

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~~

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3566898

08/20/2007 08:56:43 AM

Requested By

EL RANCHO LLC

Washoe County Recorder

Kathryn L. Burke - Recorder

Fee: \$113.00 RPTT: \$0.00

Page 1 of 75

CONFORMED COPY

(Space above for recorder's use only)

NOTICE OF ADOPTION OF DEVELOPMENT STANDARDS HANDBOOK
(NRS Chapter 278A)

Name of Development: El Rancho Estates
Name of Plan: Planned Development Design Standards Handbook.
Approval Date: March 27, 2006
City No. PCN04074

NOTICE IS HEREBY GIVEN that on the above indicated date, the City Council of the City of Sparks, Nevada, finally adopted a 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 previous approvals and 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.

Dated this 16th day of August, 2007



City of Sparks, Nevada

By Carrie Brooks
Acting City Clerk

**LEGAL DESCRIPTION
FOR ANNEXATION
APN 026-021-13**

All that real property situated in the County of Washoe, State of Nevada, bounded and described as follows:

PARCEL 1:

Township 20 North, Range 20 East, M.D.B.&M.

Section 30: The West half of the Southeast quarter of the Southwest quarter of the Southeast quarter.

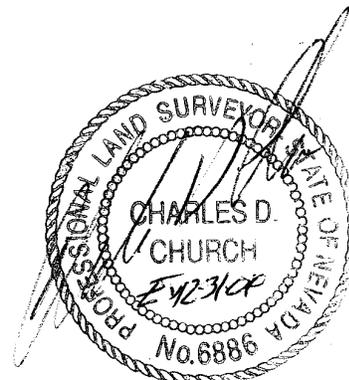
Reference is hereby made of Record to that certain Record of Survey Map No. 2639 for Julian & Diana Martin, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada on October 13, 1993 as File No. 1721384, Official Records.

PARCEL 2:

An easement for ingress, egress, and public utility purposes over the Easterly 50 feet of the East half of the West half of the Northeast quarter of the Southwest quarter of the Southeast quarter of said Section 30.

Note: Description per Preliminary Title Report No. 121-2100715 SL/ST dated September 5, 2003 by First American Title Company of Nevada. (Description also appears in Deed Document number 3009862 in the Official Records of Washoe County, Nevada, recorded on 3/22/04)

Sierra Surveying Inc.
555 Holcomb Avenue
Reno, NV 89502
775-828-5004
Project# 2000641
File:legal



11-23-04

**LEGAL DESCRIPTION
FOR ANNEXATION
APN 026-021-20**

All that real property situated in the County of Washoe, State of Nevada, bounded and described as follows:

Township 20 North, Range 20 East, M.D.B.&M.

Section 30:

The East half of the Southeast quarter of the Southwest quarter of the Southeast quarter.

EXCEPTING THEREFROM the Northerly 360.0 feet as described in Deed to Sierra Pacific Power Co. recorded May 26, 1966 under Document No. 61827, Official Records.

Note: Description per Preliminary Title Report No. 121-2134162 SL/RB dated July 12, 2004 by First American Title Company of Nevada. (This description also appears in Deed Document Number 3085534 in the Official Records of Washoe County, Nevada, filed on 8/19/2004.)

Sierra Surveying Inc.
555 Holcomb Avenue
Reno, NV 89502
775-828-5004
Project# 2000641
File:legal



**LEGAL DESCRIPTION
FOR ANNEXATION
APN 026-021-55**

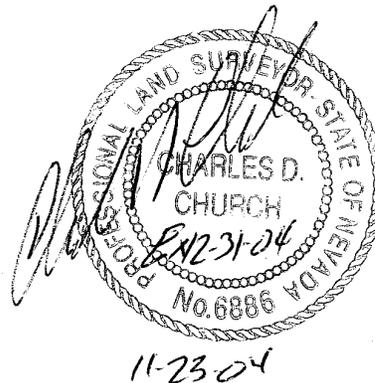
All that real property situated in the County of Washoe, State of Nevada, bounded and described as follows:

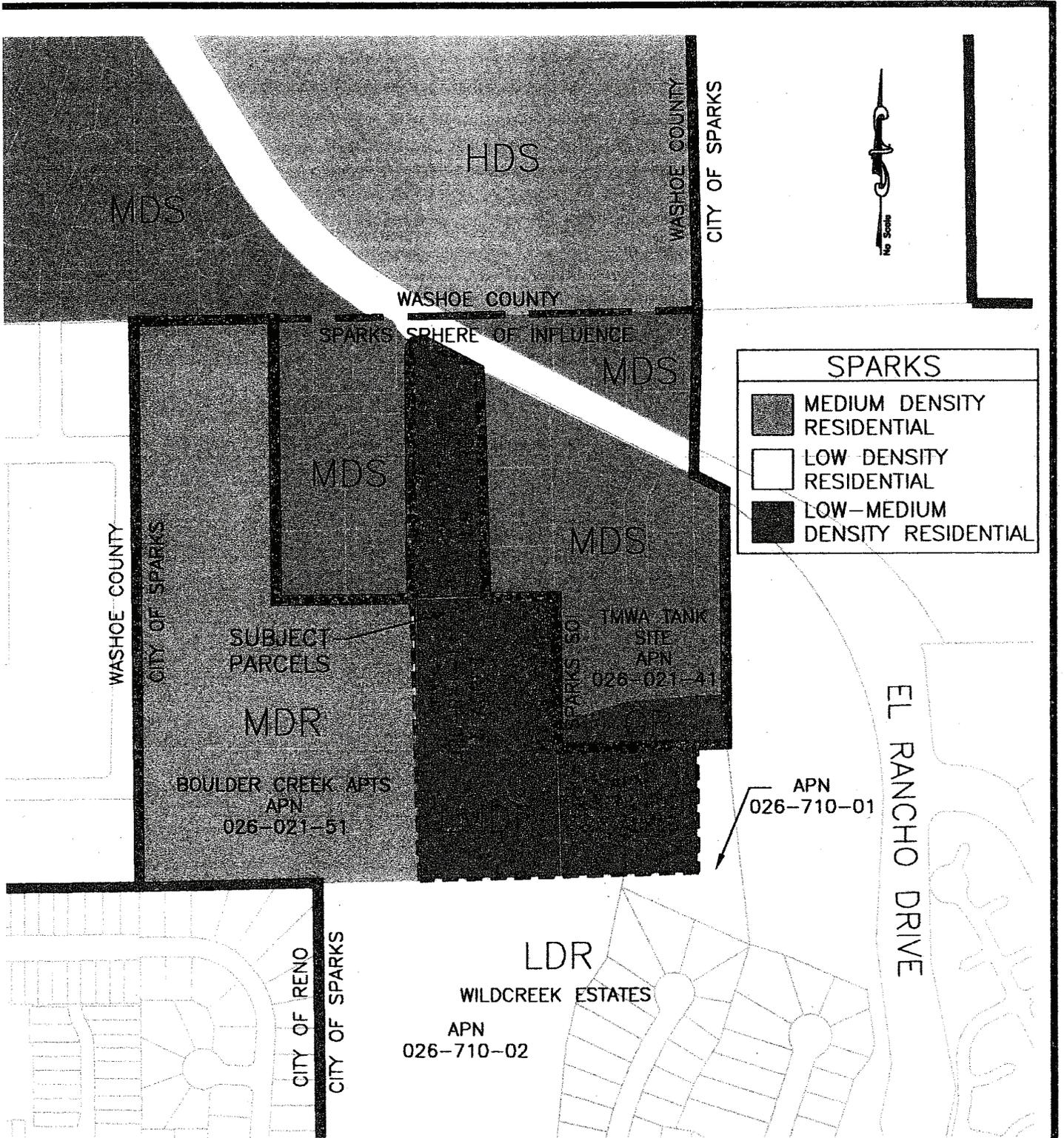
The West one-half of the West one-half of the Northeast one-quarter of the Southwest one-quarter of the Southeast one-quarter of Section 30, Township 20 North, Range 20 East, M.D.B.&M., Nevada, according to the Official Plat of the Survey of the said land, on file in the Bureau of Land Management.

EXCEPTING THEREFROM any portion thereof lying Northwesterly, Northerly and Northeasterly of the Southerly boundary line of that parcel dedicated by Dedication Tract Map No. 3713 filed in the office of the County Recorder of Washoe County on June 28, 1999 as File No. 2355346 of Official Records.

Note: Description per Preliminary Title Report No. 121-2156152 SL/RB dated July 20, 2004 by First American Title Company of Nevada.

Sierra Surveying Inc.
555 Holcomb Avenue
Reno, NV 89502
775-828-5004
Project# 2000641
File:legal





SPARKS	
	MEDIUM DENSITY RESIDENTIAL
	LOW DENSITY RESIDENTIAL
	LOW-MEDIUM DENSITY RESIDENTIAL

WASHOE COUNTY	
	GENERAL RURAL
	MEDIUM DENSITY SUBURBAN
	HIGH DENSITY SUBURBAN

**FIGURE 6
PROPOSED MASTER PLAN**
**EL RANCHO DRIVE PROPERTY
ANNEXATION, RE-ZONE &
MASTER PLAN AMENDMENT**



El Rancho Estates

Planned Development Design Standards Handbook

Sparks, Nevada



Prepared For:
El Rancho, LLC

Prepared by:



20 Vine Street
Reno, Nevada 89503

Adopted by City Council _____

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I. Project Overview

1. Project Location

The property is located south of El Rancho Drive and east of Moorpark Drive in the City of Sparks. The site consists of three parcels (A.P.N. 026-021-13; 026-021-20; and 026-021-55) totaling approximately 9.33 acres. (Refer to *Figure 1, Location Map*).

2. Master Plan and Zoning Designations

The property is designated Low Medium Density Residential (7-14 dwelling units per acre) on the City of Sparks Master Plan. The current zoning is New Urban Development (NUD).

3. Current Property Conditions

The 9.33 acre site is undeveloped with the exception of a single family residence located at the northerly edge of the project site at 3755 Moorpark Court. There is an existing 120kv overhead electrical transmission line that runs in an east/west direction through the property in a 75 foot wide Sierra Pacific Power Company utility easement. The overhead transmission line will remain and will extend over a portion of the open space and private street planned to serve the project.

The existing residence will also remain and will be included as a separate use on a separate parcel (consisting of 0.62 acres) in the PD. The remainder of the site (consisting of 8.72 acres) will be developed with attached single family residences.

The property is subject to the City of Sparks Hillside Ordinance as the site has slope gradients of 10% or greater over 25% of the site. There are no significant hilltops or ridgelines on the property.

Site vegetation is limited to native grasses and shrubs. There are a number of dirt roads that traverse the property. Site topography and the location of the existing residence, the overhead electrical transmission line easement and existing dirt roads are depicted in *Figure 2, Existing Site Conditions*. *Figure 3, Slope Map*, depicts slope category breakdowns for the 8.72 acre portion of the site to be developed with attached single family residences. Per direction from the City of Sparks Community Development staff, the 0.62 acre parcel that will include the existing residence has not been included in the slope category breakdowns.

4. Project Description

El Rancho Estates includes a total of 72 units located on a 9.33 acre site. The overall density is 7.72 dwelling units per acre. The project consists of 71 attached single family residences to be developed on 8.72 acres of the site plus the one existing detached 1707 square foot single family residence to remain on a future 0.62 acre parcel. (Refer to *Figure 4, Site Plan*).

The attached residences are located in thirteen building clusters with four to six dwelling units per cluster. Lot sizes for the attached residences will range from 1,045 to 1,870 square feet in size. Units will range in size from 1,208 to 1,879 square feet. Two and three bedroom models will be offered in two separate townhome styles consisting of upslope and downslope units. The upslope units are located on the uphill side of the street. The garage entry is located on the ground floor with two additional floors located above. The main entry is on the second floor via an exterior staircase.

The split level downslope units are located on the downhill side of the street. The garage entry is located on the middle floor level, with the main entry located on the third level. The lower level is located below the garage floor level.

In addition, the individual units within each overall building cluster step down the hill following the grade of the corresponding section of the street that provide access to the units. This configuration reduces the amount of cut and fill required to accommodate the residential units. (Refer to *Figure 5, Grading Cross Section, Figures 9-15, Unit Floor Plans, Figures 16-20, Building Floor Plans, and Figures 21-31, Elevations*)

Each unit will have a separate driveway that will accommodate two vehicles on the end units and one vehicle in the interior units. All units include a one car garage. A total of 184 parking spaces will be directly associated with the individual units. Recreational vehicles may only be parked in the garages. On street parking will be allowed when not directly across from the proposed units.

Access to the existing residence will remain from an existing driveway from El Rancho Drive. A separate access point to the remainder of the site will be from El Rancho Drive to Moorpark Court. From Moorpark Court, a private street will be extended (partially through an easement from adjacent properties to the south and partially through the site) to a cul-de-sac terminus located near the southeasterly end of the property. Gated, secondary access for emergency purposes will also be provided from an easement through the parking lot of the adjacent Boulder Creek Apartments located near the southwesterly end of the property.

On-street parking will be available within the development. Parking, however, will be restricted to one side of the street only where there are no residential driveways. On street parking will total 16 spaces. (Refer to *Figure 4, Site Plan*).

Pedestrian access is provided by a 4 foot wide sidewalk located adjacent to, and along one side of the private street for the length of the private street. A total of 5.33 acres of common area open space is provided on the site. Three amenity areas, with pathway access from the sidewalks are planned. (Refer to *Figures 37-39*).

Table 1 provides summary information regarding the project. Acreage breakdowns of the site and lot configuration, open space and access are also depicted on *Figure 4 –Site Plan*.

TABLE 1: PROJECT SUMMARY								
	Acres	Units	Density (du/ac)	Common Open Space (% of site)	Recreational Area Acres % of Site (% of Disturbed Area)	Streets (acres)	Residential Lots (acres)	Parking Spaces
Attached Single Family Residential Project	8.72	71	8.14	5.33 acres (61%)	0.63 acres 7.23% (10.02%)	1.36	2.04	71 garages 97 driveways 16 on-street
Existing Detached Residence	0.61	1	1.64	0 0%	0	0	0.62	3
Total	9.33	72	7.72	5.33 acres 57%	0.63 acres 6.75% (10.02%)	1.36	2.63	187

5. Project Concept and Goals

The project concept and goals are to create a quality, attractive neighborhood that combines open space with clustering to provide an alternative housing opportunity for residents of the City of Sparks. To ensure architectural integrity and quality, homes within this project will be developed in a manner consistent with the criteria set forth in this handbook and further enforced by the inclusion of the criteria in the El Rancho Estates Conditions, Covenants and Restrictions (CC&R's).

Common area open space, recreational amenities and the private street will be owned and maintained by the El Rancho Estates Homeowner's Association. Each lot owner (with the exception of the owner of the existing residence on a separate parcel) will be a member of the association. Regular assessments will be charged to each lot owner to cover the costs of maintenance.

6. Open Space and Common Areas

Common open space area is provided throughout the project site to preserve steep slopes and provide visual and spatial separation, as well as, recreational amenities to residents of the development. A total of 5.33 acres of common open space is provided on the 8.72 acre site to be developed with the attached single family residences. This represents 61% of the site area, 57% of the entire project area and, therefore, exceeds the PD open space requirement of 20%.

The open space will be owned and maintained by the El Rancho Estates Homeowner's Association.

The open space will include undisturbed, as well as disturbed area. Landscaping will include revegetation with native species, as well as the addition of trees and shrubs in a formal manner. Passive and active areas will be provided. Open space amenities will be provided in three primary areas throughout the site and will include the following:

- Six picnic and barbeque areas;
- Turf area for field games;
- One horseshoe pit;
- One, half court basketball area;
- Pathway connections from the sidewalks to the amenity areas; and
- One secure children's play area with play equipment.

The provision of approximately 27,456 square feet (0.63 acres) of recreational area that includes turf play areas, a horseshoe pit, a play lot and a half court basketball area constitutes 7.23% of the total project area and is 10.02% of the total disturbed area.

The overall landscape plan and amenity concepts are depicted in the following figures: *Figure 36, Landscape Plan; Figure 37, Basketball Court Concept; Figure 38, Children's Play Lot Concept; Figure 39, Picnic Area and Horseshoe Concept; and Figure 40, Entry Sign Concept.*

7. Phasing Plan

The project and associated recreational amenities will be developed in one phase.

8. Hillside Ordinance

As depicted in *Table 1, Slope Analysis* and *Figure 3, Slope Map*, the 8.72 acre portion of the site to be developed with attached single family residences is subject to the City of Sparks Hillside Ordinance. The site has slope gradients of 10% or greater over 79% of the site.

The site breaks down in the following manner with respect to the slope ranges and allowable disturbance within each range as outlined in the City of Sparks Municipal Code Chapter 20.99:

TABLE 2 – SLOPE ANALYSIS

Slope Category	Area (sf)	Maximum Disturbed Area (percent)	Maximum Allowable Disturbed Area	Proposed Disturbed Area
0-10%	78,785	100	78,785	43,490
10-15%	73,416	75	55,062	45,991
15-20%	81,540	66.7	54,360	61,361
20-25%	55,165	50	27,583	39,761
25-30%	38,486	33.3	12,829	22,683
30%	52,262	20	10,452	33,735
Total	379,654		239,071 s.f.	247,021 s.f.

Based on the above analysis, the maximum allowable disturbed area for the proposed planned development is 239,071 square feet. The proposed disturbed area is 247,021 square feet, which is 3.3% (7,936 s.f.) greater than allowed. This minor overage is justified in the overall design of the project. An analysis of the project was conducted to determine the project impacts based on strict compliance with the maximum disturbed limits as depicted in *Figure 6, Retaining Wall Display*. Strict compliance would result in the construction of multiple and tall retaining walls, (*Reference Figure 7, Retaining Wall Example*). In contrast, the proposed project, which only exceeds the threshold by 7,936 sf, includes a mix of rockery walls and revegetated slopes that will result in a less structured appearance to the site. (*Refer to Figure 8, Grading Plan*).

The homes have been designed to work with the topography and include upslope and split level downslope designs. Upslope configurations reduce the amount of cut required to place the unit on the uphill side of the street and minimizes the amount of disturbed area required to accommodate these units. Downslope configurations reduce the amount of fill required to place the unit on the downhill side of the street and minimizes the amount of disturbed area required to accommodate these units. Additionally the units have been designed to step from side to side to better match the slope of the proposed streets. Together, the upslope units, and the downslope units provide a design that conforms to the natural slope of the site with reduced site disturbance and reduced use of retaining walls.

The use of rockery walls has also been utilized to minimize the amount of grading required. To further reduce the area of cuts and fills, slopes will be constructed at a ratio of two feet horizontal to one foot vertical. (*Refer to Figure 5, Grading Cross Section*). This will force the cut/fill slopes to meet the existing grade in as short of a distance as possible. All 2:1 slopes will be stabilized through revegetation. Slopes will receive slope matting and a natural seed mixture to match the existing vegetation on the site. Final grading of cut/fill slopes will be smooth in appearance to ensure blending with the surrounding topography.

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

The design for the El Rancho Estates project addresses the requirements set forth for "Development on Slopes, Hilltops and Ridges" as described in the City of Sparks Municipal Code Chapter 20.99. The project has been designed with consideration for limiting aesthetic degradation of the site, as well as, erosion, sedimentation and other hazards. The open space provided on the site far exceeds the City of Sparks' requirements, (61% provided vs. 20% required).

9. Site Drainage

A preliminary hydrology report has been prepared for this project and was submitted as part of the tentative map application. The following summarizes the key points in the report:

Storm water from the site will be collected in on-site catch basins and conveyed to an on-site detention facility via underground storm drain mains. A storm chamber infiltration system may be used as an alternative to a detention facility. Either system will be designed to accommodate increased 5-year storm flows generated from the proposed development.

II. Development Standards

1. Permitted Uses

Permitted uses include the following:

- detached and attached single family residences;
- recreational amenities for the use of project residences.

