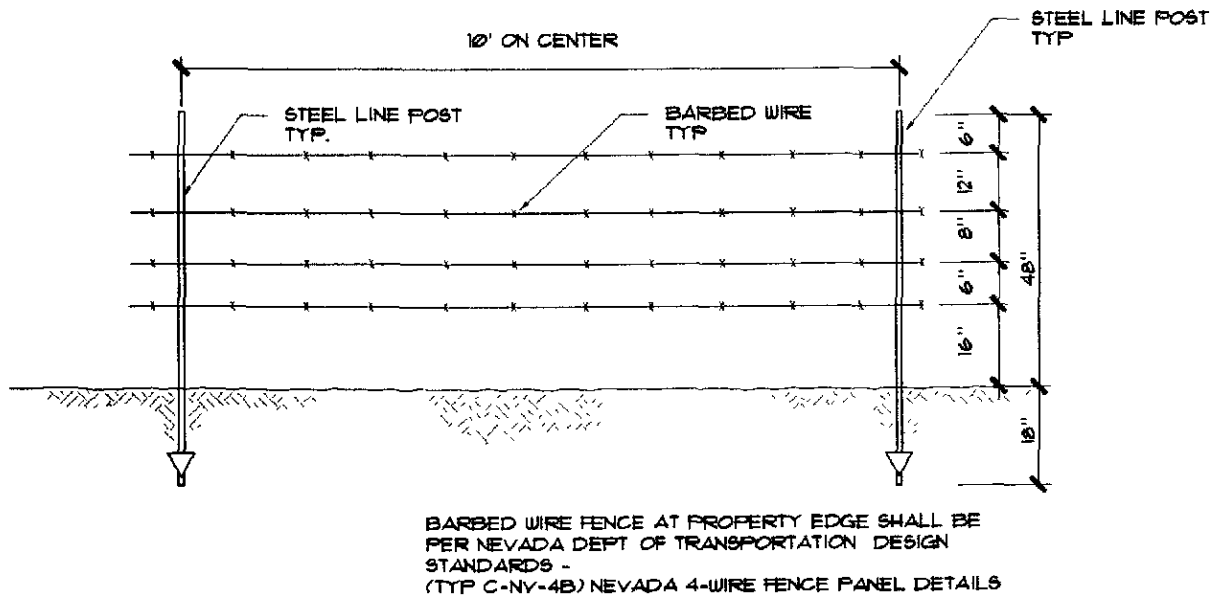


Figure 2-83
Property Line Fence

f. Good Neighbor Fencing and Cluster Home Courtyard Fencing

Another type of interior residential fencing is “**Good Neighbor**” fencing, a solid, six foot (6’) high privacy fencing located on all common property lines of residential lots (rear and side yards). Good Neighbor fencing shall be of the same or similar wood construction as Collector Street/Open Space fencing but without pilasters. (Refer to **Figure 2-84**)

