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Requested By
VILLAS AT SPARKS MARINA LLC
Washoe County Recorder
Kathryn L. Burke - Recorder

PCN05074

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 STANDARDS HANDBOOK

(Marina Village)
(Amended May 22, 2006)
(NRS Chapter 278A)

NOTICE IS HEREBY GIVEN that on May 22, 2006, the City Council of the City of Sparks, Nevada, adopted and approved a "Final Revised Planned Development, Marina Village" as planned development zoning regulations for the property described in Exhibit A. The approved handbook is attached as Exhibit B.

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 attached Handbook.

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

Dated this 11th day of July, 2006

City of Sparks, Nevada

By Deborine J. Dolan
Deborine J. Dolan
City Clerk



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

This instrument was acknowledged before me on July 11, 2006
By DEBORINE J. DOLAN as the City Clerk of Sparks, Nevada



Linda Karlene Patterson
Notary Public

Table of Approvals and Amendments

City File #	Item Approved	Approval Date	Recorded in Official Records of Washoe County
RZ0000009	Approval of Planned Development Standards Handbook	Oct 25, 1999	Not Recorded
PCN05074	Amendment of Development Standards Handbook.	May 22, 2006	Recorded herewith

DESCRIPTION

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

PARCEL 1:

Parcel 2-A through 2-D of Parcel Map No. 4214, filed in the office of the County Recorder of Washoe County, State of Nevada on June 24, 2004 as File No. 3058667 of Official Records.

PARCEL 2:

Parcel 1 of Parcel Map No. 3742, filed in the office of the County Recorder of Washoe County, State of Nevada on January 24, 2001 as File No. 2517888 of Official Records.

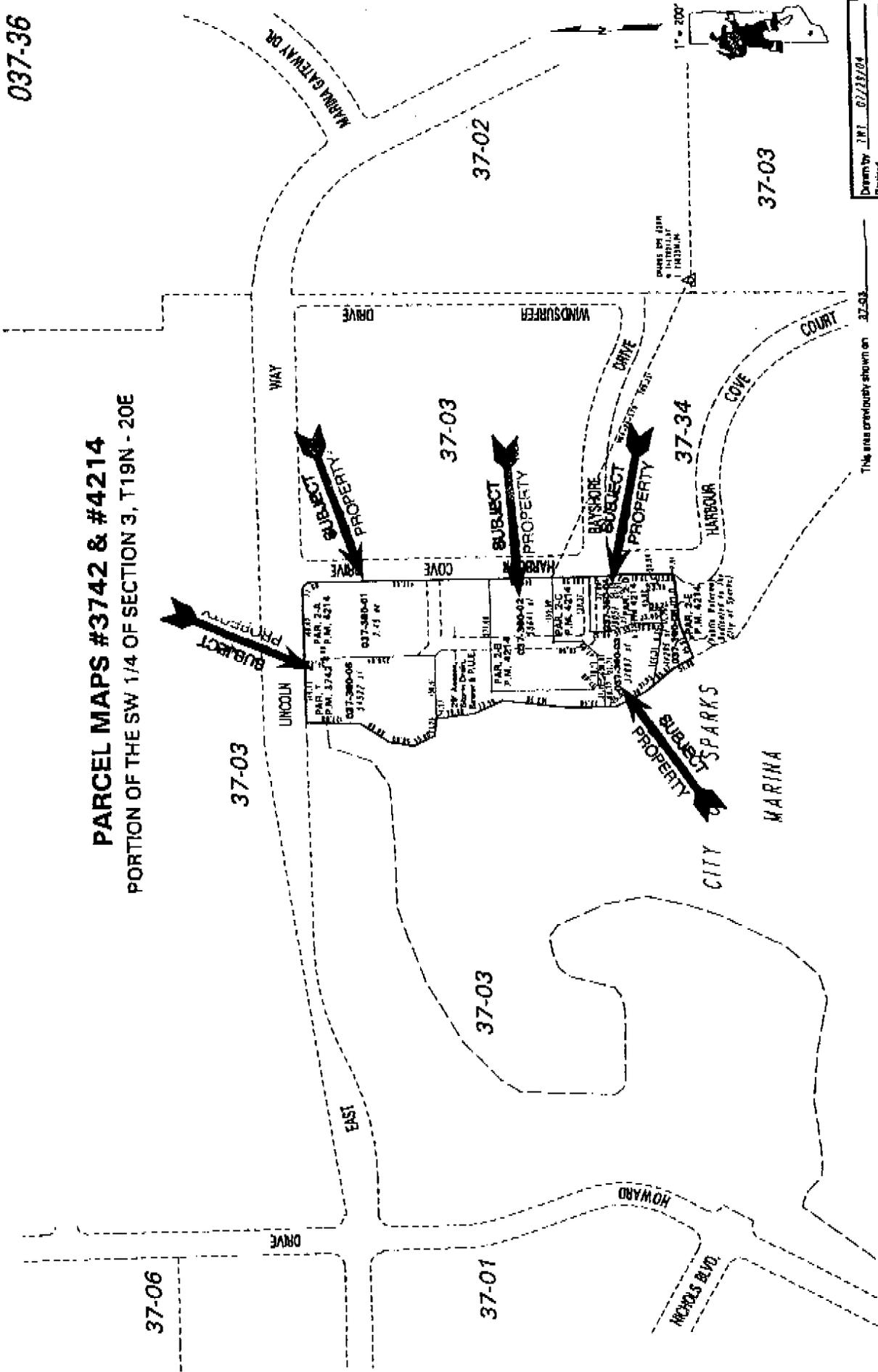
* * * * *

Ron Breazeale, Title Officer

CH

037-36

PARCEL MAPS #3742 & #4214
PORTION OF THE SW 1/4 OF SECTION 3, T19N - 20E



Drawn by	J.M.T.	07/23/04
Reviewed		

NOTE: Areas of parcels which are less than 2 acres are shown in square feet.

Office of Washoe County Assessor, Nevada - Robert W. McGowan

NOTE: This map is prepared for the use of the Washoe County Assessor for assessment and taxation purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or the accuracy of the data furnished hereon.

Final
Revised Planned Development Handbook For

Marina Village

Prepared for

Marina Village LLC
305 Harbour Cove Drive
Sparks, Nevada 89434

ODYSEEY ENGINEERING

LUMOS AND ASSOCIATES, INC

HANSEN LANDSAPE ARCHITECTS

LARRY HENRY ARCHITTIETURE

Adopted by the City of Sparks Council May 22, 2006

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TRAFFIC REPORT

UTILITY SERVICE DEMAND

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Figure 1.1 Overall Image

Project Description

Marina Village Planned Development is located on the northeast section of the Sparks Marina in Sparks, Nevada. The proposed project is designed to encompass a variety of uses including single family and multi family residential and various commercial and recreational components. Since the lake will be the main recreational amenity, a pedestrian & bike path will be designed to meander around the lake providing public access to the lake facility from various points throughout the project site.

This development is envisioned as providing an opportunity for both residents and visitors to spend the day fishing, swimming or just walking around the lake. Support services including offices, retail commercial uses, and leisure activities consistent with the project will also be developed as a part of the Marina Village Planned Development. Focused on this vision, the project will allow for quality residential, commercial and recreational uses directly adjacent to the water, while providing interest and diversity in both uses and design.

The purpose of the Marina Village Planned Development is to allow for the development of approximately 32.5 acres within the City of Sparks to be divided into parcels consisting of Single Family Residential, Multi Family Residential, and Commercial and to establish specific design criteria to effectively guide and monitor the development of these parcels. A tentative map for Marina Village will be used for development purposes of the single family residential and condominium developments. The Marina Village Planned Development is consistent with the Sparks Marina Area Plan adopted in 1997 as a part of the Sparks Master Plan. The project also lies within Redevelopment Area #2 adopted in 1999.

The original Marina Village Planned Development was approved by the City of Sparks in early 2000. Since the approval, several portions of the site have been improved and developed. Construction on a neighborhood of single-family homes on the southeastern portion of the site is almost completed, with many homes already occupied. An apartment complex on the northeastern portion of the site – the Marina Village Apartments – is completed and occupied. A commercial building facing the Sparks Marina Lake and Park – The Waterfront Building – is completed, and occupied by several retail businesses. Additionally, landscaping, parking, access, and other improvements, including a bike trail/pedestrian path along the lakefront, have been completed.

In this application, the developer is seeking to revise the Planned Development in order to change the use of a portion of the site from hotel/commercial to mixed use commercial/residential as follows:

- Replace a proposed hotel and pavilion with a mixed-use retail and condominium development with a parking garage, "The Villas at Sparks Marina."

- Replace a proposed “lighthouse” with Marina Square, an “iconic” building incorporating a clock tower, a restaurant on the ground floor and condominiums above;
- Change the use of the existing Waterfront Building from commercial to mixed use, with ground-level retail, office, and service retail and second and third floor town homes.

These mixed use developments will encompass approximately ten buildings ranging from approximately 9,000± sq. ft. to 70,000± sq.ft. In addition to the buildings, there will be vendor areas to provide seasonal support for park visitors in the Promenade area. The buildings will be designed and planned to complement the entire development by supplying a variety of mixed commercial uses. Among these uses will be approximately 12,300 square feet of restaurant use, 7,800 square feet of retail space to be located directly adjacent to the promenade, approximately 6,200 square feet of office or service retail space, and approximately 166 residential units (either rental or home ownership). Actual area for these uses will be determined through the development or project review process.

The commercial development of Marina Village with its interesting and unique mix of commercial uses will contribute to creating an attractive activity center, an activity center that will serve not only residents of the development, but also visitors to Sparks Marina Park, and others.

a. Site Definition and Project Location

The Marina Village Planned Development is designed to guide the development of 32.5 acres located in the eastern portion of the City of Sparks located in Washoe County, Nevada. The site is bounded on the west by existing multi-family apartments, hotel/casino, and commercial uses across Howard Avenue, existing single family residential uses and storage facilities to the north, a combination of recreational and commercial uses and vacant land to the east and the Sparks Marina lake and Interstate 80 to the south. The Marina Village Planned Development is located on the northwesterly side of Sparks Marina and generally drains in a southerly direction toward the marina. The site has been cleared and is covered with mostly silty sands. Located to the east of the site is the People's ditch. This ditch carries storm water flows from the site through the Sparks Marina and then under Interstate 80 and into the Truckee River.

The project site for which a change in use is requested consists of +/-6.52 acres located at the southwest corner of the intersection of Lincoln Way and Harbour Cove Drive in Sparks, Nevada. The site is bounded on the north by Lincoln Way, on the west by Sparks Marina Park and lake, on the south by single-family lots and on the east by Harbour Cove Drive.

b. Site History

In December 1997 the City of Sparks approved the Marina Area Plan to address the land surrounding the 80-acre "Helms Pit". It was the charge of the City of Sparks to convert the quarry site into a lake to be utilized as the center of a multi use area to serve as an economic resource for the City. The land around the lake is envisioned to provide a unique setting for new businesses, residential, tourist commercial uses and recreational purposes.

After the flood of January 1997, the quarry was filled with water, creating the lake and developing the potential for a recreational resource. This furthered the development of the Marina site and allowed initial use of the site for recreational purposes. Currently, the lake is directly surrounded by undeveloped land, which offers an opportunity for the City of Sparks to attract a diverse market including tourist commercial, recreational users, residential, and new businesses. Since the lake has excellent visibility from I-80 and access from two freeway interchanges, this area has the potential to be a major recreational attraction.

The original Marina Village Planned Development was approved by the City of Sparks in January 2000. Since that time, much of the site has been improved and developed. The purpose of the requested changes to the approved Planned Development handbook is to change the use of a portion of the site from Hotel Commercial to Mixed Use Commercial/Residential, and thus allow the development of the remainder of the site.

Goals and Policies

To achieve a quality development that will benefit the City of Sparks, the following goals and policies have been adopted for the Marina Village Planned Development. These goals and policies will be used to guide the development of Marina Village while fostering a consistent design throughout the project. The goals and policies have been designed to reflect creativity and detail consistent with the Marina Area Plan.

Goal 1: To enhance economic development in the marina district through the use of interesting building architecture and design.

The Marina Village Planned Development will be developed to encourage entertainment and tourist related uses in and around Marina Village. Through proper design, these uses will enhance the desirability of the Sparks Marina Park and lake and Marina Village while creating a "destination attraction".

Goal 2: To provide a variety of housing opportunities with diverse housing types and prices.

Marina Village will offer a variety of housing opportunities including single family residential and multi family residential. These homes will be developed close to new and existing employment centers and offers housing opportunities for all income levels.

Goal 3: Provide a distinct image for the City of Sparks and Marina Village by encouraging high quality development throughout the marina district.

Through design, the Marina Village Planned Development will assist in creating a positive regional identity for the City of Sparks. With the visual impact of the lake from the freeway, and the location of the lake in the eastern area of the City, this area will be seen as a "gateway to the City".

Goal 4: Provide a community that has its own identity that complements the adjacent uses.

Marina Village is envisioned as a family-oriented, multi-use community that supports the recreational theme of the project and embraces a sense of community to promote a pleasant and livable neighborhood, with support Commercial and Tourist uses. The design of Marina Village will be distinctly oriented to the lake and its recreational amenities and nautical theme identified in the Marina Area Plan.

Goal 5: Enhance opportunities for recreational use surrounding the lake.

Marina Village will enhance the recreational opportunities around the lake by providing additional amenities such as pedestrian and bike paths around the lake. Commercial uses such as boat docks and boardwalk amenities will enhance recreational activities.

General Land Use

The proposed land uses for the Marina Village project are uniquely designed to include an array of complementary mixed uses comprised of Single Family Residential, Multi Family Residential, and various Commercial uses. The location, arrangements, density and a mix of land uses truly shape the nature and character of a development and will be strategically designed into the master project plan. (See Figure 3.1 - Land Use Layout)

a. Master Plan

The Marina Village Planned Development will include approximately 59 single-family home sites that directly abut either the lake or waterway in the project. Homebuyers will have the opportunity to choose from a variety of traditional nautical inspired designs for their individual residences approximately 1,800 square feet. The homes that abut the lake directly will have a pedestrian/bike path that meanders around the lake with limited fencing, promoting a sense of openness for the residents located on that portion of the lake. The single family residents will adhere to a specific section of the Marina Village Planned Development Design Handbook for specifications of fencing and screening treatments, design standards, and landscaping requirements to ensure consistency with the Marina Area Plan.

Also included in the Marina Village Planned Development will be apartment buildings with approximately 240 units total located on the northeasterly portion of the site. Residents will have the opportunity to choose from a variety of floor plans. Each apartment unit will be provided with at least one covered parking space, with additional open, covered, and garage parking throughout the complex. This type of residential housing will be strategically located to enjoy the lake facilities as well as have convenient pedestrian access to the proposed commercial areas.

The Mixed Use Developments located on the north east side of the lake will encompass three sub-areas with buildings ranging from approximately 9,000± sq. ft. to 70,000± sq.ft. In addition to the buildings there will be vendor areas to provide seasonal support for park visitors in the Promenade or boardwalk area. These buildings will be designed and planned to complement the entire development by supplying a variety of mixed commercial uses. Among these uses will be approximately 12,300 square feet of restaurant use, 7,800 square feet of retail space to be located directly adjacent to the promenade, approximately 6,200 square feet of office or service retail space, and approximately 166 residential units (either rental or home ownership). Actual area for these uses will be determined through the development or project review process. The commercial development of Marina Village with its interesting and unique mix of commercial uses will contribute to creating an attractive activity center.

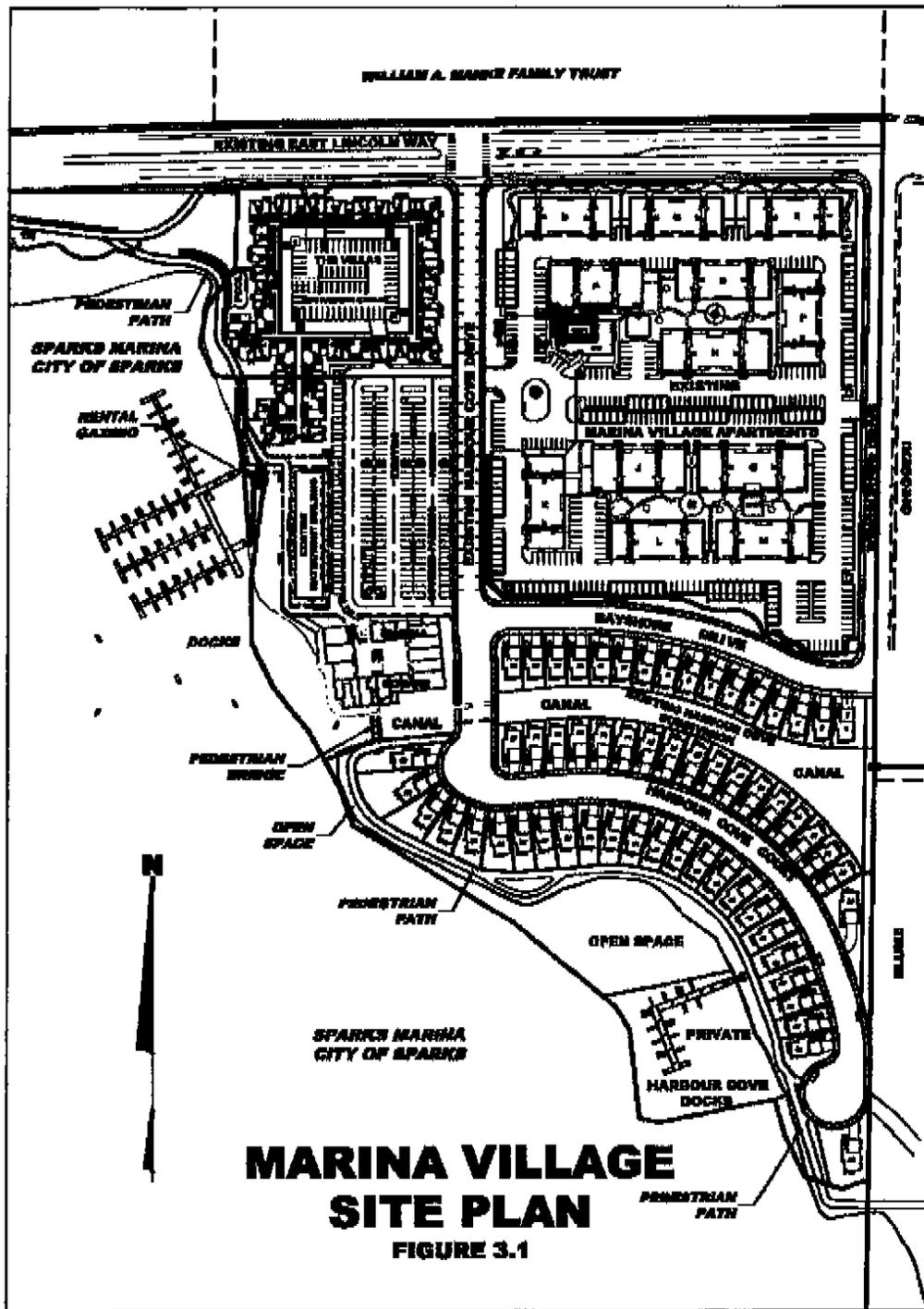


Figure 3.2 shows the approximate breakdown of the property among the various uses.

**Figure 3.2
LAND USE TABLE**

LAND USE	ACRES	PERCENTAGE OF DEVELOPMENT	APPROX NUMBER OF DWELLING UNITS
Single Family Residential	6.60 ac	20.3%	59
Multi Family Residential	9.31 ac	28.6%	240
Mixed Use	7.45 ac	22.9%	166
Open Space	2.82 ac	8.7%	
Right-of-Way	6.32 ac	19.5%	
Total	32.5 ac	100%	465

Marina Village Planned Development is envisioned as creating a community with its own identity. These uses will complement each other by having a visual characteristic intermixed with compatible land uses. Following are some of the benefits of the Planned Development:

- A well planned mix of land uses, which ensure land use compatibility within the project area.
- An opportunity for the City of Sparks to further enhance the Sparks Marina Park and create a gateway to the City.
- A chance for economic development and growth in the City of Sparks with the addition of quality homes and commercial buildings.

As a part of Marina Village Planned Development, the lake will supply an opportunity for economic growth and recreational activity in the area. The development of the marina and lake will bring with it many benefits of its own. Following are some of the benefits the lake will provide to residents and visitors, as well as the City:

- View corridors from developed areas.
- A recreation amenity that will be enjoyed by people of all ages.
- A business enterprise for economic and employment opportunities.

- A large maintained open space for appropriate outdoor events.
- Increased property values to the existing residential and commercial uses directly adjacent to the lake,
- Destination for visitors to the Sparks-Reno area.

b. Physical Concept

The project property consists of approximately 32.5 acres of currently undeveloped land located on the north portion of the Sparks Marina Park. The marina borders the southerly and westerly boundary of the site, with vacant property located on the remaining sides. The project site gently slopes to the south allowing treated drainage toward the existing marina and lake area.

Soils for the Marina Village project primarily consist of silty sand with gravel, indicative of the surrounding area. While some materials on the site are remnants of previous mining and quarry operations, conditions are generally conducive to development.

Marina Village will be developed in phases over a period of years. The anticipated project components include:

- 59 Single Family Residence on 6.6 acres on the southeast portion of the site.
- 240 Multi-Family Apartments on 9.31 acres on the northeast portion of the site.
- 32,000 sq. ft. of Commercial, Retail, and Restaurant on 7.4 acres located on the northwest portion of the project site.
- Approximately 166 residential units located above or adjacent to the commercial uses listed above. Building forms will be stacked flats and townhouses.

c. Phasing

The intent of the phasing strategy for Marina Village is to provide a balanced and effective approach to the build out of the project related to infrastructure. The phasing plan is a statement of the master developer's intentions related to the pattern and timing of construction. The phasing plan described presents a likely and logical sequence for development of Marina Village. Factors that will affect phasing plans include changes in interest rates, market demands for the various types of housing, and the availability of infrastructure.

Following is a preliminary phasing schedule that shows when and where the various uses are projected for development. Actual starting and completion dates for the phases will be a function of market conditions and a Development and Disposition Agreement between the development of the project, the City of Sparks and the Sparks

Redevelopment Agency. The anticipated phasing of the individual components of Marina Village will occur in 3 stages.

Phase 1

The first phase will involve the development of the first 100 to 140 units of apartments, 30 boat docks, and 15-30 single-family homes. This phase is scheduled to commence upon completion of, or the first lift of asphalt on the following improvements. This road shall be constructed prior to combustibles allowed on site.

- The extension of the south half of Lincoln Way to the easterly boundary of the Property
- The full width of Lighthouse Drive from Lincoln to its terminus in the Single Family Residential District.
- The half street on the east property line of the Property next to the Apartments.
- The canal to the easterly boundary of the property.
- The bridge over the lake, and the waterfront sidewalks.
- Sufficient water, drainage and sewer infrastructure to meet the needs of the phase.

The proposed secondary emergency access would be the existing access to the east from Sparks Marina to Sparks Boulevard. This phase is scheduled for completion 12 months from commencement.

Phase 2

The second phase is anticipated to include the development of the first phase of Commercial Improvements consisting of one or more buildings, the balance of the Apartments, and the balance of the Single Family Homes not held for custom lot development.

This phase is scheduled to commence upon completion of, or the first lift of asphalt on the following improvements

- The north side of the Lincoln Way extension.
- The full width of street between the apartments and single-family homes.
- Sufficient water, drainage and sewer infrastructure to meet the needs of the full build out of the Marina Village Improvements.
- The full width of Lincoln Way from Howard to Marina Gateway, and the full width of Marina Gateway to Prater Way

Subsequent Phases

Subsequent phases consist of portions of the Mixed Use developments. The size of each phase will be based on market absorption. It is anticipated that three to four phases will be required. Existing amenities are present to serve the Mixed Use developments such as the bike facility and pedestrian paths. In these subsequent phases, additional amenities will be included. Active amenities are limited to a swimming pool and common area for the residential condominium phase (Marina Villas) and these amenities will be started after 40 residential condominiums have been constructed. The amenities will be completed within one year of the commencement of construction. For all other phases, amenities will include park benches, lighting and access to pedestrian paths, and they will be constructed simultaneously with the buildings. It is anticipated the entire mixed use development will be completed within three years of commencing construction.

Developmental Site Architectural Handbook

Introduction

The Marina Village Project shall be developed in a manner consistent with the City of Sparks Marina Area Plan. The area plan, completed in December 1997, designated this area as Tourist Commercial and Multi Family Residential. Since that time, the need for mixed-use development has continued to guide the proposed project to be developed as a Planned Development allowing for a wide range of land use alternatives. The purpose of this designation is to encourage flexibility and creativity of design and greater diversity of building types, open space arrangements and other aspects of land planning, while preserving the intent of the Area Plan.

According to the Marina Area Plan, a Planned Development may include any uses permitted in any zone classification, provided that any combination of uses is planned in a manner compatible to each and to the surrounding environment. The Marina Village Project will involve the development of a variety of uses including single family residential, multi family residential, and various commercial uses.

To guide and foster development consistent with the area plan and its vision, a Design Review Committee (DRC) shall be established through the property owners and the developer to review plans for the subsequent development of all lots and parcels in Marina Village. The design review committee shall review site plans, building plans, elevations, materials, colors, fencing, signage, lighting, landscaping and parking arrangements for consistency with the design handbook prior to permit submittal to the City of Sparks for consistency with the Sparks Master Plan and zoning code. Plans submitted to the City shall have stamped approval by the Design Review Committee. After the initial build out of the property, the design review committee shall be composed of property owners, retail business owners, Marina Village project manager and City representatives (Council members, Planning Commissioner, City staff, and/or appointed citizen) to monitor development throughout the project site.

The city council and/or Sparks Redevelopment Agency may establish a design review committee (DRC) for redevelopment project area #2 or for the Sparks Marina Park area. If established, this DRC shall be responsible for design review.

Design Standards

Design standards are ways to incorporate "details" that help in determining the appearance and future economic vitality of a development. The design standards presented here shall be used to guide development in residential and commercial areas by enhancing the appearance of the area while promoting consistent design elements throughout the project.

These design standards will be used to guide decisions regarding development of property and improvements. They are standards to show property owners what this project is envisioned to achieve. These standards will be made easily available to both residents and business owners, as well as the Design Review Committee.

The design standards for Marina Village include direction for such items as circulation and access, architectural standards, landscaping, signage, lighting, fencing, lake front improvements, street furniture, and open space. These items clarify key design parameters that will make Marina Village a cohesive, noteworthy, and distinctive development.

The Marina Village Project shall develop Declaration of Protective Covenants, Conditions and Restrictions (CC&R's) to serve Marina Village. The provisions and standards of the planned development handbook and the Sparks Municipal Code shall have precedence over any conflict with the CC&R's. The DRC shall have sole responsibility and authority in determining compliance with the CC&R's. Upon approval by the DRC, the Sparks Redevelopment Agency shall have final design approval of buildings and structures, with the exception of the single-family residents, by Sparks City Code. All buildings and structures, except for single-family residences, shall be subject to the site plan review process. The final design of buildings and structures subject to site plan review shall be reviewed for design adequacy by the Planning Commission as a business item and forwarded with the recommendations of the Planning Commission to the Sparks Redevelopment Agency for final design approval. All improvements related to public areas shall be forwarded by the DRC to the Parks and Recreation Commission for its review and recommendations to the SRA. The design of single-family residences shall conform with the design standards in the handbook as approved by the DRC.

Implementation policies and design standards of the Marina Area Plan shall be incorporated into all development projects. The detailed standards of this PD handbook shall be used to evaluate projects submitted under the handbook. Any development standard not addressed in the PD handbook shall be subject to the Sparks Municipal Code.