2. Lot Standards

Lots shall have the following **minimum** standards:

	<i>Attached Single Family Residential Project</i>	<i>Existing Detached Residence</i>
Lot Size:	1,045 square feet	.62 ac
Average Lot Width:	16 feet	160 feet
Lot Frontage:	15 feet	156 feet
House Size:	1,208 square feet	1,707 sf
Front Yard Setback:	20 feet	50 feet
Rearyard Setback:	0 feet	25 feet
Sideyard Setback:	0 feet	17 feet
Driveway Length:	20 feet	20 feet
Garage Spaces Provided:	1	2
Number of Parking Spaces Available in Driveway	1	1
Maximum Building Height:	34 feet	22 feet
Distance between Building Clusters:	20 feet	N/A
Distance of Buildings from project Boundaries	15 feet	N/A

Refer to *Figure 43, Setback Criteria* for attached single family residences minimum lot setback standards.

The standards as identified in this section are minimum standards or requirements that must be met. Should a conflict unknowingly exist within the Planned Development Handbook, the interpretation and/or governing criteria shall be determined by the City of Sparks Planning Department.

Minor deviations in the Planned Development Handbook Standards may be approved by the City of Sparks Planning Department if the following criteria are met:

- a. The request is minor in nature and does not deviate more than 10% from the approved standards.
- b. The request is for a deviation to one or more of the following measurable design or site conditions:
 1. Lot dimension
 2. Setback
 3. Structure height
 4. House size

3. Architectural Guidelines

The existing single family residence will not be changed and is not subject to these architectural guidelines. All new attached single family residences, however, will be subject to strict architectural guidelines. Building elevations for the project are depicted in *Figures 21-35, Building Elevations*. Architectural guidelines are set forth below and will also be incorporated into the CC&R's in order to provide an additional mechanism for enforcement. Interpretation of these guidelines, and permissible variances, will be the responsibility of the Architectural Review Committee (ARC), which will be established in accordance with the CC&R's. The architectural guidelines are presented below followed by a description of the ARC:

House Size: Minimum of 1208 square feet of conditioned space.

Private Open Space: Minimum of 50 square feet of private open space such as decks or patios. Minimum width shall be 5 feet.

Roof Pitch: Variations in roof pitch are encouraged. The minimum roof pitch shall be 4:12

Roof Material: 40 year composition shingles

Exterior Siding: Wood or composition siding is permissible. Horizontal lap or vertical board

Plaster Exterior: Permitted

Driveways and Walkways: Portland Cement Concrete

Window Trim: all windows on all sides to receive four sided wood trim (1"x 4").

Garage Doors: All garage doors to be multi-panel wood or metal overhead track doors; no slab doors of wood; no industrial grade roll-up doors permitted.

Front Elevation Wainscoat: A wainscoat on the front elevation and wrapping around the corners of the front elevation made of a contrasting material is permissible provided the material is generally accepted as a quality accent material and the design and color is approved by the ARC.

Fascia Material: Minimum of 2"x 6" solid stock wood material.

Mechanical/Electrical Equipment: Must be screened through architectural or landscape methods.

Accessory Buildings: Prohibited.

All exterior colors on the homes will be subject to ARC approval. Permitted colors will include earth tones, cream, beige and similar muted colors and will include trim and special accent colors for entry and garage doors. Primary colors and bright pastel colors will not be permitted either as the base color or trim of a home. Home colors shall be submitted to the ARC for prior approval, or may be selected from a pre-approved color palette. The enforcement mechanism shall be set forth in the CC&R's.

Remodels by individual homeowners shall be restricted to interior modifications only as the exterior conditions and roofing materials are the responsibility of the El Rancho Homeowners Association. Exterior remodels or color changes proposed by the El Rancho Homeowners Association shall be subject to the review and approval of the City of Sparks Department of Community Development.

4. Architectural Review Committee

An Architectural Review Committee (ARC) will be formed in accordance with the CC&R's. This committee will consist of three individuals who will have the authority to interpret all architectural, fencing and landscaping criteria prior to submittal to the City of Sparks for building permit. The members of the ARC will be appointed by the Board of Directors of the Homeowner's Association and shall serve for a minimum of one year and a maximum of three years.

Any vacancies on the ARC shall be filled by the Homeowner's Association Board of Directors within 30 days. The ARC shall have the authority to review requests or applications for approval of architectural, landscaping or fencing proposals. The ARC shall issue its determination within 30 days after receipt of a submittal. The decision of the ARC shall be enforceable against individual lot owners by means of fines and other monetary assessments as set forth in the CC&R's. Documentation confirming ARC approval shall be submitted with permit requests to the City of Sparks Department of Community Development.

5. Fencing Guidelines

Fencing for security purposes may be provided (but is not required) adjacent to project boundaries or within recreational amenity areas. Project boundary fencing may include 6 foot high solid wood fencing. Fencing associated with recreational amenities shall consist of open view fencing or split rail fence design. Fencing must be compatible throughout the development. Fencing of individual lots is not permitted.

6. Landscape Guidelines

Landscaping on the project site within the common open space is depicted in *Figure 36, Landscape Plan* and will consist of the following:

- **Ornamental Landscape:** Planting will consist of formal landscaping including ornamental trees, shrubs and turf. Ornamental landscape areas will include recreational amenity areas (picnic areas, formal play areas for activities such as horse shoes and basketball, as well as, active and passive children's play areas) front yards and landscaping along the street. Benches between rockery walls shall also be fully landscaped and irrigated.
- **Revegetation Areas:** Areas disturbed by construction but not designated for ornamental plantings will be revegetated with a seed mix that is consistent with native plant material currently found on the site and temporarily irrigated.
- **Non-disturbed Areas:** These areas, as designated on the plans, will remain in their natural state. Revegetation of barren or scarred areas, however, may be provided.

The landscaping guidelines for the project are set forth below:

Minimum Area: 5.33 acres of common open space plus the front yard of each lot.

Tree Requirement: 1 tree per 500 square feet of common open space area on the site plus 1 tree per lot.

Permitted Materials: All natural plants, grasses, ground cover, trees and natural stone as permitted in the City of Sparks Municipal Code Section 20.32.

Prohibited Materials: Asphalt, artificially colored stone and artificial turf.

Irrigation: Permanent irrigation shall be provided in ornamental landscape areas and within front yards. Temporary irrigation shall be provided in revegetation areas.

Maintenance: All common areas shall be regularly maintained by the Homeowner's Association. Front yard maintenance shall be the responsibility of the individual homeowners.

Responsible Party: The party responsible for installing the minimum area of landscaping on the site shall be the developer.

Timing of Installation: All common area and front yard landscaping will be installed with Phase I. If such installation is not practical given the time of year, it will be required within 90 days after April 1st.

7. Slope Treatment Guidelines

Slopes on the site will include 2:1 designs with rockery walls as well. The maximum height of the walls will be 6 feet. Where multiple walls are planned, benches will be landscaped and will include permanent irrigation.

Slopes shall be designed to blend into the natural topography through the use of undulating contour grading. Benches and terraces are permitted. At the intersection of a manufactured cut or fill slope and a natural slope, a gradual transition, rounding or contour shall be provided. Manufactured slope banks intersecting at or near right angles shall be rounded with a radius at the building pad.

Slopes will be stabilized to prevent erosion. Revegetation for stabilization will include temporary and/or permanent irrigation.

8. Trash Receptacles

Common area trash receptacles may only be provided at recreational amenity areas. Trash receptacles shall be limited to cans and shall include decorative features subject to the approval of the ARC. Large, common area trash dumpsters are not permitted in the project area. Trash cans associated with the individual residences shall not be stored in locations that are visible from any street, lot, parcel, or open space, except on trash pick-up days.

9. Sign Guidelines

The project shall have a consistent theme for all common area signs. One entry monument sign identifying the project is permitted. (Refer to *Figure 41, Entry Monument Sign Detail*).

The entry sign shall be a maximum of 6 feet in height and 8 feet in length. Lettering shall consist of etched or individual attached letters. Uplighting to accent the sign is permitted.

Other small signs associated with the amenity areas are allowed subject to the approval of the ARC. Street signs shall conform to the City of Sparks Municipal Code.

10. Lighting Plan

Site lighting may include low level landscape lighting, lighting associated with recreational amenities, street lighting and indirect lighting associated with the entry monument sign.

Decorative or standard street lighting may be provided along the private street. Street light selections shall conform to Sierra Pacific Power Company standards.

11. Paths and Sidewalks

All sidewalks along streets and pathways to the individual lots or amenity areas shall be constructed of Portland Cement Concrete. Sidewalks and pathways shall be a minimum of 4 feet in width.

12. Street Standards

Streets will be private and will be constructed in accordance with *Figure 39, Private Street Section*. Emergency access roads will be constructed to City of Sparks' standards. Project streets will be owned and maintained by the El Rancho Estates Homeowner's Association.

13. Parking Standards

Parking spaces shall be provided as follows:

1 space inside garages

1 space within driveways, 1 additional driveway space on end units (minimum of 20 feet in length)

III. Public Infrastructure and Facilities

1. Sewerage

A preliminary sewer study has been prepared for this project and was submitted as part of the tentative map application. The following summarizes the key points in the report:

Anticipated peak sewer flows generated by this project will be 74,550 gallons per day. The peak flow was determined using a peak flow of 350 gallons per day per residential unit multiplied by 3.0 capita per dwelling unit multiplied by 71 dwelling units.

An 8-inch sanitary sewer constructed on-site will serve the attached single family units. The proposed 8-inch sewer line will connect to an existing 8-inch diameter sewer line located within Moorpark Court. The Moorpark Court sewer line crosses El Rancho Drive and conveys flows to the Sun Valley General Improvement District Interceptor.

Although this project is located within the City of Sparks, sanitary sewer service will be provided by Washoe County. Sewerage, however, will be treated at the Truckee Meadows Water Reclamation Facility.

2. Water

Domestic water service to the individual homes and irrigation water to the common open space areas will be provided by Truckee Meadows Water Authority. An existing 6-inch water line in Moorpark Court will be used to supply water to the project.

The estimated domestic water demand for this project is approximately 9.23 acre feet per year (0.13 acre feet per year per unit x 71 units), and the estimated landscape irrigation demand is 3.23 acre feet per year, for a total project demand of 12.46 acre feet per year. Water rights to serve the project will be dedicated as required.

3. Gas

Gas service will be provided by Sierra Pacific Power Company (SPPCo). Connections will be made in Moorpark Court. There are no unusual off-site facility requirements necessary for SPPCo to provide gas service to the site.

4. Electric

SPPCo will provide electrical service to the project. There is an existing 120kv overhead electrical transmission line that runs through the site, however, electrical service to the residential units in the project will not be provided from this line. This line will remain in its current overhead configuration. New utilities to serve the project will come from Moorpark Court near El Rancho Drive and will be placed underground. There are no unusual off-site facility requirements or adverse conditions affecting the provision of electrical service to the property.

5. Telephone

Telephone services will be provided by SBC. There are no adverse conditions to address or major facility requirements needed to provide telephone service to the project.

6. Cable Television

Cable television services will be provided by Charter Communications. There are no adverse conditions to address or major facility requirements needed to provide cable service to the project.

7. Street Improvements

The street pattern for the El Rancho Estates project is depicted on *Figure 4 –Site Plan*. A preliminary traffic report analyzing access, circulation, traffic and street improvements has been prepared for this project and was submitted as part of the tentative map application.

As previously mentioned, primary access to the property is from El Rancho Drive to Moorpark Court. From Moorpark Court, a private street will be extended through the site to a cul-de-sac terminus located near the southeasterly end of the property. Secondary access for emergency purposes will be provided from an easement through the parking lot of the adjacent Boulder Creek Apartments located near the southwesterly end of the property.

IV. Fire Protection

Fire protection will be provided by the City of Sparks Fire Department with the potential of mutual aid response from the City of Reno. The nearest Fire Station is the City of Reno's Fire Station # 2 located at 2500 Sutro Street, approximately 2 miles away. The nearest City of Sparks Fire Station is located at 2900 N. Truckee Lane, approximately 3.6 miles away. The City of Sparks Fire Department reports that the response time to this site is greater than 6 minutes and will therefore require the buildings to be sprinkler protected.

V. Police Protection

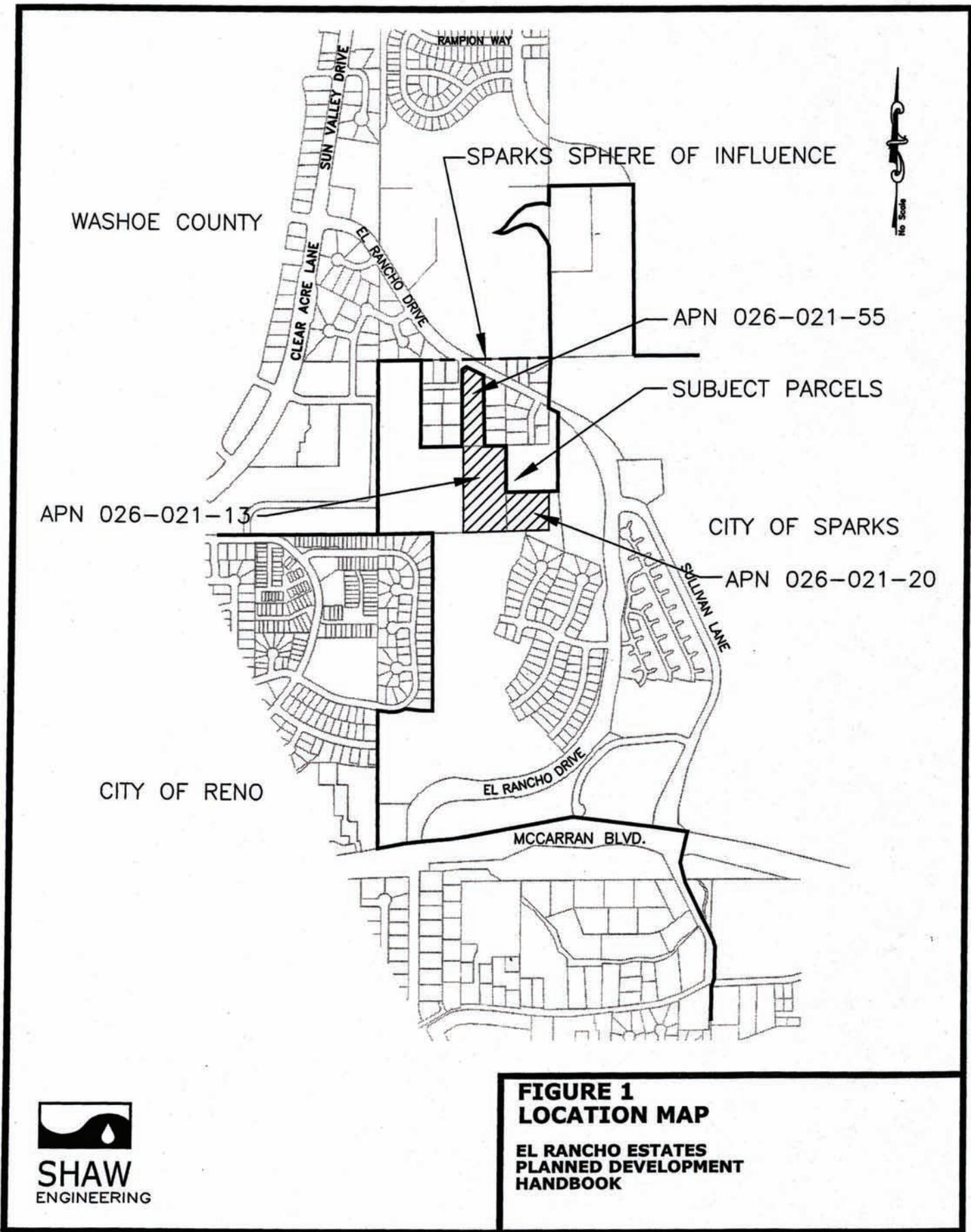
Police protection services will be provided by the City of Sparks Police Department. The Police Station is located at 1701 East Prater Way.

VI. Schools

Public educational services will be provided by the Washoe County School District. The project will generate approximately 22 elementary school students, 6 middle school students, and 10 high school students. Students will attend Bernice Matthews Elementary School, Trainer Middle School, and Proctor Hug High School.

VII. Air Quality Measures

During the course of construction, grading operations will not be conducted during periods of high winds to minimize dust and air quality issues. Water trucks will be used on-site during grading operations. All construction activities shall comply with applicable local, state and federal air quality and dust control regulations.