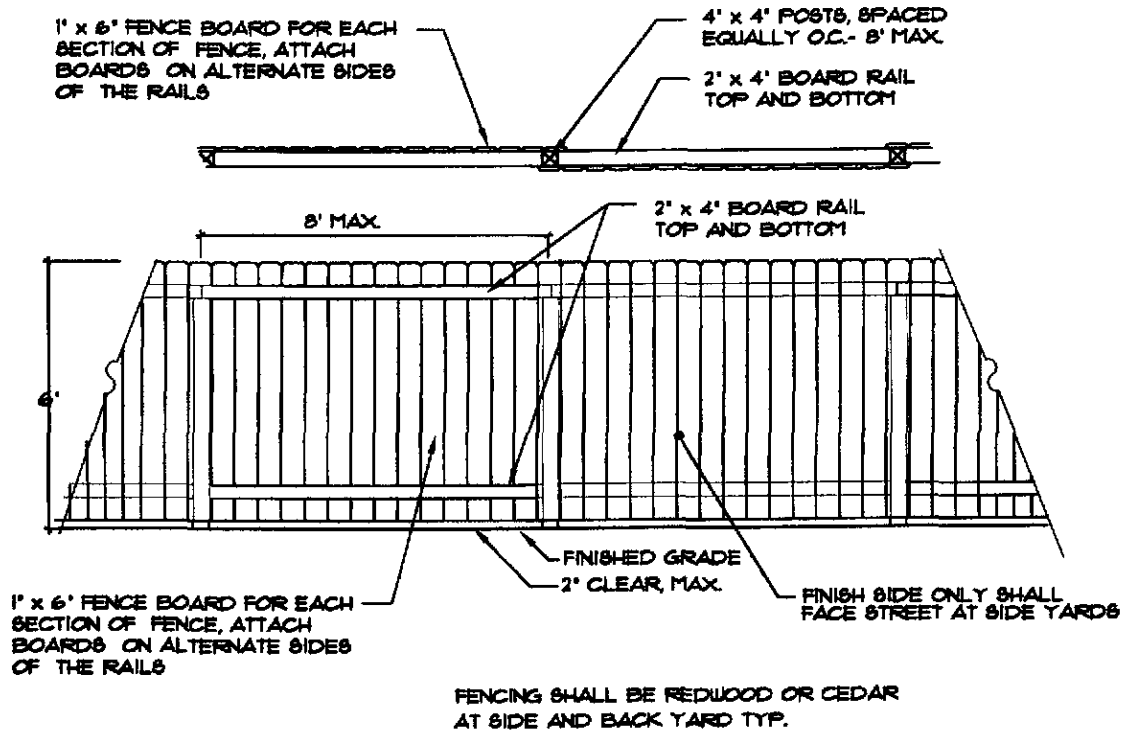


Figure 2-84
“GOOD NEIGHBOR” Fencing

B. Lighting Design

Exterior lighting is intended to promote safety and security. Lighting within the public right-of-way shall comply with City of Sparks standards. Cut-off style fixtures shall be used on streets, open spaces, common areas, and pedestrian corridors to minimize impacts of glare on neighboring residences. Fixtures shall be located at intervals that provide continuity of pedestrian illumination. Light standards shall be located to avoid shading by tree canopies and buildings. Low level lighting, such as bollards, shall be provided at important pedestrian nodes such as trail intersections or common areas.

Final Master Lighting Design Plans will be submitted to City staff for their approval with the conformance review and will thereafter be in the Appendix.

C. Signage

Signage shall be developed and installed per SMC 20.56

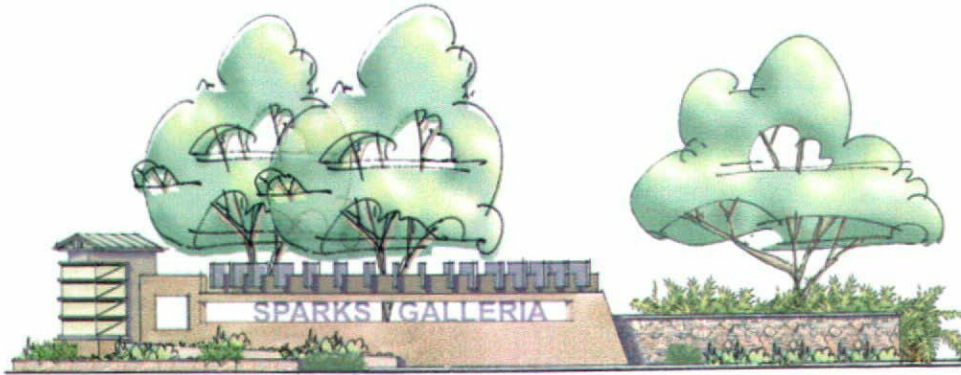


Figure 2-85
Entry Sign Concept

1. Project Entry Signs (refer to *Figure 2-85 and 2-63*)

The Developer is responsible for the installation of project entry signs. Entry signs are subject to the issuance of a permit, as outlined in the City of Sparks Sign Code 20.56. These signs will be used to identify and establish the boundaries and formal entries of the project.