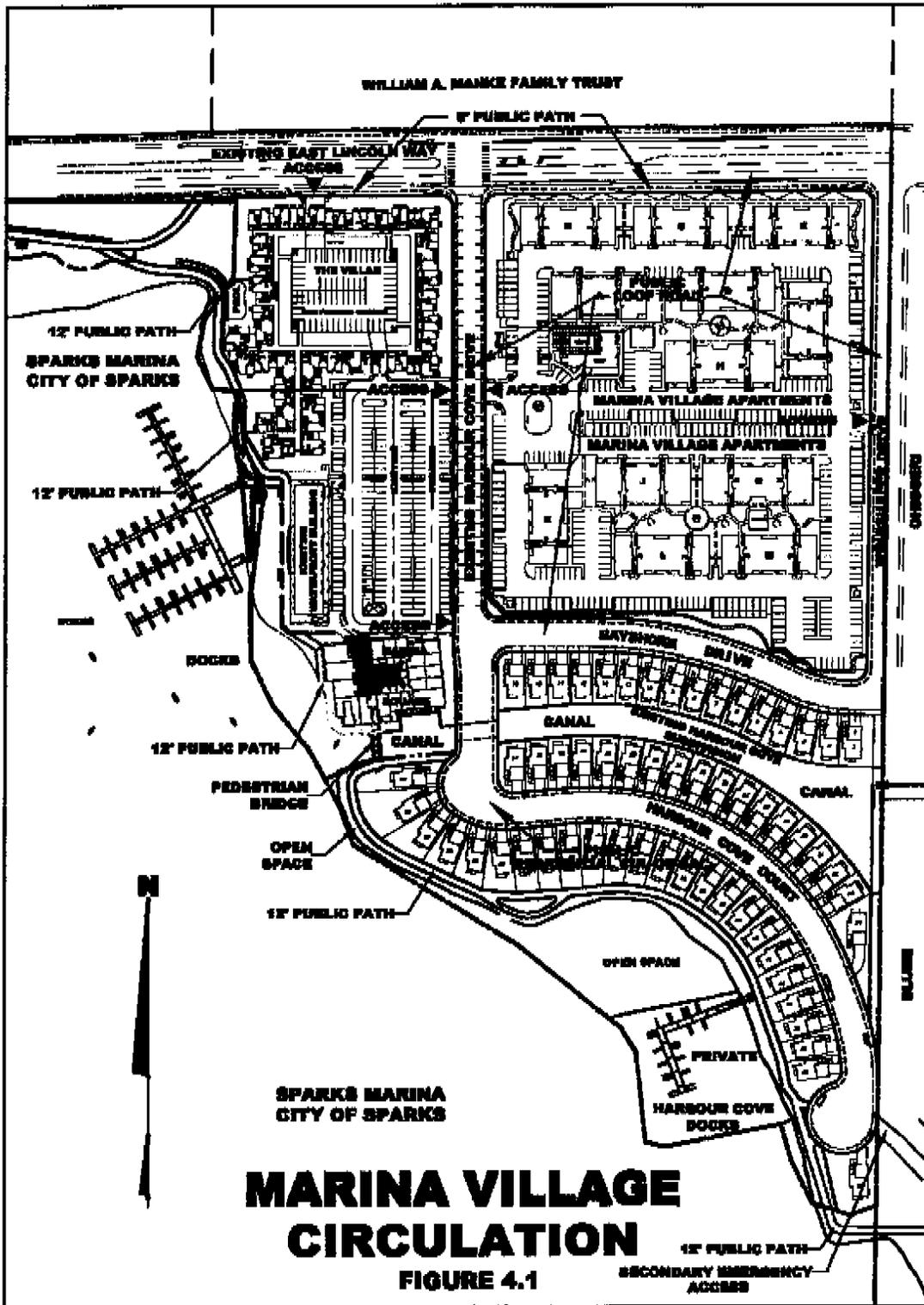
General

The following standards for the Marina Village include standards to foster and guide development of the project on such items as parking and access, architectural elements, landscaping, signage, and lighting, fencing improvements and open space. For convenience and referral, the design standards will be briefly introduced in this general section and subsequently separately into Single Family Residential, Multi-Family Apartment and Mixed Use Commercial.

a. Circulation and Access

Primary access through Marina Village will be from Lincoln Avenue. A public loop road will be created through the village allowing access to the commercial uses, as well as the single-family homes within Marina Village. See Figure 4.1

1. The parking and circulation plan of the project shall be designed so that loading activity does not interfere with other site circulation patterns. The parking and circulation plan shall reduce potential conflicts with vehicles accessing the site, and shall include limited loading activities from public view.
2. A pedestrian and biking trail shall be provided around the marina facility.



Circulation And Access
Figure 4.1

b. Architectural Standards

Marina Village is intended to be developed with a variety of architectural styles and types. The Marina Area Plan emphasizes the "marina or nautical theme" throughout the development. Architectural styles and quality will complement a distinct relationship between buildings and site design features.

1. The use of materials, colors and style shall be coordinated to achieve continuity and quality in design.

c. Landscaping

The landscaping throughout Marina Village shall integrate resource-efficient design measures and environmentally compatible plants to ensure drought-resistant and water-conserving vegetation as an integral part of the design. All landscaping within Marina Village shall be in accordance with the Marina Area Plan and Sparks Landscaping Ordinance. The DRC prior to entitlement and/or Building Permit Submittal shall review all of the landscaping projects. See Figure 4.2.

1. Plant species and sizes shall comply with Sparks Municipal Code standards based on location, purpose, and function. When used as screening devices, plants shall be chosen based on form and branch density.
2. Trees shall be strategically placed throughout the project to provide shade to bikeways and sidewalks. Deciduous trees and evergreen, conifer species for landscaping shall be used to add interest and diversity to the plant palette.
3. Trees shall be selected from a plant list as established in the Marina Area Plan and in accordance with the Landscaping standards in the Sparks Municipal Code. (See Figure 4.3)
4. Shrubs shall be used as visual barriers to man-made elements including fences and walls. Shrubs shall be selected according to size, color, and texture and in accordance with the Marina Area Plan and Sparks Municipal Code requirements.
5. Areas intended for active pedestrian use shall have lawn-type groundcover to the approval of the Parks and Recreation Director and Community Development Director. Areas surrounding park benches and trash receptacles shall utilize a groundcover of mulch, bark, or cobblestone.
6. Drip irrigation shall be used throughout the landscaped areas of Marina Village.
7. Any portion of the project site held in reserve for future development shall be seeded and maintained by the developer with a drought resistant groundcover and temporary irrigation to minimize weed growth and erosion to the approval of the Public

Works Director and Community Development Director.

8. Soil testing shall be conducted to determine site-specific fertilizing recommendations.
9. Efficient irrigation will be utilized in conjunction with plantings grouped according to water use.
10. The use of berms as landscape features is encouraged where complete recontouring will occur. Architectural or structured berms (i.e. retaining walls, earth buildings, sculptural landforms, etc.) shall be designed as an integral part of the architectural and landscape theme of a project.
11. All projects shall be maintained in a neat and attractive condition. Minimum requirements include replacing dead or dying plant materials, watering, and general clean-up.
12. Landscaping located within street right-of-ways shall count towards the required landscape area.
13. Plant Material Standards
 - i. All landscaping shall be selected from the approved plant list for Marina Village (Figure 4.3). Plants not selected from the approved plant list may be used upon approval of the DRC.
 - ii. Minimum Plant Size (At time of planting):

Deciduous Trees	50% @ 2" Caliper
	50% @ 1" Caliper
Evergreen Trees	Minimum 6' Height
Shrubs	50% 5 Gallon
	50% 1 Gallon
 - iii. Density of planted areas shall be such that 90% coverage is achieved within (3) years.
 - iv. All other landscape requirements shall be in accordance with Title 20 of the Sparks Municipal Code.
 - v. The DRC and/or City and/or Redevelopment Agency may require landscaping exceeding these minimum standards.
14. Streetscaping standards establish continuity within landscaped areas and corridors for the entire project through the use of unified landscaping, signs, lighting, walls, and fencing. Streetscaping shall include buffers between roadway travel lanes, parking lots and interior parcel land uses. Streetscaping shall provide shade for pedestrians and seating areas along the promenade or boardwalk. Also, an identity and rhythm for major and minor project entries will be created.

15. Parking Lot Landscaping

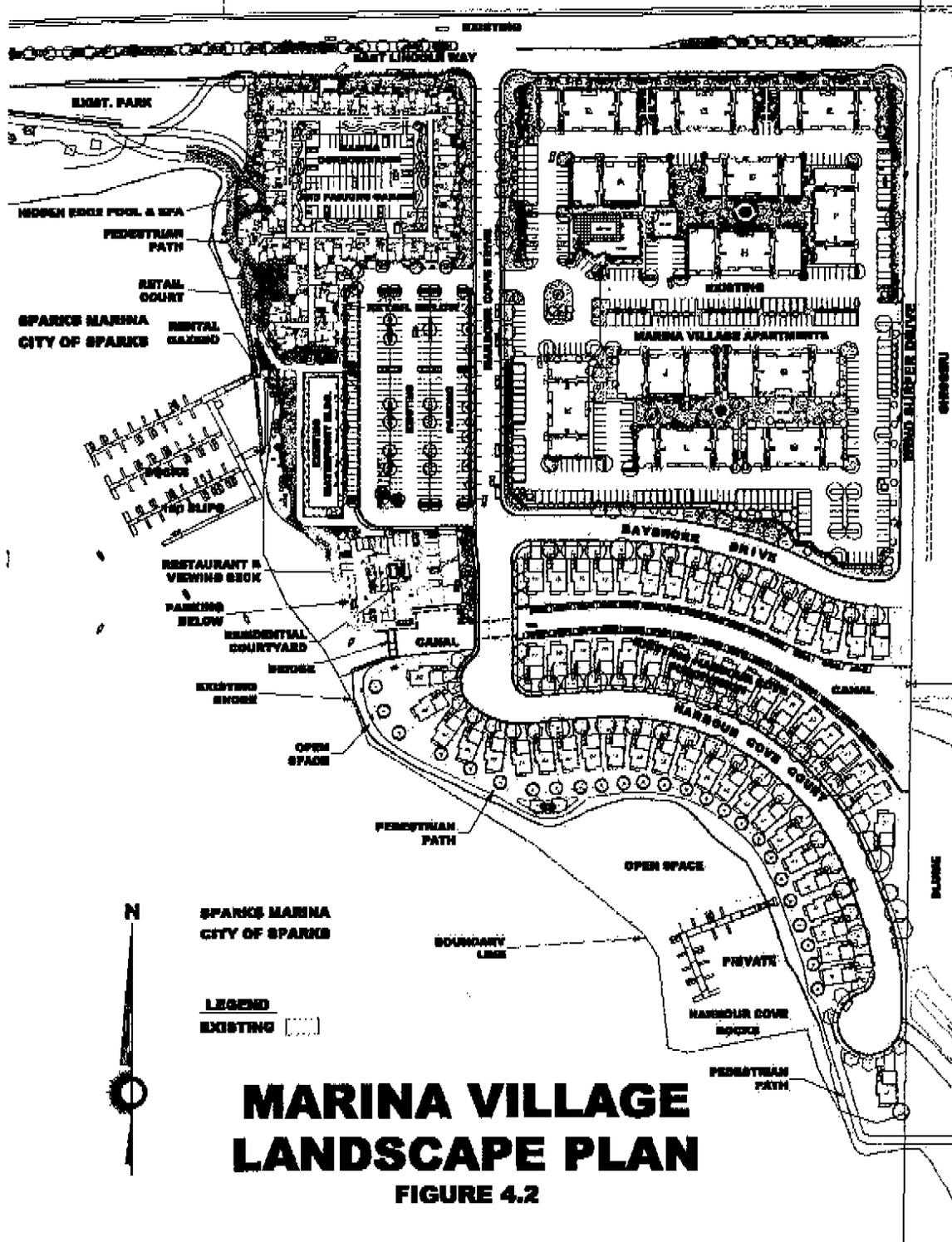
Minimum standards of Title 20 of the Sparks Municipal Code shall be met with the objective of providing a shade canopy for open parking areas. This objective will be met by, at a minimum, providing shade trees at the ratio identified in the City of Sparks standards for parking areas, i.e., one shade tree for each seven parking spaces for parking lots less than 100 spaces and one shade tree for each 10 spaces for any parking area over 100 spaces.

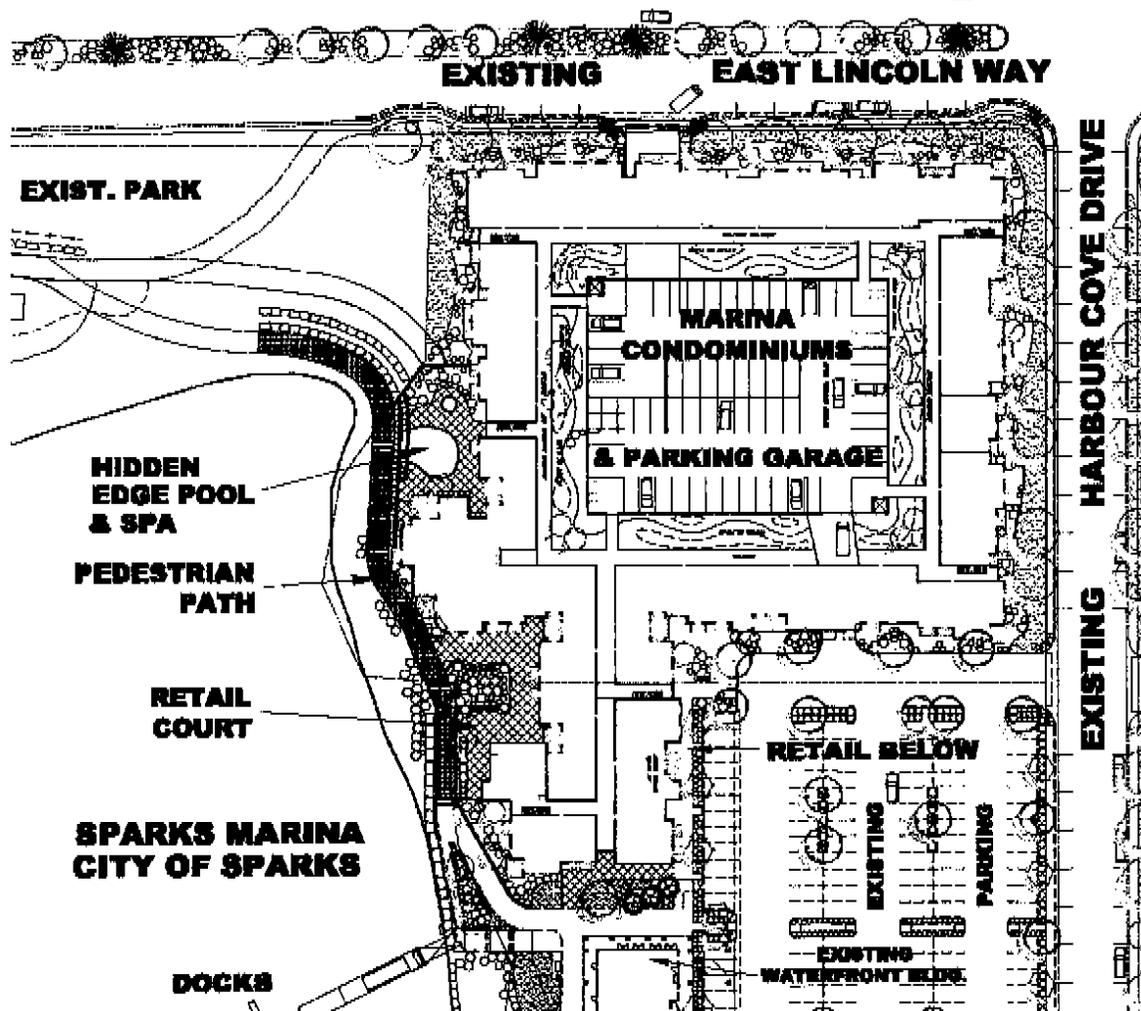
16. Maintenance

All landscaping within a parcel/development type boundary shall be maintained by the respective property owner(s). Landscaping within street right-of-ways shall be maintained by the adjacent property owner, notwithstanding the provisions of the landscaping and lighting districts.

A Special Assessment District (SAD) shall be established for maintenance of the shoreline area between the single-family homes and Sparks Marina.

A landscaping and lighting district as authorized by the Nevada Revised Statutes shall be required for maintenance of public landscaping and lighting in the Marina Village Planned Development. Pursuant to NRS, the developer may alternatively propose and the City may consider that a homeowners association or property owner(s) assume the functions otherwise assigned to the maintenance district.





LEGEND

-  **Deciduous Shade Tree***
50% @ 3" caliper, 50% @ 2" caliper
-  **Evergreen Tree***
6 ft. height
-  **Shrubs***
60% @ 5 gal. & 40% @ 1 gal.
-  **Lawn** - not to exceed 50% of required landscape
-  **Courtyard & patio paving**



* Plant selection per list of Suggested Plant Materials

**Marina Villas
Preliminary Landscape Plan**
Page 4.2b

**MARINA VILLAS PRELIMINARY LANDSCAPE PLAN
Planting Detail
FIGURE 4.2(b)**

MARINA VILLAGE

Suggested Plant Materials - Other species may be used upon approval by a Nevada Registered Landscape Architect with local experience and the City of Sparks.

Deciduous Shade Trees

- | | |
|---|------------------------|
| <i>Catalpa bignonioides "nana"</i> | Umbrella Catalpa |
| <i>Celtis reticulata</i> | Netleaf Hackberry |
| <i>Crataegus spp.</i> | Hawthorn |
| <i>Fraxinus oxycarpa "raywood"</i> | Raywood Ash |
| <i>Koeleria paniculata</i> | Goldenrain Tree |
| <i>Malus spp.</i> | Crabapple |
| <i>Prunus cerasifera "k.v. or "newport"</i> | Newport Flowering Plum |
| <i>Gleditsia triacanthos "ternis"</i> | Honeylocust |
| <i>Platanus acerifolia</i> | London Planetree |
| <i>Quercus rubra</i> | Red Oak |
| <i>Pyrus Spp.</i> | Flowering Pear |

Evergreen Trees

- | | |
|----------------------------------|------------------|
| <i>Cedrus atlantica 'glauca'</i> | Blue Atlas Cedar |
| <i>Cypressus glabra</i> | Arizona Cypress |
| <i>Pinus jefferyi</i> | Jeffery Pine |
| <i>Pinus nigra</i> | Austrian Pine |
| <i>Pinus ponderosa</i> | Ponderosa Pine |
| <i>Pinus sylvestris</i> | Scotch Pine |
| <i>Picea sp.</i> | Spruce |

Shrubs

- | | |
|-------------------------------------|----------------------------|
| <i>Artemisia tridentata</i> | Big Sage |
| <i>Artemisia bigelori</i> | Bigelow Sage |
| <i>Artemisia frigida</i> | Fringed Sage |
| <i>Berberis thunbergii</i> | Japanese Barberry |
| <i>Berberis mentorensis</i> | Mentor Barberry |
| <i>Buddleia davidii</i> | Butterfly Bush, Orange-eye |
| <i>Chaenomeles speciosa</i> | Flowering Quince |
| <i>Cotoneaster spp.</i> | Cotoneaster |
| <i>Cotinus coggygria</i> | Smoke Tree |
| <i>Cornus stolonifera</i> | Red-twig Dogwood |
| <i>Crateagus monogyna</i> | Singleseed Hawthorn |
| <i>Cytisus spp.</i> | Broom |
| <i>Euonymus ulatus</i> | Burning Bush |
| <i>Forsythia ovata</i> | Korean Forsythia |
| <i>Genista lydia</i> | Dwarf Broom |
| <i>Hamamelis x intermedia</i> | Witch Hazel |
| <i>Hibiscus syriacus</i> | Rose of Sharon |
| <i>Juniperus spp.</i> | Juniper |
| <i>Lonicera japonica "halliana"</i> | Hall's Honeysuckle |
| <i>Mahonia aquifolium</i> | Oregon Grape |
| <i>Photinia serrulata</i> | Chinese Photinia |
| <i>Pinus mugo</i> | Mugo Pine |
| <i>Potentilla verna "nana"</i> | Dwarf Potentilla |
| <i>Prunus cistena</i> | Dwarf Red-leaf Plum |
| <i>Pyracantha coccinea</i> | Firethorn |
| <i>Rhus spp.</i> | Sumac |
| <i>Rosa spp.</i> | Rose |

Landscaping Plant List

Figure 4.3

d. Signage

The signage and graphics within Marina Village shall be consistent with the theme of the project (See Figures 4.4a - 4.4b). A sign master plan shall require design concepts that provide identification for the residential villages and non-residential uses (See Figure 4.5). Directional signage shall also be provided for street identification, along public pathways, near canals and waterways, and for public information purposes near beach access locations. In all cases, any signs utilized throughout Marina Village will reflect a consistent design to reduce visual clutter.

Signage throughout Marina Village shall be consistent and compatible with the Marina Area Plan and overall theme of the project and shall require DRC approval. Sizes, styles and configurations will vary depending on the specific purpose and building materials.

1. The Marina Village logo, consisting of two blue sails on a white background, shall be used as appropriate throughout the project. The logo shall be included as a part of entry signage, excluding directional signage, to identify the area as suggested in the Marina Area Plan. The wording on the logo, therefore, will change as needed to identify a particular area of the project. This logo is depicted on the bottom of the following page, in Figure 4.4a.
2. Signs shall be constructed of materials consistent with the Marina Village theme. Neighborhood and project entries shall be distinctive in their landscape design.
3. All signage shall be in accordance with the Marina Area Plan, City of Sparks ordinances in effect at the time of use and subject to approval by the DRC and Community Development Director.
4. All signage shall be placed outside of sight visibility triangles where streets intersect with other streets and private driveways to the approval of the City Engineer.
5. Any additional signage shall be reviewed and approved through the sign permit process.
6. Individual, channelized letters, wood, tile, or metal signs with artistic components reflecting a nautical theme with indirect, open channel letter with exposed neon or halo lighting are allowed.
7. No "cabinet" signs with internal illumination, roof signs, or freestanding signs shall be allowed.
8. Directional signs shall not exceed 11 feet in height or 4 feet in width. One single face and one double face non-illuminated traffic directional sign shall be placed on Lincoln Drive (See Detail Figure 4.4a)
9. Five double-face, non-illuminated directional signs may be placed throughout the Marina Village project area. These signs shall not exceed 9' feet in height or 4' feet in

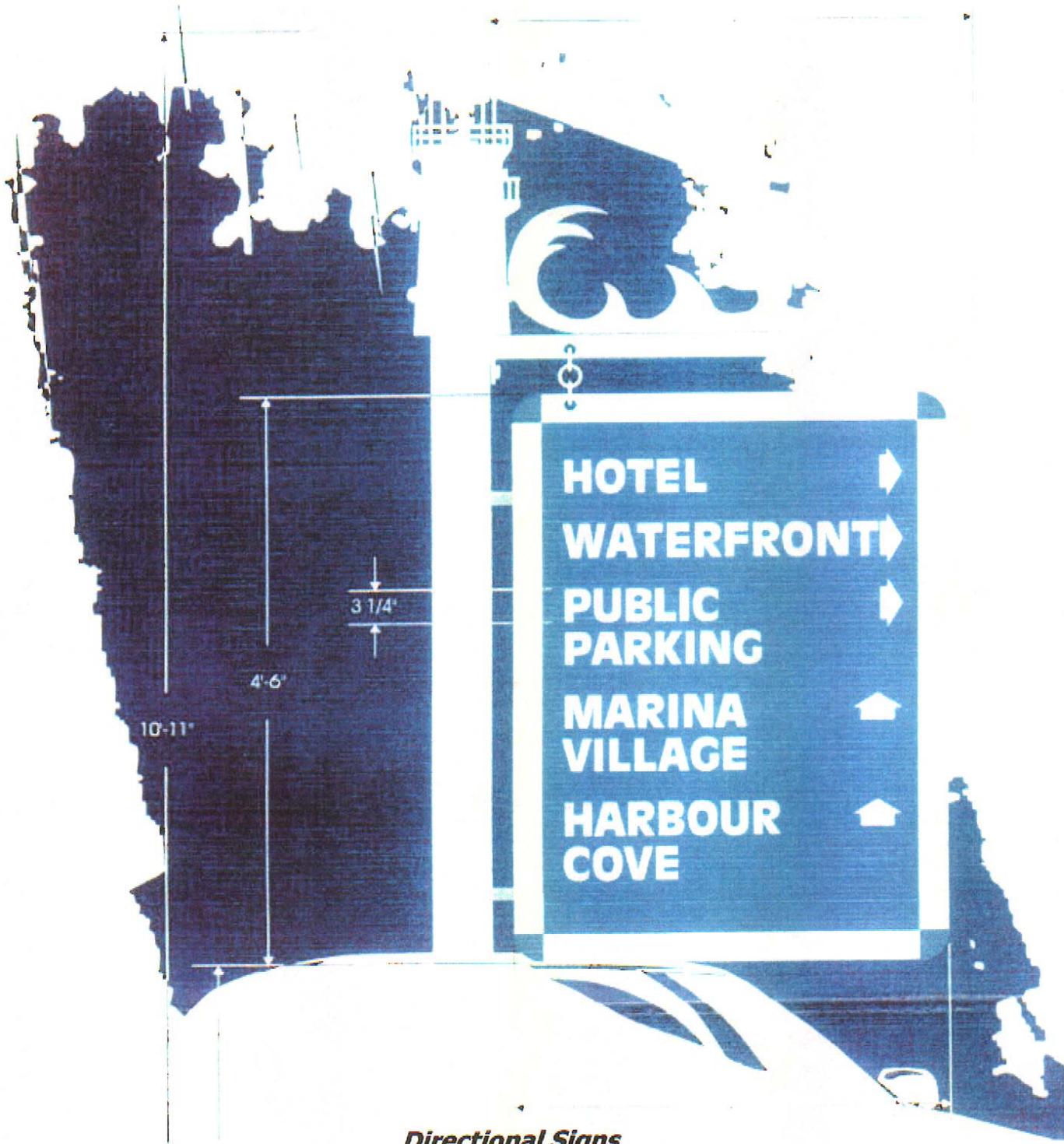
width including the base and graphic on top of sign (See Detail Figure 4.4b).

10. Directional signs shall be constructed of square tube bases, arms, and supports painted grey or an appropriate color approved by the DRC. A lighthouse figure on top of the sign and the sign sleeve shall be cut out sheet metal painted grey. The directional sign shall be a 1" square tube frame with sheet metal faces painted a shade of blue with white reflective vinyl surface lettering.

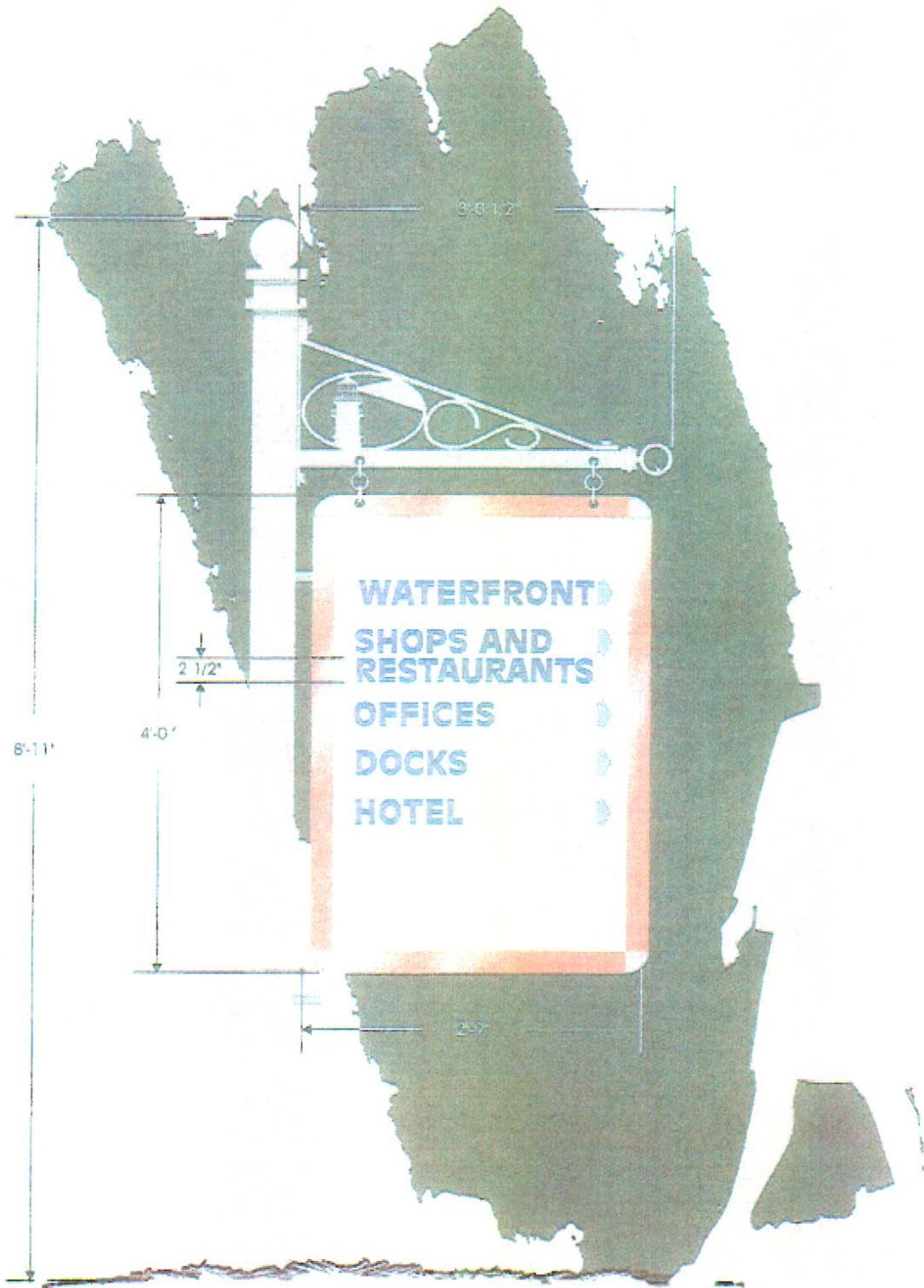


Figure 4.4a

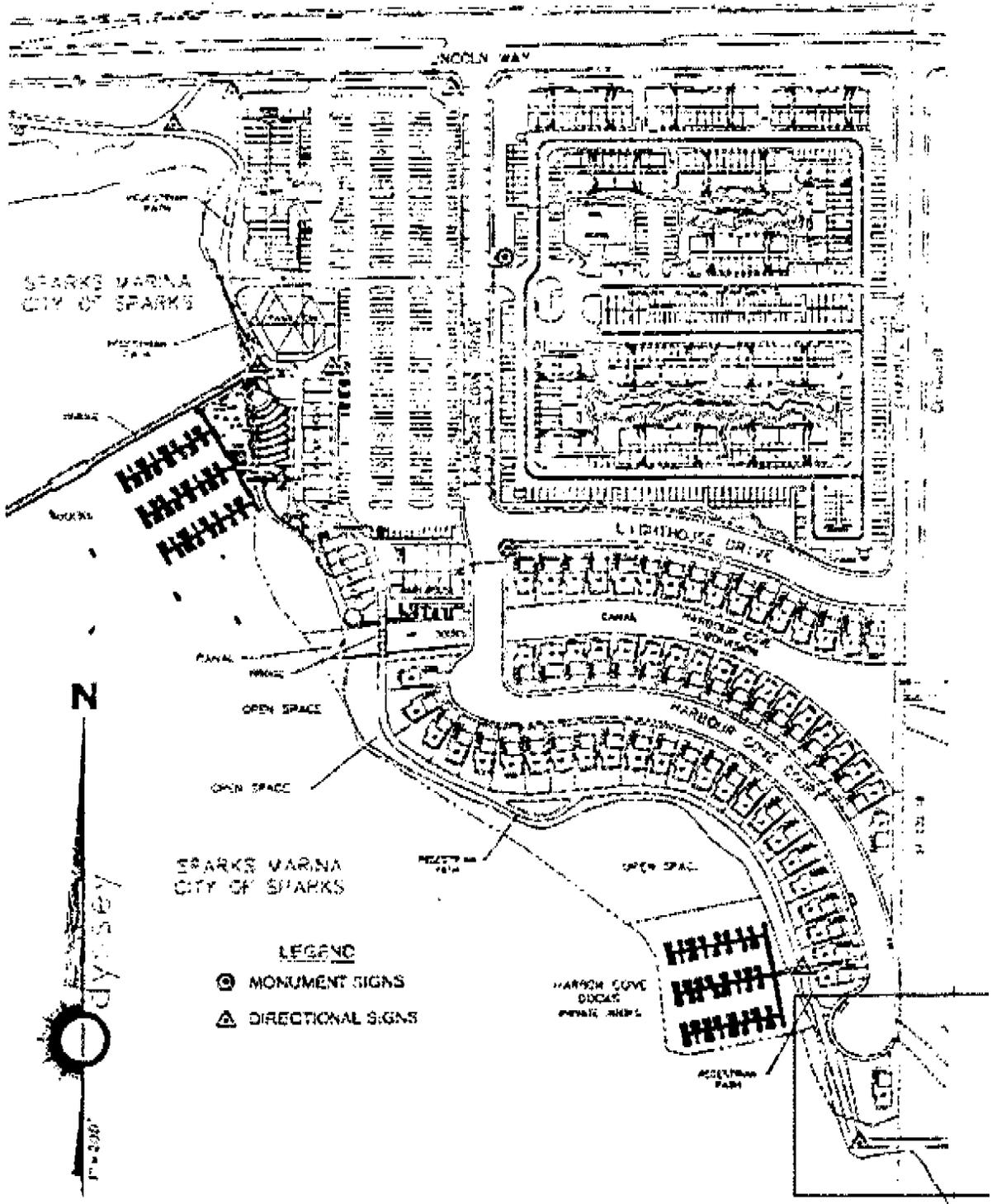
Marina Village Logo



***Directional Signs
Figure 4.4b***



Directional Signs
Figure 4.4c



Signage Plan
Figure 4.5

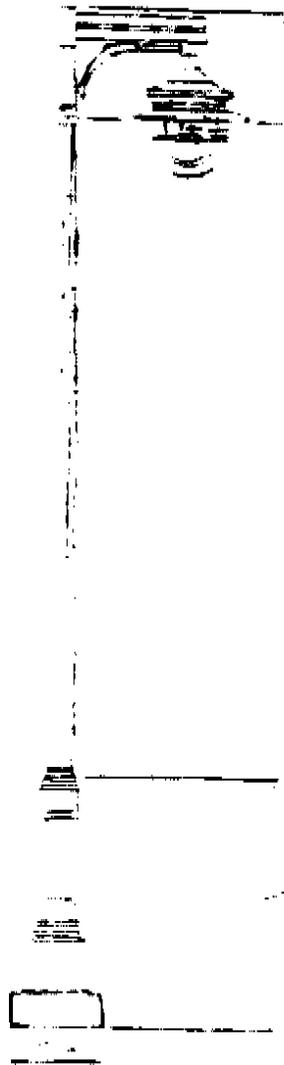
e. Lighting

Lighting shall be functional and efficient, while keeping with the design theme of Marina Village (See Figure 4.6). Lighting shall vary from larger scale illumination on major roadways to lower level lighting treatments of public walkways, building entries or residential streets. An assessment district shall be created if the City chooses to require one for this area. All lighting shall be in accordance with the Marina Area Plan, City of Sparks Municipal Code and upon approval by the DRC.