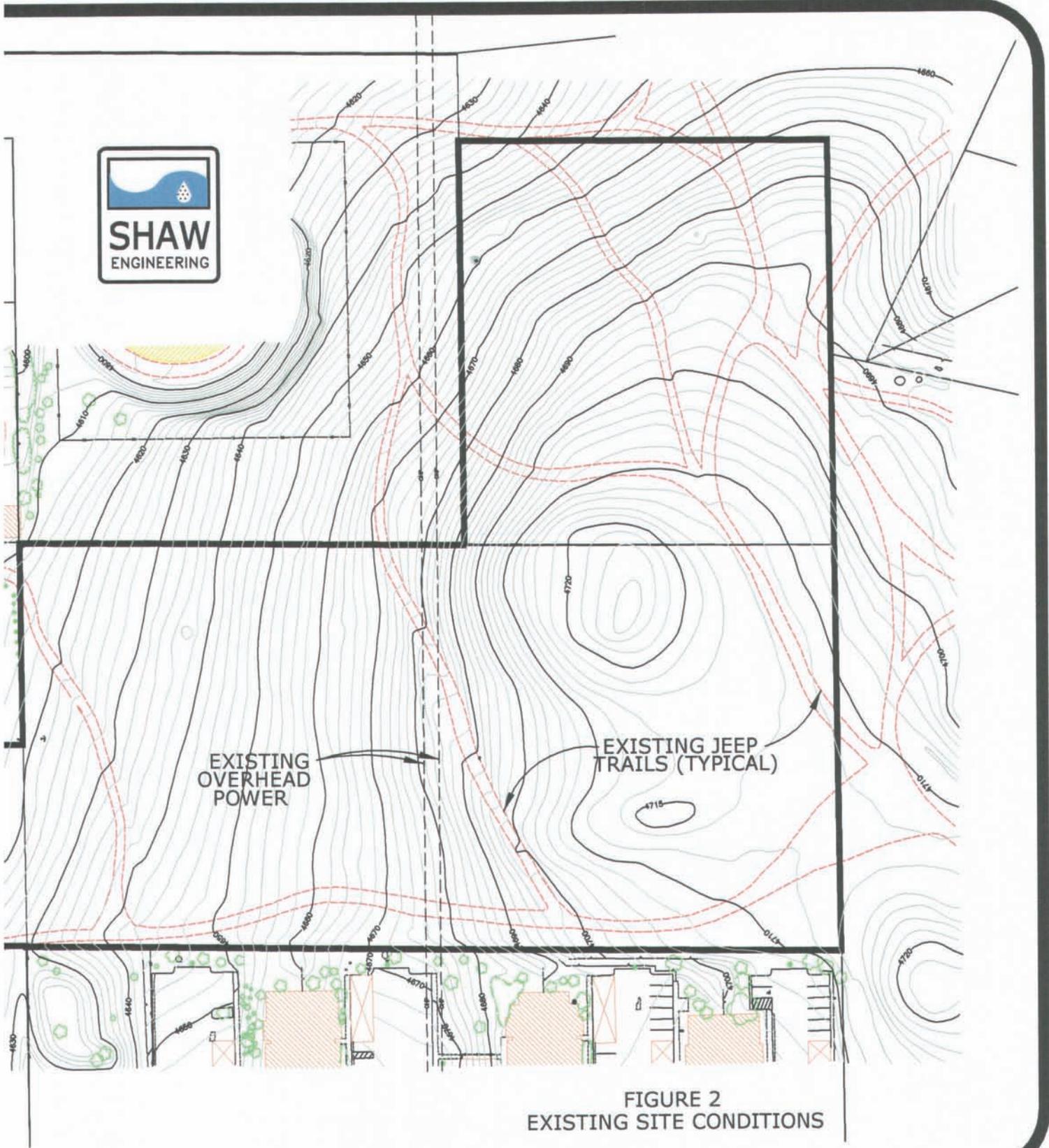
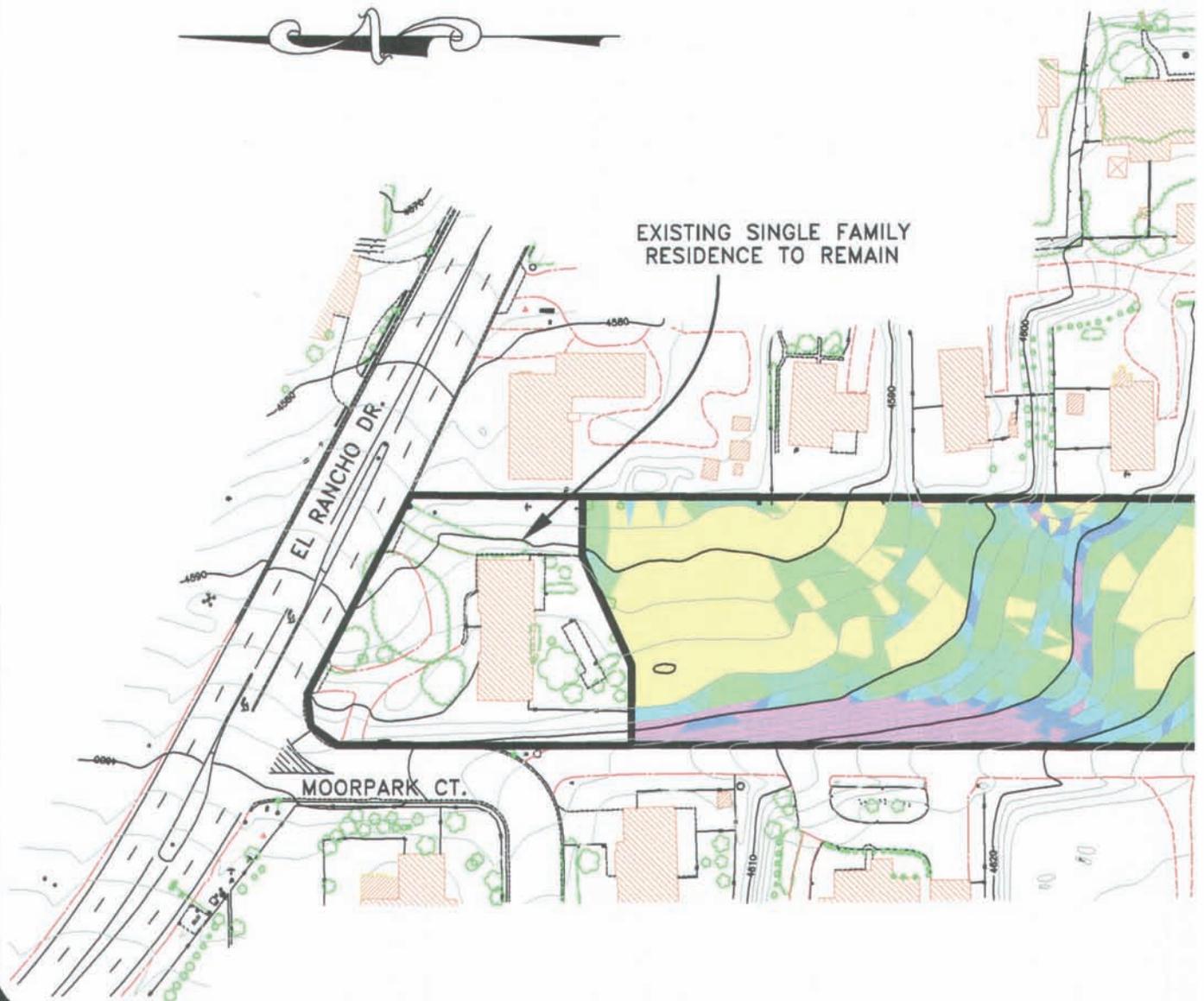


FIGURE 2
EXISTING SITE CONDITIONS

COLOR	SLOPE RANGE	% of AREA	AREA (sf)	ALLOWABLE DISTURBANCE (sf)
Yellow	0.00 - 10.00	20.8	78785	78785
Light Green	10.00 - 15.05	19.3	73416	55062
Medium Green	15.05 - 20.05	21.5	81540	54360
Light Blue	20.05 - 25.05	14.5	55165	27583
Blue	25.05 - 30.00	10.1	38486	12829
Purple	30.00 - 100.00	13.8	52262	10452
TOTAL AREA			8.72 AC.	5.49 AC.

EL RANCHO ESTATES - SLOPE MAP



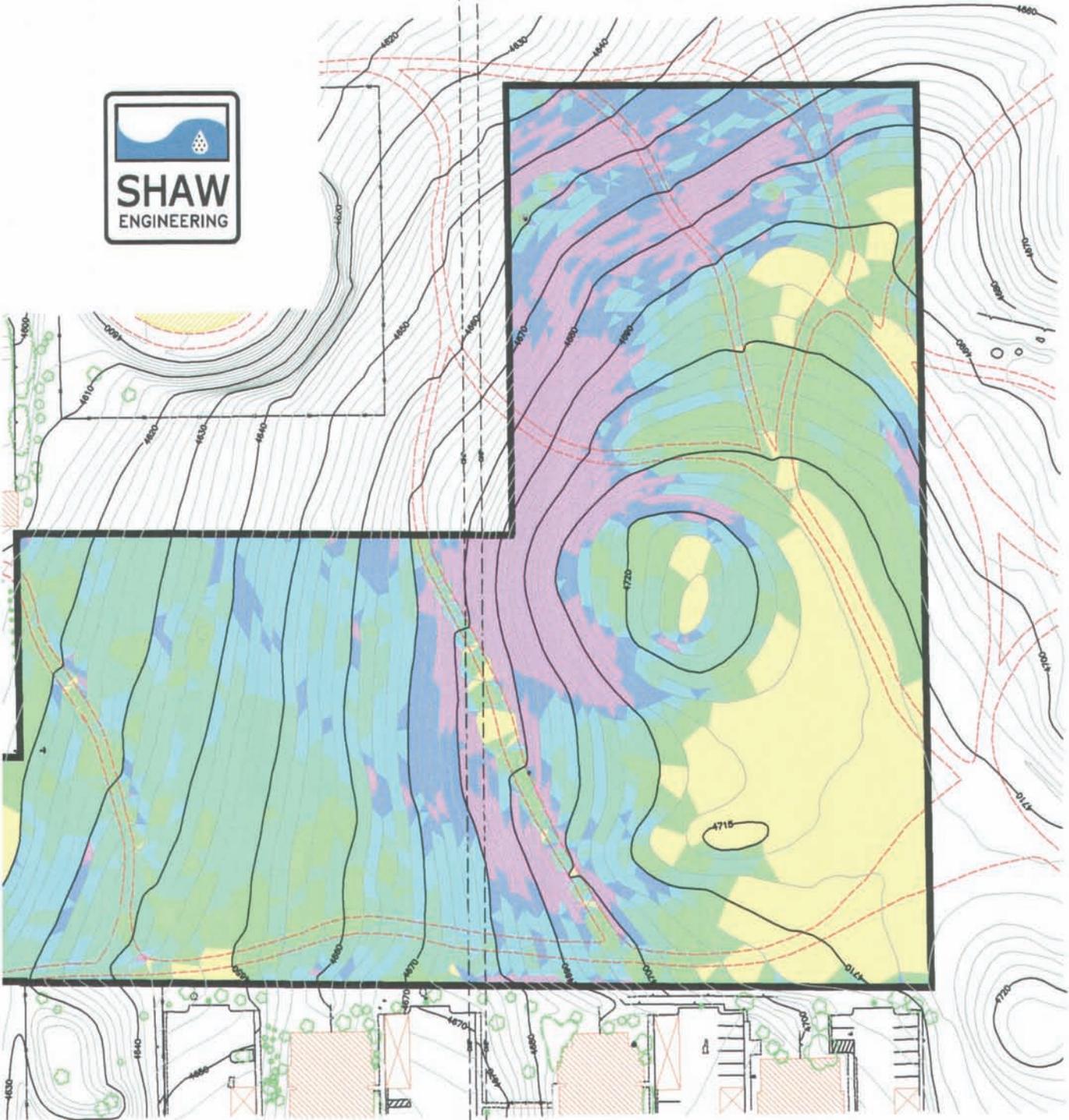


FIGURE 3
SLOPE ANALYSIS MAP

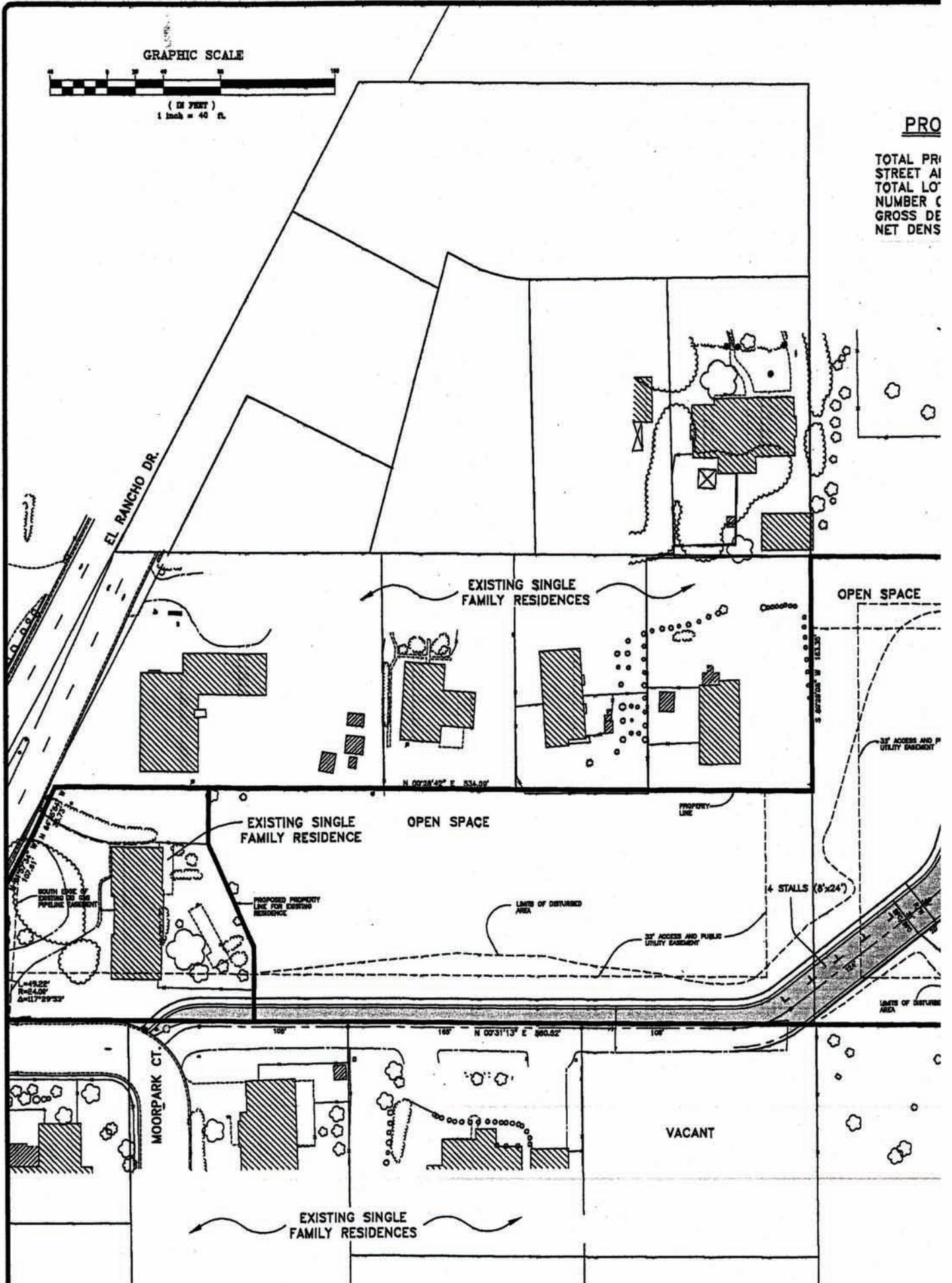
GRAPHIC SCALE

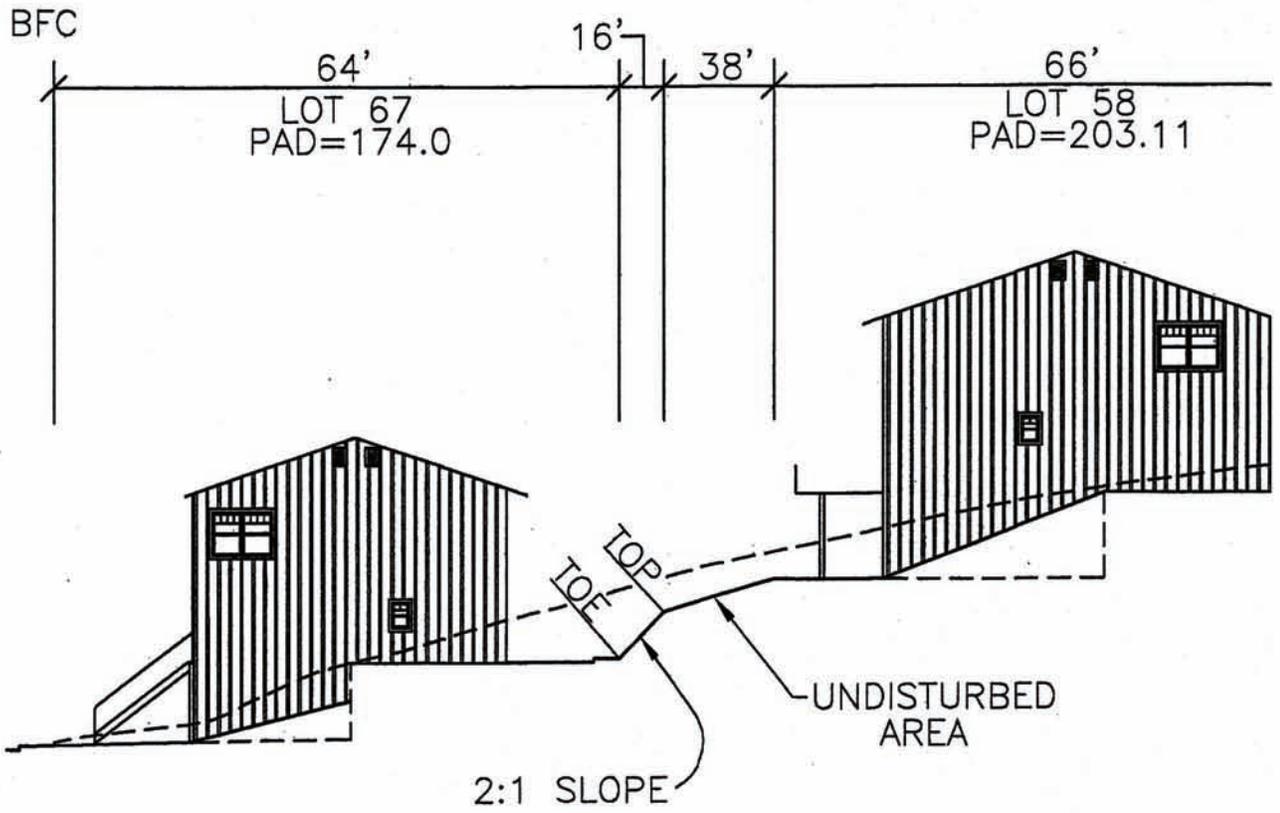


(IN FEET)
1 inch = 40 ft.