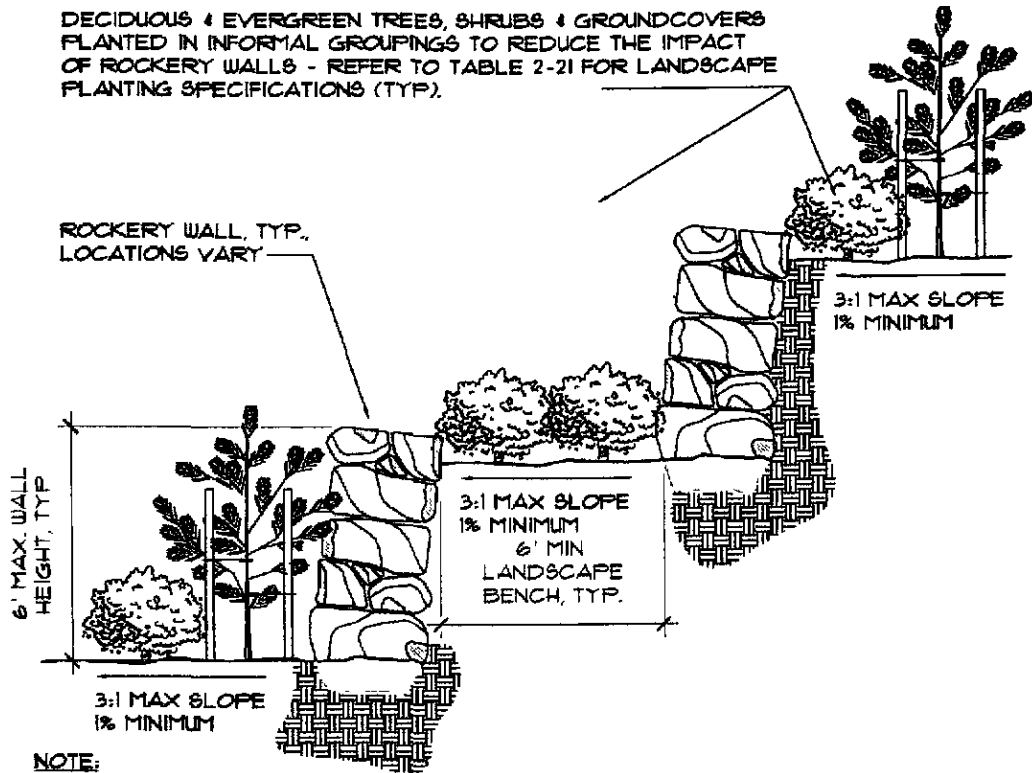
The primary project entry is located at Disc Drive. A secondary/residential project entry is located at Galleria Parkway. Project entry signage shall be limited to a maximum of two signage monuments per entry. A third entry will be for the emergency access and is located at or near the far northeastern corner of the project.

A final Monument Design Plan for the Galleria Residential Community will be submitted to the City staff for their approval with the submittal of the conformance review. The Developer shall install project entry signs, designed pursuant to **Figure 2-85**, prior to issuance of the first Certificate of Occupancy for the project.

XIII. Rockery Walls

A. Rockery Walls

Rockery walls will be used to handle grade changes in various locations of the project. The walls shall be maximum 6 feet in height and with a minimum 6-foot bench width between wall terraces and at the base. Rock material from on site is preferred, however if not available off site material will be used. The rock may be color stained to a tan color to match native soil colors. The wall terraces will be landscaped with drought resistant trees and shrubs on an irrigation system and also with angular rock mulches or wood mulches similar to other mulches used on the project. See **Figure 2-86 Rockery Walls**. The wall landscaping shall be installed with construction of the rockery walls. The rockery walls and landscaping shall be maintained by the Home Owners Association, or Commercial Owner Association.