1. Light fixtures shall be of a scale consistent with the use.
2. Light fixture style, type and color shall be consistent and compatible throughout the project. The style of light standards along public streets shall be consistent with the nautical theme of the Marina district and the City of Sparks standards used for lighting along the public areas.
3. Streetlights shall be strategically placed along roadways, interior walkways, and parking areas to avoid directly shining onto residential uses.
4. Light posts and signage shall be coordinated to minimize the number of poles within the development.
5. Color and illumination levels shall vary to emphasize entrances and special features. Light fixtures will be placed in residential areas and shall be of a decorative style consistent with the marina theme.
6. Low-level lighting shall be utilized along the promenade and for intimate lighting along narrow walkways, or in seating, eating or planting areas.
7. Landscape lighting or building architectural lighting shall subtly highlight unique architectural features, trees and focal landscape areas.
8. Lighting shall not directly shine off-site.
9. Lighting Details: Lamp 150W Sodium Vapor 16,000 Lumens
Luminaire Decorative Style with Arm 150W HPS 120V Cast Aluminum
Base Tapered Aluminum Shaft

STANDARD LIGHT

Cast Aluminum Base with 18" Pipe Extended
Tapered Aluminum Shaft - 18" BC Base



TYPICAL VERTICAL LIGHTING

Typical Lighting Detail
Figure 4.6

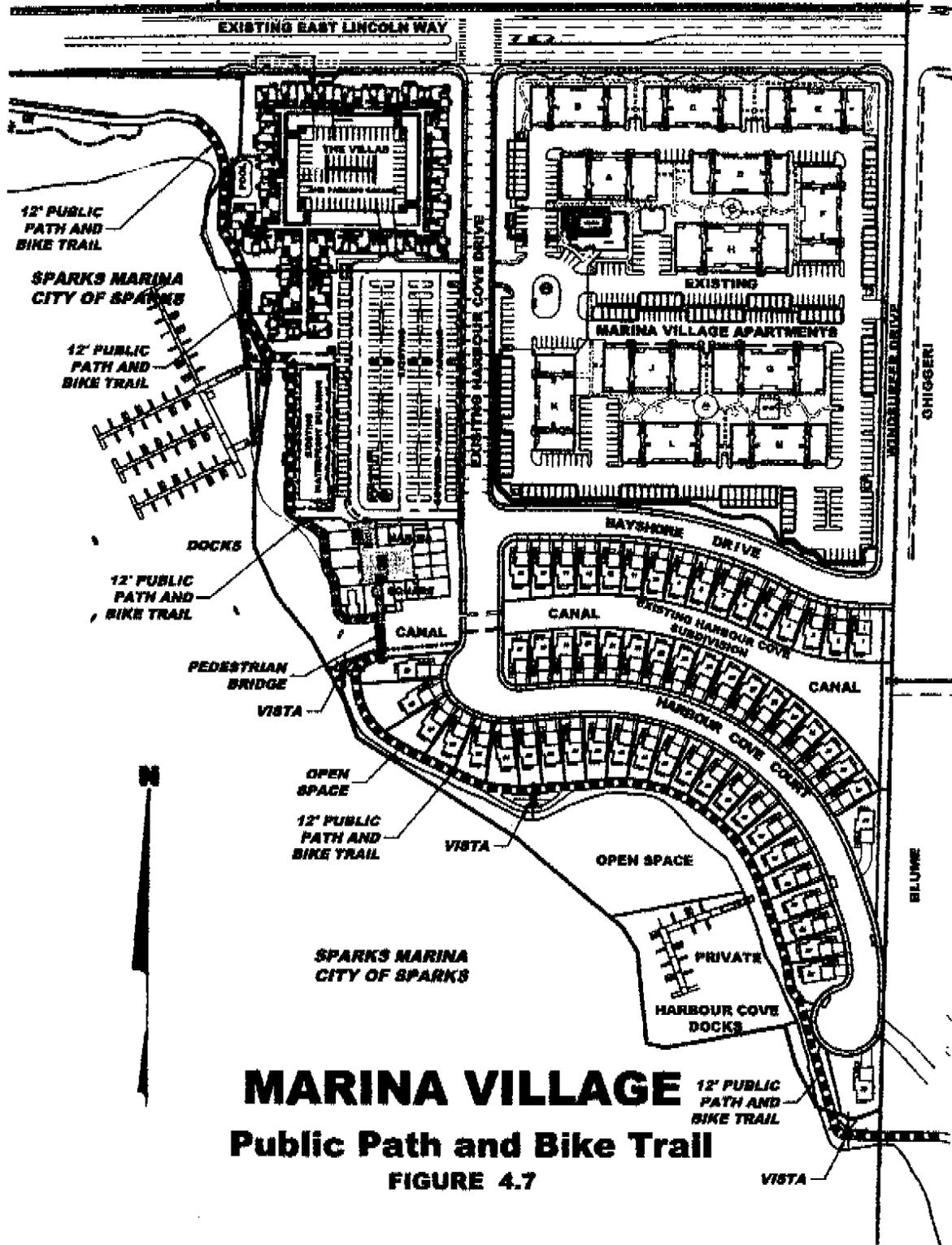
f. Fencing

Fencing within Marina Village shall substantially screen facilities and provide sound barriers, privacy, and security. Fencing shall be utilized to buffer land-use boundaries and environmentally sensitive areas. In general, the fencing throughout Marina Village shall be kept to a minimum to avoid blocking views, interrupting the open nature of development or fragmenting the land uses intended. All fences shall be approved by the DRC and Community Development Director.

g. Lake Front Improvements

The Sparks Marina Park lake is the primary focus of the development. Development in this area , including landscaping, signage, roads, fences and screening, shall blend with the lake improvements and marina

1. Public walkways incorporated into the Marina Village design shall follow the contour of the lakeshore. These paths shall be a minimum of 12 feet wide to accommodate pedestrians and bicyclists comfortably. Reductions in width (to a path not less than 10 feet wide) may be allowed with the approval of the Parks and Recreation Director. (See Figure 4.7).
2. Bicycle, skateboard, rollerblade and other recreational transportation activities shall be subject to restrictions as determined by Sparks City Ordinance.
3. Public access to the lake shall be maintained throughout the project except on private, single family residential property adjacent to the canal (see Figure 4.7).
4. The Public Path may be located within easements beneath or above private improvements. If located beneath structures, height clearances of at least 9 feet shall be maintained.



h. Street Furniture

Street furniture, such as trash receptacles, seating, bollards, bike racks, shade devices and information kiosks enhance the life of the walkway. They are especially important in tourist-oriented areas, in order to make visitors feel welcome and comfortable in an unfamiliar place.

1. Street furniture shall be provided throughout the lake area to the approval of the Public Works Director, the Parks and Recreation Director, and the Community Development Director. Furniture shall be consistent with the theme of the area and include trash receptacles, benches, and bike racks.
2. Street furniture shall include artwork that is visible to the public and is consistent with the theme of the area. Artwork shall be durable against vandalism and weather.
3. Seating within Marina Village shall be selected for either long term or short-term use. Long-term seating shall have greater comfort requirements, such as a molded back and arm rests. Short-term seating shall be integrated with planters or walls or shade structures.
4. Decorative short-term bicycle parking racks shall be provided near the front entry of buildings without distracting pedestrian access. Street corners or parking lots shall include decorative short-term bicycle parking without distracting pedestrian access and sight distance visibility triangles at intersections of roads, accesses, and driveways.

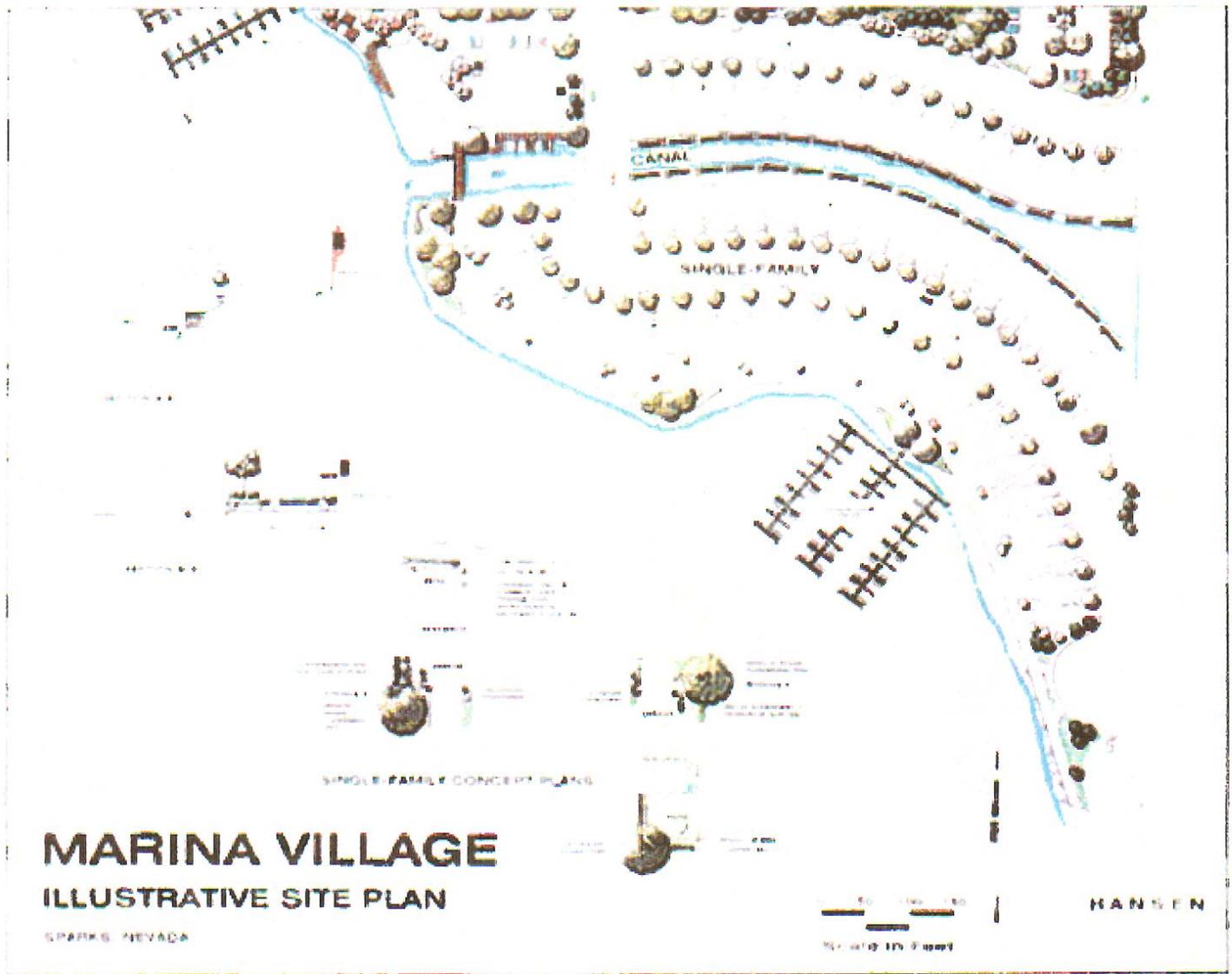
i. Open Space

Open space within Marina Village will provide scenic views and interaction with the natural environment such as the lake while providing the setting for a pedestrian and bikeway system. Access pathways shall be designed to meander around the lake facility to provide convenient access to pedestrians.

- a. Special lot patterns shall be designed that effectively provides a safe corridor for public access while providing for individual lot configurations that back onto the open space of the lake or canal.

j. Access to the Lake

Any use or facility of a commercial nature or under the control of a property owner(s) or homeowners association involving lake use or access shall be permitted only by license from the City of Sparks.



**Single Family
 Illustrative Site Plan
 Figure 5.1**

Single Family Standards

The following standards for the Marina Village include directions to foster and guide development of the project on such items as parking and access, architectural elements, landscaping, signage, and lighting, fencing improvements and open space. For convenience and referral, the design standards in this section focus on the Single Family Residential development.

Permitted Uses

1. Single family residences
2. Public facilities
3. Private boat docks
3. Accessory structures consistent with development standards

a. Circulation and Access

Primary access through Marina Village is from Lincoln Avenue. A loop road shall be created through the village allowing access to the single family homes within Marina Village.

1. Streets shall be developed wide enough to provide on-street parking and adequate emergency access within the residential neighborhoods of Marina Village.

b. Architectural Standards

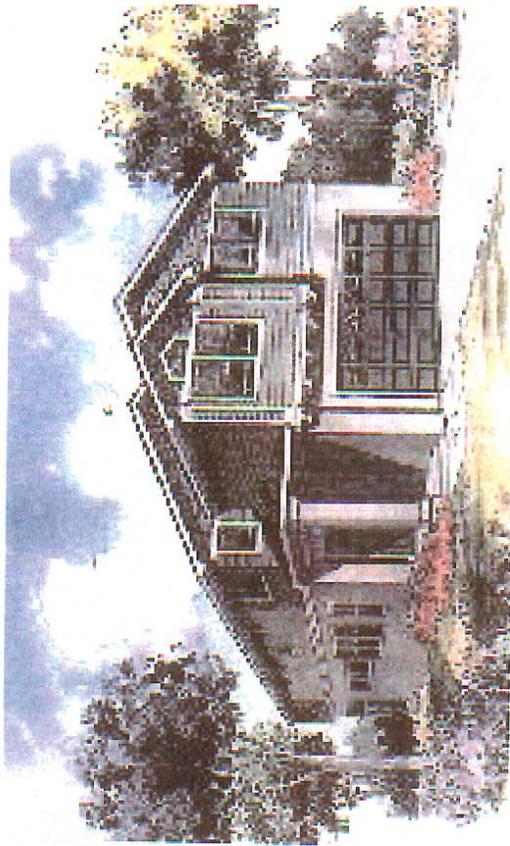
Marina Village is intended to be developed with a variety of architectural styles and types. The Marina Area Plan emphasizes the "marina theme". Architectural styles and quality will compliment a distinct relationship between buildings and site design features. Nautical architectural style homes and buildings shall be emphasized throughout the development (See Figures 5.3-5.13)

The Marina Area Plan suggests that development in the marina district create traditional neighborhoods with smaller homes and smaller streets. The following standards shall create a cohesive development that is unique and individual while creating a project that is consistent with the goals of the Marina Area Plan.

1. House scale, building heights, lot sizes, and setbacks shall relate to the site. Custom homes shall use design techniques such as post and beam construction to minimize rear yard exposure.
2. A variety of two and three story dwelling units are allowed along the canals and beachfront. Single family detached homes shall have different elevations between individual homes.
3. All garages shall be placed on the street side of the home.
4. Roof pitch variation is required. Tile, concrete tile, architectural grade composition

shingles (30 year minimum), or other high quality materials allowed by this handbook.

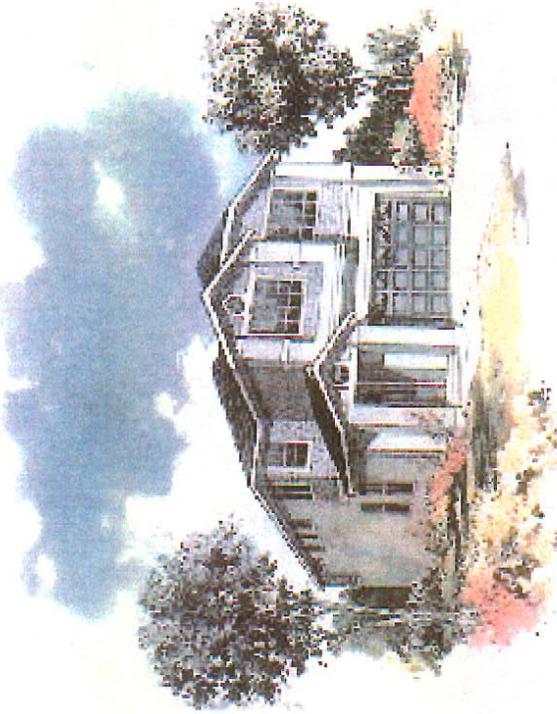
5. Passive solar designs may be utilized on south-facing building elevations.
6. The use of materials, colors and style shall be coordinated to achieve a sense of continuity and quality in design consistent with the styles and quality of the examples photographed in this handbook.
7. The use of wood, stone and/or brick on exteriors shall be used for all single-family residential homes. Material changes and variations of wall and window surface planes may be used only with the approval of the DRC and Community Development Director.
8. Staggered setbacks and relief will allow for windows to be placed in a manner to protect the privacy of adjacent residences. Window placement on buildings adjacent to single family residences shall be restricted in the CC&R's. Small, glass block or celestial windows at least 6 feet from the floor may be used for additional lighting upon approval of the DRC and the Community Development Director and Building Official.
9. Natural light and external night lighting shall be used to enhance and articulate the buildings without glare directed off-site.
10. An automatic fire sprinkler system, type NFPA 13D, shall be installed throughout every single-family dwelling to the satisfaction of the Fire Marshal. All fire sprinkler systems shall be locally monitored by an approved agency and serviced on an annual basis.
11. Height Limitation: Maximum Thirty-one (31) feet not to exceed three (3) stories in height.
12. Yards:
 - a) Front: Eighteen (18) feet for garages and fifteen (15) feet for residences.
 - b) Side: Three (3) feet on both sides
 - c) Rear: Ten (10) feet. A minimum usable rear yard area of 500 square feet in size shall be provided for each dwelling unit. Single story rear decks adjacent to public open space may encroach 7 feet into the rear setback.
 - d) Covered patios and decks with appropriate column supports, i.e., decks meeting the City structural code requirements, up to two stories, may encroach 7 feet into the rear yard setbacks adjacent to dedicated public paths and the canal.
13. The single family residential lots (pads) may be raised up to eight (8) feet above the public path (Figure 5.17) subject to grading and drainage requirements of the City Engineer.



Malibu Elevation C

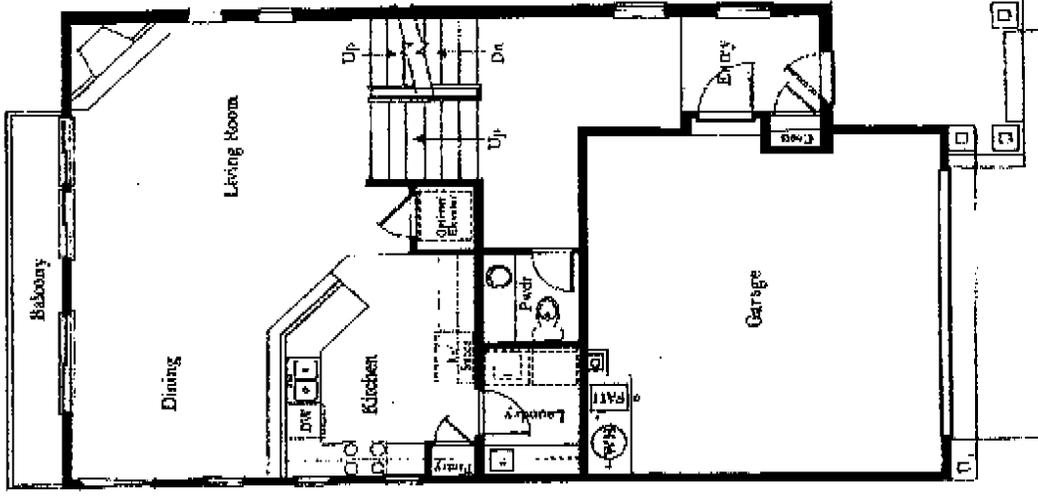


**Balboa Elevation A
Figure**

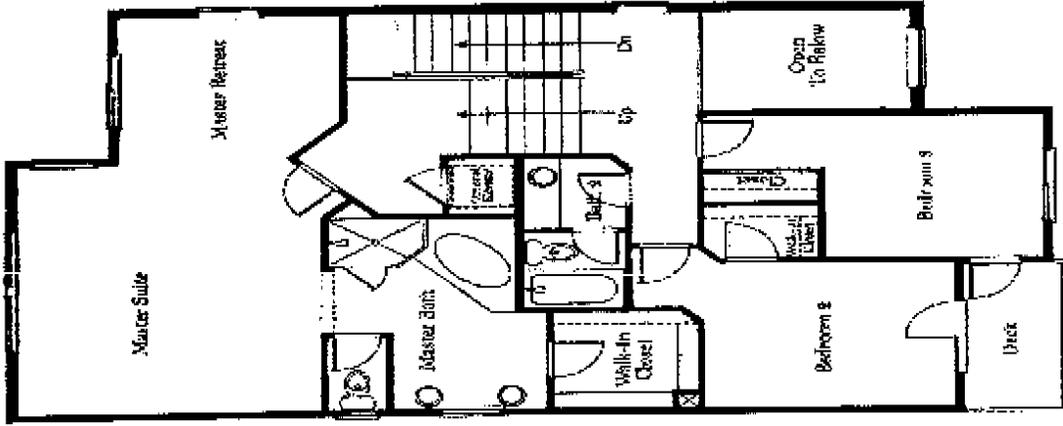


Newport Elevation B

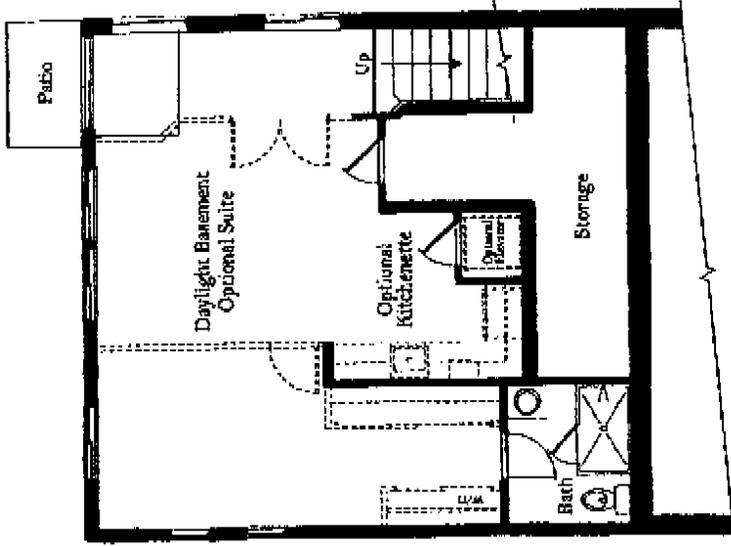
**Conceptual
Elevations
Figure 5.2**



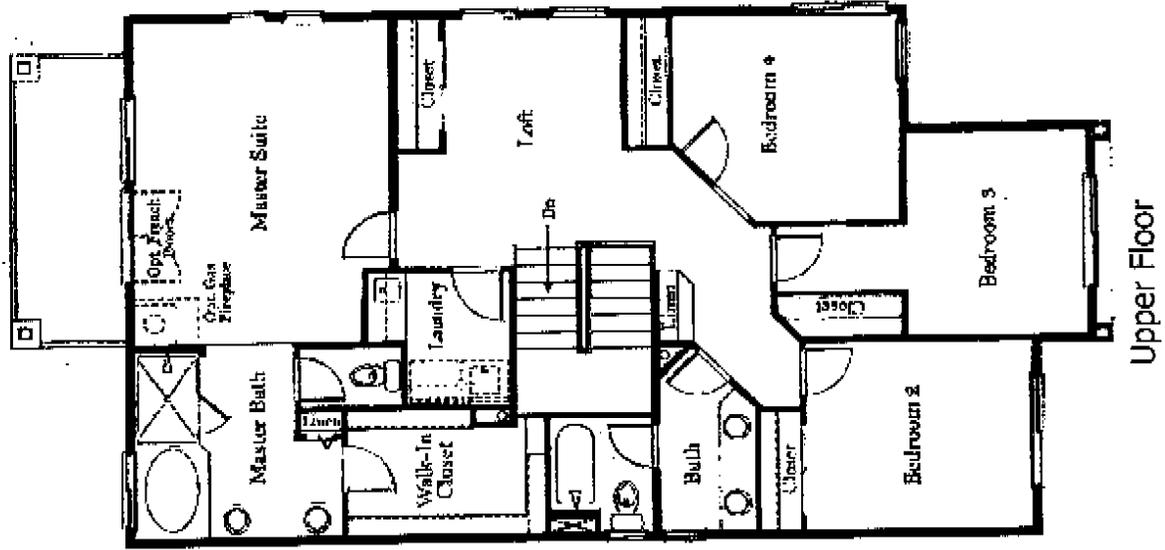
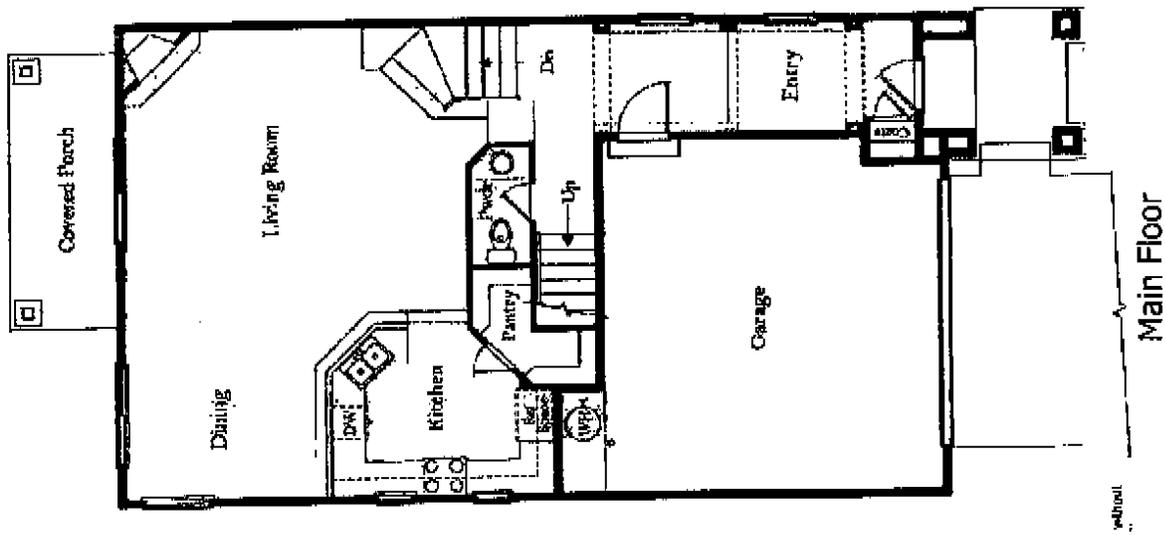
Balboa Upper Level