PRO

TOTAL PR
STREET AI
TOTAL LO
NUMBER C
GROSS DE
NET DENS





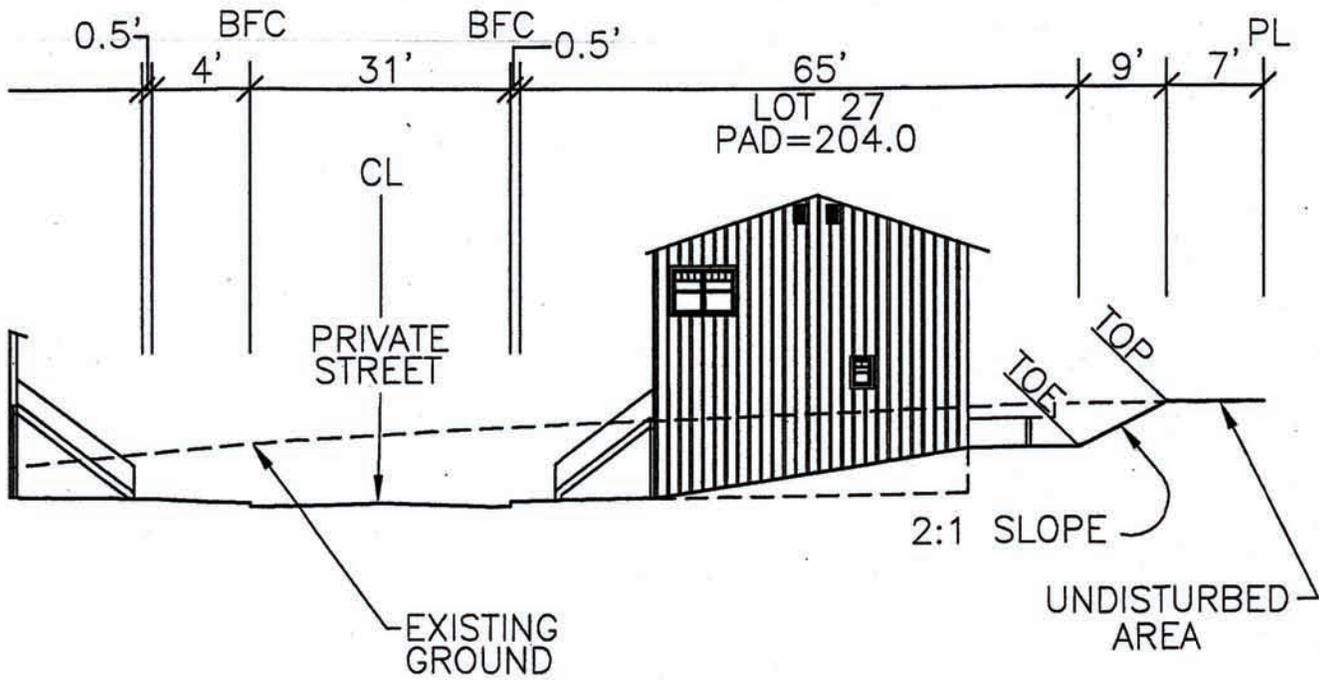
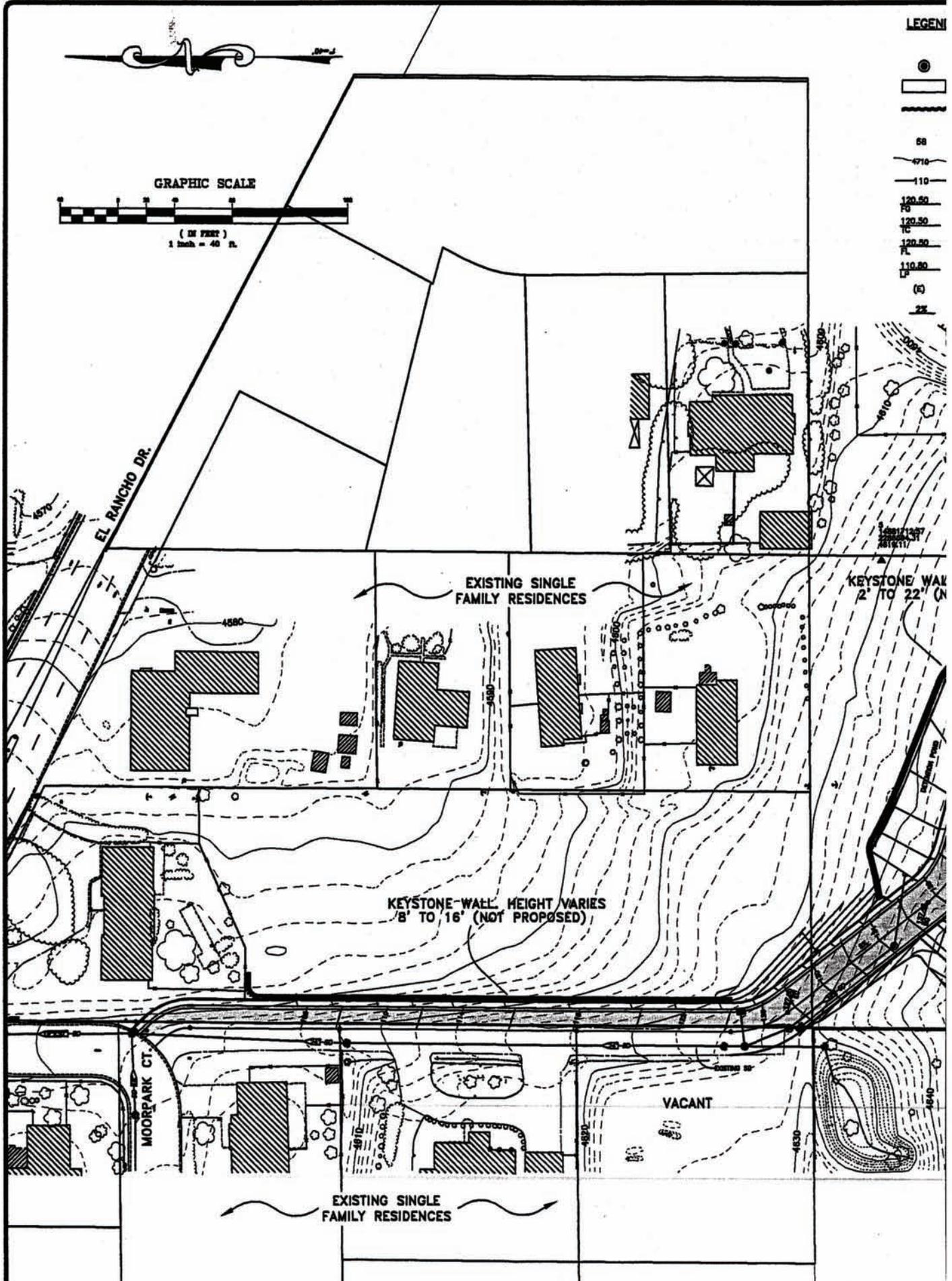
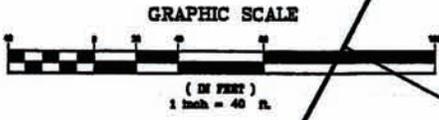
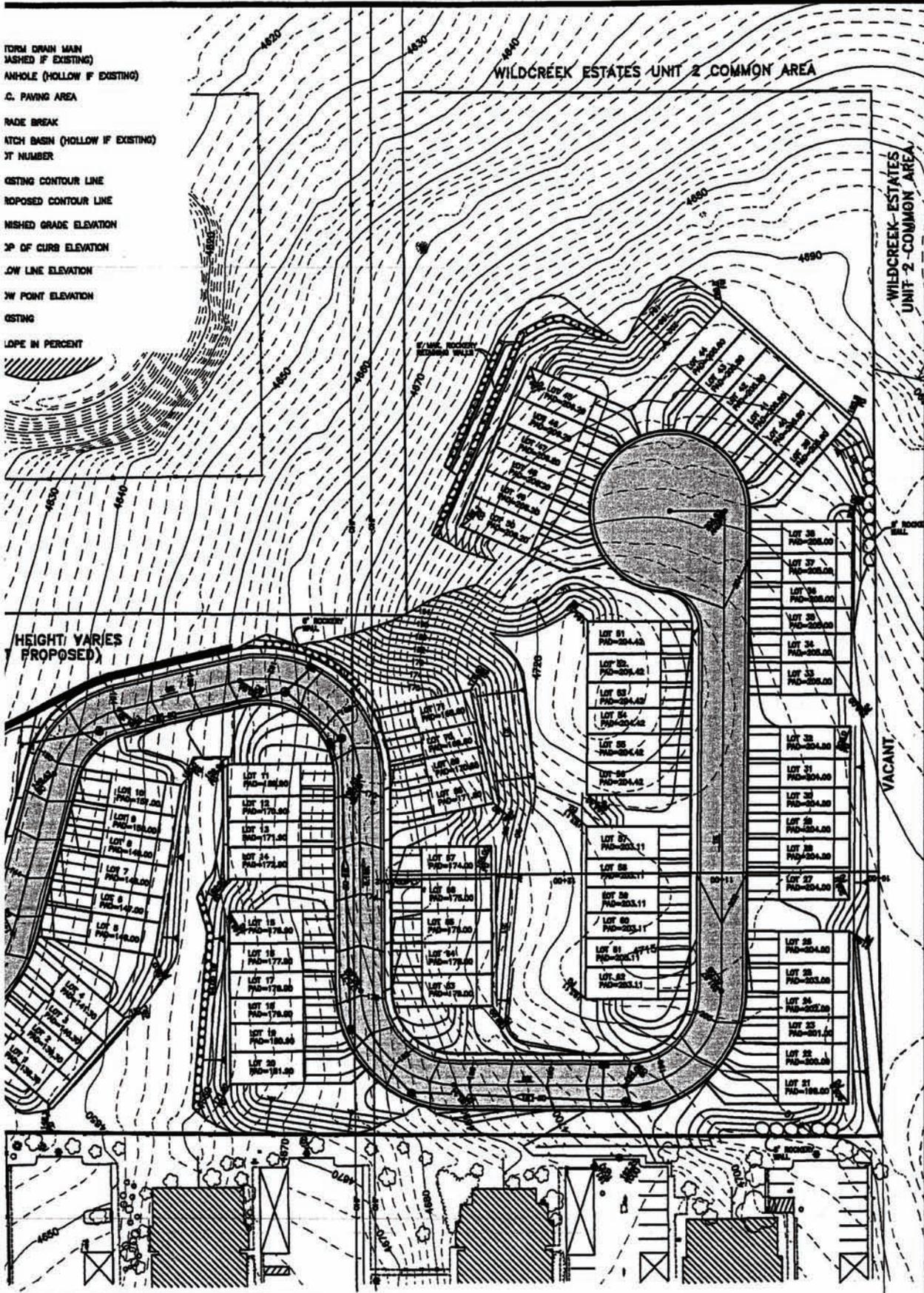


FIGURE 5
GRADING CROSS SECTION

LEGEND

-
-
-
- 58
- 4710
- 110
- 120.50
- 70
- 120.50
- 10
- 120.50
- FL
- 110.80
- 10
- (K)
- 28





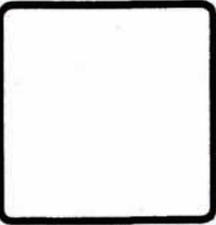
**FIGURE 6
RETAINING WALL DISPLAY**

REVISIONS	
DESCRIPTION	DATE
No.	

SHAW ENGINEERING
 20 Vine Street
 Reno, NV 89503
 (775) 329-5559
 (888) 329-5559
 Fax 329-5406
 E-mail
 General@shawengineering.com

EL RANCHO LLC.
 EL RANCHO ESTATES

RETAINING WALL DISPLAY



DRAWN BY:	DDP
DESIGNED BY:	GKG
CHECKED:	GKG
DATE:	APRIL 2008
JOB NO.:	04050

PAGE NUMBER

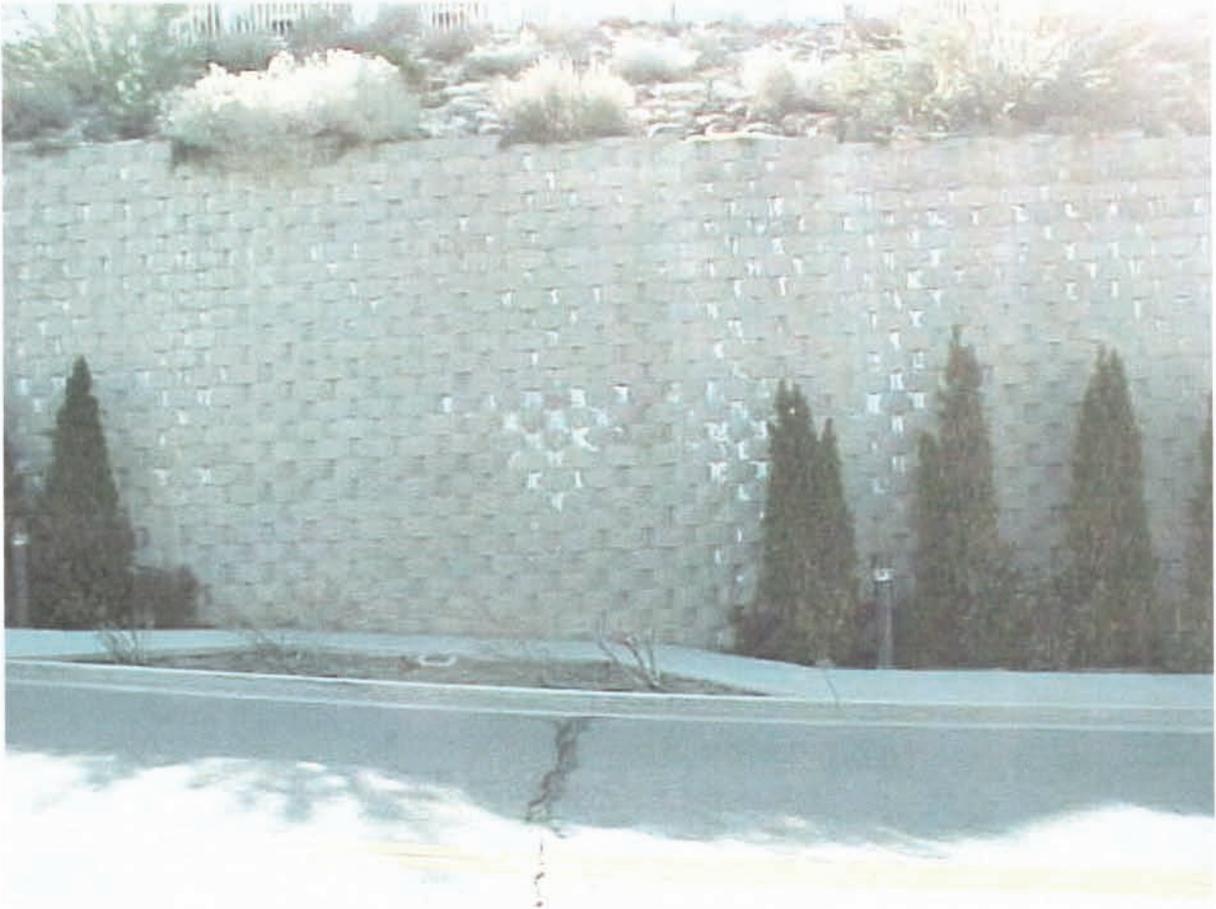
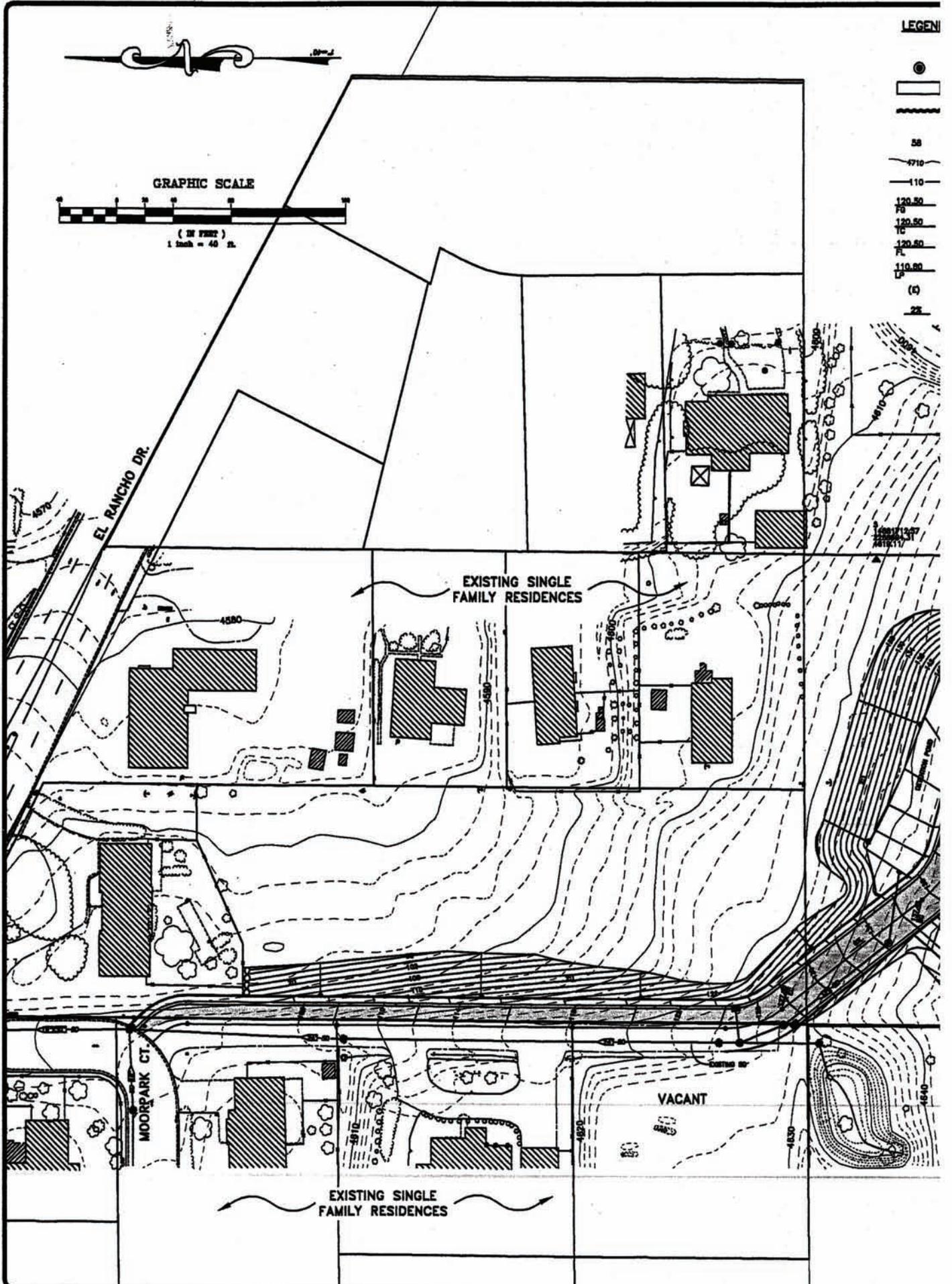
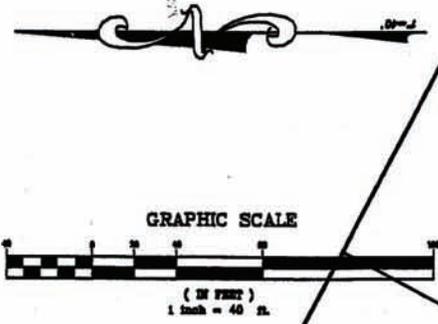


Figure 7
Retaining Wall Example
(Not Proposed)