1. WHEN POSSIBLE, WALL HEIGHTS SHOULD VARY AND FOOTINGS SHOULD UNDULATE WITH THE TOPOGRAPHY. THE INTENT IS TO SOFTEN THE APPEARANCE OF THE WALL(S) AND AVOID STRONG HORIZONTAL WALL BANDING WITHIN THE LANDSCAPE.
2. IF WHITE BOULDERS ARE TO BE USED FOR WALL CONSTRUCTION, A STAIN SHOULD BE APPLIED TO THE BOULDERS AFTER CONSTRUCTION IS COMPLETED TO ACHIEVE COLORS/TONES MORE COMMONLY FOUND IN THE NATURAL ENVIRONMENT.
3. ALL ROCKERY WALLS SHALL FOLLOW THE "CITY OF SPARKS PRESCRIPTIVE DESIGN INSTALLATION OF ROCKERIES "LATEST EDITION".

Figure 2-86
Rockery Walls

Table 2-21
Rockery Wall Landscape Requirements
(± 1200 S.F. TOTAL LANDSCAPE AREA PER 200 L.F. of terrace area)

Plant Materials	Quantity	Maturity Size	Plant Size	O.C.*
Trees**	6 70% Deciduous 30% Evergreen	6' diameter At maturity 15' height	1.5" caliper 6'	30' average
Shrubs & Living Groundcover	35		21 @ 5 gal 14 @ 1 gal	4' average

**On center planting of shrubs and living ground covers is dependent on mature size of plant material so that plants grow together and cover the ground area. These numbers represent an average and will be adjusted dependent on the species determined by Landscape Architect and Administrator.*

***All trees placed on interior rockery benches shall be select species that are compatible for placement near rockeries. Such species shall be to the approval of the Administrator.*

XIV. Construction, Operation, and Maintenance

A. Clean Job Site

All construction job sites within the Sparks Galleria are to be maintained in a clean and orderly fashion. Each developer/builder shall adopt procedures to suit his individual circumstances.

If a temporary use site is not maintained or returned to a reasonable state of cleanliness, the Sparks Galleria Owners Association has the authority to authorize clean-up by an outside party and assess the cost of this clean-up against the owner.

B. Existing Vegetation Areas – North Truckee Drain Area

1. Any vegetation within the open space areas outside areas to be graded shall be protected from damage during construction.
2. Temporary protective environmental fencing shall be erected by the developer at a 20' setback adjacent to native vegetative areas during construction adjacent to these areas and removed upon completion. No equipment will be allowed to enter the fenced areas.
3. Potentially toxic materials such as solvents, paints, gasoline, etc. shall not be poured on the ground anywhere within the development.

C. Erosion Control Plan and Storm Water Pollution Preventive Plan (SWPPP)

The Erosion Control Plan and SWPPP shall include at a minimum the following:

1. Erosion control plan for the entire site or area of disturbance. This plan shall note all Best Management Practices (BMP's) to be used on site, along with all descriptive notes etc.
2. A Reclamation Bond based on an approved exhibit A of the estimated cost to revegetate the site.
3. A Storm Water Pollution Prevention Plan that shall include the following information:
 - a. Facility Owner/Operator and other Applicant information
 - b. Project Site information, including pre-and post site conditions and land uses, runoff coefficients, Sequence of construction activities, total area disturbed etc.

- c. Existing soil and water quality information
- d. Site Maps
- e. Storm water discharge points and receiving waters
- f. List of Best Management Practices
- g. Inspection and maintenance procedures and a log of all inspection activities, changes in BMP's weather condition changes etc.

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

D. Temporary Uses and Structures

All temporary uses and/or structures shall be maintained in a clean and orderly fashion. Storage of vehicles or machinery required for set-up or delivery shall not be kept onsite. Adequate parking, trash, and restroom facilities shall be provided for the expected attendance. All components required for any event shall be removed and the site cleaned up within 24 hours of the close of each event or use. If a temporary use site is not maintained or returned to a reasonable state of cleanliness, the Sparks Galleria Owners Association has the authority to authorize clean-up by an outside party and assess the cost of this clean-up against the sponsor.

E. Non-Residential Construction, Operation and Maintenance

All non-residential land uses 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 /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.