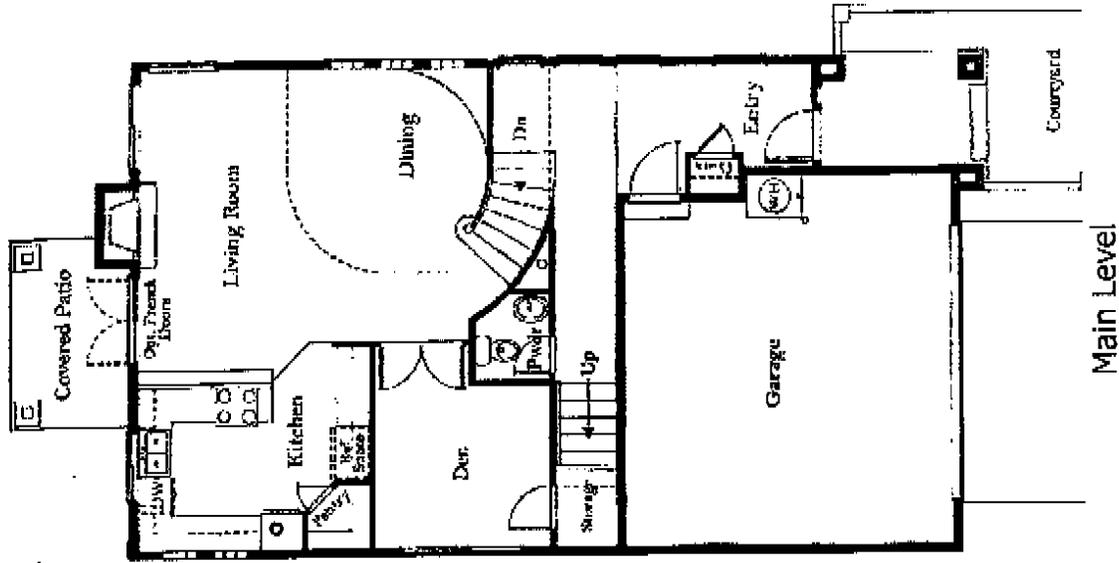
Balboa Main Level



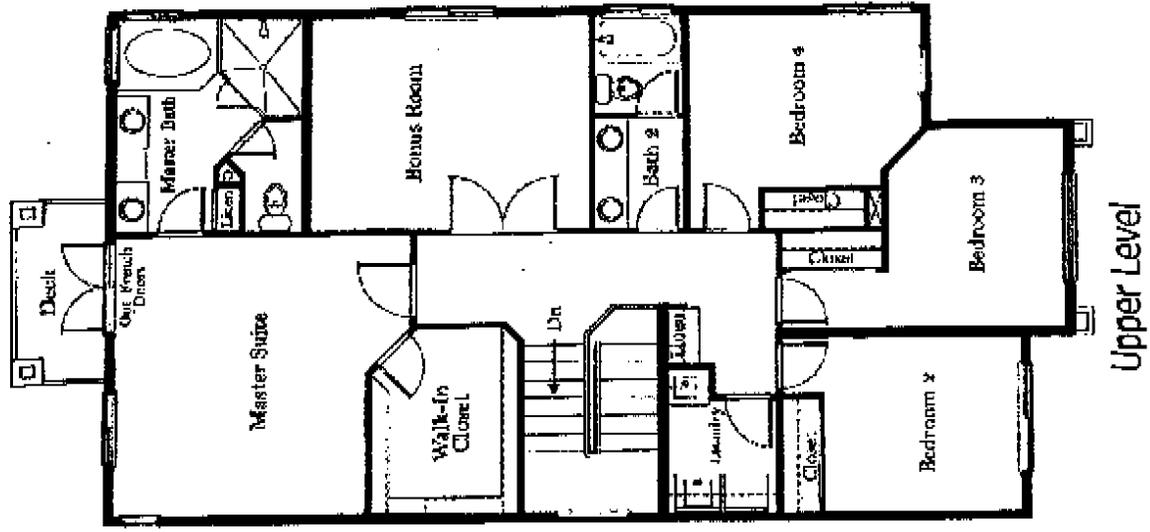
Balboa Lower Level



Newport Floor Plans
Figure 5.4



Main Level



Upper Level

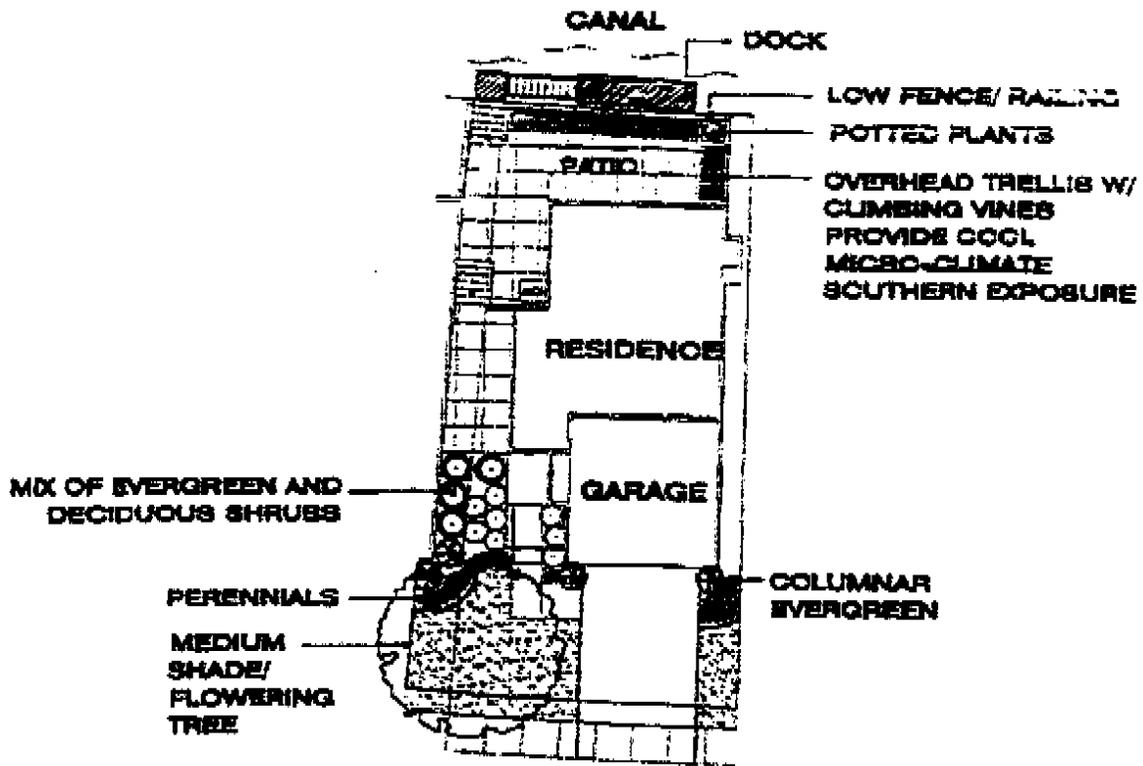
Malibu Floor Plans
Figure 5.5

c. Landscaping

Landscape architecture encompasses most areas of the plan except the private yards of individual residences, and includes the streets and pathways, and open space and common areas in the community. Landscape design shall include the formal plantings along streets and around individual buildings, the informal planting in open space areas, as well as street furniture and public art.

Although the existing landscaping plan for the single family homes does not correspond with the revised site plan for the single family homes, the landscaping plan included in this section is reflective of the expected landscaping for the revised site plan.

1. Plant materials shall be consistent throughout the common space and public areas. Diversity in plant types shall be used in residential areas to ensure uniqueness of the area.
2. Landscaping within the residential areas tied with the common areas shall be designed to create unity and variety at the same time. Landscaping palettes shall require the use of native or drought resistant materials.
3. The use of berms as landscape features is encouraged where complete recontouring will occur. Architectural or structured berms (i.e. retaining walls, earth buildings, sculptural landforms, etc.) shall be designed as an integral part of the architectural and landscape theme of a project.
4. All lots shall include landscape material and no front yards shall be more than 60% paved or covered with hardscape.



HANSEN
landscape architects

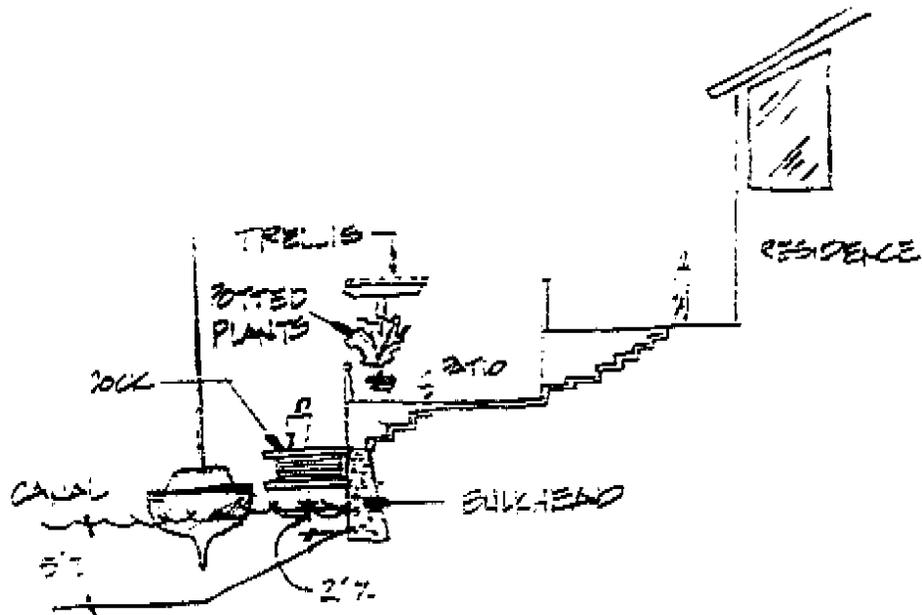
SINGLE-FAMILY CONCEPT A
MARINA VILLAGE

Not to Scale

MARINA
VILLAGE
ASSOCIATES

April 1999

Single Family Concept A
Landscaping
Figure 5.6

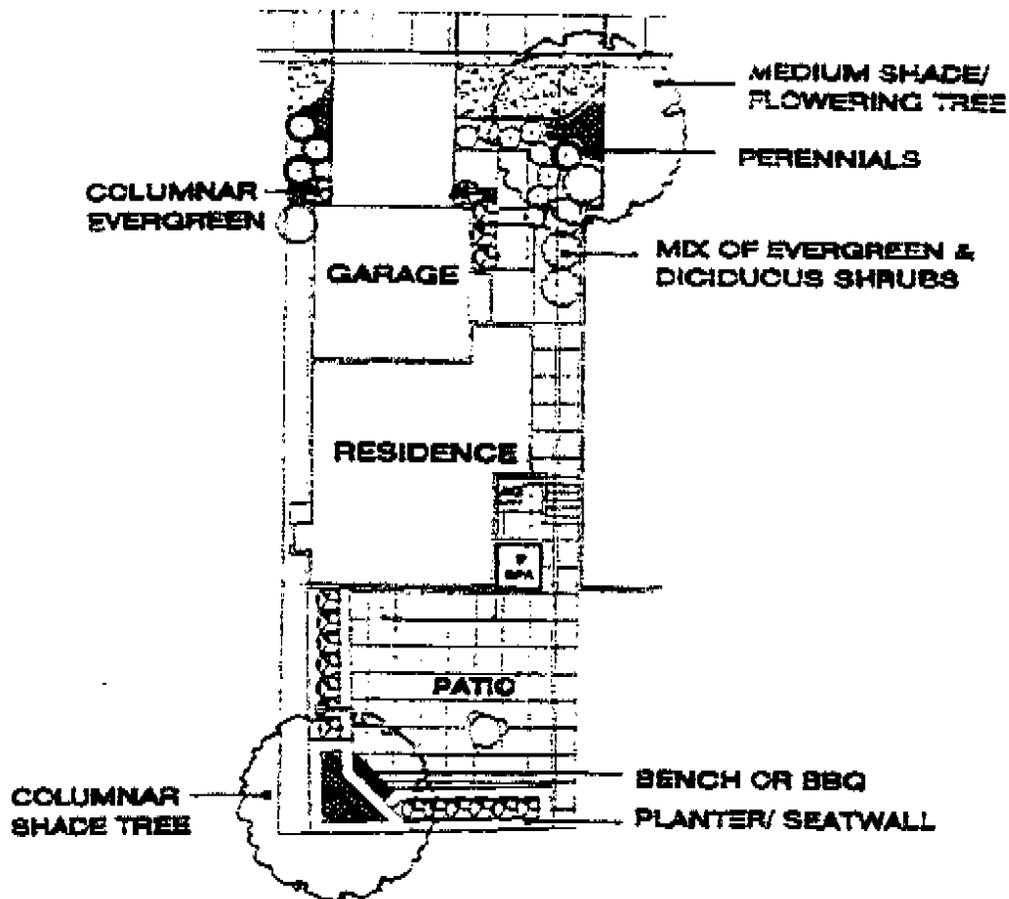


HANSEN
landscape architects

MARINA
 VILLAGE
 ASSOCIATES

April 1999

**Single Family
 Concept A Landscaping
 Cross Section
 Figure 5.7**

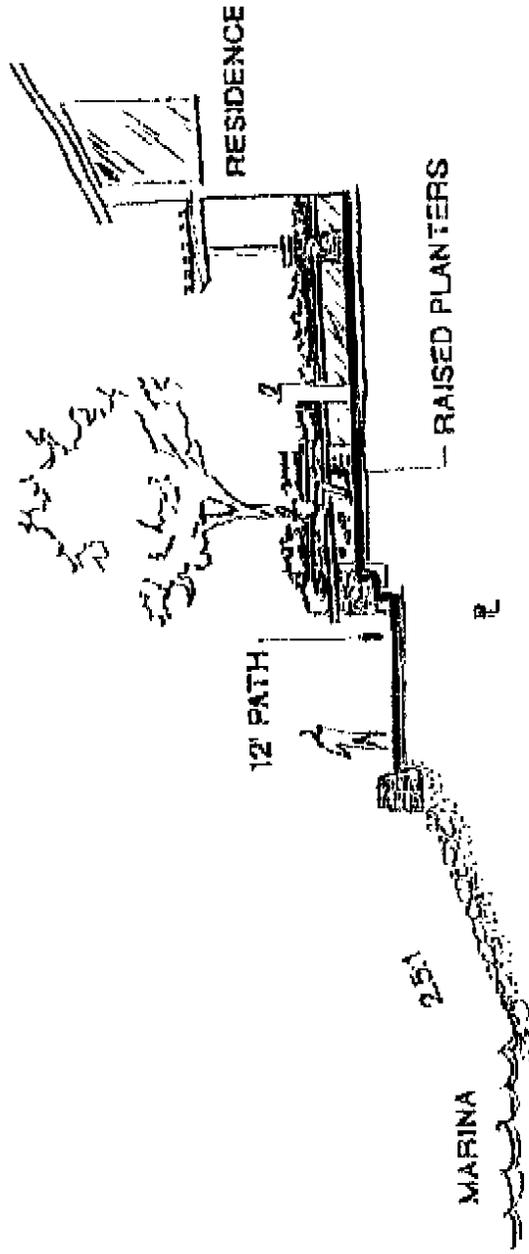


HANSEN
landscape architect

MARINA
VILLAGE
ASSOCIATES

April 1999

**Single Family Concept B
Landscaping
Figure 5.8**



Single Family Concept B
Landscaping
Cross Section
Figure 5.9

d. Signage

The signage and graphics within Harbour Cove shall be consistent with the theme of the project. A monument sign shall be created to provide identification for the residential village of Harbour Cove. Directional signage shall also be provided along Harbour Cove Drive and Harbour Cove Court for street identification, along public pathways, near canals and waterways, and for public information purposes near beach access locations. In all cases, any signs utilized throughout the Marina Village project shall reflect a consistent design to reduce visual clutter.

Signage throughout Marina Village shall be consistent and compatible with the Marina Area Plan and overall theme of the project. Sizes, styles and configurations will vary depending on the specific purpose and building materials.

1. The monument sign for Harbour Cove shall be approximately 3' 6" feet in height from the base to the top of the rock wall and approximately 8 feet wide. It will be constructed of basalt river rock veneer and a fabricated metal wheel painted to match the polished brass artwork. The sign will have floodlights mounted at the base surrounded by low lying landscaping.
2. Street identification signage for residential neighborhoods shall be regulated by the City of Sparks Municipal Code Chapter 20.55 On-Premises Signs and shall be installed by the developer. Light sources for street signs shall be indirect and screened from traffic and homes. All public signs shall be approved by the City Engineer prior to installation.
3. All house numbers shall be visible from the street.

e. Lighting

Lighting shall be functional and efficient, while keeping with the design themes set forth throughout the Marina Village project. Lighting throughout Harbour Cove shall consist of lower level lighting treatments of public walkways and residential streets. All lighting shall be in accordance with the Marina Area Plan, Sierra Pacific Power Company, City of Sparks Municipal Code and upon approval by the DRC.

1. Decorative lighting features shall be placed on street corners in residential neighborhoods to supply residents with a feeling of security. Streetlights shall comply with City of Sparks standards, Sierra Pacific Power Company standards, and lighting details set forth in the previous sections of this plan.
2. Fixtures shall be equipped with shields to direct the light to ensure compatibility with the residential nature of the overall development. Fixtures placed in the residential village of Harbour Cove will radiate approximately 10,000 - 16,000 lumens.

f. Fencing

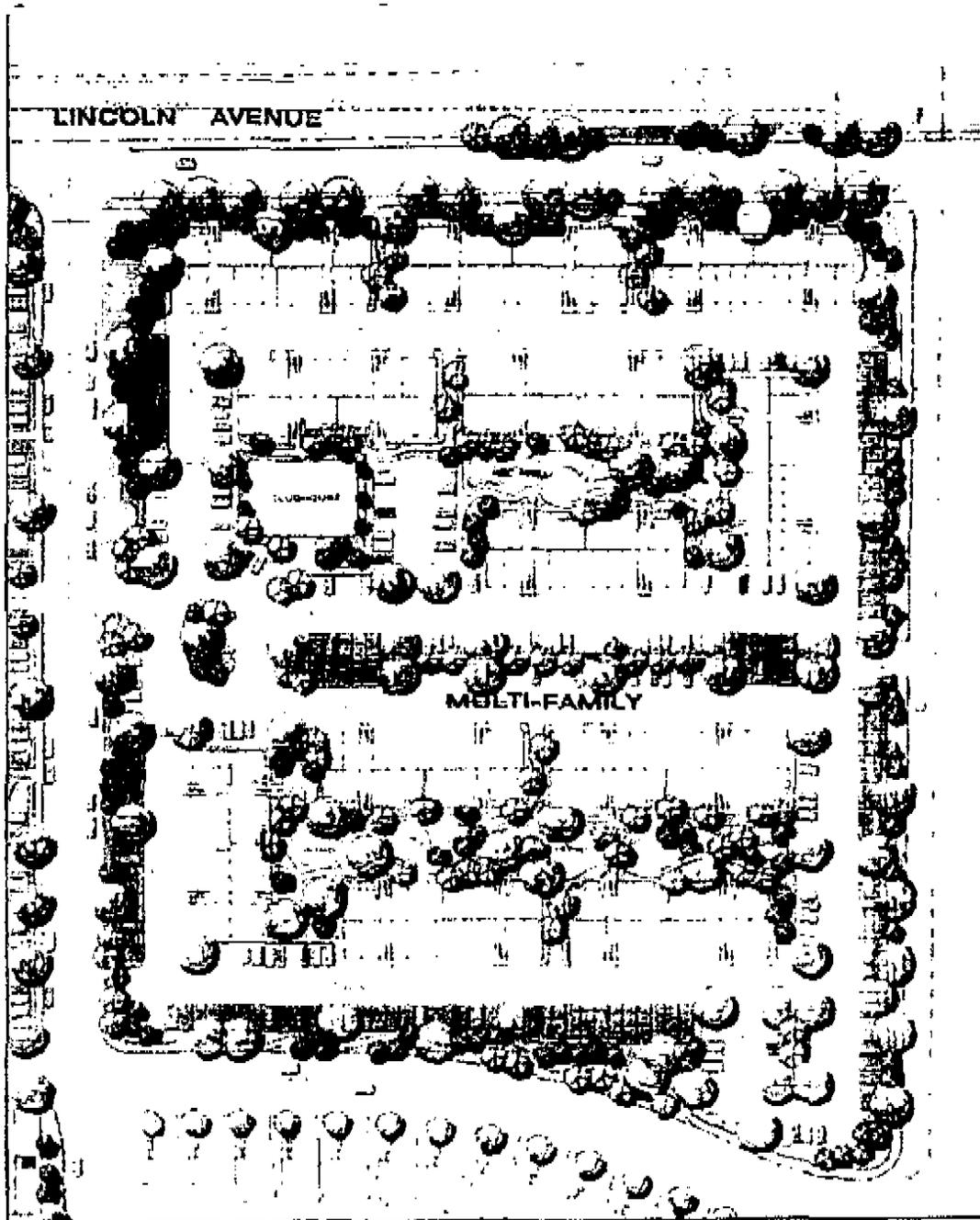
Fencing within Marina Village shall substantially screen facilities and provide sound barriers, privacy, and security. Fencing shall be utilized to buffer land use boundaries and environmentally sensitive areas. In general, the fencing throughout Marina Village shall be kept to a minimum to avoid blocking views, interrupting the open nature of development or fragmenting the land uses intended. All fences shall be approved by the DRC and Community Development Director.

1. A consistent perimeter fencing theme shall be required throughout each residential development along Marina Drive per the Marina Area Plan.
2. If fencing is desired in yards adjacent to the public open space or waterways shall be open fencing such as picket, wrought iron, or glass approved by the DRC not to exceed 42 inches in height to preserve an open space feeling. Additional landscaping, planter boxes, or berming not to exceed 2 feet may replace fencing, and in the case of owners with dogs, invisible fencing may be approved by the DRC. Pet enclosures shall not be used as a property fence.
3. Fencing in the front yard shall be limited to low, transparent fences, not to exceed 3.5 feet in height. Within the front yard, walls or hedges shall not exceed 42 inches in height.

g. Lake Front Improvements

The Sparks Marina Park lake is the primary focus of the development. Development in this area shall blend with the lake improvements and marina, including landscaping, signage, roads, fences and screening.

1. Inner lots that back waterways shall have gang planks approved by the DRC that allow pedestrian access to boat docks. All gang planks and docks are now constructed and in place, which were approved by the DRC. Two types of docks are present in the development. The first type of dock is the one in the water. These docks have aluminum frame, poly dock floats and hard wood planking or its equivalent. The second type of dock is the canal dock. These docks are comprised of a plastic deck with aluminum guardrail. Building permit plans were submitted to the City of Sparks and approved prior to construction.
2. Boats or watercraft moored at docks on the lake are required to have a City permit to ensure lake worthiness and to help fund lake maintenance.



**Apartment Illustrative
Site Plan
Figure 6.1**

Marina Village Apartment Conceptual Site Plan

The Marina Village Apartments is a 240-unit apartment project to be built on the new Sparks Marina Lake of Sparks Nevada. The Apartments will be luxury units with water features, streams, and ponds, which are not possible at other apartments in this high desert environment.

Project amenities include:

- spa,
- swimming pool,
- volleyball court,
- barbecue areas
- club house
- Exercise facility.

Unit amenities will include: fully equipped kitchens, washers and dryers in some units (hook ups in the remaining units), outdoor patios or terraces on the upper floors. Construction type will be wood frame with wood and Hardi-Plank fire resistant siding, or comparable material. Accent treatments include metal rails on balconies, and wrought iron accents.

Multi Family Standards

The following standards for the Marina Village include recommendations to foster and guide development of the project on such items as parking and access, architectural elements, landscaping, signage, and lighting, fencing improvements and open space. For convenience and referral, these design standards will specifically discuss the Multi-Family Apartment.

Permitted Uses

1. Multi family residential up to one dwelling unit per 1680 square feet
2. Accessory structures consistent with development standards.

a. Circulation and Access

Primary access through Marina Village Apartments shall be available off of Lighthouse Drive. A loop road through the apartment complex shall be created allowing access to the apartment buildings, while providing access for emergency vehicles. Secondary emergency access will be available off of Channel Drive. Figure 6.1

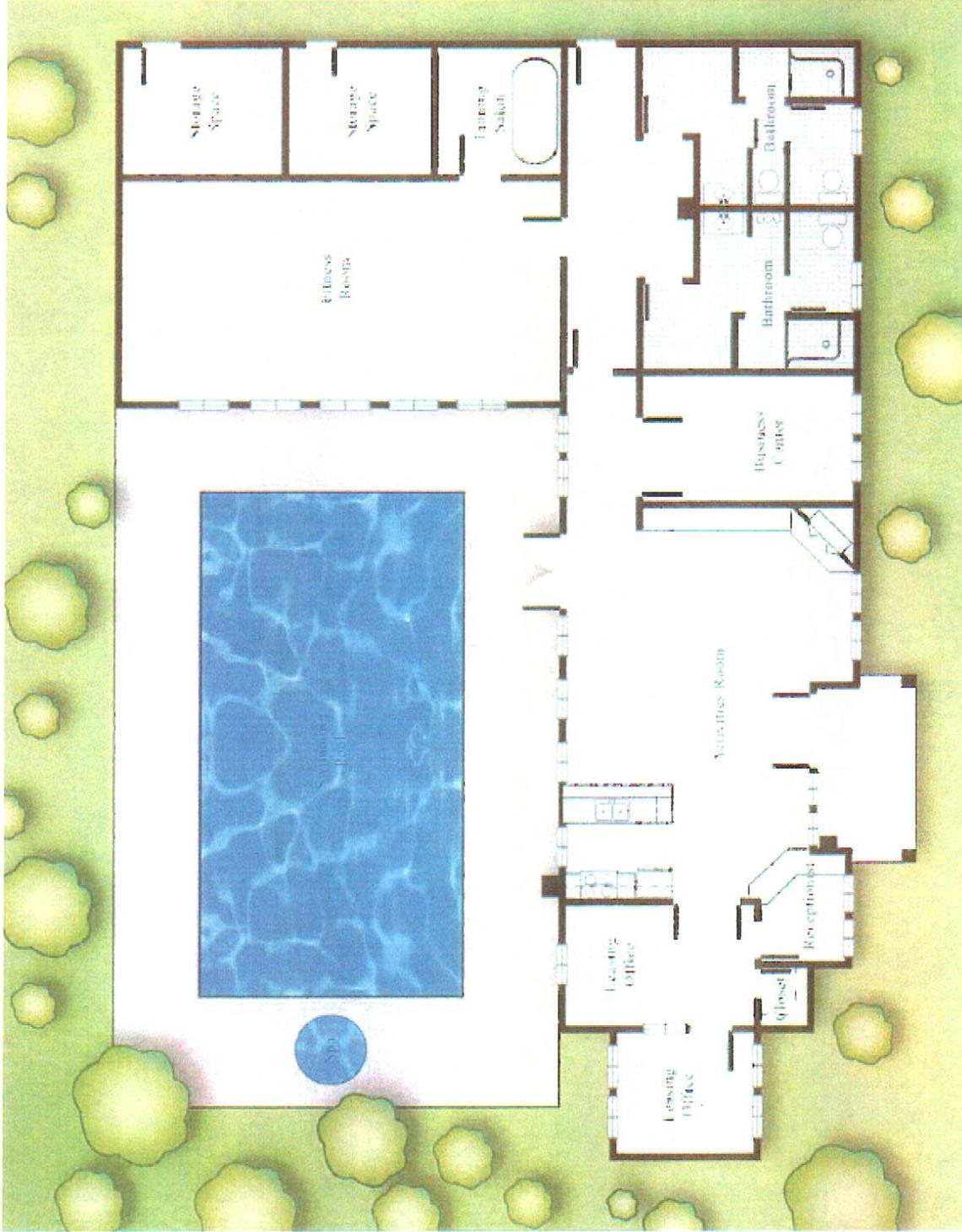
4. Streets shall be developed wide enough to provide on-street parking within the residential neighborhoods of Marina Village.

b. Architectural Standards

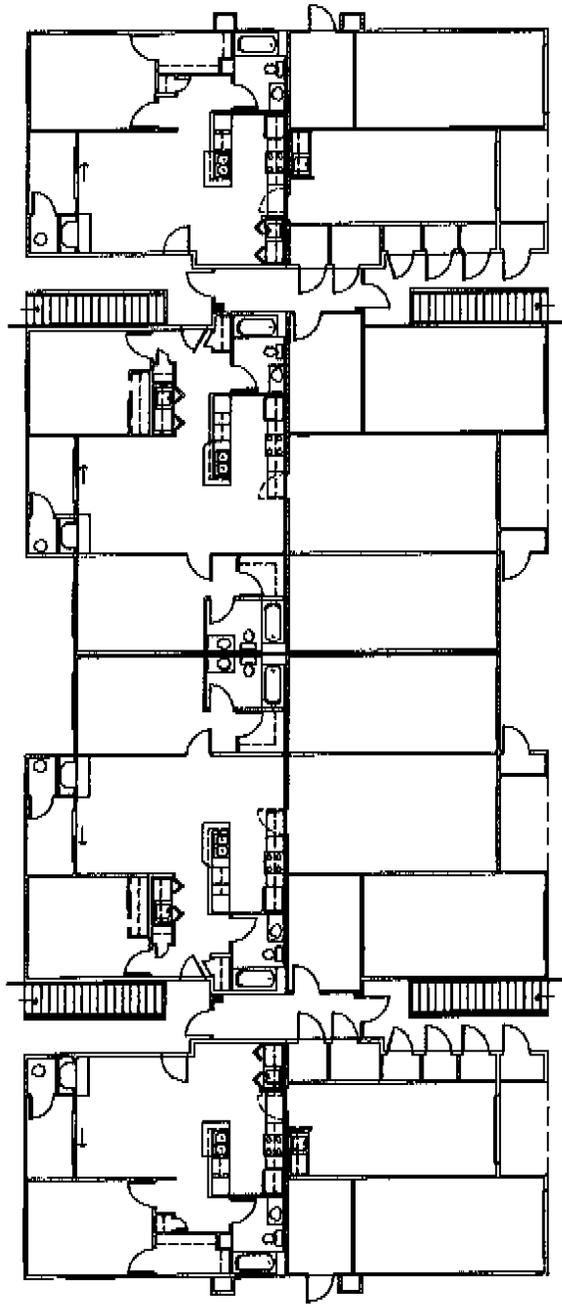
The Marina Area Plan suggests that development in the marina district create traditional neighborhoods with smaller streets (see Figures 6.3 - 6.10). The following standards shall create a cohesive development that is unique and individual while creating a project that is consistent with the goals of the Marina Area Plan.