LEGEND

-
-
- ~
- 58
- 4710
- 110
- 120.50
- FD
- 120.50
- TC
- 120.50
- FL
- 110.00
- LP
- (C)
- 25



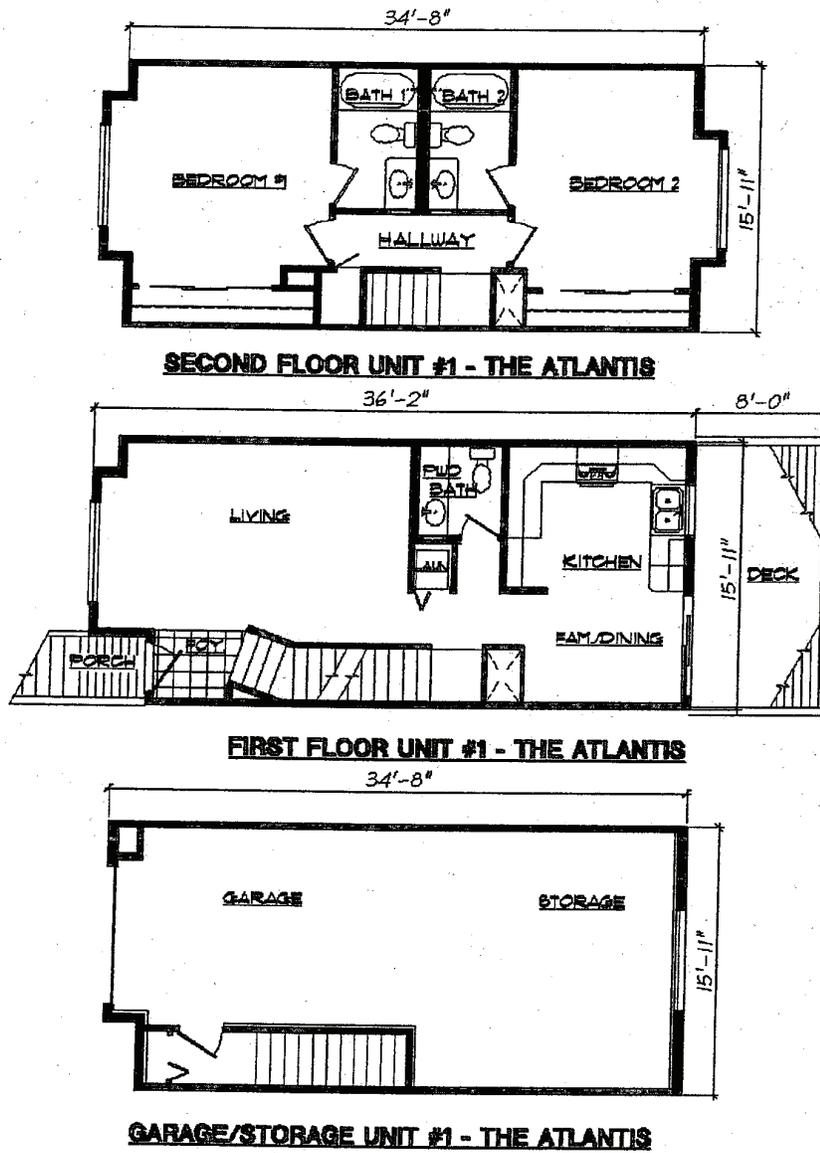


Figure 9
Unit 1 Upslope Floor Plan

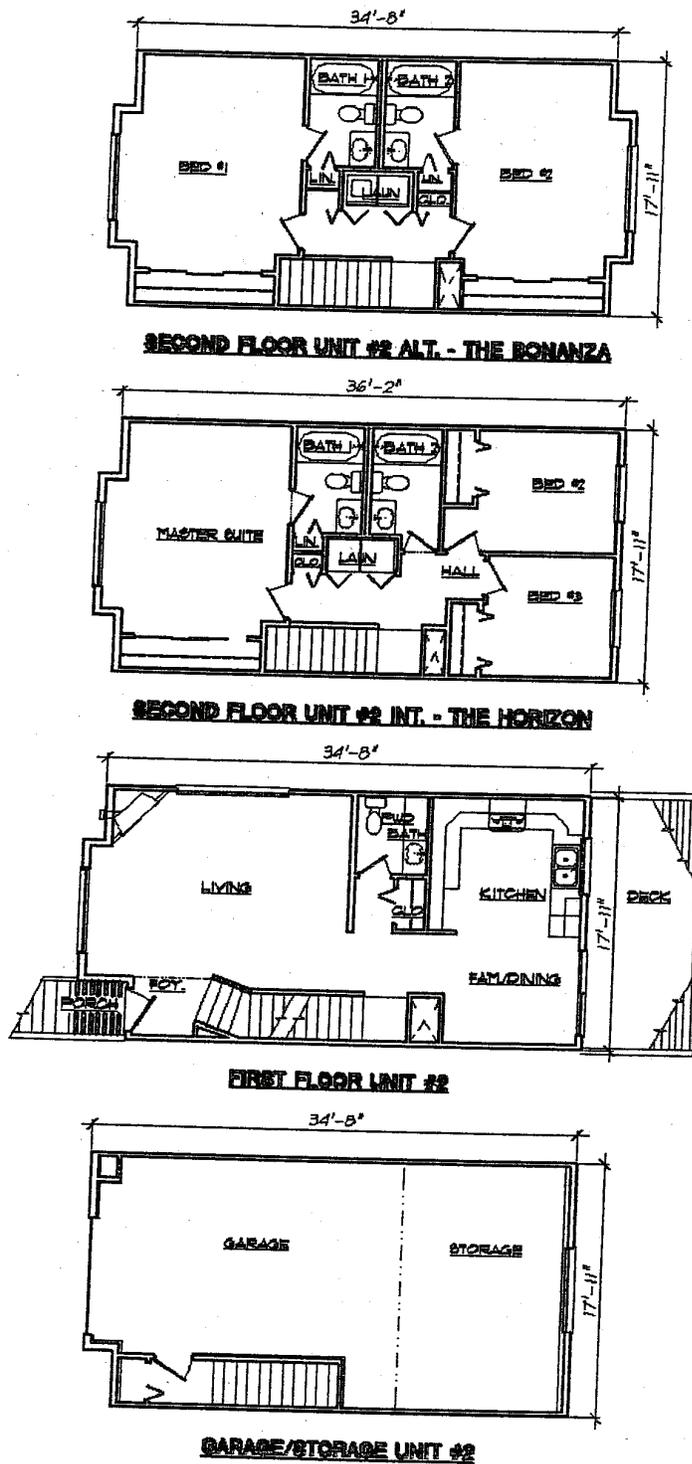


Figure 10
Unit 2 Upslope Floor Plan

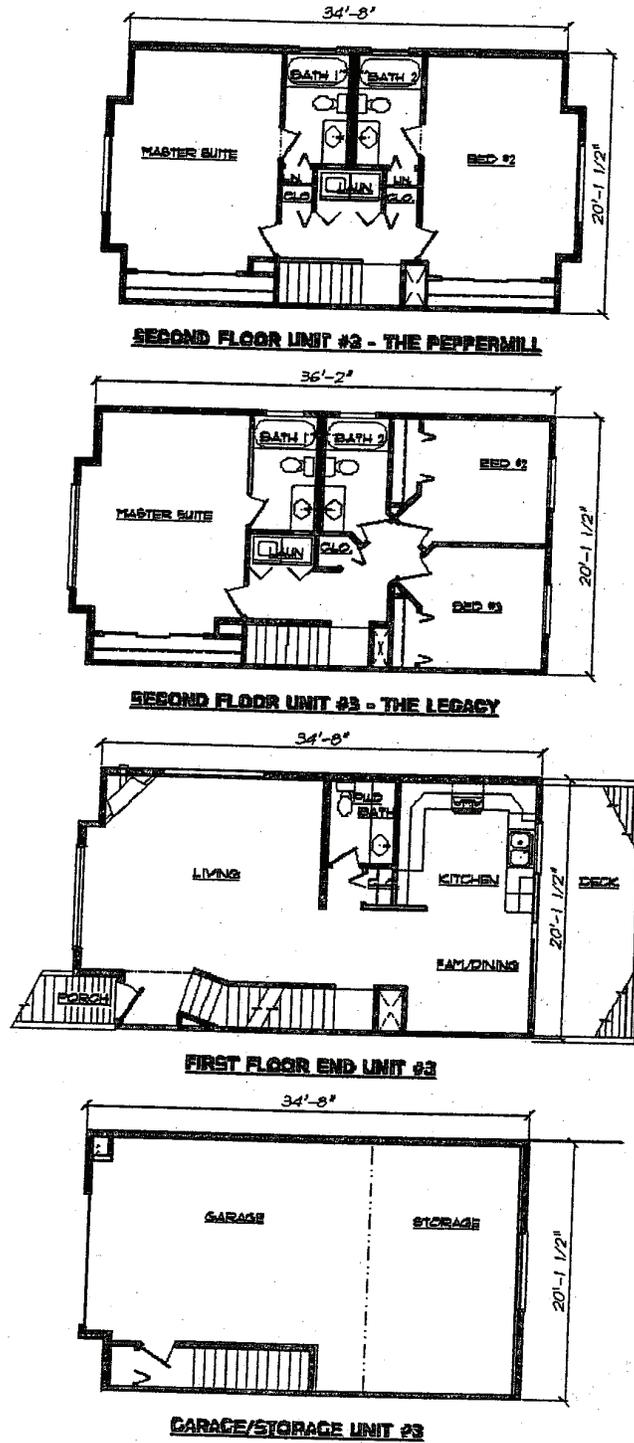
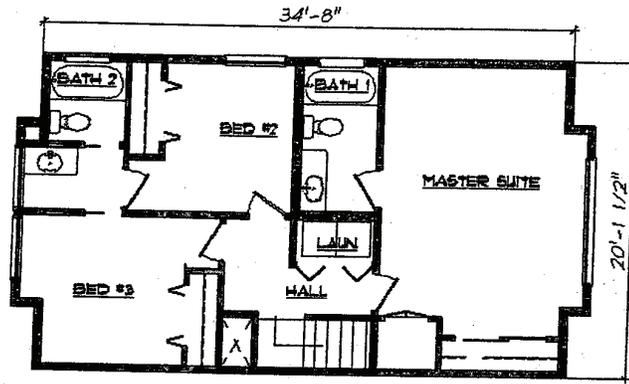
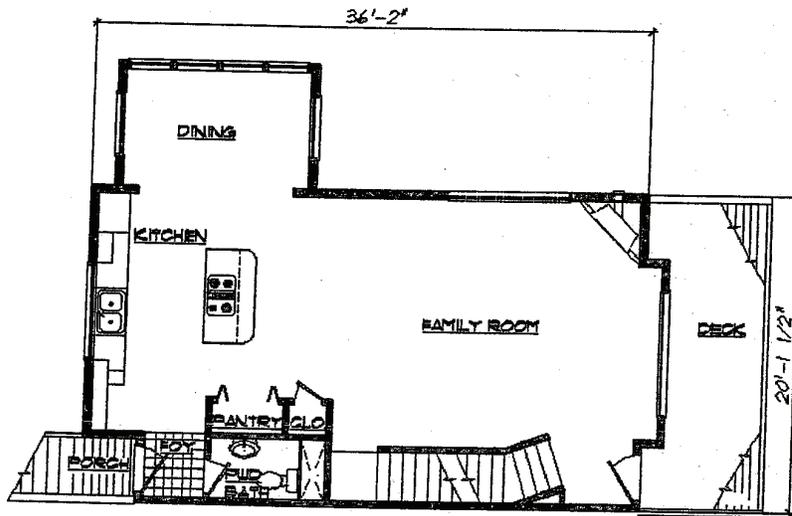


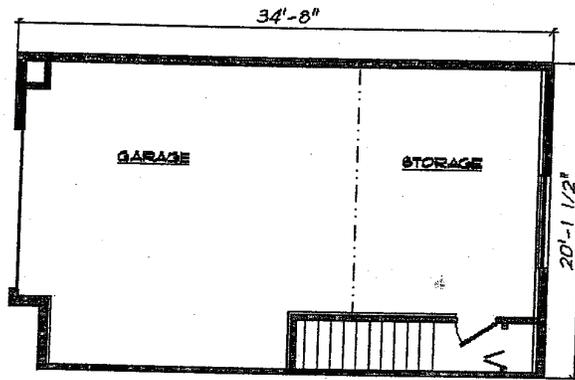
Figure 11
Unit 3 Upslope Floor Plan



SECOND FLOOR END UNIT #3A - THE TAMARACK



FIRST FLOOR END UNIT #3A W/ ALCOVE



GARAGE/STORAGE END UNIT #3A W/ ALCOVE

Figure 12
Unit 3A Upslope Floor Plan

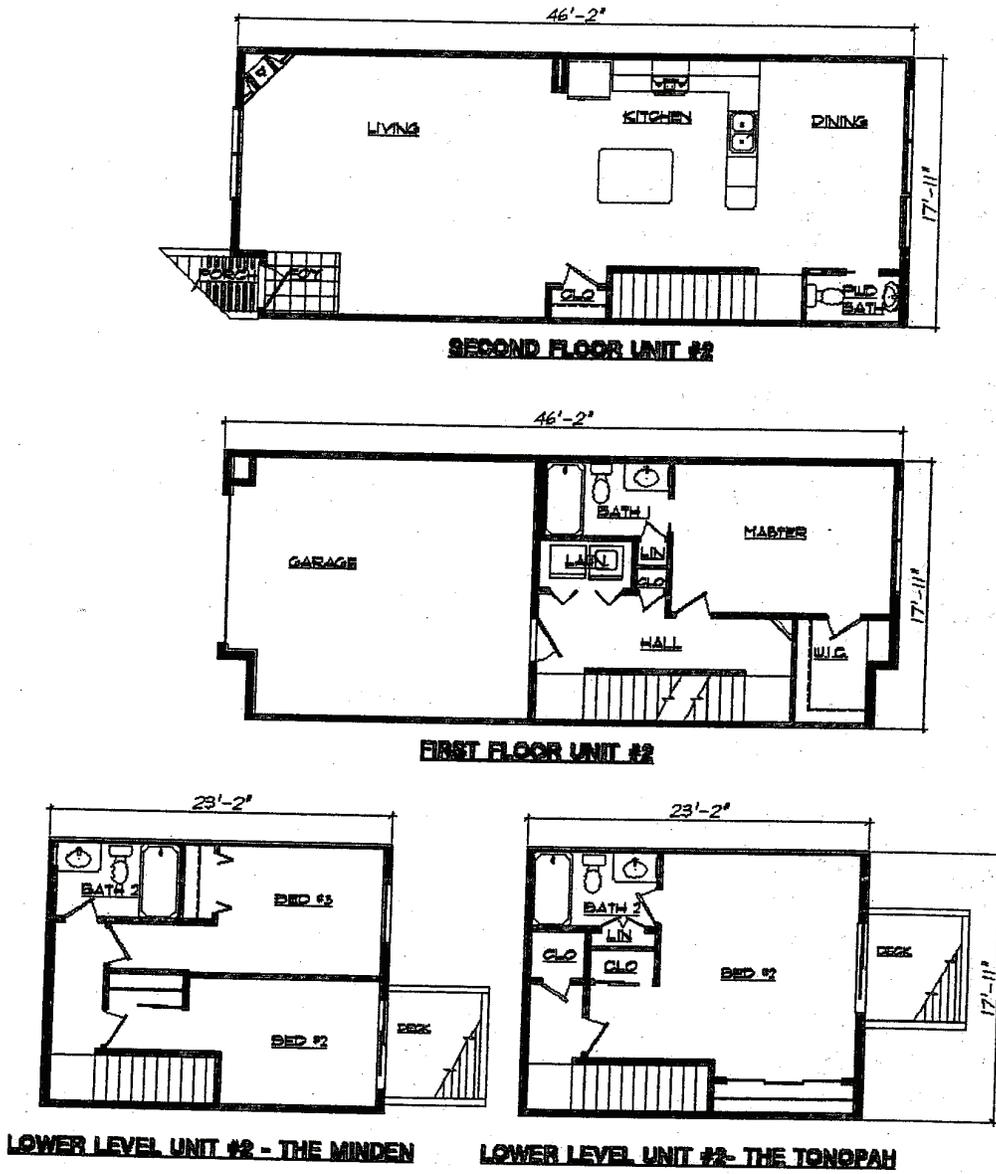


Figure 14
Unit 2 Downslope Floor Plan

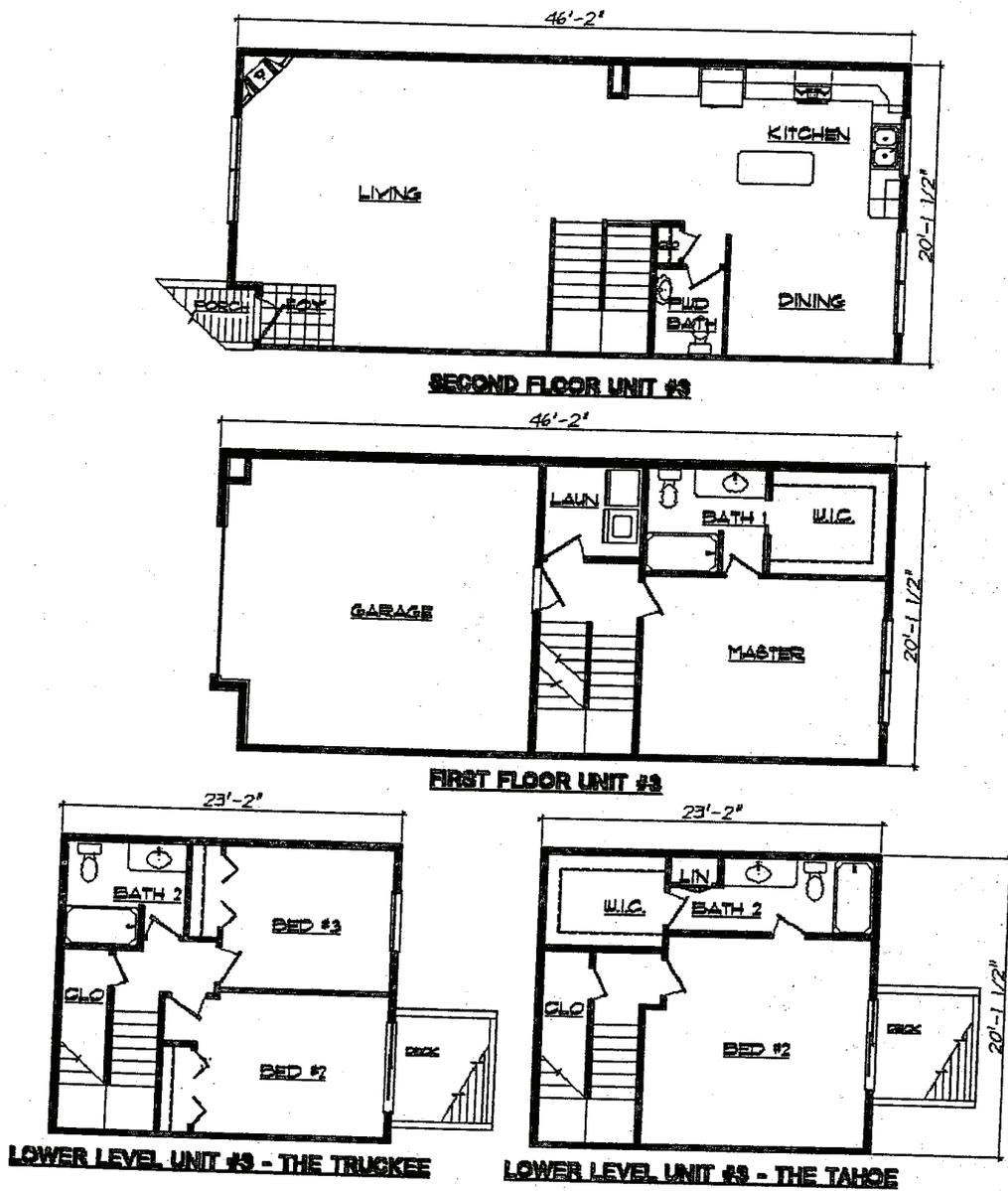
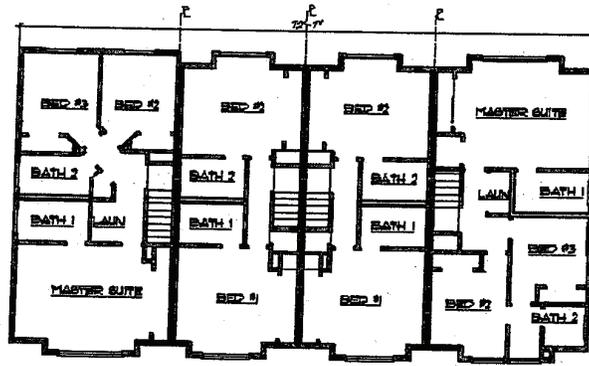
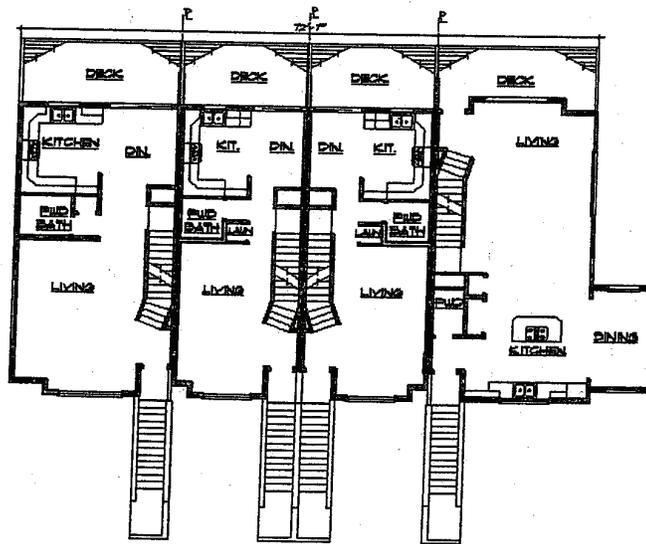