1. The 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.
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 am to 7 pm, Monday through Saturday. No work shall be performed on

Sundays. An exception shall be allowed for large tenant concrete (10,000 sq. ft. or larger) pours that shall be authorized by the city of Sparks prior to commencement of work. 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 am to 10 pm. No truck idling shall be permitted on-site outside of these hours.
5. Security patrol for the center and parking lots shall be provided from 7 pm to 6 am.
6. Hours of operation for certain parcels adjacent to residential areas shall be limited to 7 a.m. to 10 p.m., seven days a week, unless extended through the site plan review or Special Use Permit approvals.

F. Construction Yards

1. Definitions: Construction yard is a temporary area used for the storage of construction materials, supplies, equipment, tools, stock pile of useable construction materials and other items as permitted including temporary storage containers, construction trailers and temporary office trailers. Mobile set up permits are required by the State of Nevada and the City of Sparks. The permits are required prior to delivery and set up.
2. Proposed construction yards shall be associated to a specific project with an approved building permit issued for grading, construction, remodel and/or demolition.
3. Construction yards shall be supervised by one (1) contractor who will be responsible enforcing compliance of these standards. The contractor shall be responsible for compliance of the construction yard to all applicable codes.
4. Construction yards shall be fenced and located on private property out of public view whenever possible to the approval of the administrator and shall not be placed in required parking spaces or block pedestrian/vehicular access.
5. Construction yards shall be removed prior to a final inspection of the last building in a non-residential project and for the last structure in a residential project or final approval for the project.
6. The contractor shall be required to provide curb cuts for all egress/ingress areas onto a paved street. To prevent mud/dirt from transferring from trucks, vehicles, and equipment onto the paved street the contractor shall install pavement / a

7. A project site with physical constraints may utilize an alternative off-site property for a construction yard subject to site plan review process. The contractor shall be required to reclaim the alternative off-site property to its original condition prior to final inspection/issuance of a certificate of occupancy for the associated project to the approval of the administrator. Site reclamation may include site clean-up and/or revegetation with temporary irrigation. Bonding may also be required to verify revegetation within three (3) years.
8. The developer shall limit all construction and construction-related activities to between the hours of 7:00 a.m. through 7:00 p.m., Monday through Friday and 9:00 a.m. to 5:00 p.m., Saturday. No construction or construction related activities are allowed on Sundays. There shall be no construction yard usage on Sundays in residential areas. The developer shall install signs at all access points to the project that clearly indicate these limited hours of activity on-site prior to the start of any construction-related activities. The developer shall maintain these signs in good repair for the duration of the construction of the project. Once construction is completed, the developer shall remove these signs.
9. The developer shall designate to the administrator a project contact person responsible/authorized to correct problems regarding the project on a 24-hour/7 days a week basis. The developer shall designate the project contact person to the administrator prior to issuance of a grading permit for the project.
10. The developer may construct a fence around the construction yard that is higher than six (6') feet and use barbed wire or Concertina wire on the top of the fence with the approval of the City of Sparks Building Department and Administrator.

G. Temporary Sales Office Trailer

1. Temporary is a six (6) month or less time duration. A mobile setup permit is required to be issued by City of Sparks Building Department prior to delivery and setup.
2. There shall be skirting around the temporary sales office trailer.
3. The temporary sales office trailer shall be placed within the subdivision associated to the approved project for sale. The temporary sales trailer shall be removed when the sale of the last home lot in the subdivision is completed. The lot that the temporary sales office trailer was placed shall be developed into the intended land use as indicated on the final map/improvement plans for the subdivision. The temporary sales office trailer and off-street parking lot shall be located out of the public right-of-way.