1. The use of materials, colors and style shall be coordinated to achieve a sense of continuity and quality in design.
2. Windows shall be placed to protect the privacy of adjacent residences.
3. Natural light and external night lighting shall be used to enhance and articulate the buildings without glare directed off-site.
4. Height Limitations: Maximum Forty-five (45) feet, not to exceed three stories in height.
5. Yards:
 - a) Front: Twenty (20) feet
 - b) Side Yards: Ten (10) feet between each building

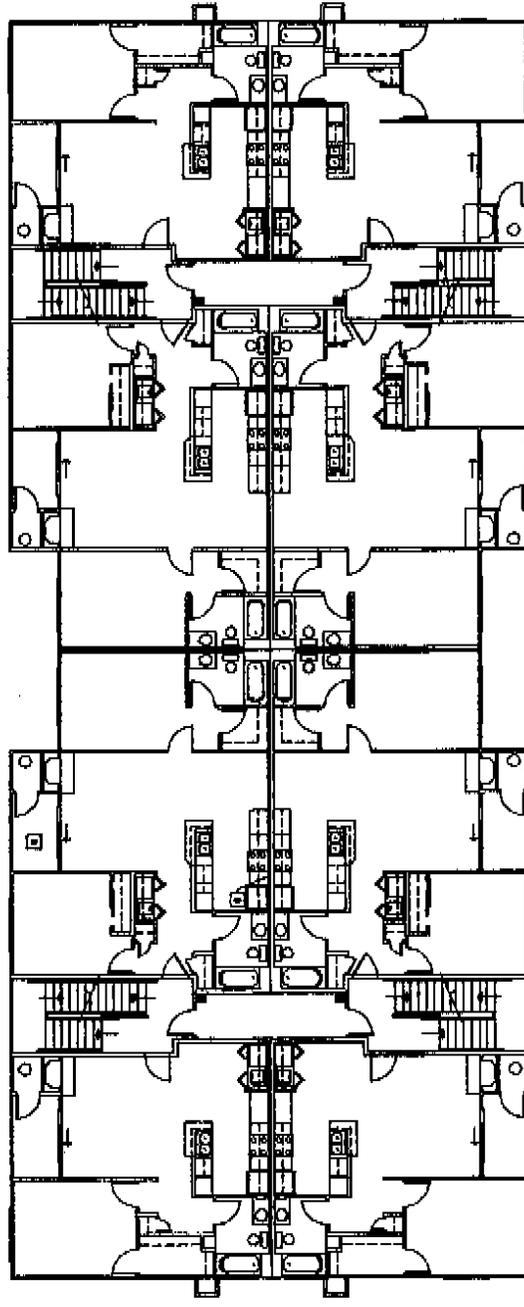
- c) Rear: Twenty (20) feet



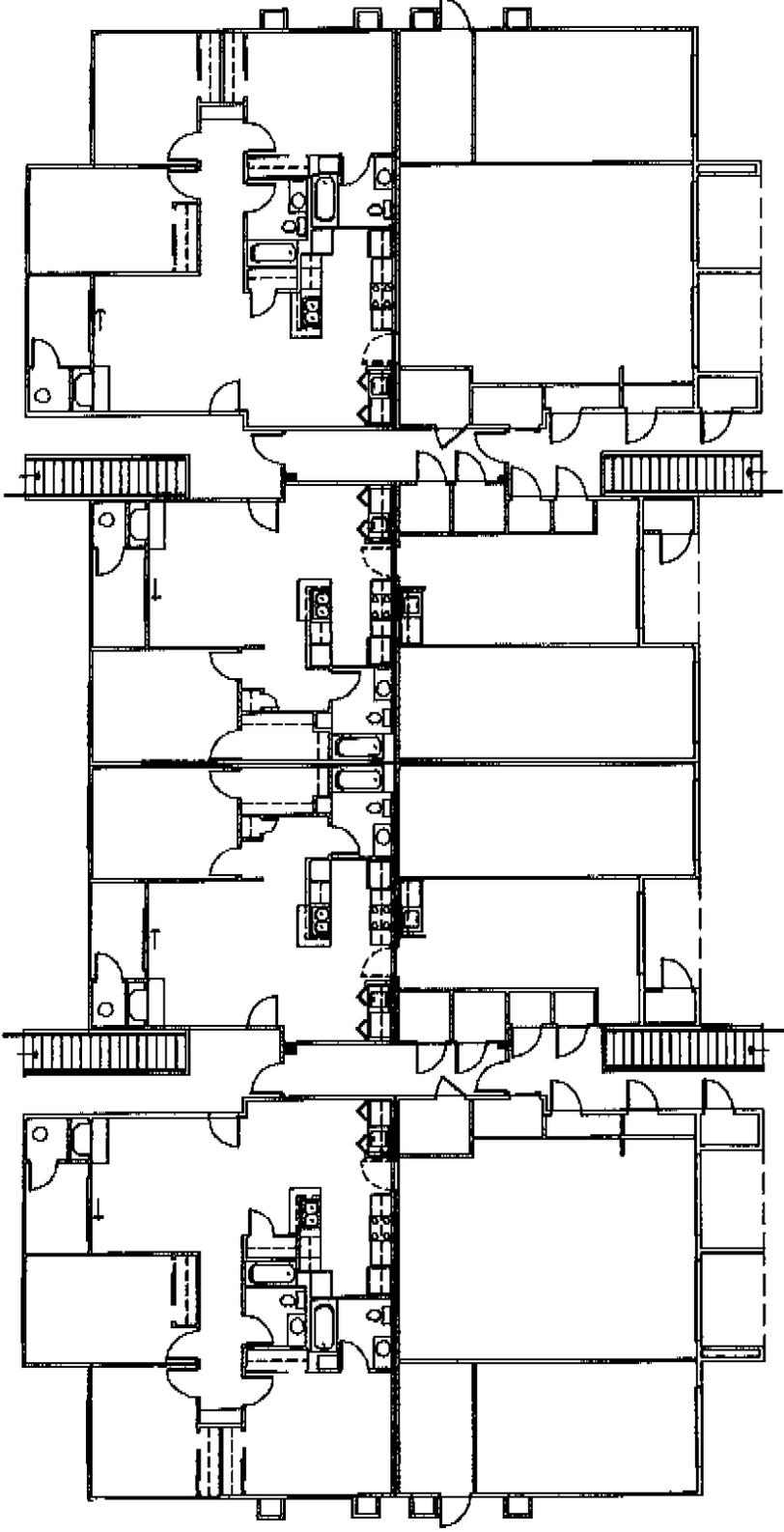
Apartment Clubhouse Plan
Figure 6.2



Building AB Floor Plan 1st Floor

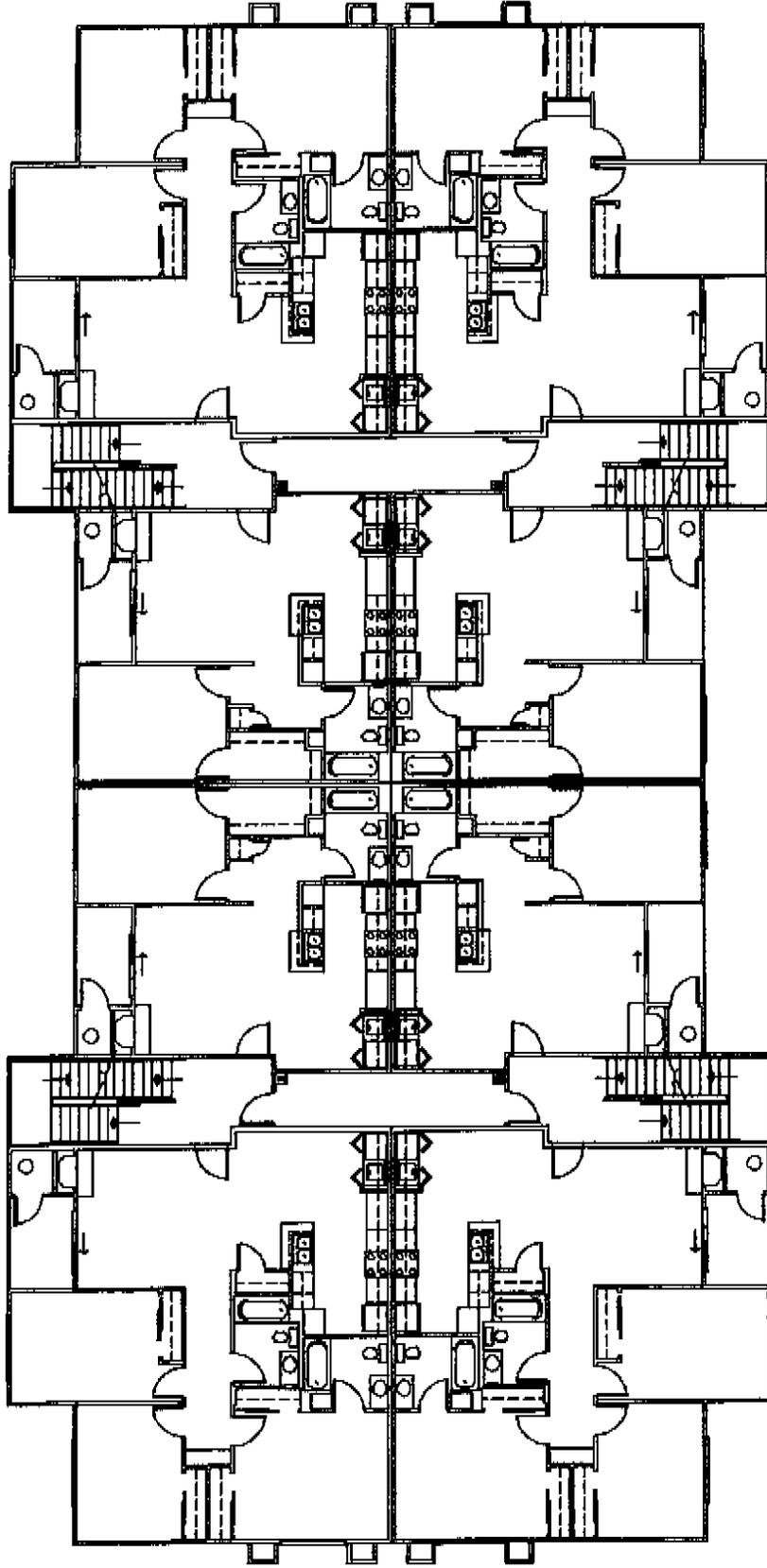


Building AB Second-Third Floor Plan
Apartment Building
AB Floor Plan
Figure 6.3



Building AC First Floor Plan

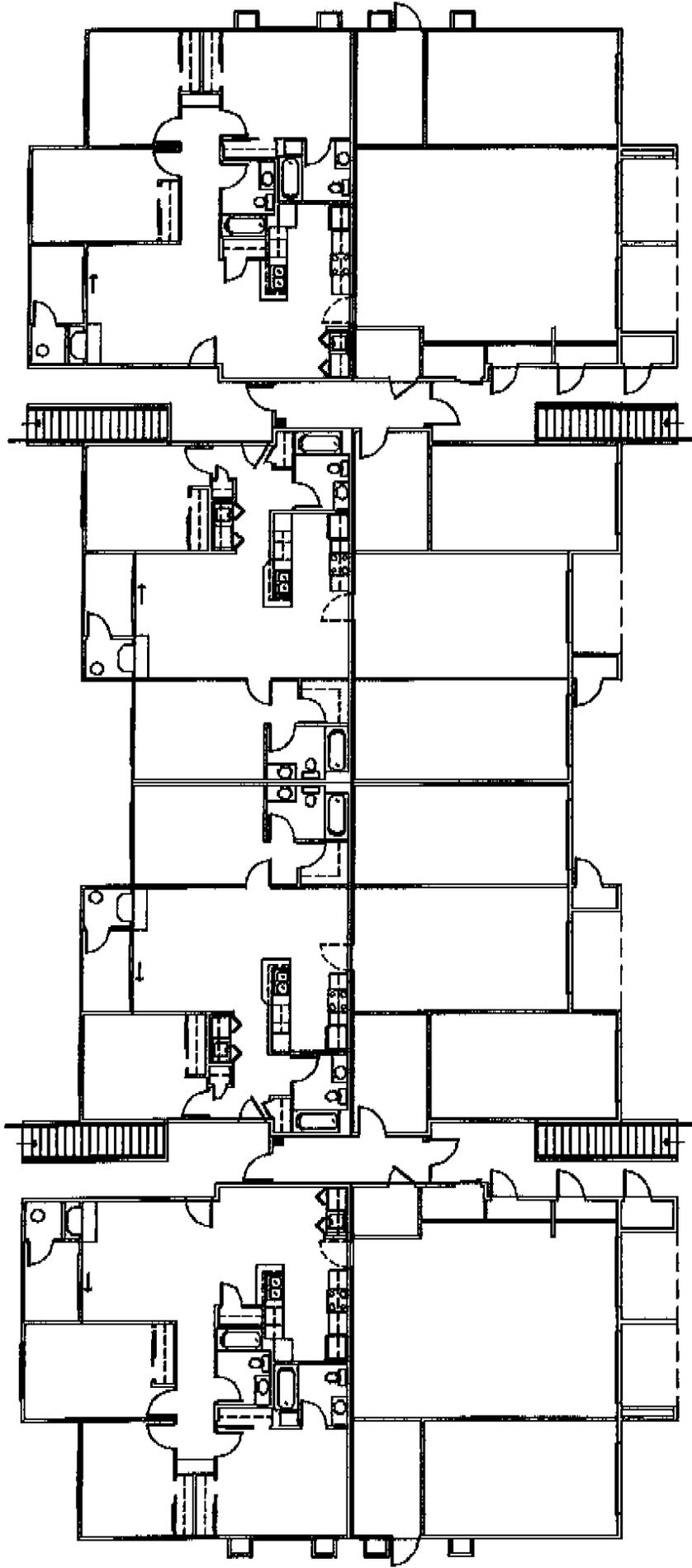
**Apartment Building
AC 1st Floor Plan**
Figure 6.4



Building AC - 2nd-3rd Floor Plan

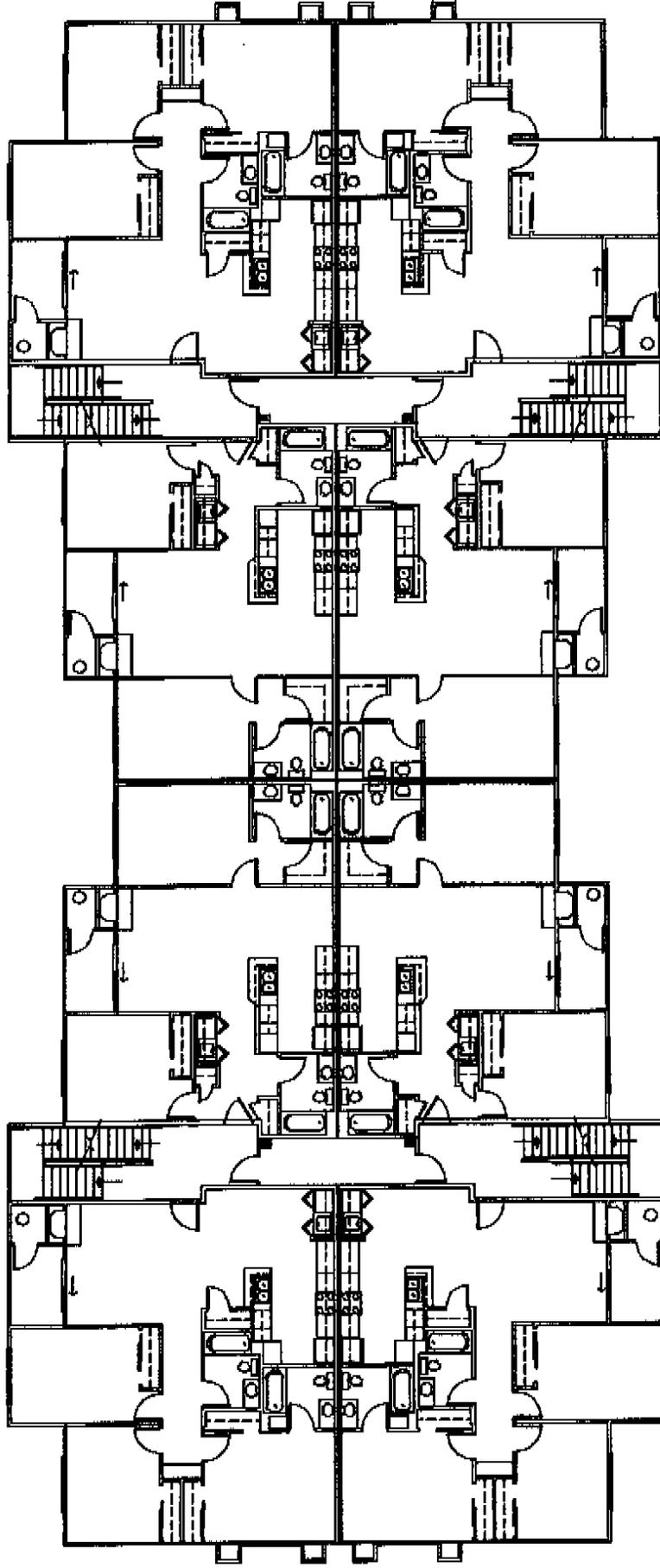
Apartment Building
AC 3rd and 4th Floor
Plan

Figure 6.5



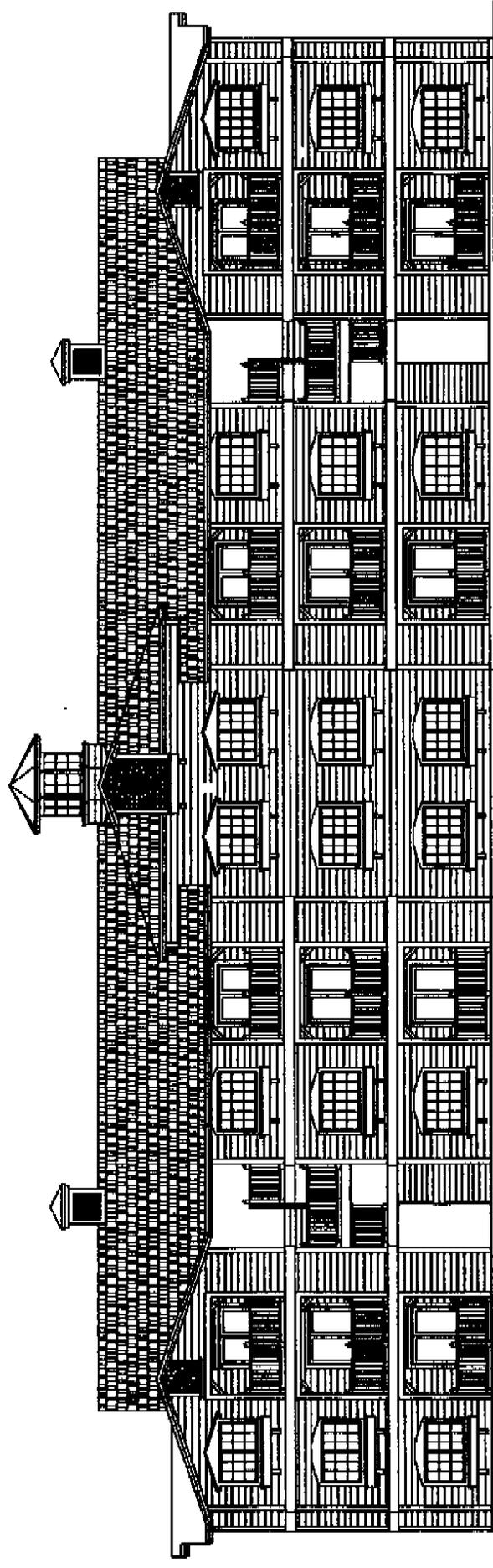
Building BC 1st Floor Plan

**Apartment Building
BC 1st Floor Plan**
Figure 6.6

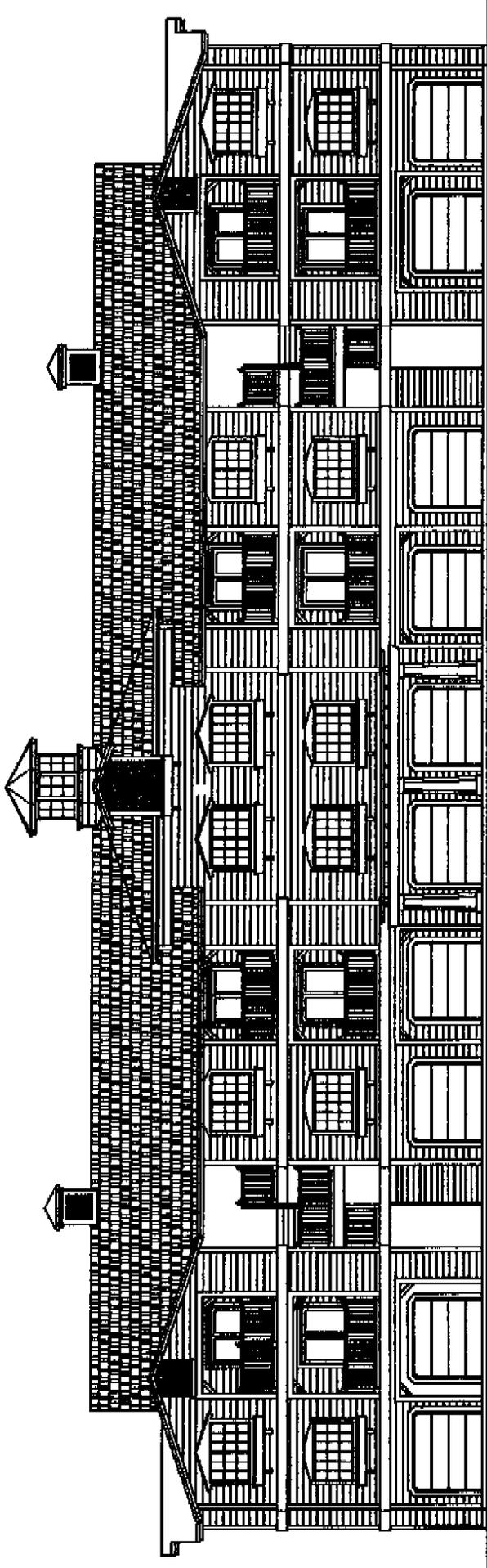


Building BC – 2nd-3rd Floor Plan

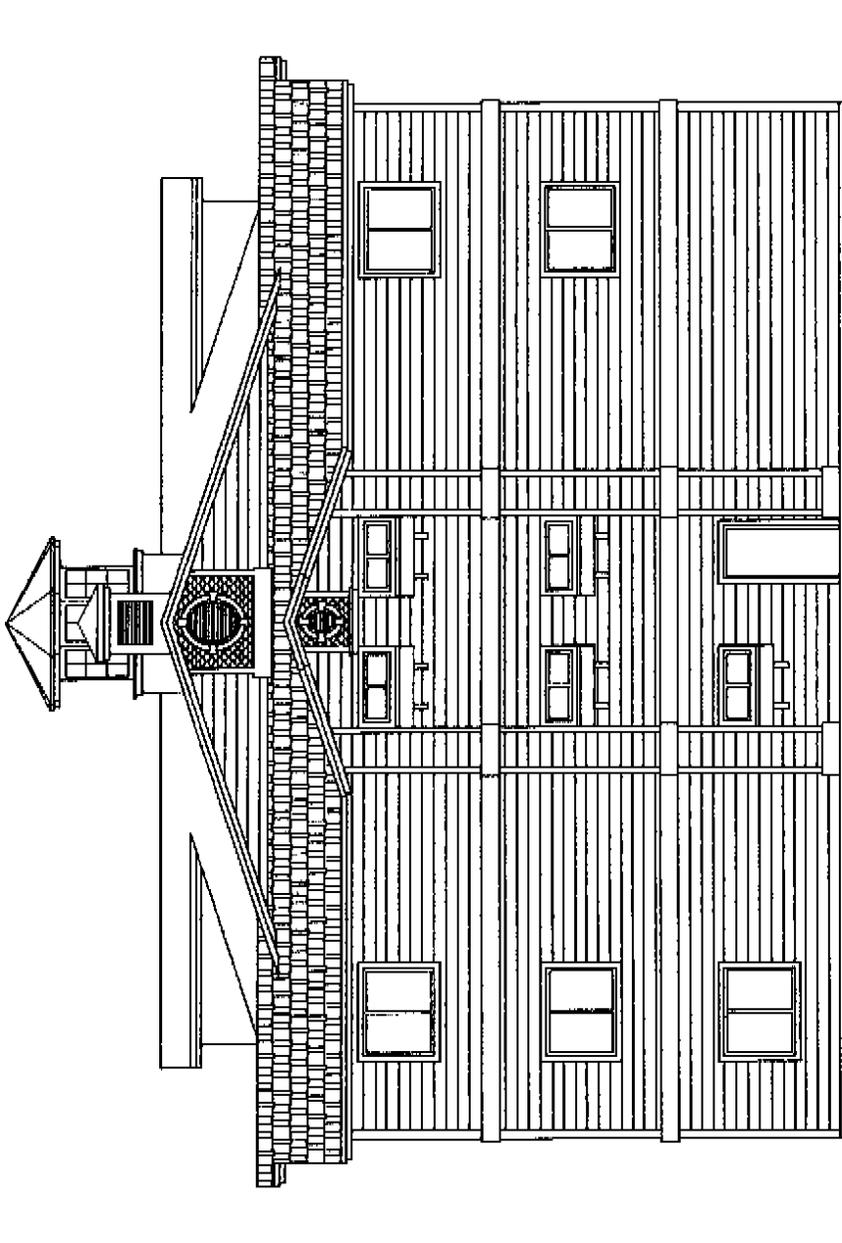
Apartment Building BC
2nd and 3rd Floor Plan
Figure 6.7



Typical Front Apartment Elevation
Figure 6.8



Apartment Elevation Garage Access
Figure 6.9

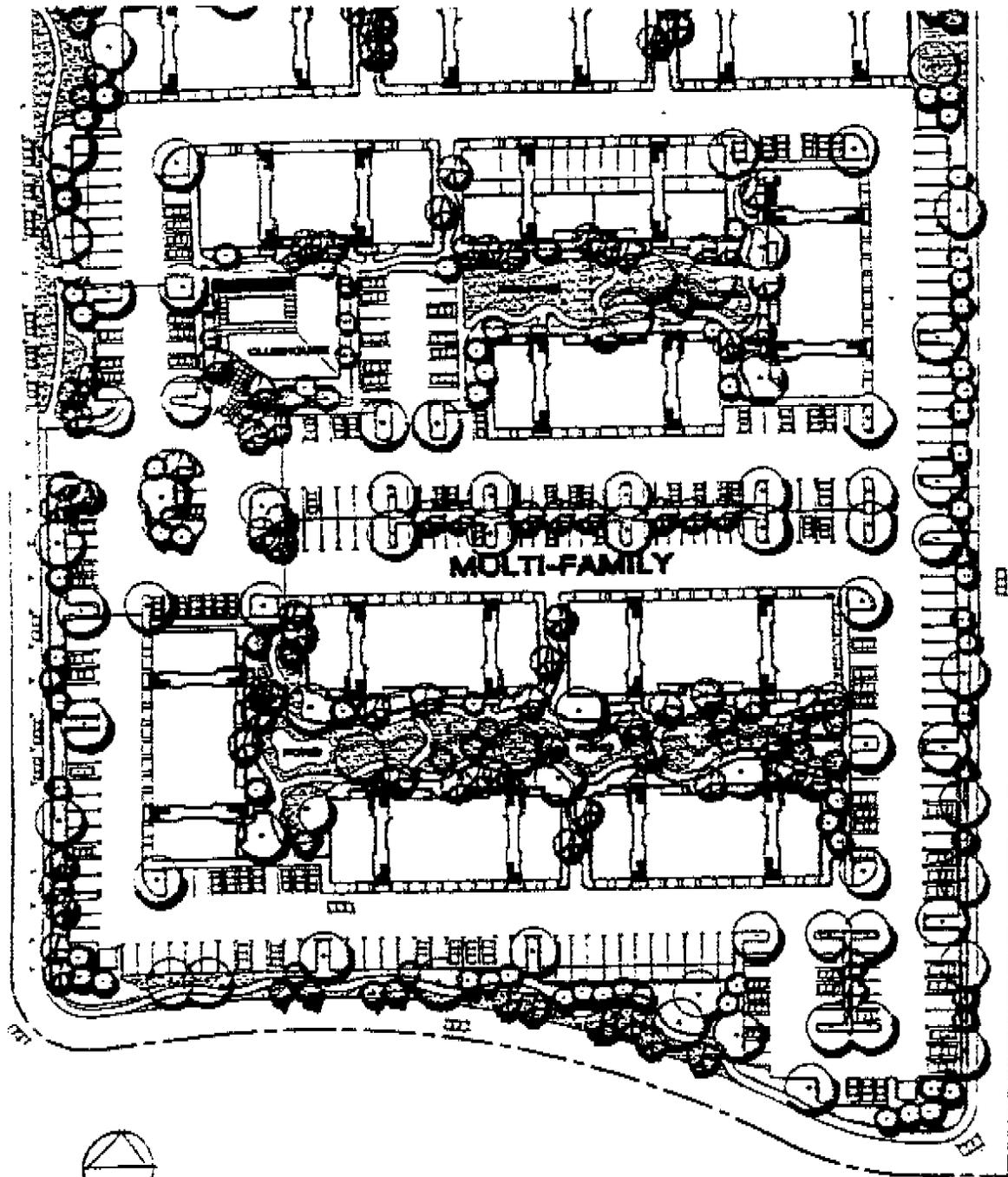


Apartment Side Elevation
Figure 6.10

c. Landscaping

Landscape architecture encompasses the open areas of the apartment complex and includes the streets and pathways, open space and common areas in the community (see Figures 6.11 - 6.12). Landscape design shall include the formal plantings along streets and around individual buildings, the informal planting in open space areas, as well as street furniture and public art.