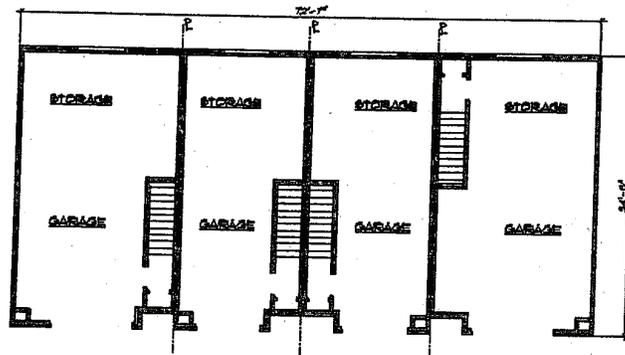
Figure 15
Unit 3 Downslope Floor Plan



SECOND FLOOR TYPE A ALCOVE RIGHT

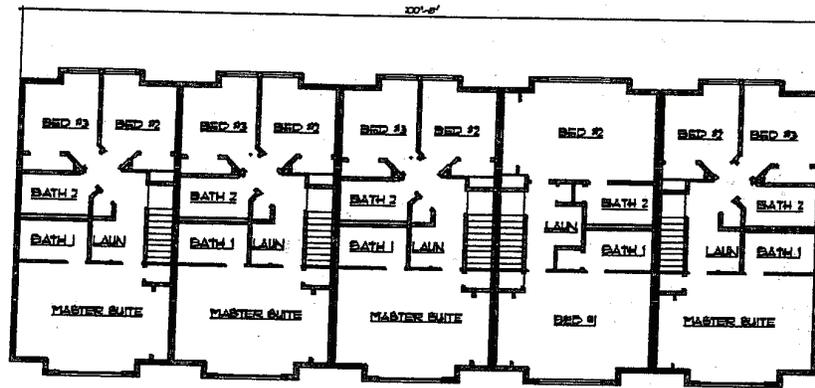


FIRST FLOOR TYPE A ALCOVE RIGHT

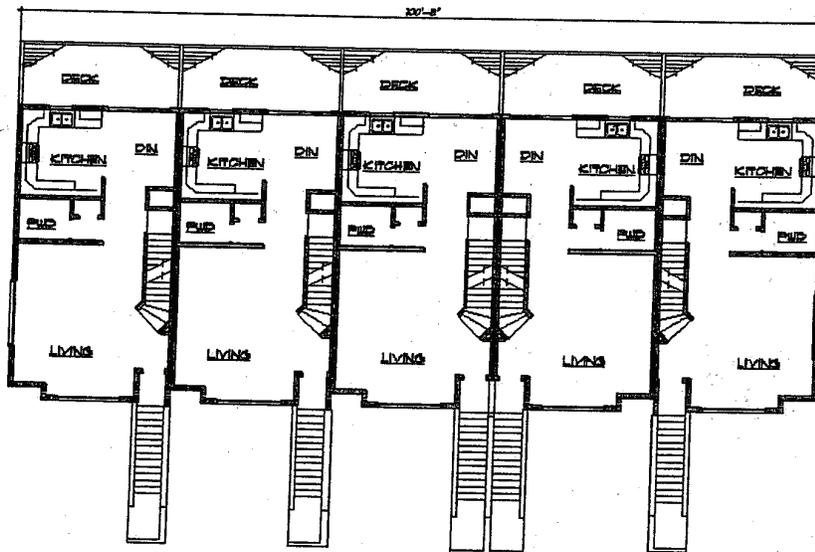


LOWER FLOOR TYPE A ALCOVE RIGHT

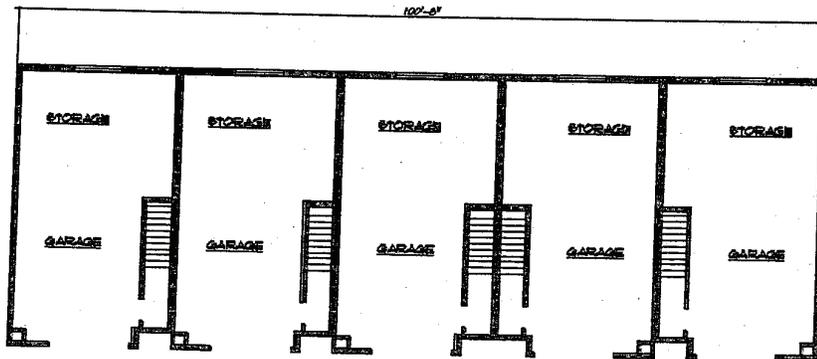
Figure 16
Building A Floor Plan



SECOND FLOOR TYPE A ALCOVE RIGHT

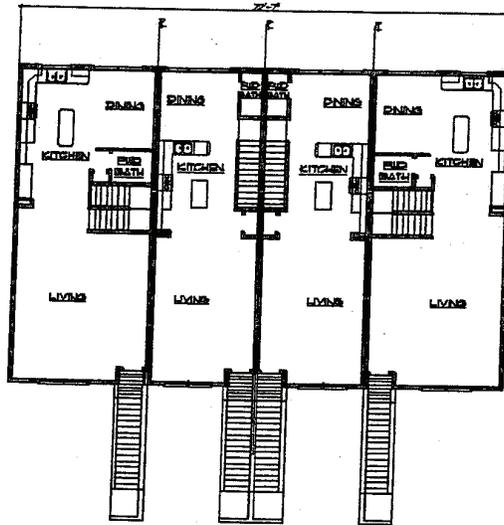


FIRST FLOOR TYPE A ALCOVE RIGHT

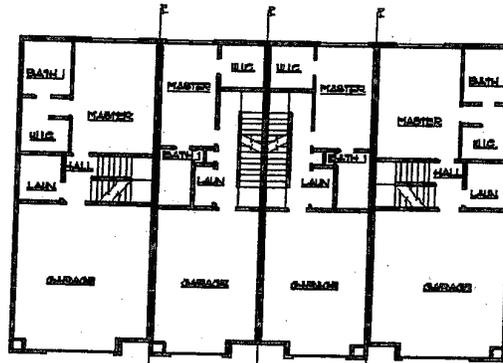


LOWER FLOOR TYPE A ALCOVE RIGHT

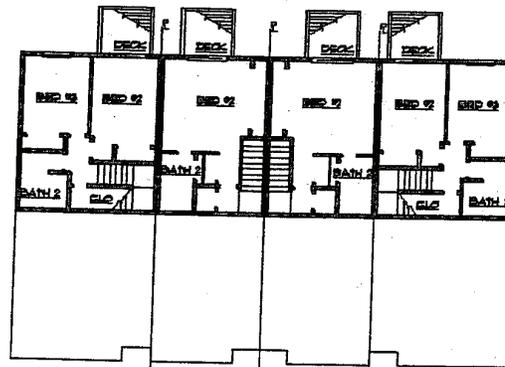
Figure 18
Building D Floor Plan



SECOND FLOOR - TYPE E DOWNSLOPE

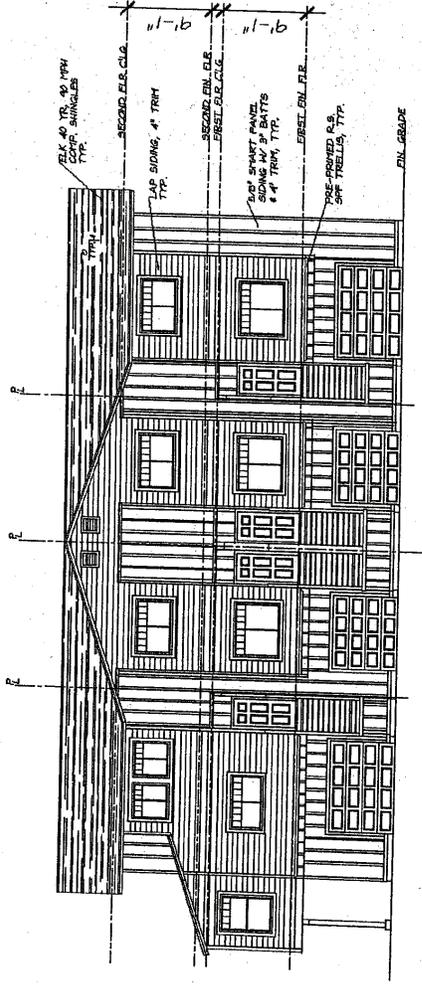


FIRST FLOOR - TYPE E DOWNSLOPE

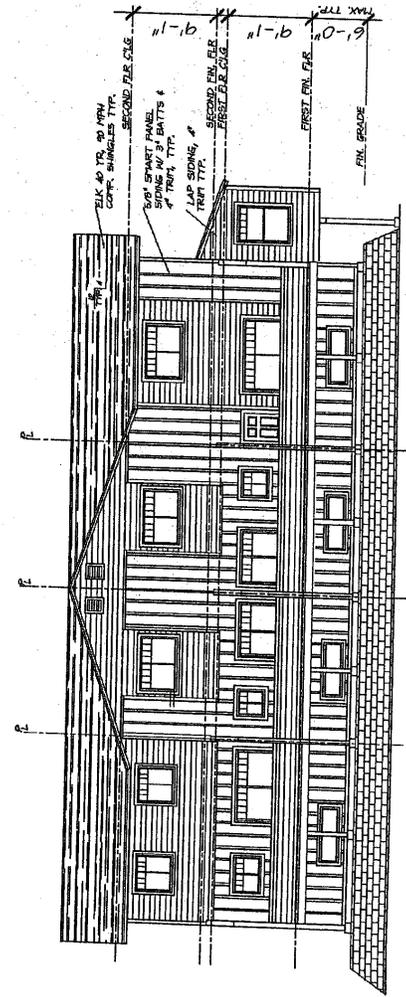


LOWER FLOOR - TYPE E DOWNSLOPE

Figure 19
Building E Floor Plan



FRONT ELEV. TYPE A. ALGOVE LEFT LEVEL SLAB



REAR ELEV. TYPE A. ALGOVE LEFT LEVEL SLAB

Figure 21
Building A Front & Rear Elevation



Figure 22
Building B Front Elevation

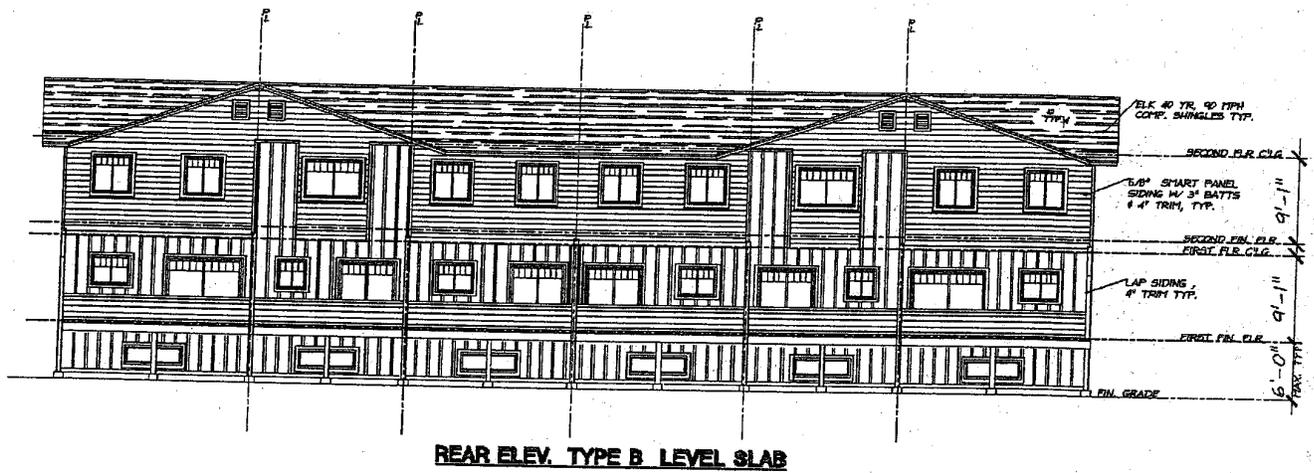
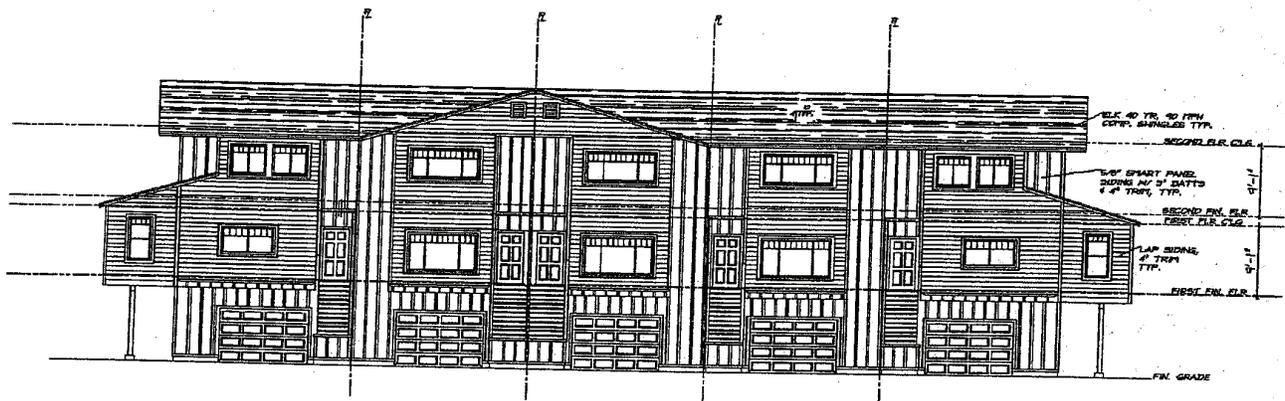


Figure 23
Building B Rear Elevation



FRONT ELEV. TYPE D - ALCOVE BOTH ENDS - LEVEL SLAB

Figure 24
Building D Front Elevation

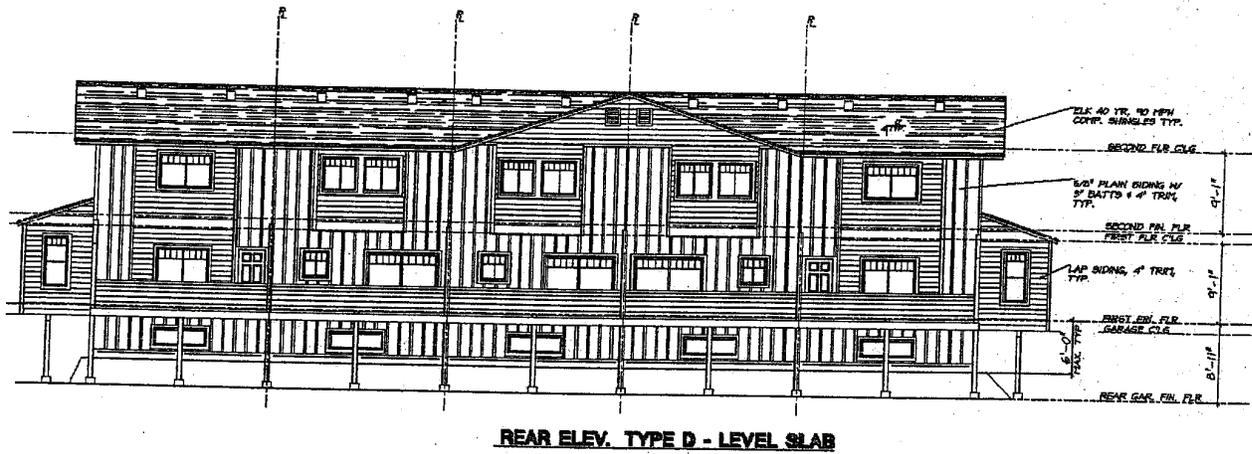


Figure 25
Building D Rear Elevation

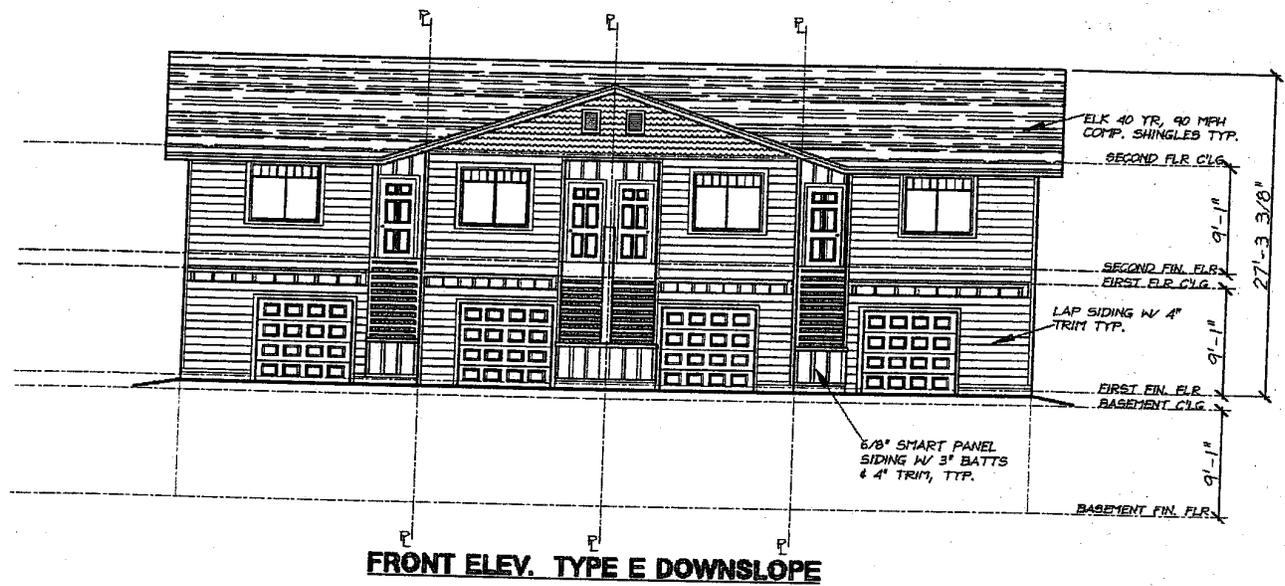


Figure 26
Building E Front Elevation

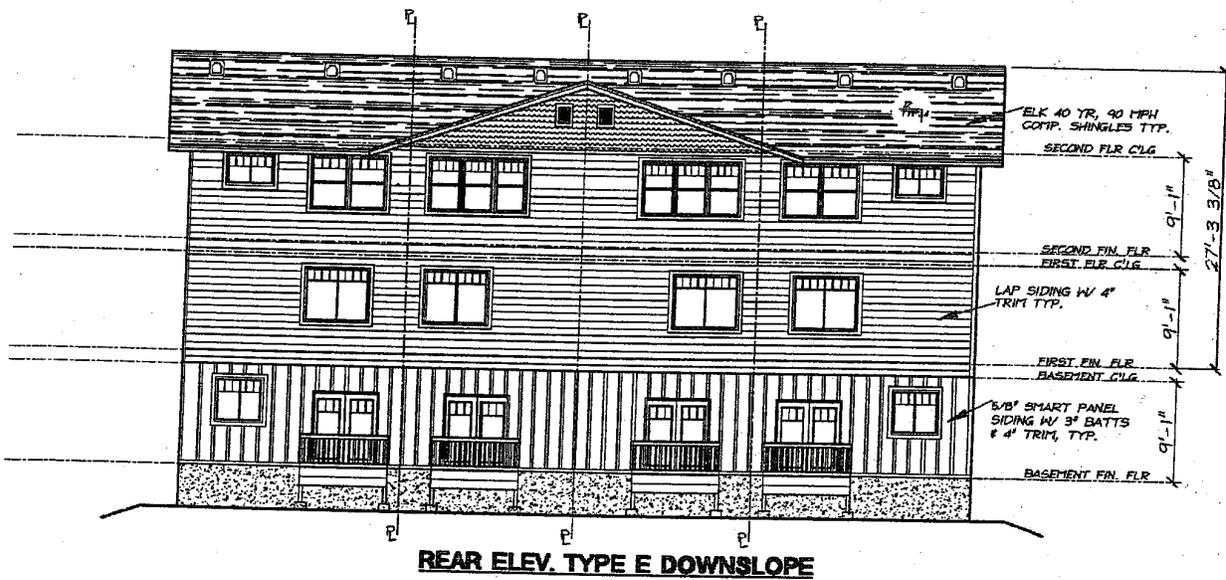


Figure 27
Building E Rear Elevation

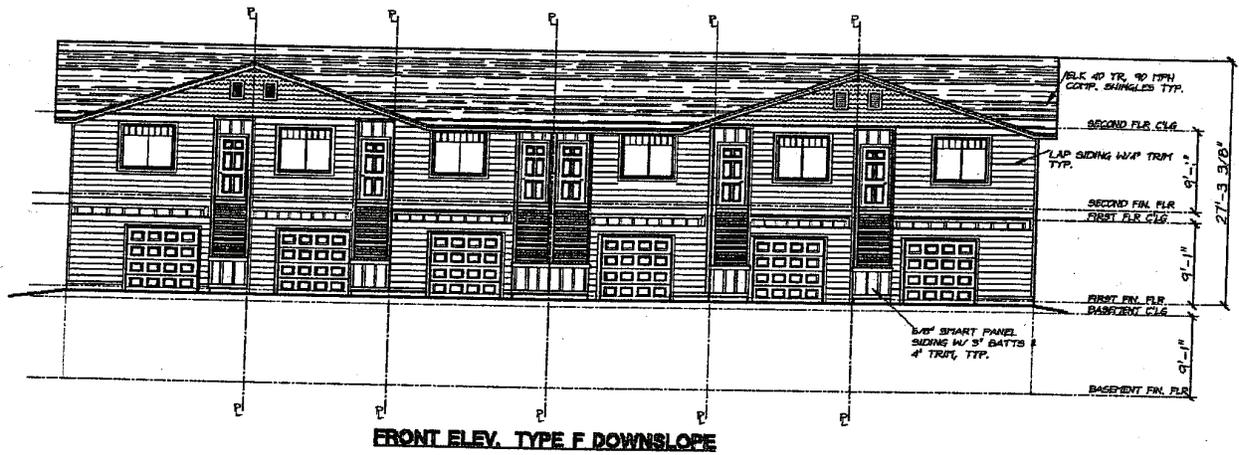
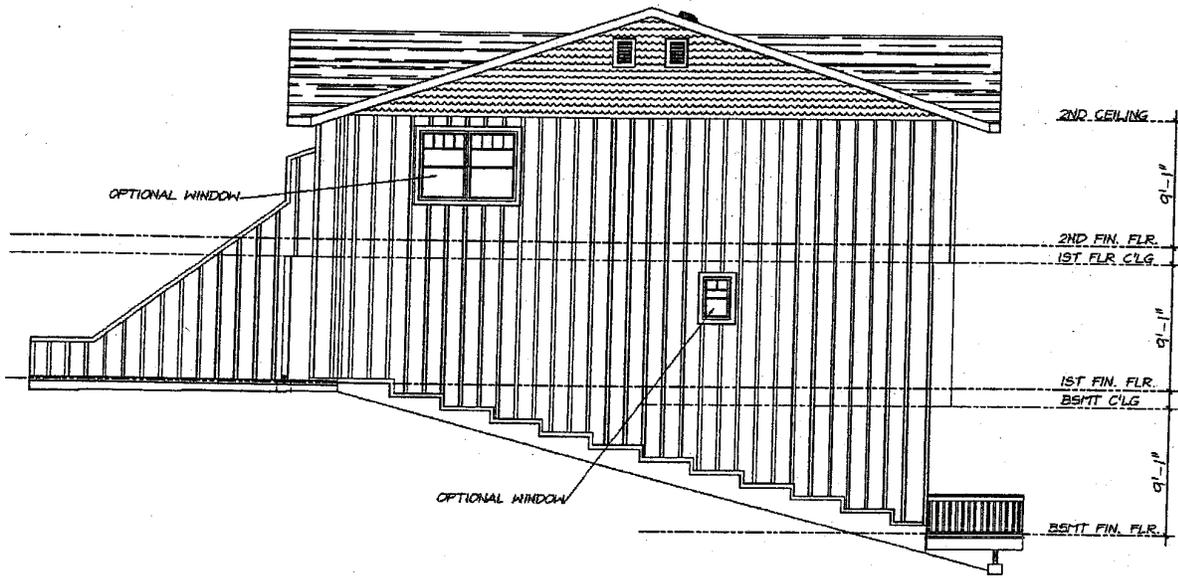