4. A paved off-street parking lot shall be provided for the temporary sales office trailer and accessible parking provided per S.M.C.. The off-street parking lot will terminate at the point in time which all the residential lots have been sold and the sales office is closed. The parking lot will be removed and a residential structure constructed, if the parking lot is situated on a residential lot. If not a residential lot, then the lot shall be landscaped as open space or the other intended use as recorded on the final map and/or as indicated on the improvement plans for the development site.
5. The developer shall provide one (1) parking space per 200 square feet of office space or a minimum of four (4) paved, off-street parking spaces including a minimum of one (1) van accessible disabled parking to the approval of the administrator prior to final inspection. The parking lot must comply with all requirements of the Title 20.49 and be striped parking spaces and signed identifying the van accessible parking space
6. The temporary sales office trailer shall be completely landscaped as well as the area surrounding the off-street parking lot. The developer shall submit landscaping and irrigation plans for the project, including an off-street parking lot area for review and approval by the administrator prior to issuance of a building permit for the model home complex and off-street parking. The landscaping and irrigation shall be installed per the approved plans prior to final inspection for occupancy of the temporary sales office trailer and off-street parking lot.
7. The developer shall limit all construction and construction related activities to between the hours of 7:00 a.m. through 7:00 p.m., Monday through Friday and 9:00 a.m. to 5:00 p.m. Saturday. There shall be no temporary sales trailer usage on Sundays in residential areas. The developer shall install signs at all access points to the project that clearly indicate these limited hours of activity on-site prior to the start of any construction related activities. The developer shall maintain these signs in good repair for the duration of the construction of the project. Once construction is completed, the developer shall remove these signs.
8. Sales office hours of operation: 10 am to 7 pm week days, 10 am to 6 pm on Saturdays and Sundays
9. The developer shall designate to the administrator a project contact person responsible/authorized to correct problems regarding the project on a 24-hour/7-days a week basis. The developer shall designate the project contact person to the administrator prior to issuance of a grading permit for the project.

H. Model Home Complex

Model Home Complexes shall comply with the following standards:

1. Sales office hours of operation: 10 am to 7 pm weekdays, 10 am to 6 pm on Saturdays and Sundays
2. Temporary sales office and model homes will cease operation with the sale of the final home in the subdivision, at which time the temporary sales office will be vacated and a building permit issued to return the former office to a garage, remove temporary trap fencing and model home signs. The model homes will then be sold as residential units
3. A paved off-street parking lot shall be provided for the model home complex and accessible parking provided per S.M.C. The off-street parking lot will terminate at the point in time which all the residential lots have been sold and the sales office is closed. The parking lot will be removed and a residential structure constructed, if the parking is situated on a residential lot. If not a residential lot, then the lot shall be landscaped as open space or the other intended use as recorded on the final map and/or as indicated on the improvement plans for the development site.
4. The developer shall provide minimum of (2) paved, off-street parking spaces for each model home on (1) of which is van accessible disabled parking to the approval of the administrator prior to final inspection. The parking lot must comply with all requirements of the Title 20.49 and be striped parking spaces and signed identifying the van accessible parking space.
5. The model home lots will be completely landscaped as well as the area surrounding the off-street including off-street parking lot area for review and approval by the administrator prior to issuance of building permit for the model home complex and off-street parking. The landscaping and irrigation shall be installed per the approved plans prior to final inspection for occupancy of the model home complex office and off-street parking lot.
6. If temporary trap fencing is used, it shall be placed between the path to the model homes and the street to guide the prospective buyers to each model home. The temporary trap fencing shall be located on private property and shall not block or obstruct the public sidewalk along the street. The temporary trap fencing will be removed when the conversion of the sales office to a garage is submitted to the City.
7. Signs for the model homes will include small freestanding monument signs at the entrance of the temporary sales office and the entrance of each model home. The monument signs are temporary and will be removed when the conversion of the sales office to a garage is submitted to the City. Sign sizing shall be per

S.M.C. and as approved by administrator The sign locations shall comply with the safe sighting standards in the Title 20.56.