1. The use of berms as landscape features is encouraged where complete recontouring will occur. Architectural or structured berms (i.e. retaining walls, earth buildings, sculptural landforms, etc.) shall be designed as an integral part of the architectural and landscape theme of a project.
2. Landscape and irrigation plans shall be submitted to City staff for review and approval prior to issuance of a building permit for individual parcels/development types (i.e., mixed-use commercial, multi-family, etc.), excluding single family parcels.
3. Minimum landscape areas to be provided for multi family development are as follows:
 - a. Multi-Family (Apartment Area): 20%
4. Parking Lot Landscaping
 - a. Minimum standards of Title 20 of the Sparks Municipal Code.



HANSEN
landscape architects

MULTI-FAMILY PRELIMINARY LANDSCAPE PLAN

MARINA VILLAGE

Not to Scale

MARINA
VILLAGE
ASSOCIATES

April 1999

Apartment Landscape Plan
Figure 6.11

d. Signage

The signage within the Marina Village Apartments shall be consistent with the theme of the overall project. A monument sign will be included as part of this development. Any additional signage throughout the complex will provide identification for the various amenities and for emergency purposes. In all cases, any signs utilized throughout the Marina Village Apartments will reflect a consistent design to reduce visual clutter.

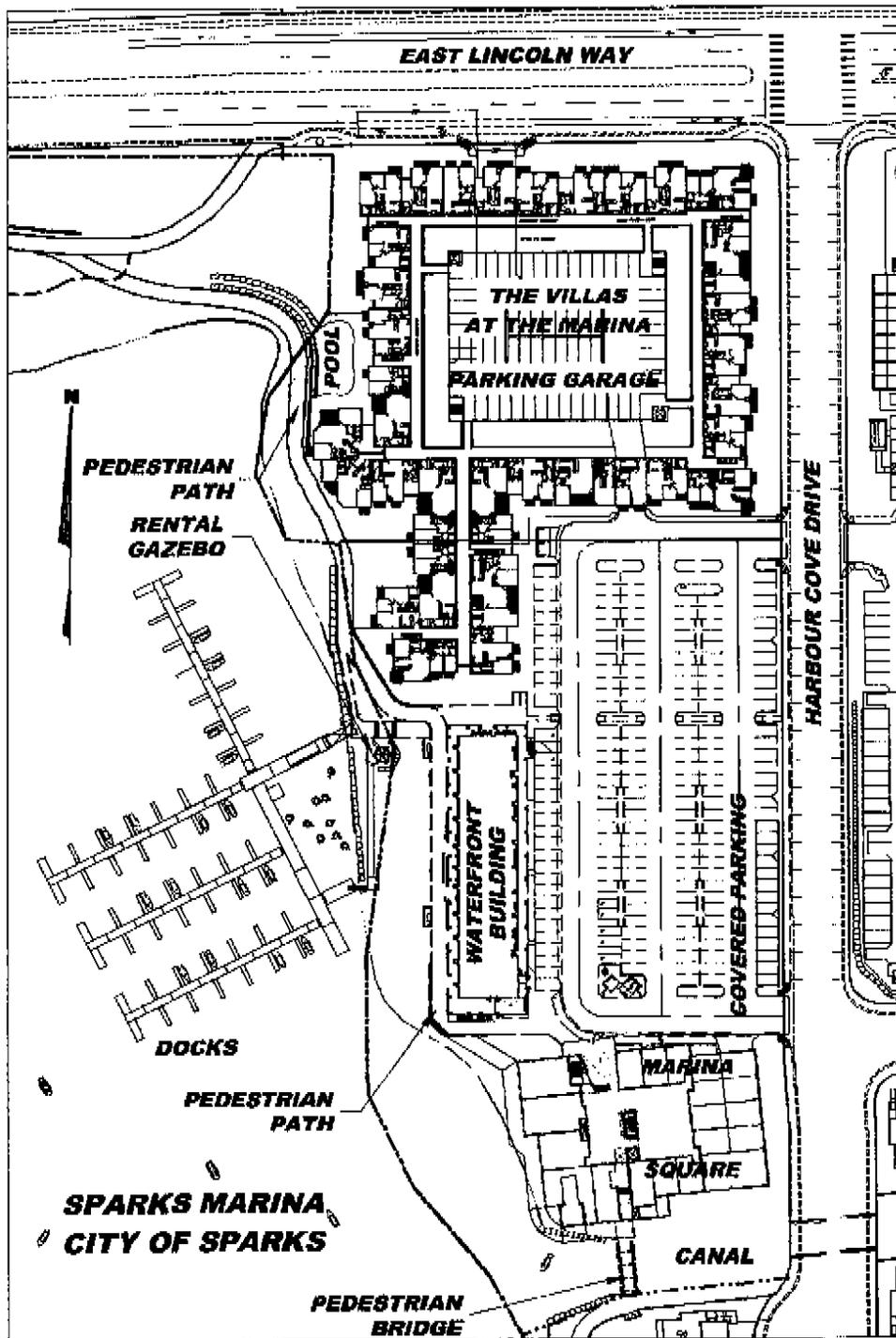
Signage throughout Marina Village shall be consistent and compatible with the Marina Area Plan and overall theme of the project. Sizes, styles and configurations will vary depending on the specific purpose and building materials.

1. The main entrance into Marina Village shall have a building location map as approved by the Sparks Fire Department.
2. A monument sign shall be included as part of this project. The sign shall be approximately 3' 6" feet in height from the base to the top of the rock wall and approximately 8 feet wide. It will be constructed of basaltite river rock veneer with a fabricated metal wheel pointed to match the polished brass artwork. The sign will have floodlights mounted at the base surrounded by low lying landscaping.

e. Lighting

Lighting shall be functional and efficient, while keeping with the design themes of the overall Marina Village project. Lighting in the apartment complex shall be a lower level lighting treatment of the public walkways, building entries and recreational amenities. All lighting shall be in accordance with the Marina Area Plan, Sierra Pacific Power Company, City of Sparks Municipal Code and upon approval by the DRC.

1. Fixtures placed in the visitors parking area shall be equipped with shields to direct the light to ensure compatibility with the residential nature of the overall development.
2. Low level lighting shall be used along the pathways to allow for safety to pedestrians



Marina Waterfront Conceptual Commercial Site Plan
Figure 7.1

Residential / Commercial Mixed Use Standards

The residential/commercial mixed use area of Marina Village consists of three sub-areas: Marina Villas, Marina Square, and the Waterfront Building. The Marina Village Mixed-Use district will blend residential and commercial uses. The **Marina Villas** buildings will be four stories. The first floor will be a mix of residential and commercial uses, and the second, third and fourth floors will be all residential units. The buildings will surround a central parking area, and access to the units shall be provided via a central staircase. The **Marina Square** building will have four floors of residential condominiums. The **Waterfront Building** is already developed with commercial space on the ground floor. This building will have residential space – some live/work – above the ground floor commercial space. The **Marina Village** will be developed with a variety of "marina theme" architectural styles and types. Architectural styles and quality will compliment a distinct relationship between buildings and site design features. Nautical architectural style buildings shall be emphasized throughout **Marina Village** while remaining consistent with the theme of the adjacent neighborhoods. These architectural styles will pay homage to different port cities around the world. Colors of the buildings are limited to white, grey, orange and yellow for the **Marina Villas**, grey, blue and beige with a goldish tint on the windows for the **Marina Square** and blue, green and grey for the **Waterfront Building**. The building material will be wood frame or concrete panels with stucco and/or siding.

The following commercial standards shall create a cohesive development that is unique and individual while creating a project that is consistent with the goals of the Marina Area Plan.

Permitted Uses

First Floor of Marina Villas and Waterfront Buildings

1. Retail and Personal service shops (beauty salons, travel agencies, dry cleaners, shoe repair, etc.) establishments.
2. Professional Offices
3. Restaurants
4. Residential Condominiums, Apartment Homes and Townhouses

First Floor Marina Square building

1. Residential Condominiums, Apartment Homes and Townhouses

Second Floor Waterfront Buildings

1. Residential Condominiums, Apartment Homes, Townhomes, Restaurants, Professional offices

Third and Fourth Floor Waterfront Buildings

1. Residential Condominiums, Apartment Homes and Townhouses.

Second, Third and Fourth Floors of Marina Villas, Marina Square

1. Residential Condominiums, Apartment Homes and Townhouses.

Within all other areas of Marina Square, Marina Villas and Waterfront Building

1. Public and private recreational facilities
2. Public Facilities
2. Vendors in public areas shall comply with the City of Sparks Municipal Code. A vendor is any individual selling food, beverages, good and services or merchandise from a stand, motor vehicle or his or her person. Vendors operating in private areas shall comply with the City of Sparks Municipal Code and be approved by the Administrator. Any vendor

selling food or beverages must be an accessory use to a business with a commercial kitchen located in and licensed by the City of Sparks. Additionally, before a vendor begins operation, he/she must submit for site plan review and be approved by the City of Sparks.

Square footage for the mixed-use development shall be apportioned in the following manner:

- | | | |
|----|-------------------------------|---------------------|
| 1. | Restaurants: | 12,300 square feet. |
| 2. | Retail Space: | 7,800 square feet |
| 3. | Office/Personal Service Shops | 6,200 square feet |
| 4. | Residential Units | 166 units |

a. Circulation and Access

Primary access into Marina Village is from Lincoln Avenue. A loop road, Harbour Cove Drive, shall be created through the village allowing access to the Mixed-use Commercial uses.

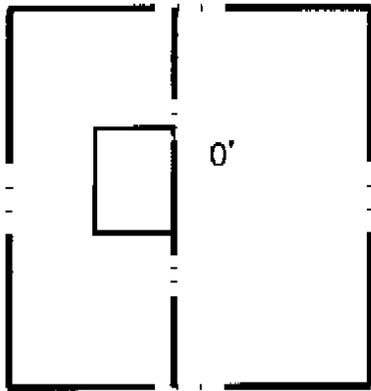
1. Placement of loading areas shall be sensitive to and non-disruptive of adjoining uses. Because of the water orientation, loading areas shall be placed on the street side of buildings.
2. Parking for commercial uses shall be provided throughout the Planned Development including street parking.
3. Parking for residents will be located in surface parking lots or within parking structures. Marina Square has an underground garage screened from view by each dwelling unit. There are 30 condominiums, 25 two bedroom and 5 three bedroom in Marina Square. Sixty-five parking spaces are required (50 for the two bedroom and 15 for the three bedroom). Thirty-eight spaces will be provided in the underground garage and 27 spaces will be provided in the surface lot. The thirty-eight spaces in Marina Square will be designated for the residents of the units. The twenty-seven spaces in the surface lots will not be reserved, but mutual easements will be executed for the right to use these spaces. Marina Villa has a 4.5 story parking structure, which is screened from public view by the building located in front of the parking structure. The parking structure will have 271 parking spaces. The parking structure will not be covered. Multi story parking structures will have emergency vehicle clearances of 8'- 9".
4. Parking shall be shared between the office/retail buildings and the guests of residents in the condominiums and townhomes.

b. Architectural Standards

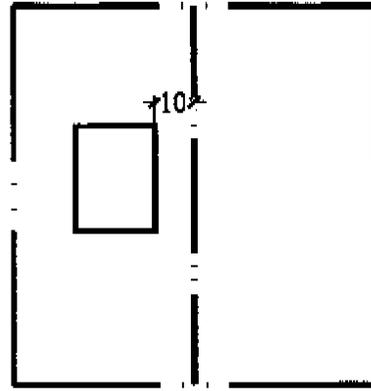
Marina Village is intended to be developed with a variety of architectural styles and types. The Marina Area Plan emphasizes the "marina theme". Architectural styles and quality will compliment a distinct relationship between buildings and site design features. Nautical architectural style homes and buildings shall be emphasized throughout the development (See Figures 7.3 - 7.22). Residential and commercial uses have the same architectural standards in order to promote flexibility of use. **Marina Villas** and the **Waterfront Building** allow for commercial and residential uses on the

first floor.

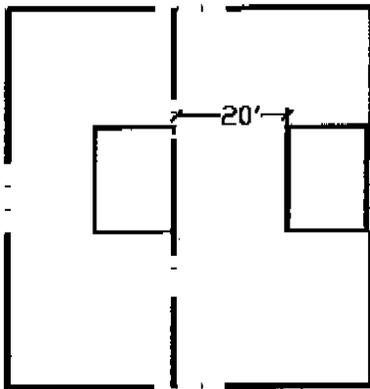
1. Buildings shall have doors and pedestrian level windows at approximately 20-foot intervals facing the promenade.
2. Main entry doors shall be recessed or covered with a canopy or awning.
3. Uses with loading and storage areas shall be screened to the extent practical from the view of streets, pathways, public areas and adjacent uses to the approval of the DRC and Administrator. Trash enclosures and maintenance structures shall be designed to be consistent in theme with the main building. Trash enclosures will follow the City of Sparks Design Standards Manual. The finish of the surrounding walls will be similar to the closest building.
4. Commercial uses shall be developed with entryways directly adjacent to the promenade, in order to present a unified appearance to the elevation, while allowing pedestrian access to each use.
5. The maximum building height shall be 70 feet, but architectural elements such as chimneys, cupolas, spires, etc., may exceed this height upon approval of the Administrator.
6. Minimum condominium unit size is 650 sq. ft.
7. Yards: Minimum building setbacks shall be:
 - a) Front: The front yard shall have a minimum setback of 10 feet.
 - b) Side: The side yard setback shall be as follows:
 1. zero if to adjacent to public space including public paths.
 2. zero if not adjacent to public space or residential property provided the minimum separation between buildings is twenty feet.
 3. ten feet if adjacent to a residentially zoned property
 - c) Rear: The rear yard setback shall be as follows:
 1. zero if adjacent to public space including public paths.
 2. zero if not adjacent to public space or residential property, provided the minimum building separation is twenty feet.
 3. ten feet if adjacent to residential property.



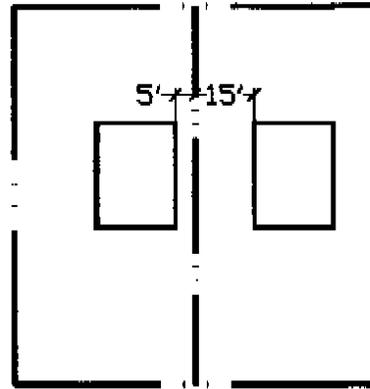
Side setback adjacent to public space



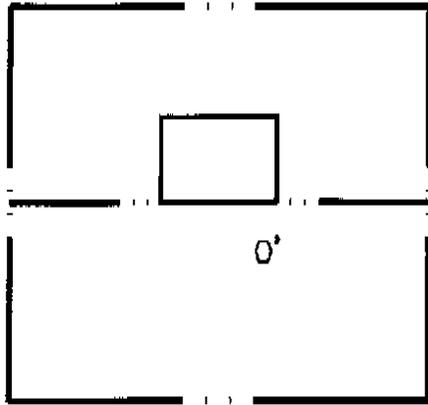
Side setback adjacent to residential



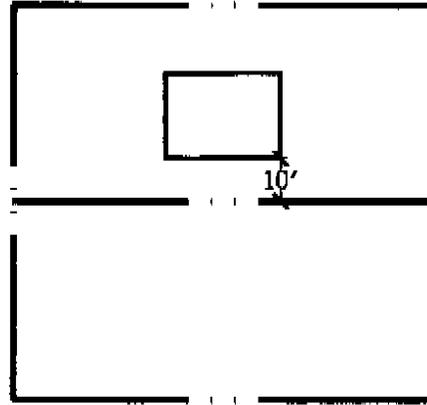
Minimum building separation (side) if not adjacent to public space or residential



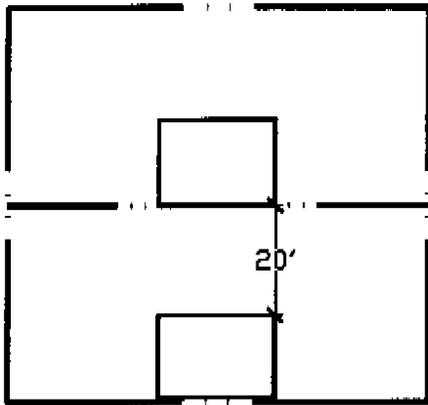
Minimum side setbacks
Figure 7.2(a)



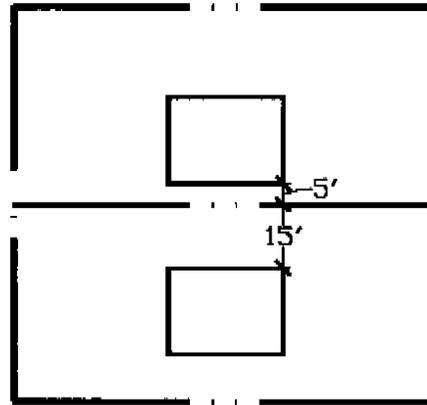
Rear setback adjacent to public space



Rear setback adjacent to residential



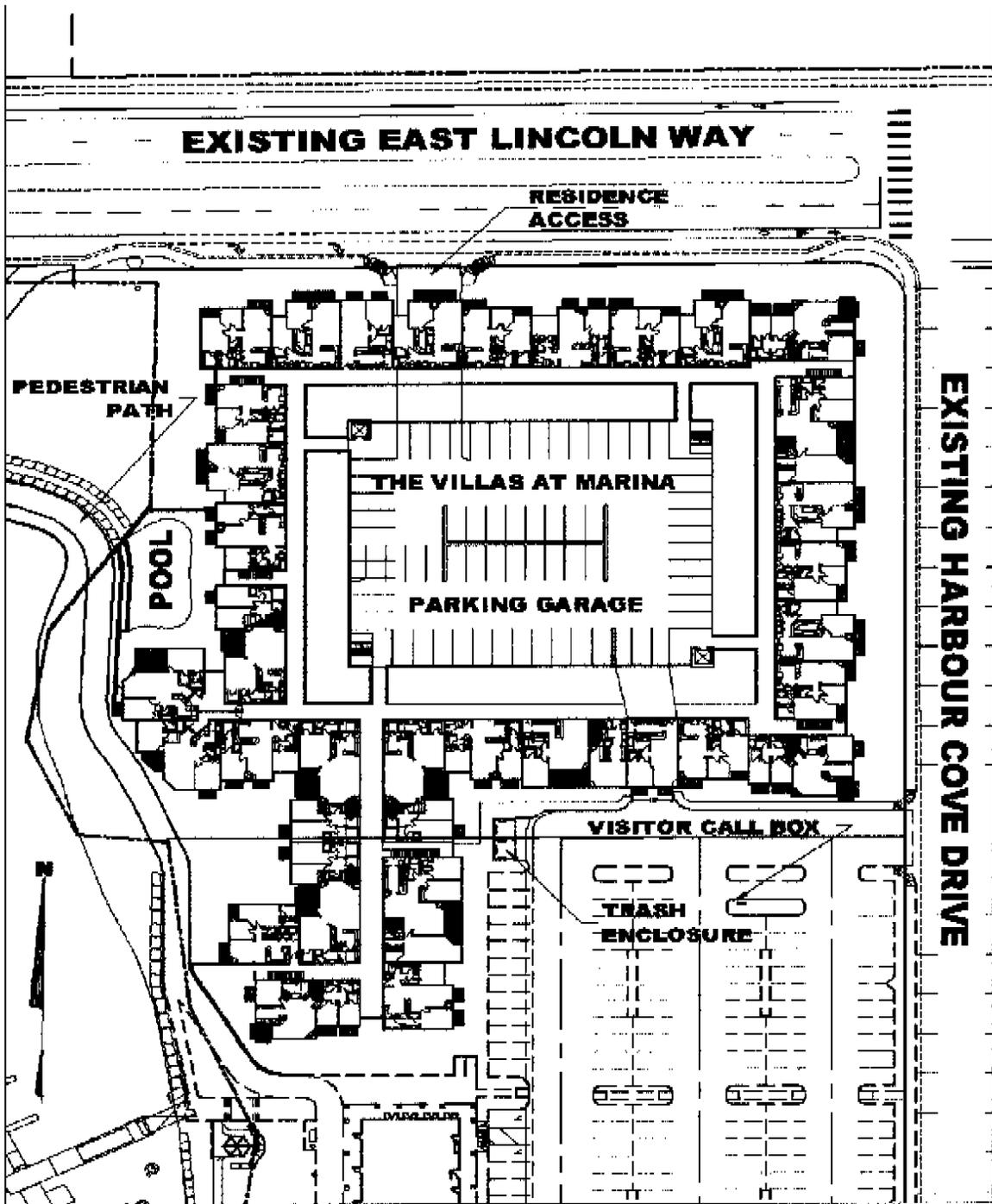
Minimum building separation (rear) if not adjacent to public space or residential



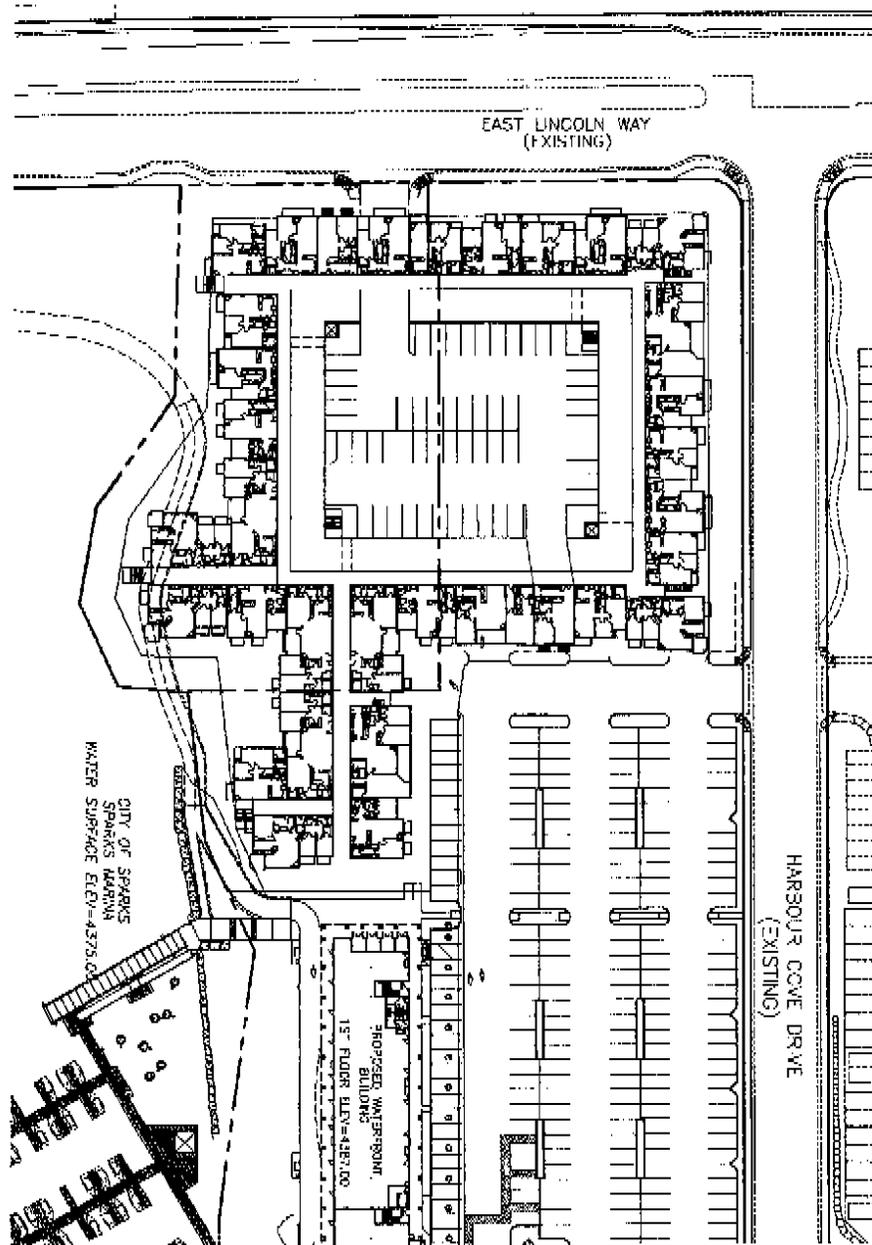
Minimum Rear Setbacks
Figure 7.2(b)