Figure 28
Building F Front Elevation



Figure 29
Building F Rear Elevation



TYPE F SIDE ELEVATION TYP - UNIT 3

Figure 30
Side Elevations – Units 1, 2 & 3

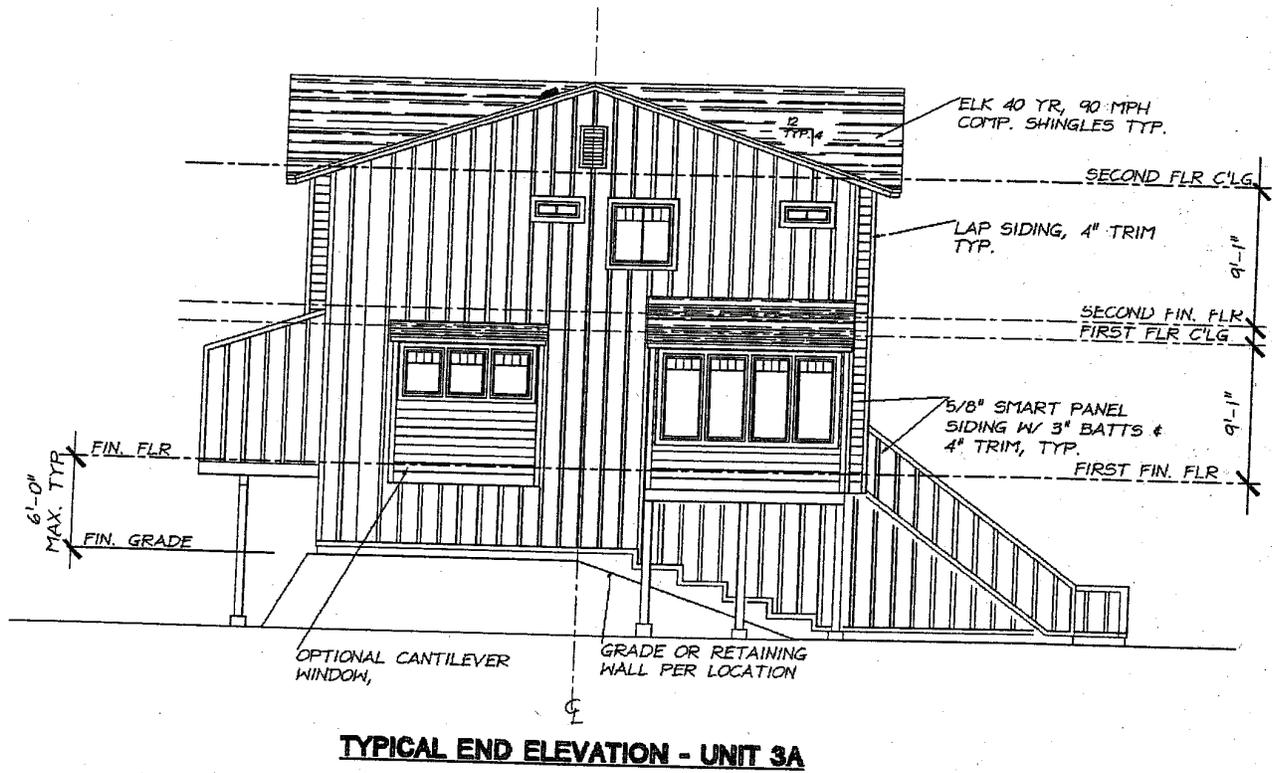


Figure 31
Side Elevation - Unit 3A



Figure 32
Typical Front Elevation



Figure 33
Typical Rear Elevation



Figure 34
Typical Left Elevation

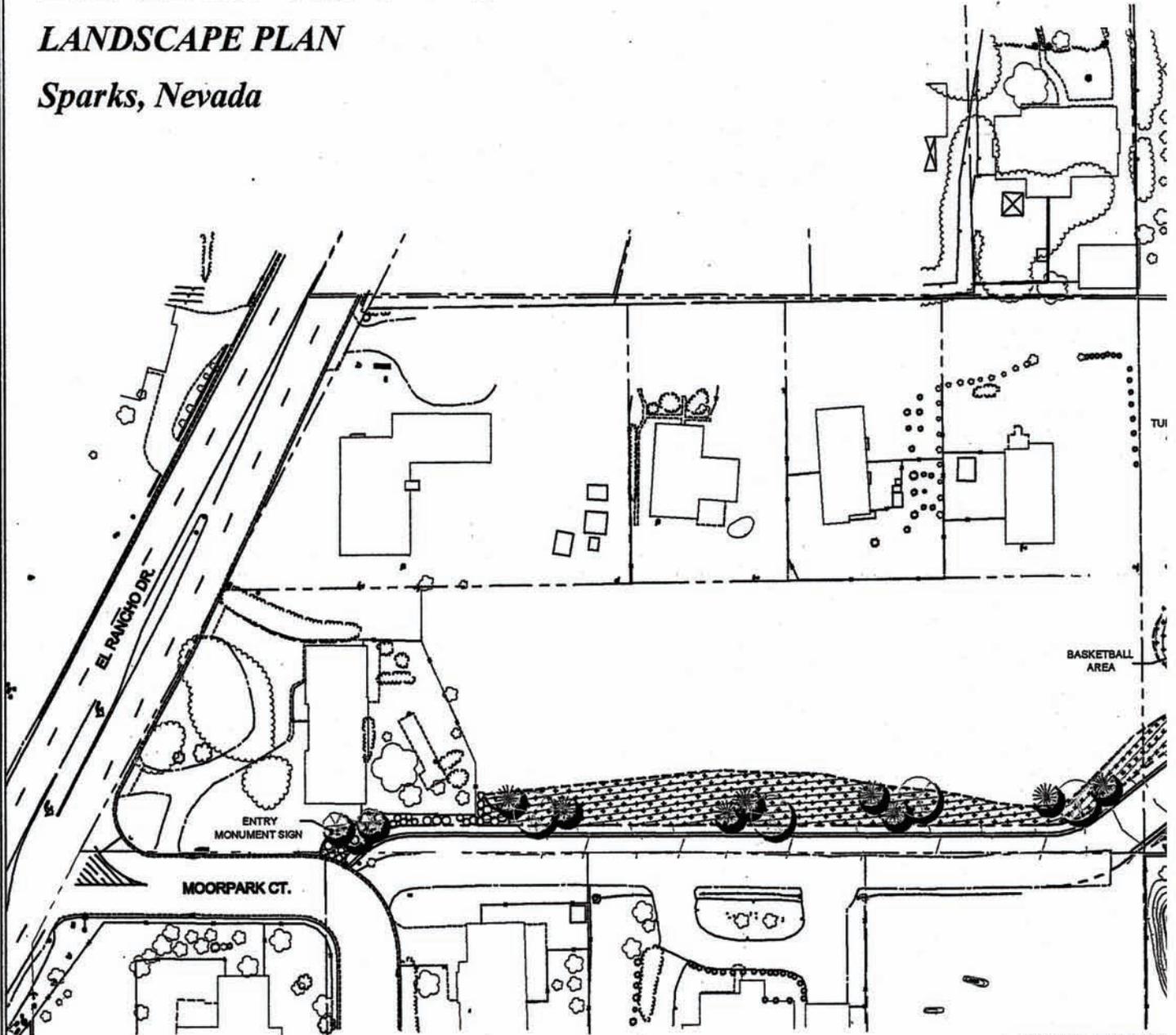


Figure 35
Typical Right Elevation

EL RANCHO ESTATES

LANDSCAPE PLAN

Sparks, Nevada

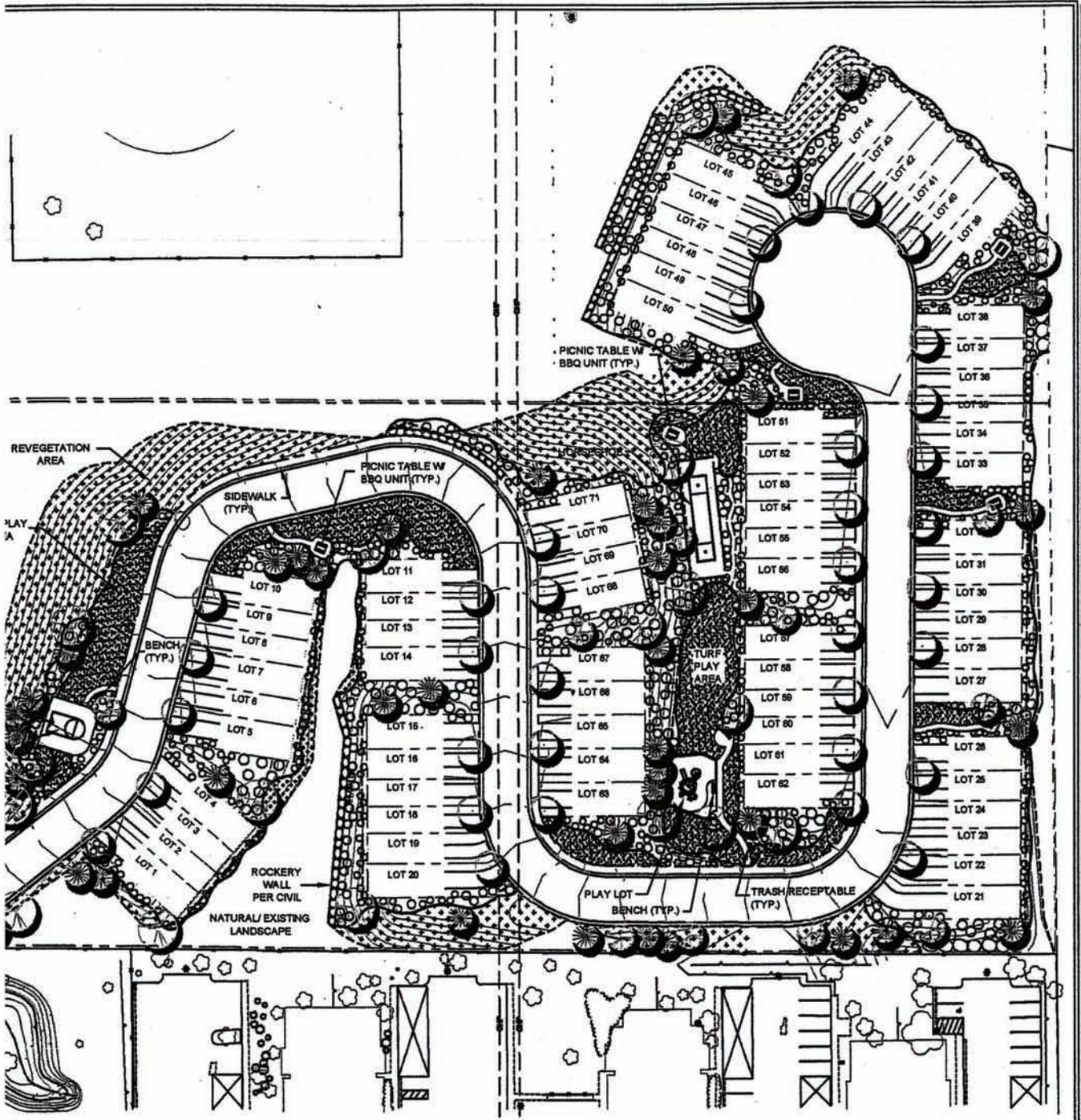


PLANT LEGEND

SYM.	DESCRIPTION	SYM.	DESCRIPTION
	LOT FRONTAGE TREES 1 Tree per 2 units		SHRUBS
	ACCENT TREES		LAWN
	DECIDUOUS TREES		REVEGETATION AREA
	EVERGREEN TREES		

LANDSCAPE D/

SITE AREA: APPROX. 9.33+ ACRES
 ZONING: NEW URBAN DISTRICT
 COMMON AREA: 232,174.8 SF (5.33 A
 (57% OF SITE AREA)
 LANDSCAPED AREA: APPROX. 51,
 REVEGETATION AREA: APPROX. 1
 NATURAL LANDSCAPE AREA: AP
 TREES PROVIDED: 121
 LOT TREES (1 TREE PER 2 UNITS):
 COMMON AREA TREES: 86
 LAWN AREA ALLOWED: 40,968.8 SF
 LAWN PROVIDED: APPROX. 14,785



A
 S)
 3F (1.2 ACRES)
 0 SF (0.8 ACRES)
 X 176,416 SF (4.06 ACRES)

1 OF LANDSCAPED AREA)
 38% OF LANDSCAPED AREA)

RECREATIONAL AREA REQUIRED:
 (10% OF GROSS DEVELOPMENT AREA)

RECREATIONAL AREA PROVIDED: APPROX. 24,626 SF
 (10%+ OF GROSS DEVELOPMENT AREA)

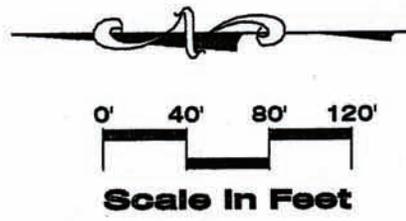
RECREATIONAL AMENITIES PROVIDED:

- PICNIC AREA WITH BARBECUE
- HORSESHOE
- BASKETBALL COURT AREA
- LAWN AREAS
- WALKING TRAILS (APPROX. 1.621 LF = 0.30 MILE)

HANSEN LANDSCAPE ARCHITECTS, INC.
 Park Planners & Landscape Architects

1551 C Street - Sparks, NV 89431
 PH: (775)332-4674 - Fax: (775)332-9444 - E-mail: Manfred@hansenlandscape.com

Hawaii License #440, 4542, 4551, 4622 - Washington License #022
 Maine License # LA-731 - California License # LA-4914 - Virginia License #000
 APRIL 9, 2005 JOB#: 191-003-07-04