8. The developer shall limit all construction and construction related activities to between the hours of 7:00 a.m. through 7:00 p.m., Monday through Friday and 9:00 a.m. to 5:00 p.m. Saturday. No construction or constructed related activities allowed on Sunday. There shall be no construction related activities on Sundays in residential areas. The developer shall install signs at all access points to the project that clearly indicate these limited hours of activity on-site prior to the start of any construction related activities. The developer shall maintain these signs in good repair for the duration of the construction of the project. Once construction completed, the developer shall remove these signs.
9. The developer shall designate to the administrator a project contact person responsible/authorized to correct problems regarding the project on a 24-hour/7 days a week basis. The developer shall designate the project contact person to the Administrator prior to issuance of a grading permit for the project.
10. If the sales office is not converted back into a garage, there must be parking documented to the approval of the administrator that complies with Title 20.49.
11. A building permit is required prior to the start of construction for any improvements needed to make the garage suitable for a sales office. A separate permit will be required when the sales office is converted back into the garage.

XV. Sphere of Influence (S.O.I.) Financing Plan – City of Sparks

A. Adopted Fee Programs – Impact Fee Service Area No. 1

The RTC established a Regional Road Impact Fee in 1995. In 2002, the City of Sparks replaced the original voluntary fee program with an Impact Fee Service area called Service Area. No. 1. The current fee structures at the time of adoption of the Sparks Galleria Project are summarized in **Tables 2-22 and 2-23**. These fees are subject to annual or bi-annual review and adjustment, and shall change over time. Contact the RTC or the City of Sparks and verify if any fee changes have occurred since adoption of this handbook. Based on these programs, the fees generated or credits available for construction of infrastructures at Sparks Galleria are summarized in **Table 2-23**. (Refer to draft copy of City of Sparks Impact Fee Agreement in the Appendix)

TABLE 2-22

REGIONAL ROAD IMPACT FEE SCHEDULE

Land Use	Unit	ADT	1-	% New	Daily	Trip	Daily	\$ / VMT		2002 Fees	
		Trip	Way	Trips	Trips	Trips	Len	VMT	Reno	Outside	Reno
		Rate	Trips								
<u>Residential</u>											
Single-Family Detached	Dwelling	9.57	4.79	100%	4.79	3.20	15.33	\$123	\$135	\$1,686	\$2,070
Multi-Family	Dwelling	6.63	3.32	100%	3.32	3.20	10.62	\$123	\$135	\$1,306	\$1,434
Mobile Home	Dwelling	4.81	2.41	100%	2.41	3.20	7.71	\$123	\$135	\$948	\$1,041
Hotel/Motel	Room	9.11	4.56	85%	3.88	3.20	12.42	\$123	\$135	\$1,528	\$1,677
<u>Office</u>											
General Office Building	1000 GFA	11.01	5.51	85%	4.68	3.20	14.98	\$123	\$135	\$1,843	\$2,022
Medical Office	1000 GFA	36.13	18.07	85%	15.36	2.86	43.95	\$123	\$135	\$5,406	\$5,933
<u>Commercial/Retail</u>											
Com/Re 50,000 GFA	1000 GFA	91.66	45.83	33%	15.12	1.22	18.39	\$123	\$135	\$2,262	\$2,483
Com/Re 50-99K	1000 GFA	70.68	35.34	45%	15.90	1.54	24.53	\$123	\$135	\$3,017	\$3,312
Com/Re 100-199K	1000 GFA	54.50	27.25	55%	14.99	1.86	27.88	\$123	\$135	\$3,429	\$3,764
Com/Re 200-299K	1000 GFA	46.82	23.41	59%	13.81	2.18	30.06	\$123	\$135	\$3,697	\$4,058
Com/Re 300-399K	1000 GFA	42.02	21.01	62%	13.03	2.49	32.49	\$123	\$135	\$3,996	\$4,386
Com/Re 400-499K	1000 GFA	38.66	19.33	64%	12.37	2.86	35.39	\$123	\$135	\$4,353	\$4,778
Com/Re 500-999K	1000 GFA	32.10	16.05	69%	11.07	3.03	33.60	\$123	\$135	\$4,133	\$4,536
Com/Re 1,000,000 GFA	1000 GFA	29.08	14.54	72%	10.47	3.20	33.49	\$123	\$135	\$4,119	\$4,521
Drive-In Bank	1000 GFA	265.21	132.61	55%	72.94	0.66	48.45	\$123	\$135	\$6,959	\$6,541
Fast Food Restaurant	1000 GFA	496.12	248.06	25%	62.02	0.66	41.19	\$123	\$135	\$5,066	\$5,561
Convenience Store	1000 GFA	845.69	422.85	25%	105.71	0.66	70.21	\$1230	\$135	\$8,636	\$9,478