**Marina Villas Rendering
Figure 7.3**

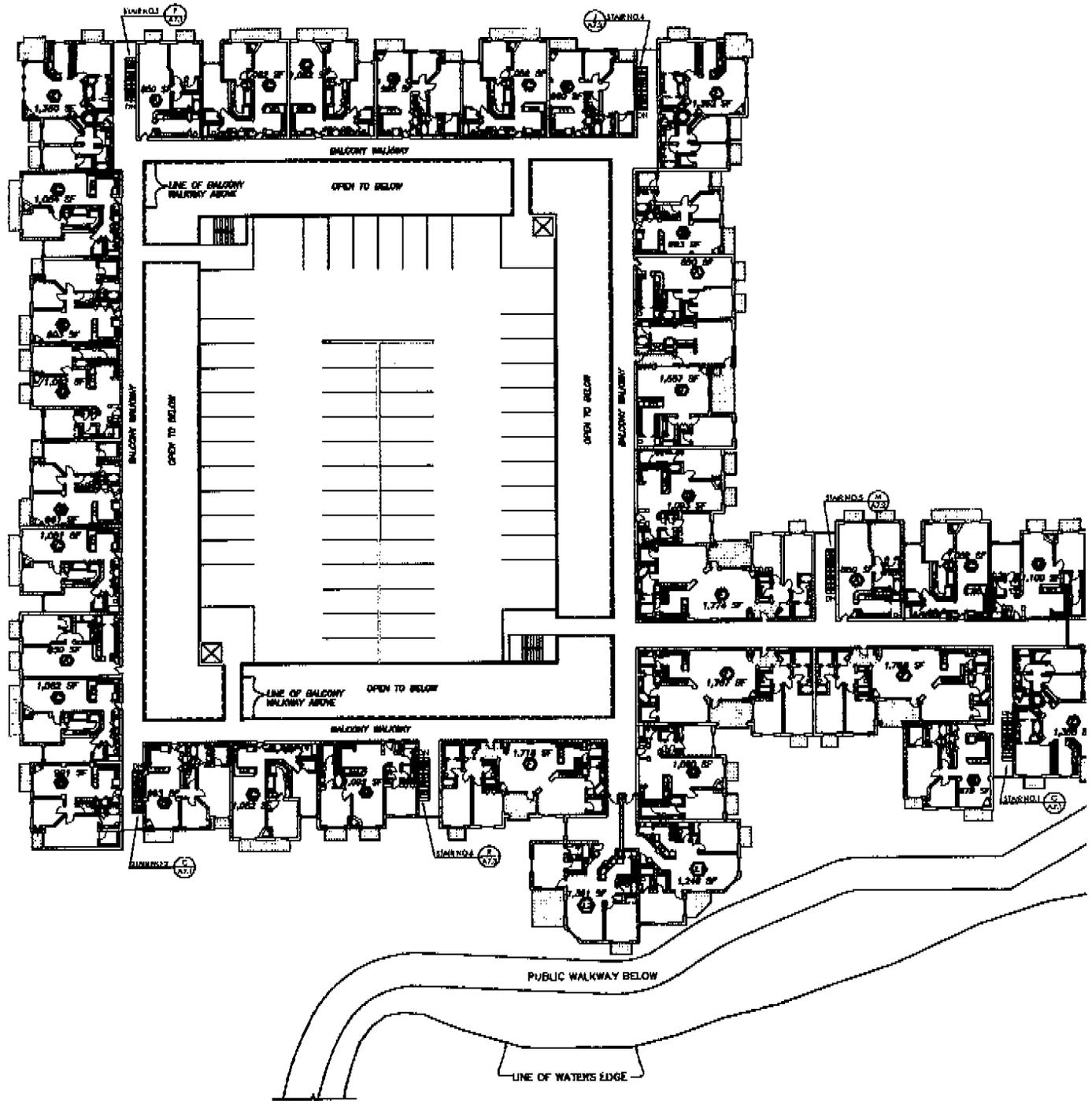


**The Villas at Sparks Marina
Site Plan
Figure 7.4**



**The Villas at Sparks Marina
Conceptual 1st Floor Plan**

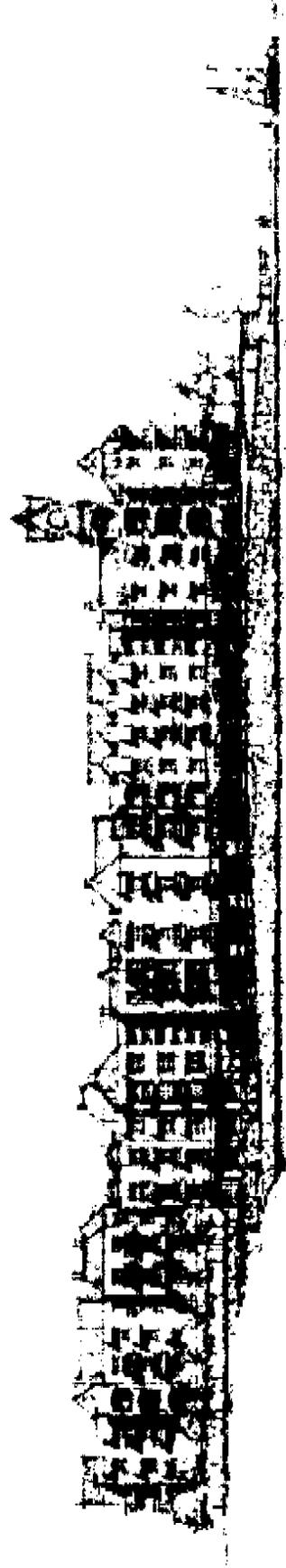
Figure 7.5



**The Villas at Sparks Marina
 Conceptual 2nd-4th Floor Plan
 Figure 7.6**

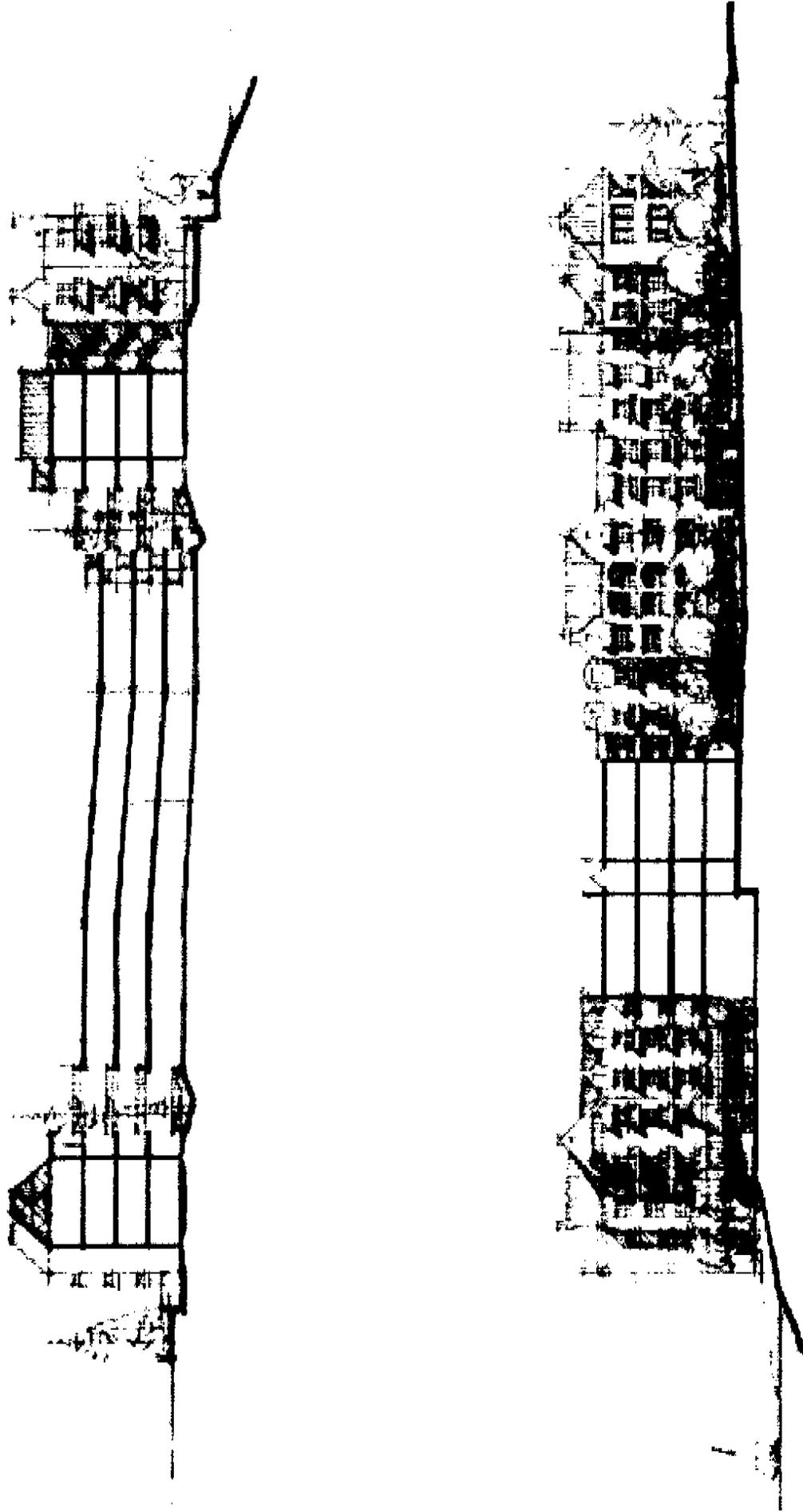


The Villas At Sparks Marina Lincoln Way Elevation

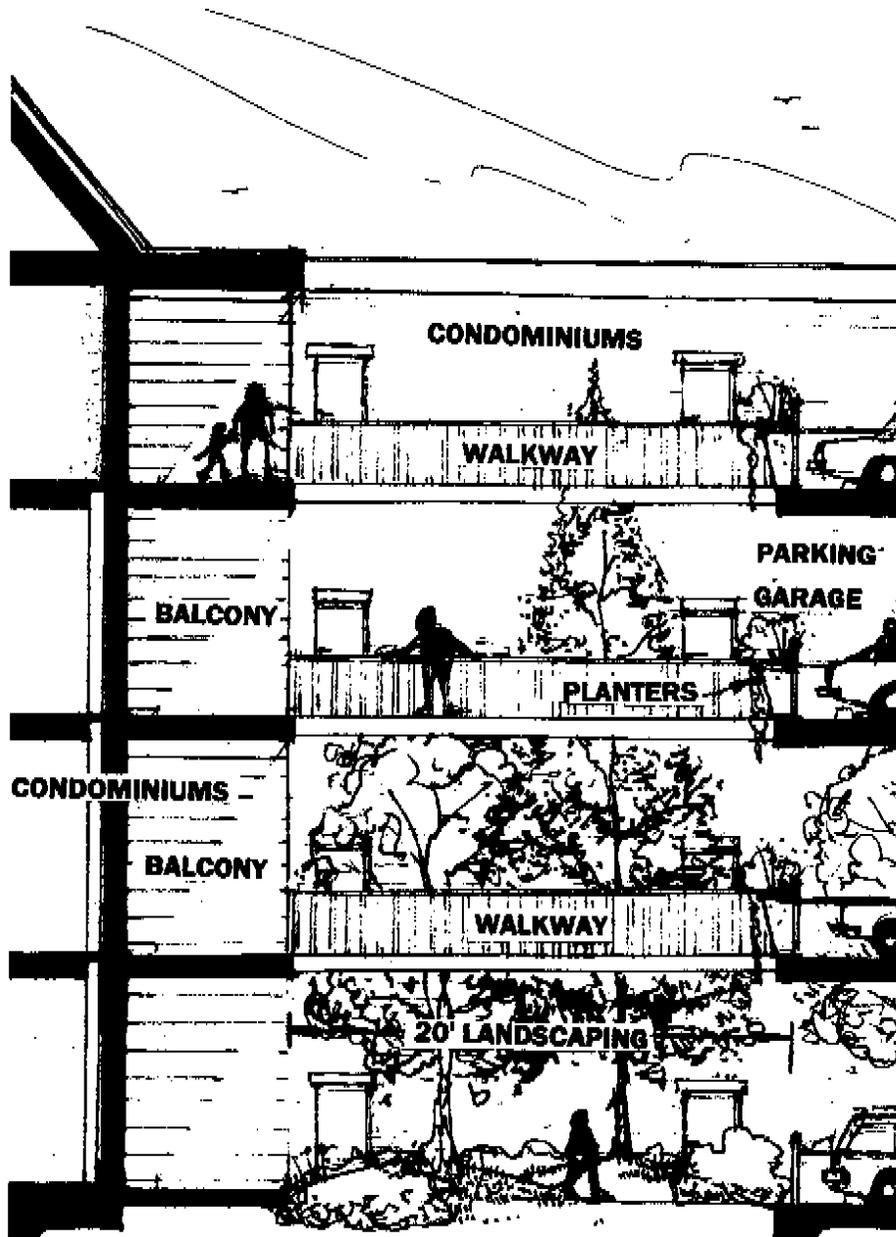


The Villas at Sparks Marina West (Lakeside) Elevation

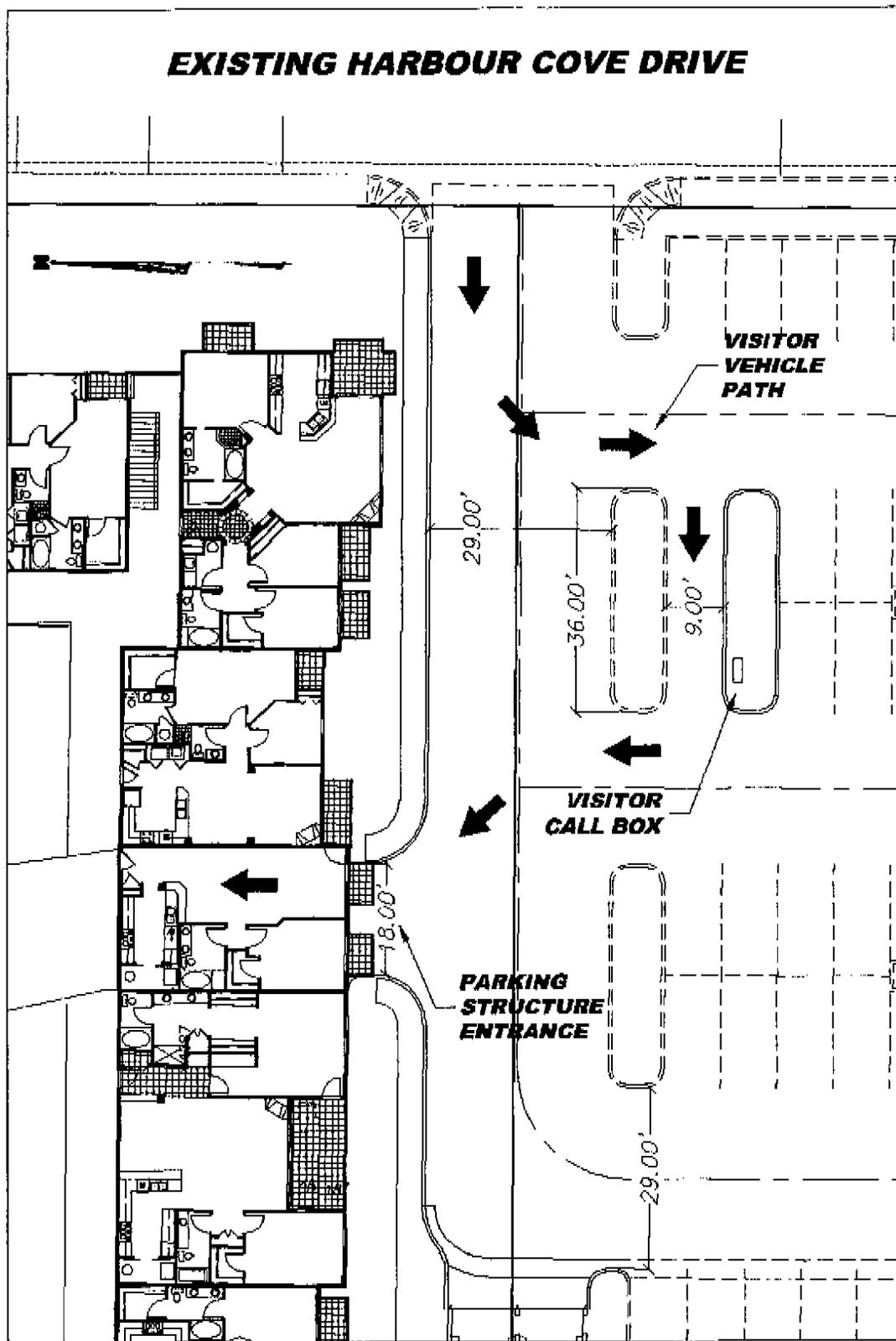
The Villas at Sparks Marina
Elevations - *Figure 7.7*



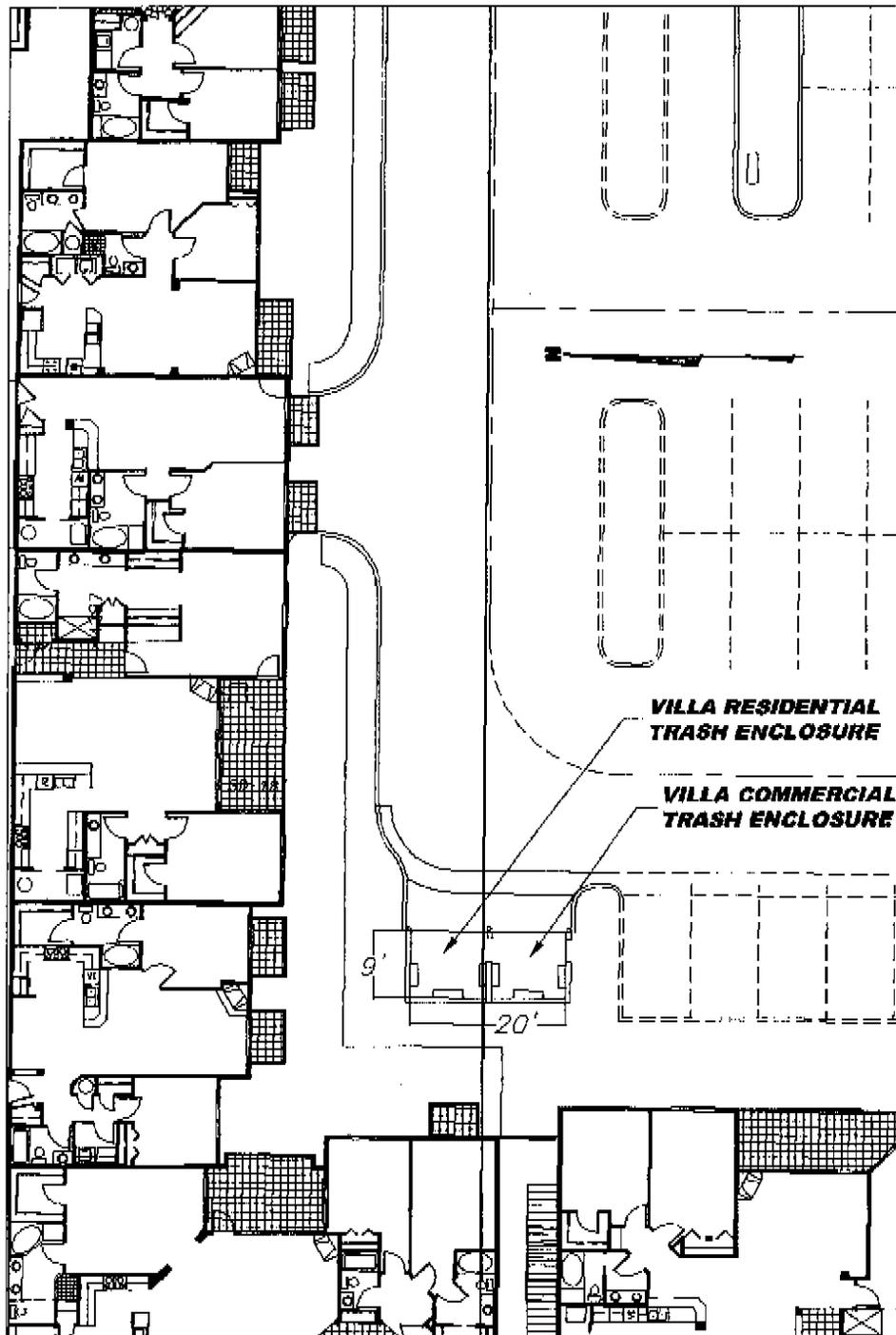
**The Villas at Sparks Marina
Parking Garage Cross Section
*Figure 7.8***



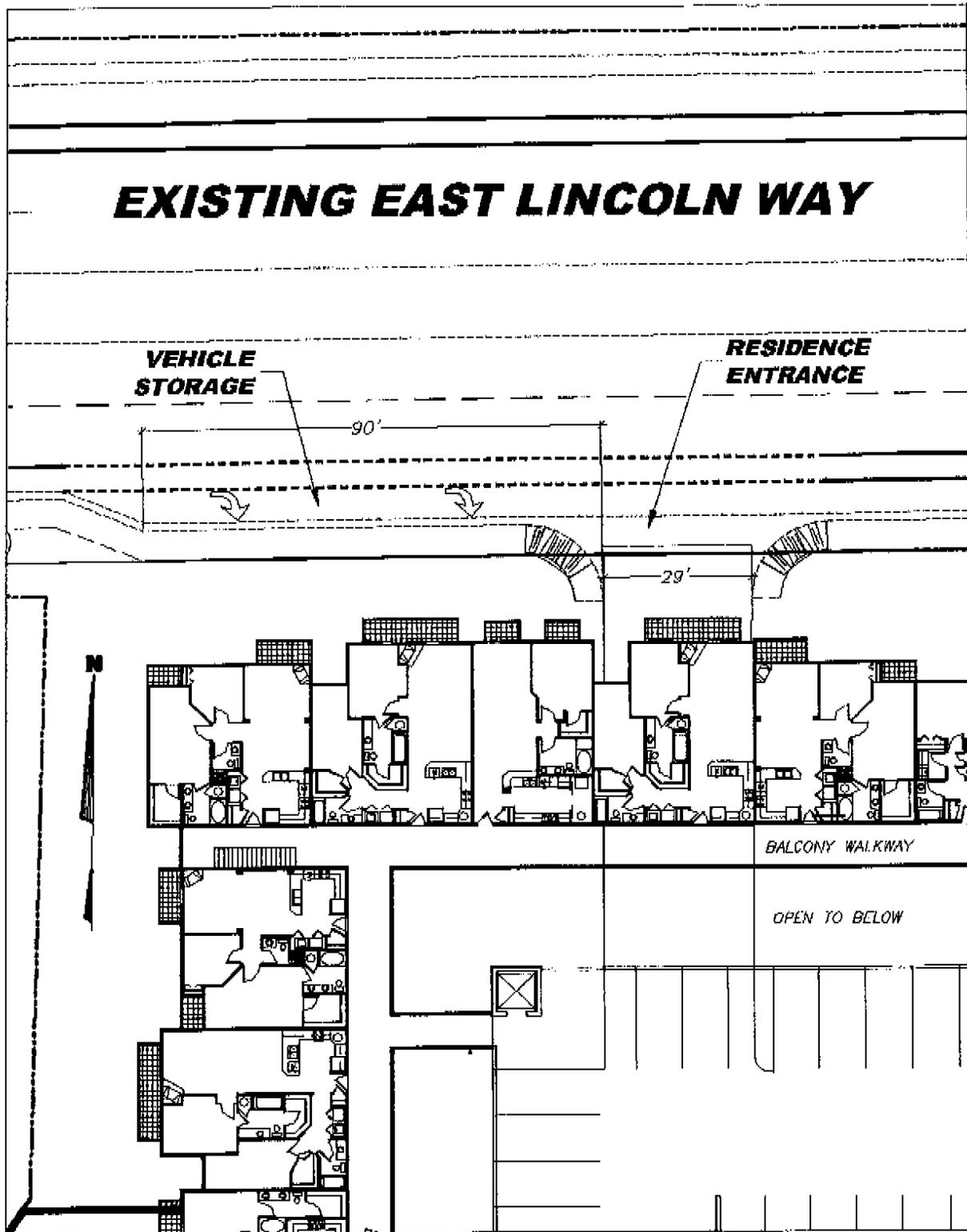
The Villas at Sparks Marina
Parking Landscaping
Figure 7.9



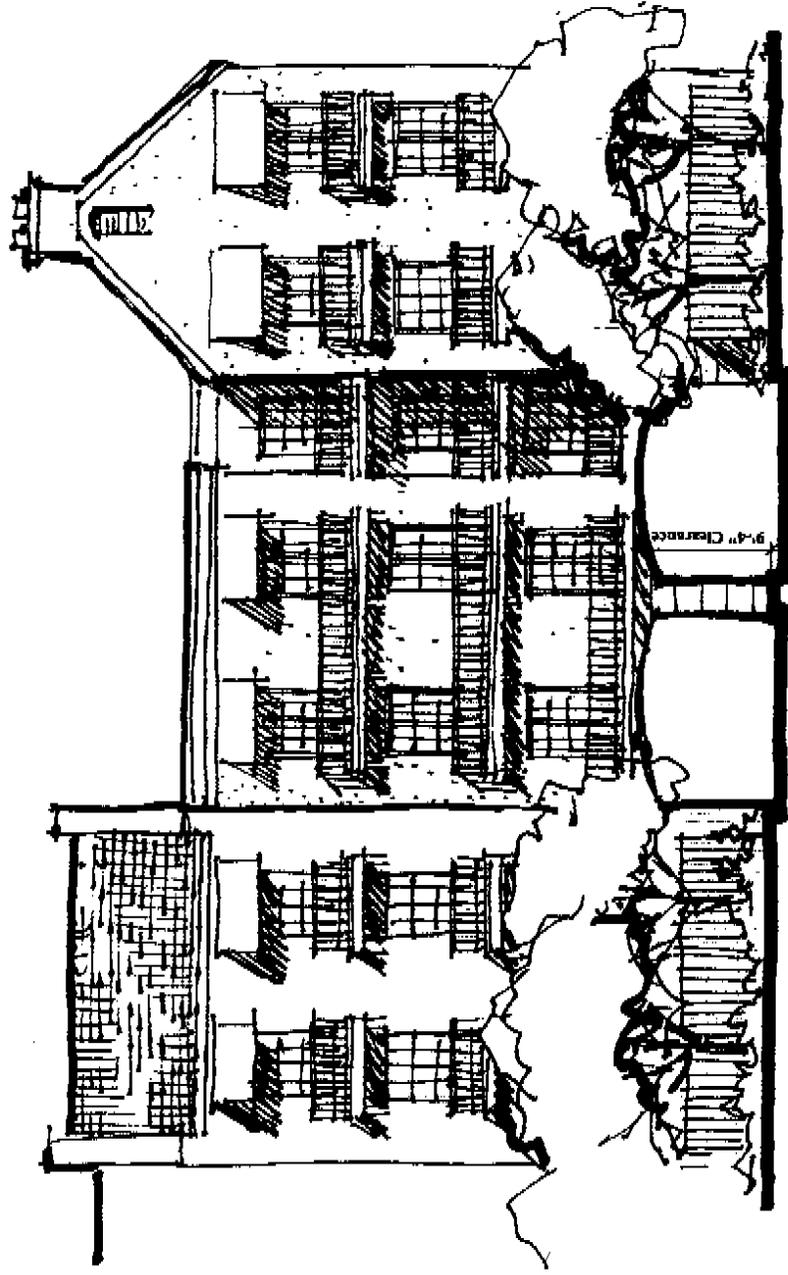
**The Villas at Sparks Marina
Visitor Vehicle Path
Figure 7.10**



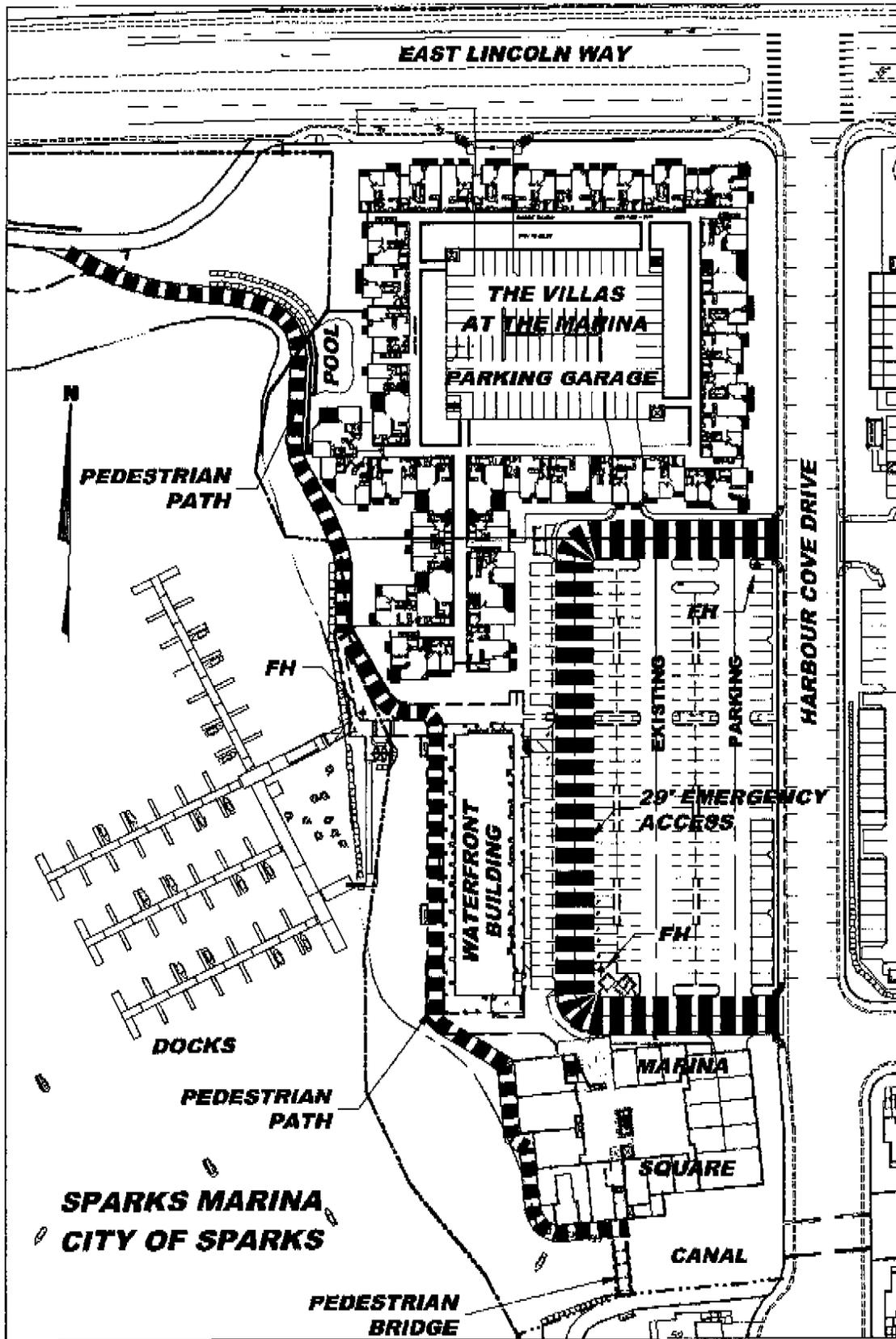
**The Villas at Sparks Marina
Trash Enclosures –
Figure 7.11**