**FIGURE 36
 LANDSCAPE PLAN**

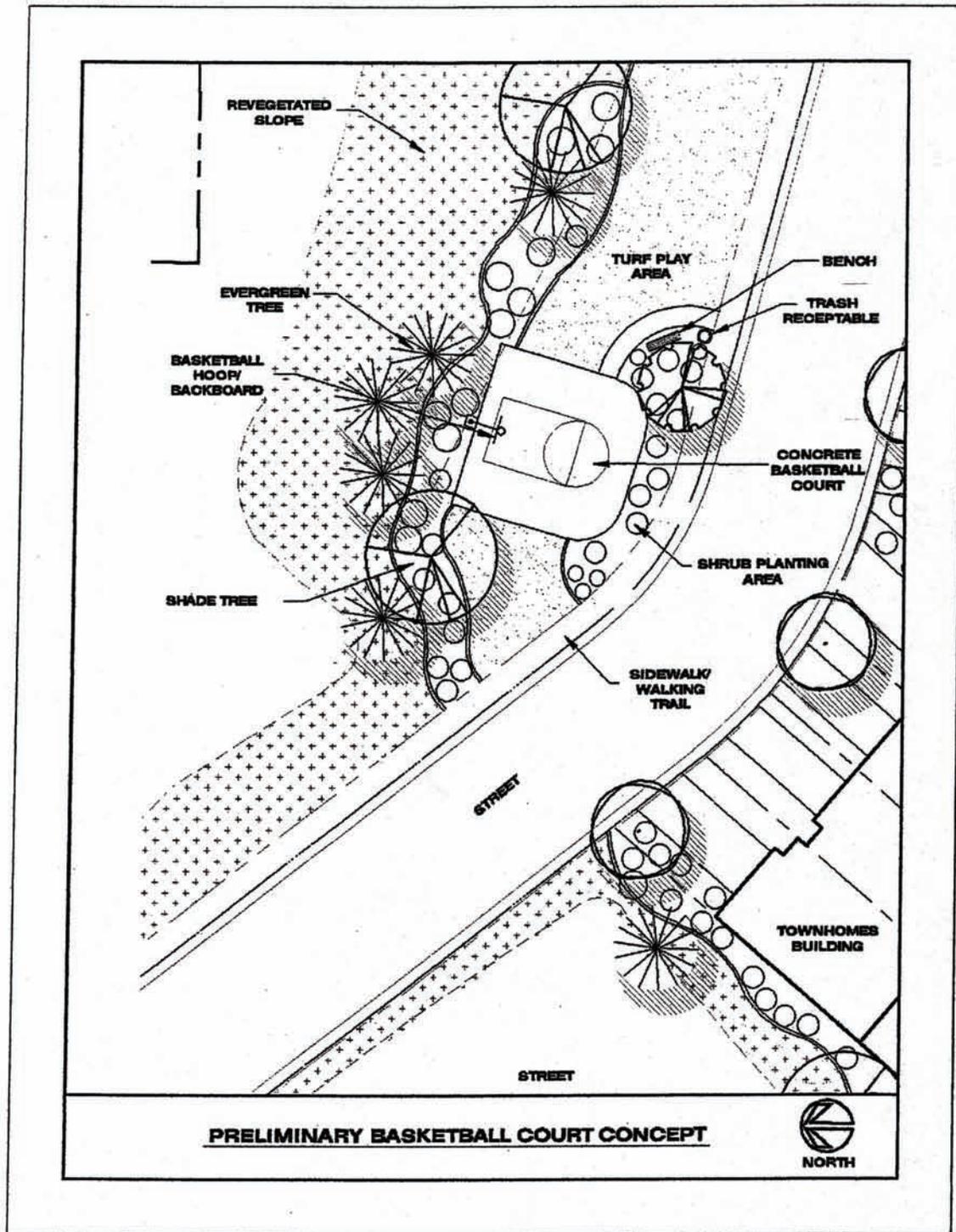


Figure 37
Basketball Court Concept

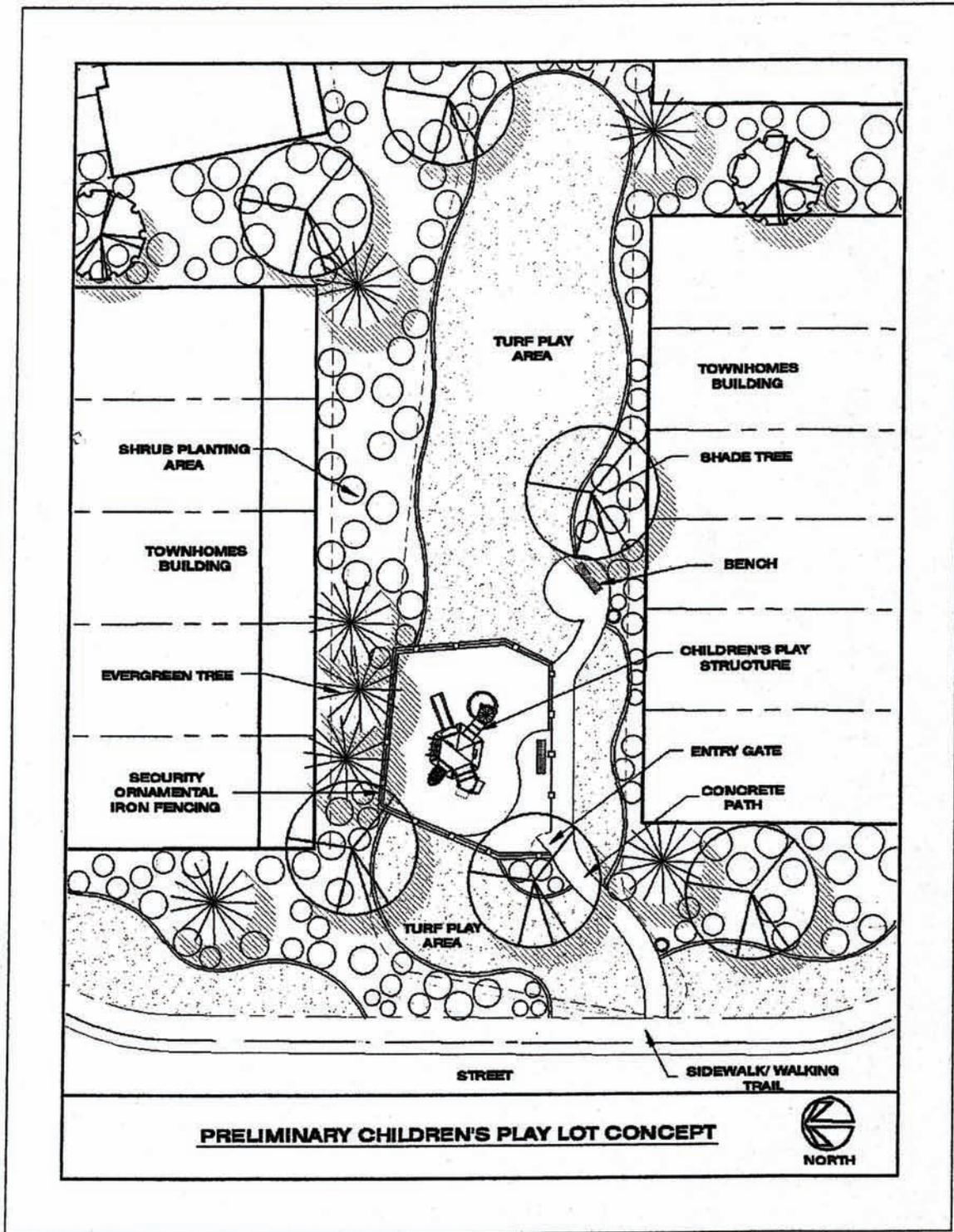
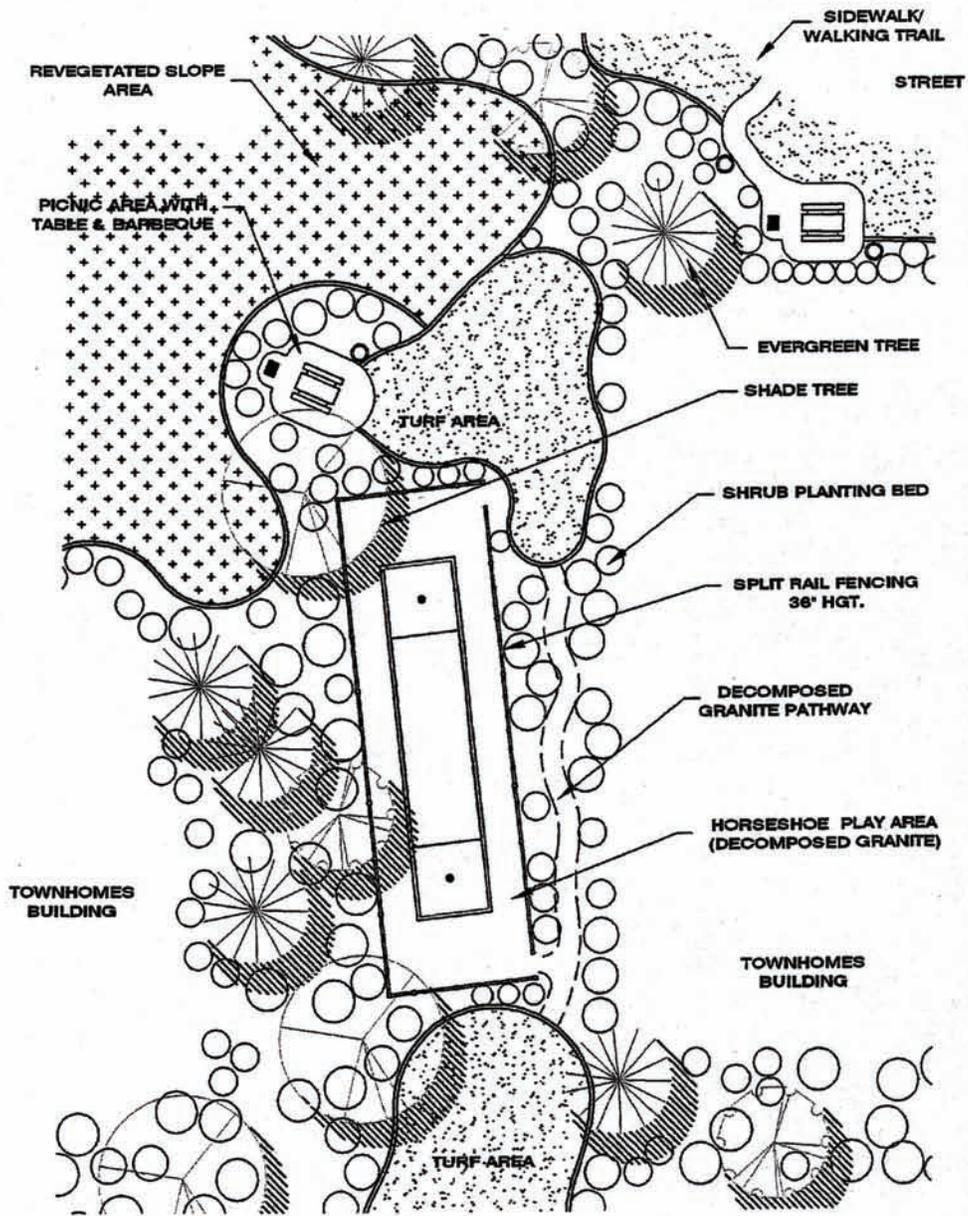


Figure 38
Children's Play Lot Concept



PICNIC AREA & HORSESHOE CONCEPT



Figure 39
Picnic Area & Horseshoe Concept

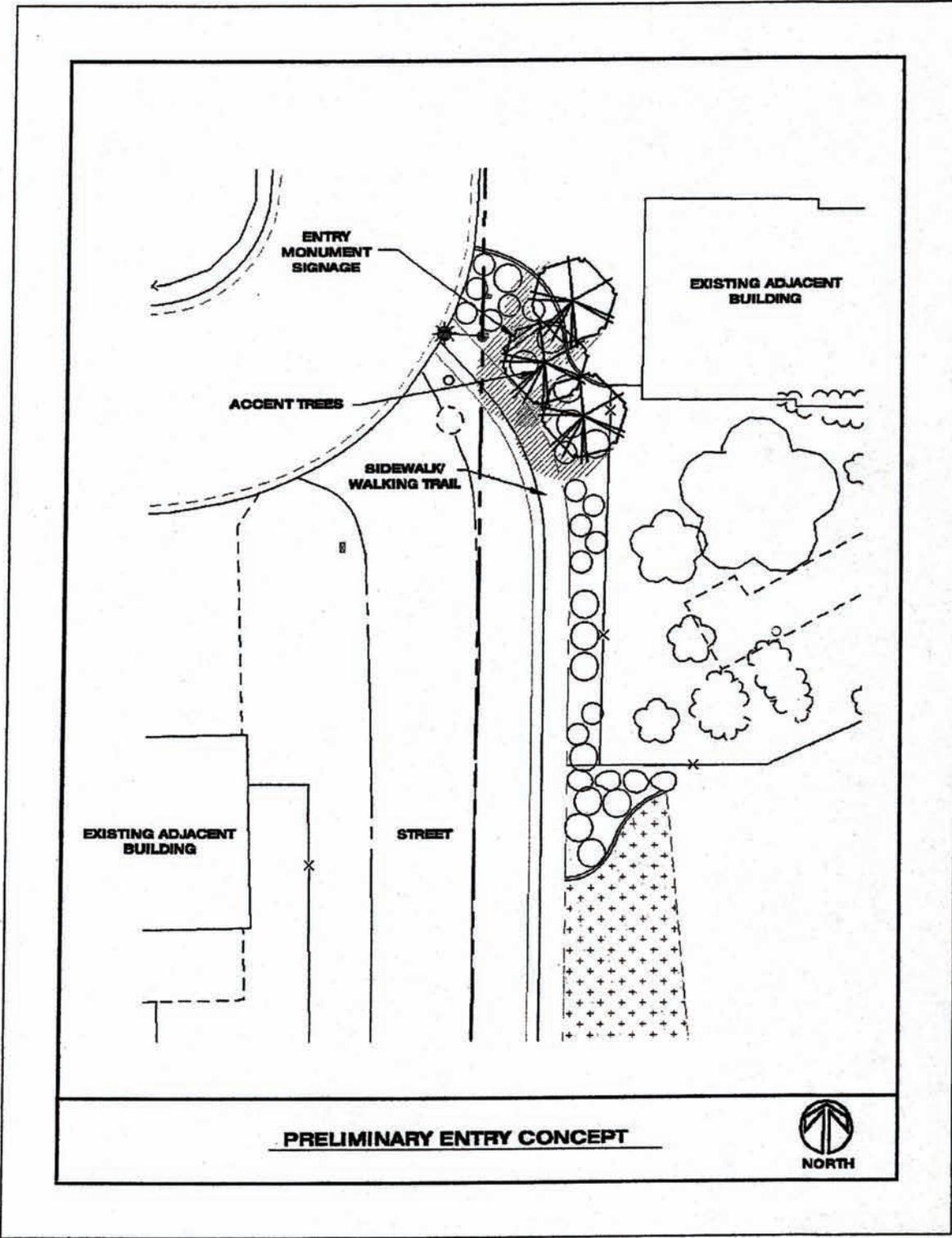


Figure 40
Entry Concept

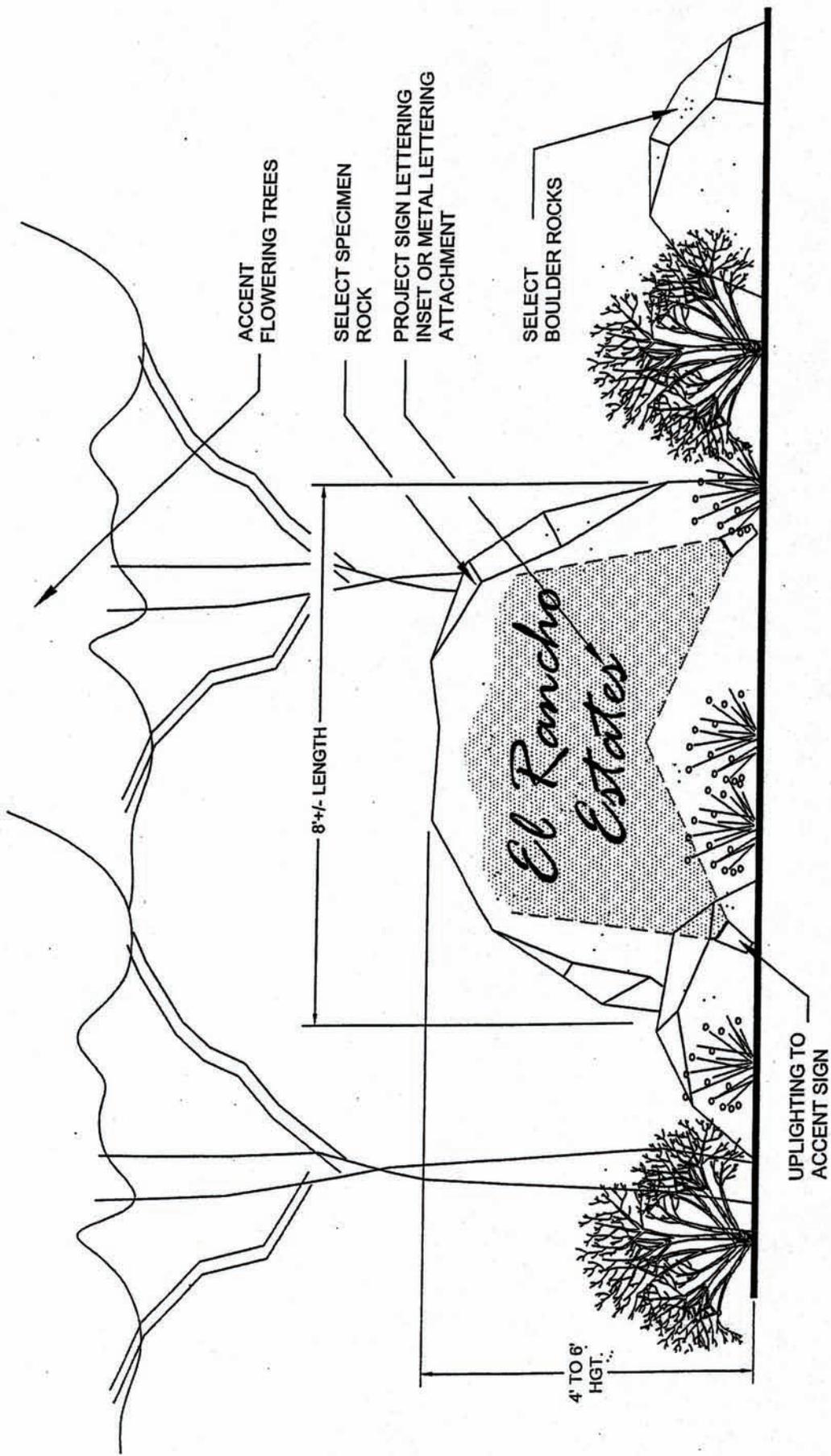


Figure 41 - ENTRY SIGN CONCEPT
EL RANCHO ESTATES TOWHHOUSES

HANSEN LANDSCAPE ARCHITECTS, INC
Park Planners & Landscape Architects
 1552 C Street - Sparks, NV 89431
 Ph: (775)322-6674 - Fax: (775)322-9646 - E-mail: hlandarch@aol.com
 Nevada License #440, #543, #598, #622 - Washington License #383
 Idaho License # LA-231 - California License # LA 4914 - Virginia License #106
 APRIL 8, 2005
 JOB#: 192-008-07-04

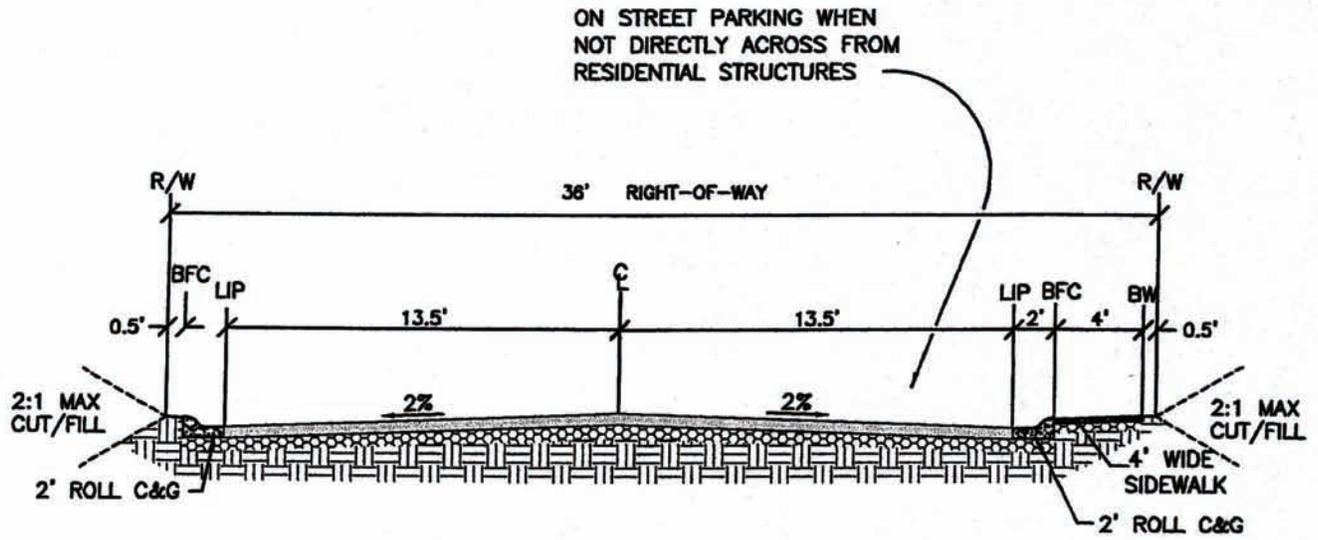


Figure 42
Typical Street Cross Section

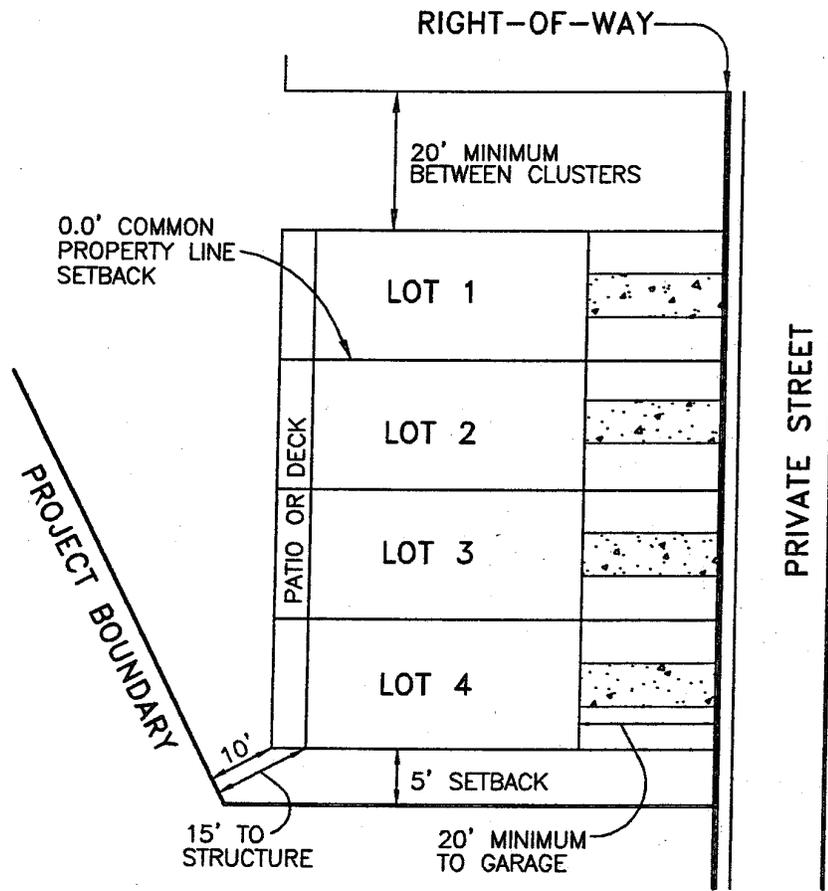


Figure 43
Attached Single Family Residences Minimum Lot Setback Standards



WASHOE COUNTY RECORDER

OFFICE OF THE RECORDER
KATHRYN L. BURKE, RECORDER

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

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

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

Signature

Date

Printed Name