<u>Industrial</u>											
General Light Industrial	1000 GFA	6.97	3.49	85%	2.97	3.20	9.50	\$123	\$135	\$1,169	\$1,283
Manufacturing	1000 GFA	3.82	1091	85%	1.62	3.20	5.18	\$123	\$135	\$637	\$699
Warehouse	1000 GFA	4.96	2.48	85%	2.11	3.20	6.75	\$123	\$135	\$830	\$911
Regional Warehouse	1000 GFA	1.89	0.95	85%	0.81	3.20	2.59	\$123	\$135	\$319	\$350
Mini-Warehouse	1000 GFA	2.50	1.251	90%	1.13	3.20	3.62	\$123	\$135	\$445	\$489
<u>Institutional</u>											
Elementary School	1000 GFA	12.03	6.02	24%	1.44	1.95	2.812	\$123	\$135	\$346	\$379
High School	1000 GFA	13.27	6.64	50%	3.32	1.95	6.48	\$123	\$135	\$7976	\$8752
University	1000 GFA	18.36	9.18	80%	7.34	1.95	14.33	\$123	\$135	\$1,763	\$1,935
Day Care Center	1000 GFA	79.26	39.63	24%	9.51	1.95	18.56	\$123	\$135	\$2,283	\$2,506
Hospital	1000 GFA	16.78	8.39	85%	7.13	3.20	22.82	\$123	\$135	\$2,807	\$3,081
Nursing Home	1000 GFA	5.36	2.68	85%	2.28	3.20	7.30	\$123	\$135	\$898	\$986
Church/Synagogue	1000 GFA	9.11	4.56	85%	3.88	2.49	9.67	\$123	\$135	\$1,189	\$1,305
<u>Recreation</u>											
Golf Course	Hole	35.74	17.87	85%	15.19	2.49	37.87	\$123	\$135	\$4,658	\$5,112
Park	Acre	2.28	1.14	85%	0.97	2.49	2.42	\$123	\$135	\$2982	\$327

TABLE 2-23

2002 Impact Fees (August 22, 2002)					
UPDATED IMPACT FEES	Infrastructure Type				
Land Use Types	Sanitary Sewer	Flood Control	Parks & Rec.	Public Facilitie s	Total Fees
Single Family Res. (\$/ Dwelling Unit)	\$227	\$1,317	\$768	\$224	\$2,536
Multi-Family Res. (\$/ Dwelling Unit)	\$223	\$521	\$768	\$224	\$1,736
Business Park (\$/1,000 SF of Building)	\$74	\$587	N/A	\$224	\$885
General Commercial (\$1,000 SF of Building)	\$219	\$614	N/A	\$224	\$1,057
Public Facilities (\$/1,000 SF of Building)	\$108	\$501	N/A	\$224	\$833
Tourist Commercial (\$/1,000 SF of Building)	\$229	\$534	N/A	\$224	\$987
Resort Lodging (\$/room)	\$84	N/A	N/A	\$224	\$308

B. Development Fee Agreement

A Development Fee Agreement also known as Impact Fee Credit Agreements (see draft copy in Appendix) for the Sparks Galleria shall be executed prior to the issuance of a building permit. The Development Fee Agreement can cover more than one development site or phase. It shall include both credit and reimbursement provisions. It shall also include provisions for fee determination, timing of construction or land dedication, and final credit determination procedures.



WASHOE COUNTY RECORDER


OFFICE OF THE RECORDER
KATHRYN L. BURKE, RECORDER

1001 E. NINTH STREET
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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



WASHOE COUNTY RECORDER

OFFICE OF THE RECORDER
KATHRYN L. BURKE, RECORDER

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Helga M Muhle
Signature

2-23-07
Date

Helga M Muhle
Printed Name