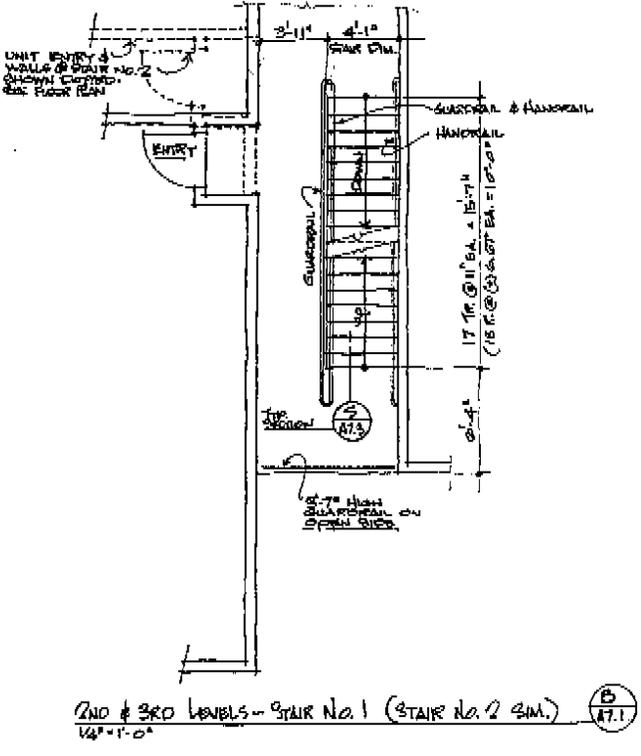
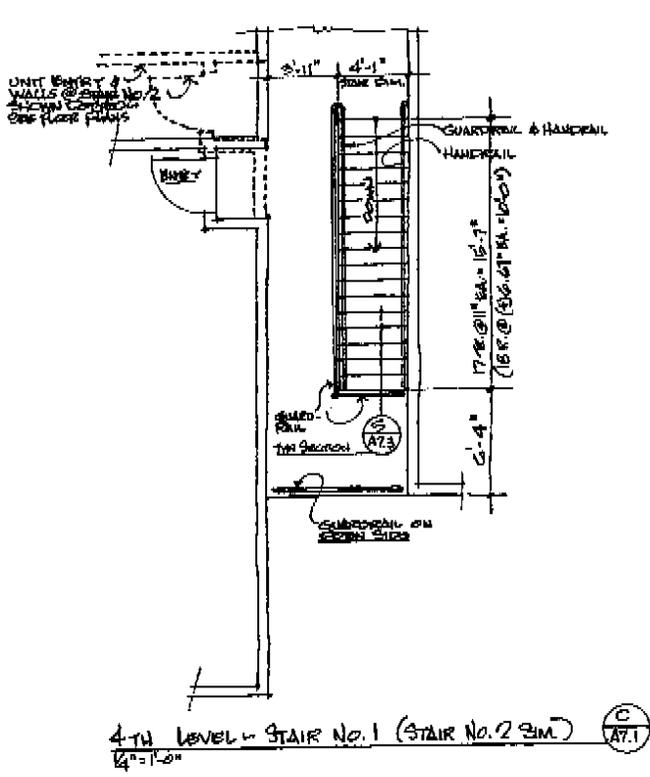
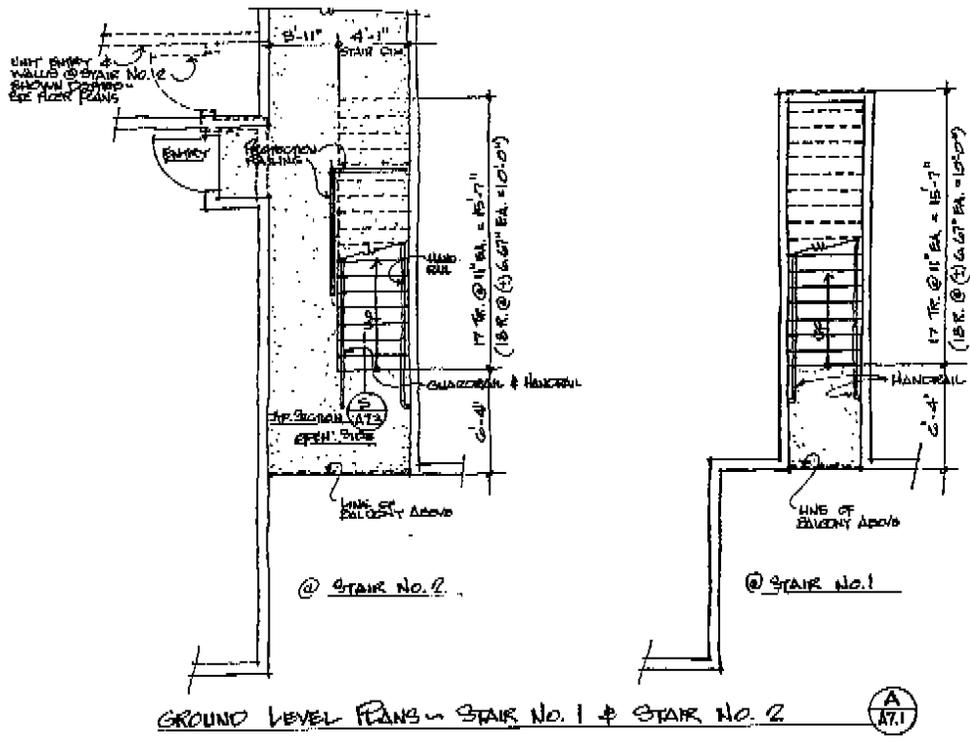
**The Villas at Sparks Marina
Residents' Entrance
Figure 7.12**



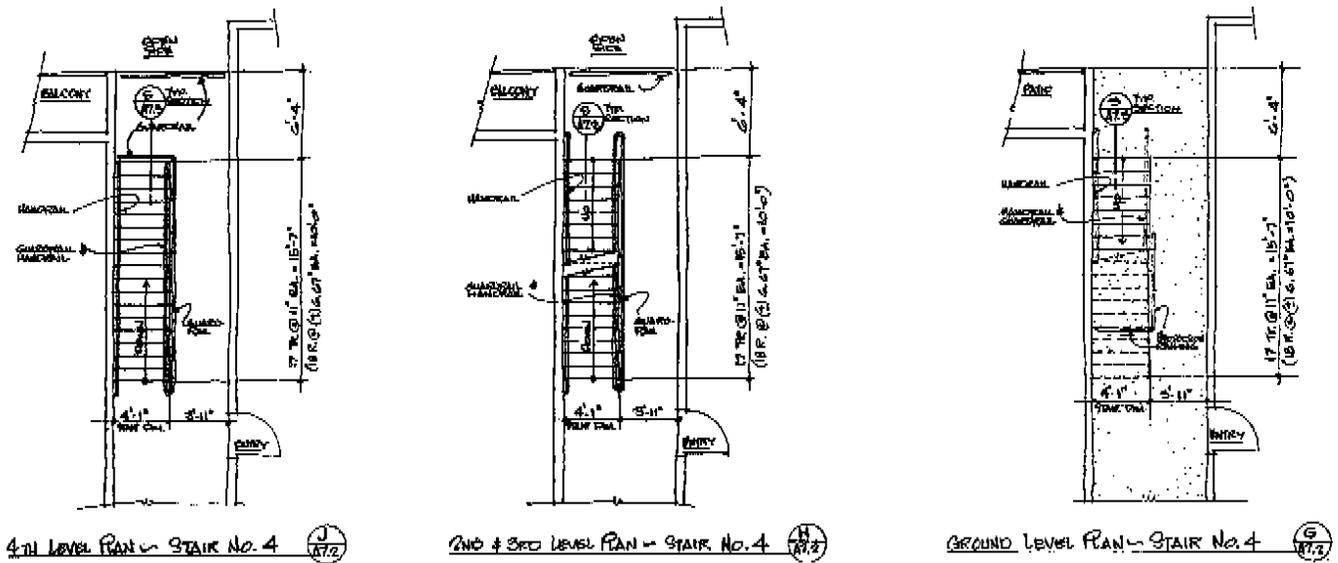
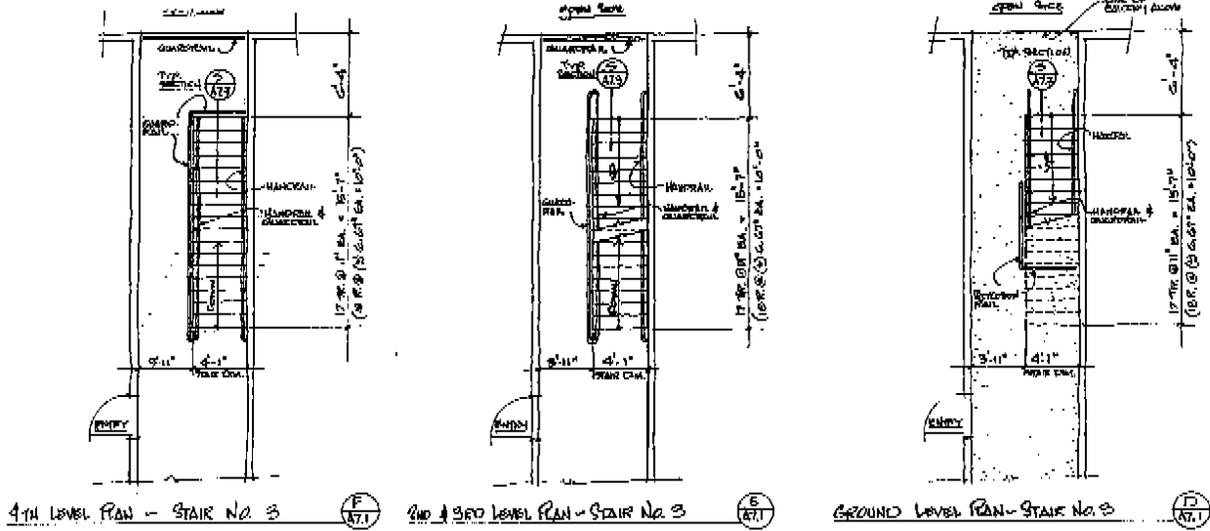
**The Villas at Sparks Marina
Typical Entrance: 9-foot Clearance
*Figure 7.13***



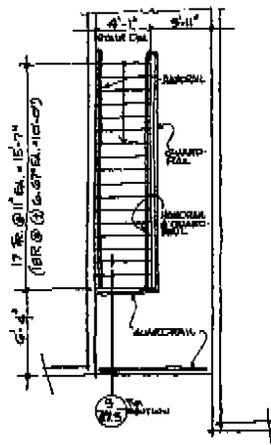
**The Villas at Sparks Marina
Emergency Access Routes
Figure 7.14**



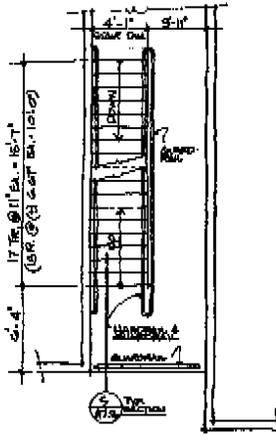
The Villas at Sparks Marina
 Typical Stairway Configuration
 Figure 7.15a



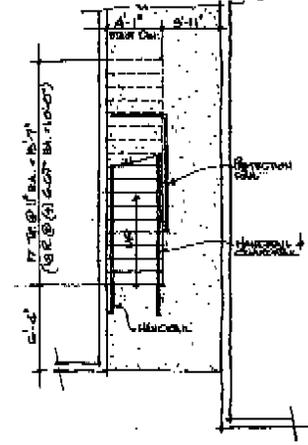
**The Villas at Sparks Marina
Typical Stairway Configuration
Figure 7.15b**



4TH LEVEL PLAN - STAIR NO. G (R) 17.5

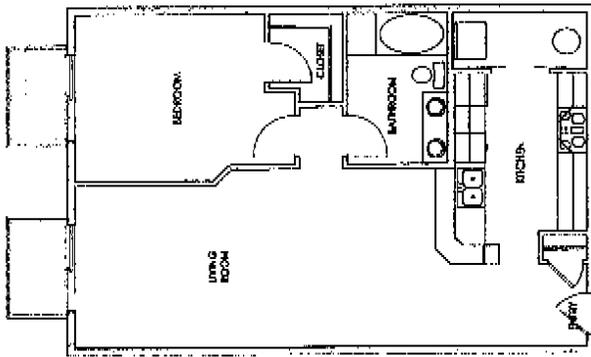


2ND & 3RD LEVEL PLAN - STAIR NO. G (R) 17.5

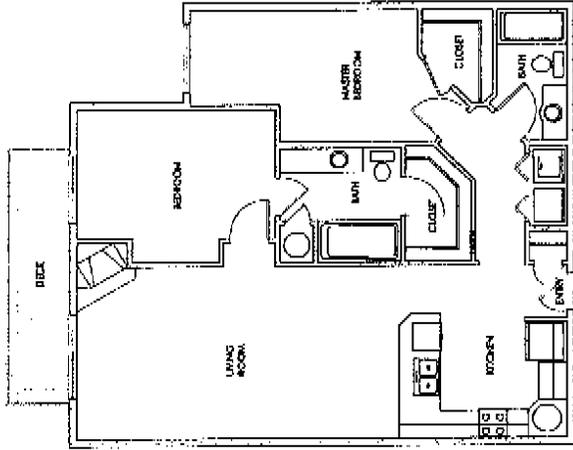


GROUND FLOOR PLAN - STAIR NO. G (N) 17.5

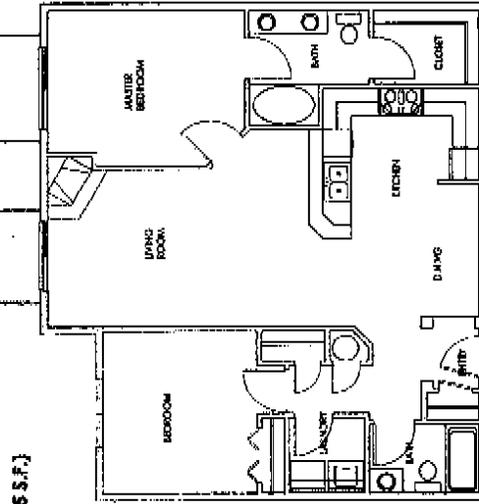
**The Villas at Sparks Marina
Typical Stairway Configuration
Figure 7.15c**



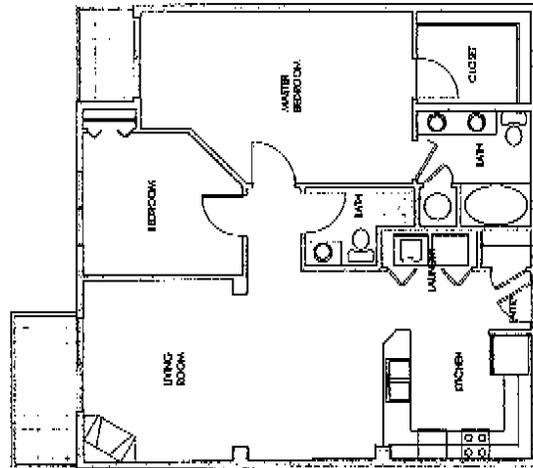
FLOOR PLAN "A" (864 S.F.)



FLOOR PLAN "C" (1,115 S.F.)
(INCLUDES S.F. OF ENTRY/DECK)

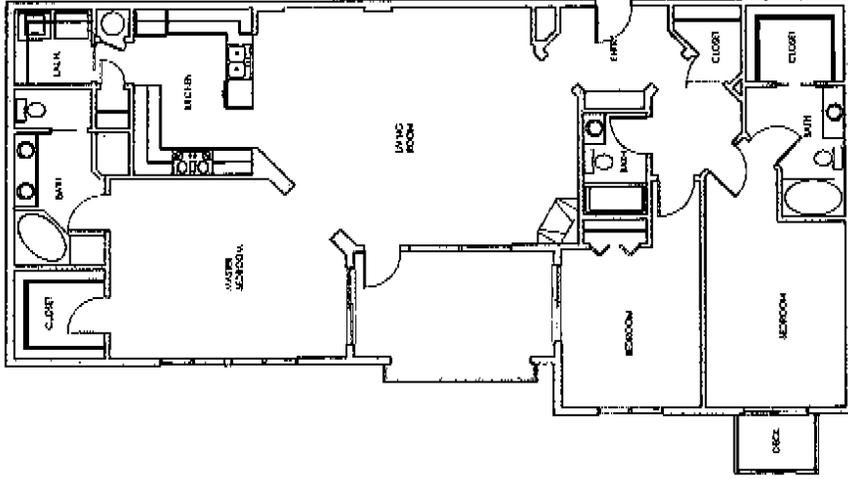


FLOOR PLAN "D" (1,108 S.F.)
(INCLUDES S.F. OF ENTRY/DECK)

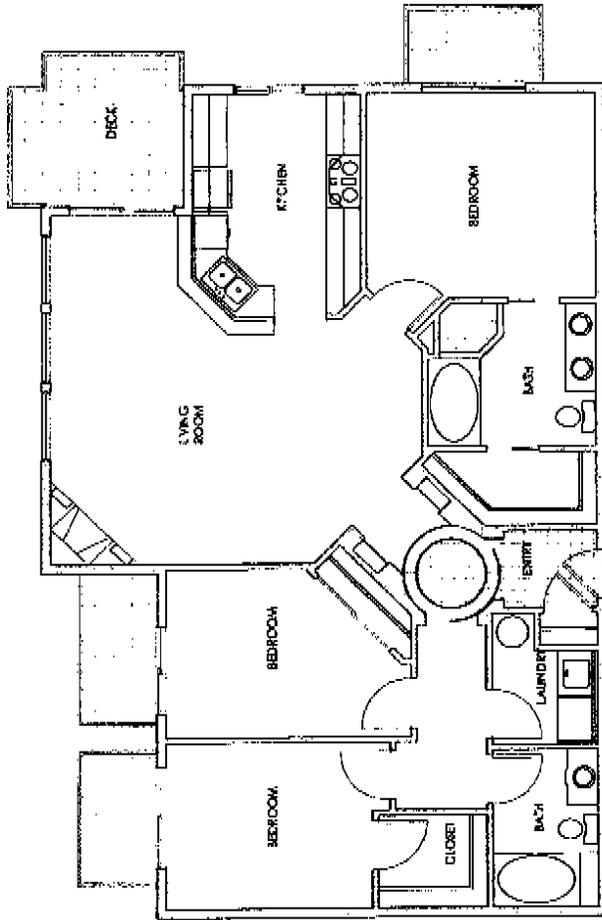


FLOOR PLAN "B" (1,013 S.F.)
(INCLUDES S.F. OF ENTRY/DECK)

**The Villas at Sparks
Marina
Typical Floor Plans
Figure 7.16**



FLOOR PLAN 'T' (1,838 S.F.)
(INCLUDES 100 S.F. OF EXTERIOR DECK)



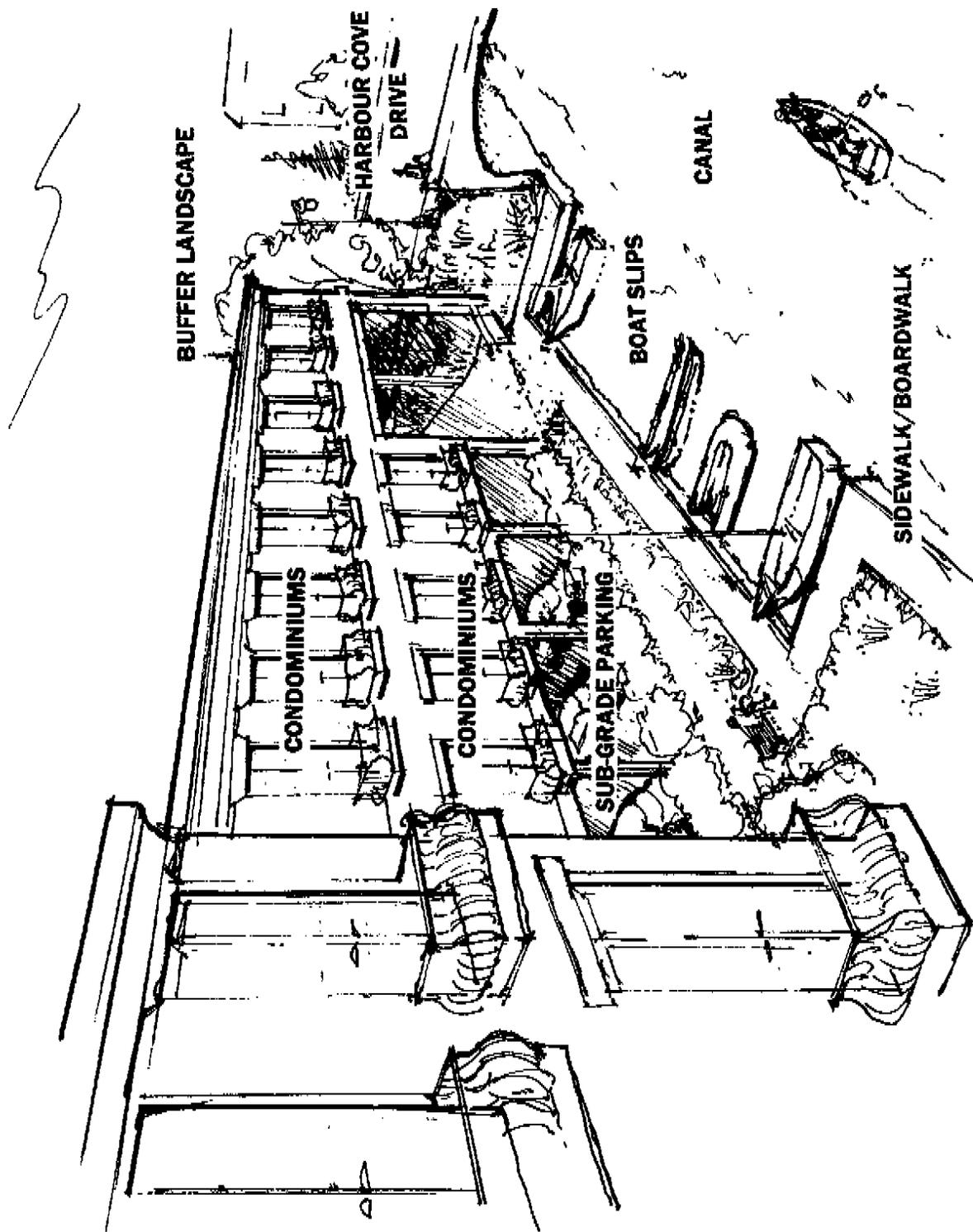
FLOOR PLAN 'E' (1,474 S.F.)
(INCLUDES 100 S.F. OF EXTERIOR DECK)

**The Villas at Sparks Marina
 Typical Floor Plans
 Figure 7.17**

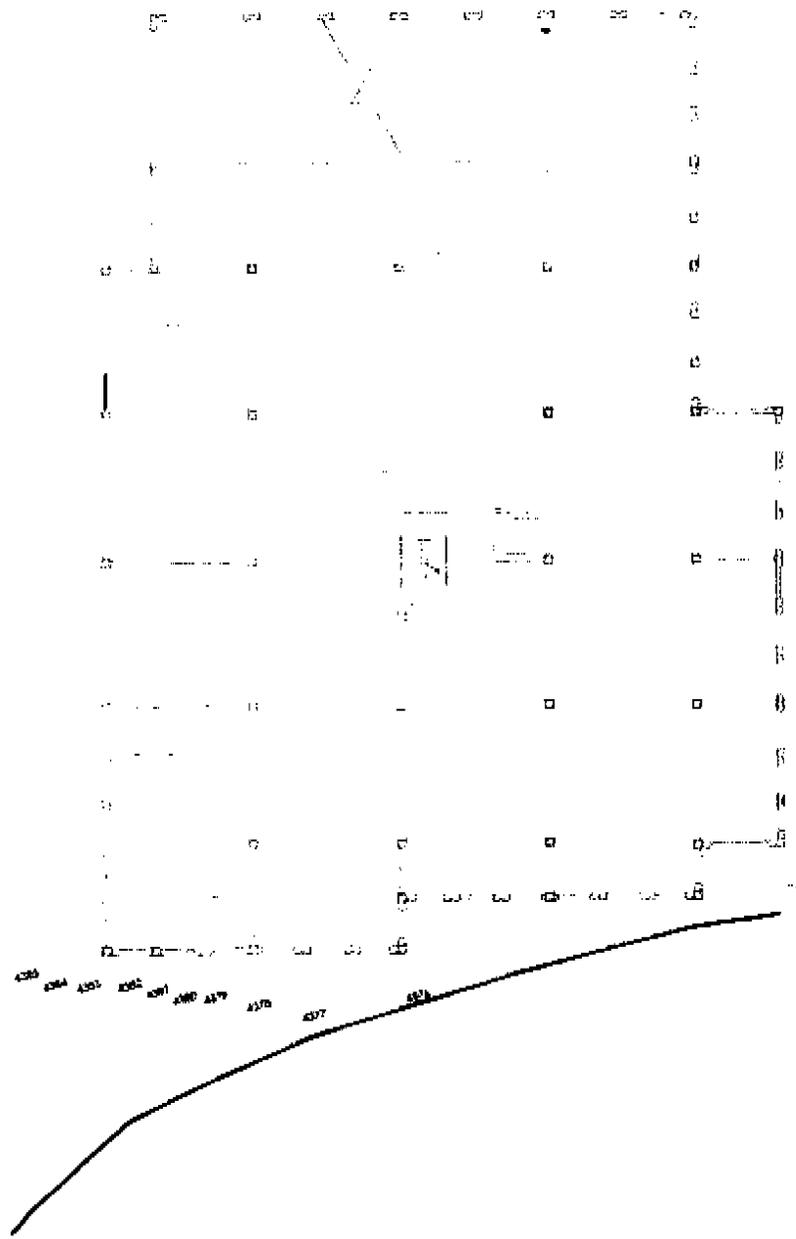


Marina Square Rendering

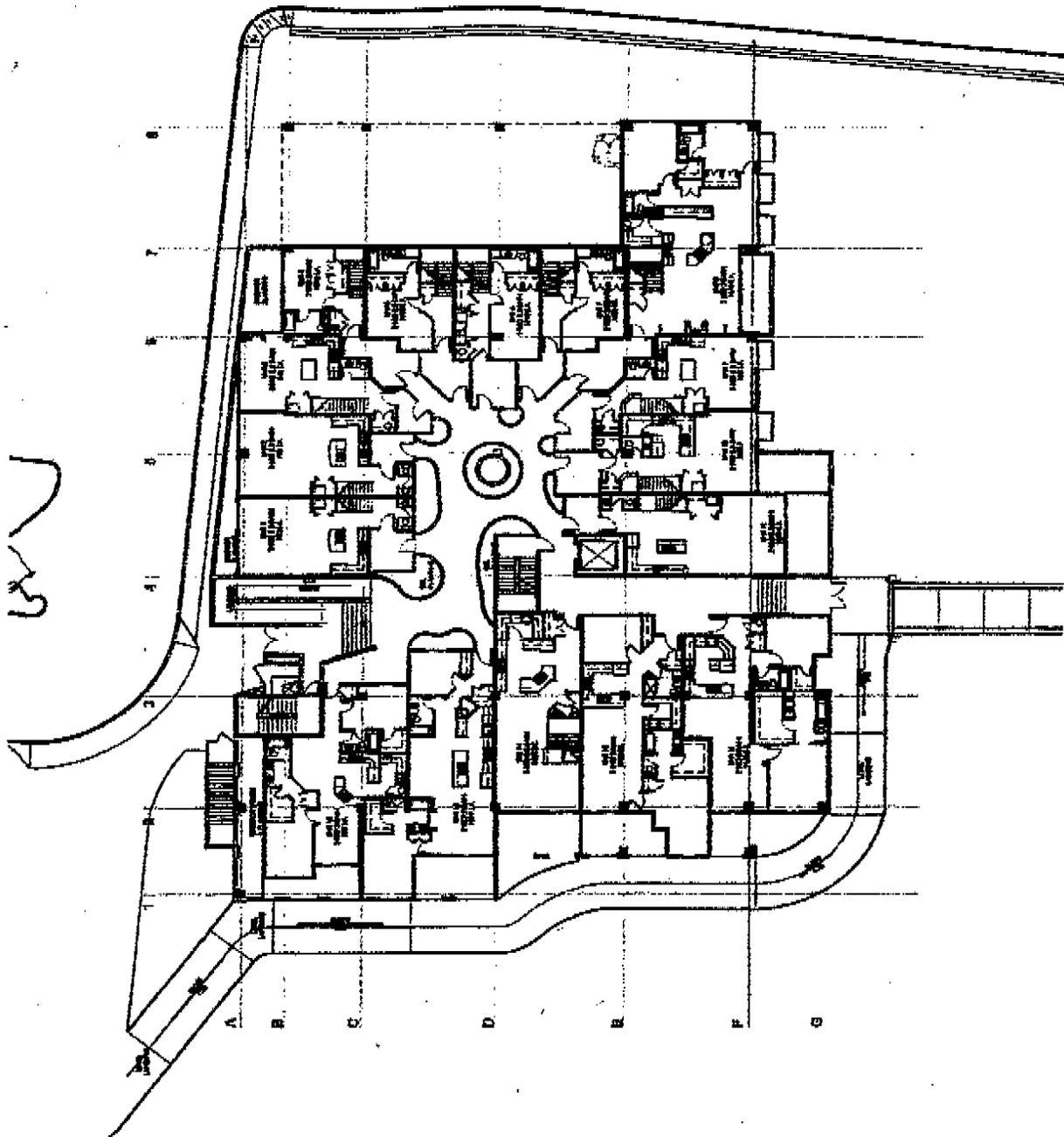
Figure 7.18



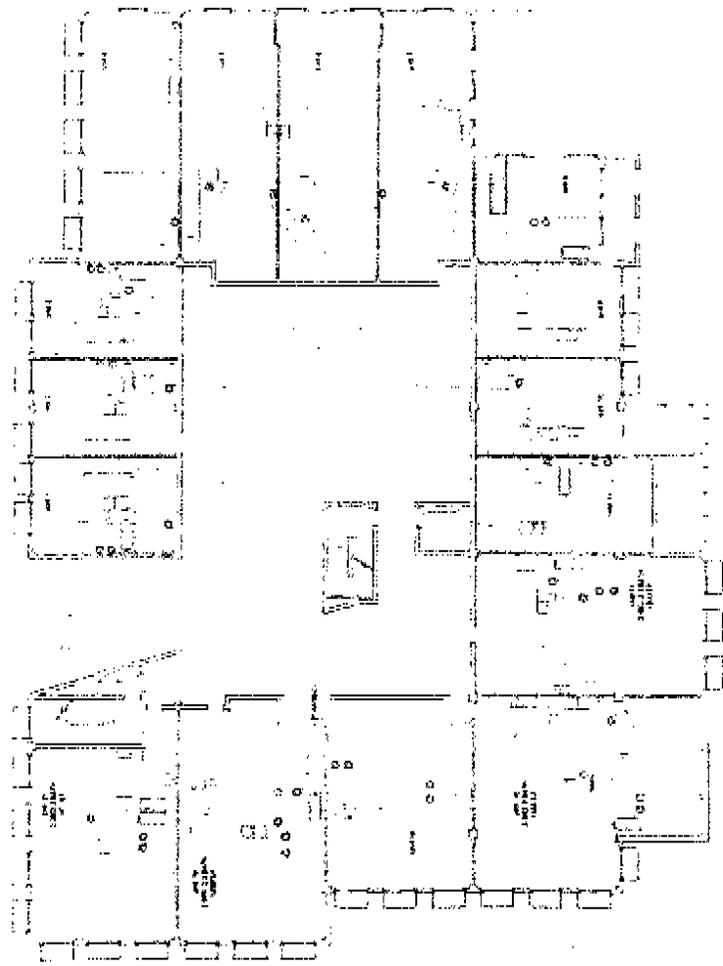
Marina Square Canal Landscaping
Figure 7.19



**Marina Square
Conceptual Subterranean Parking
Figure 7.20**

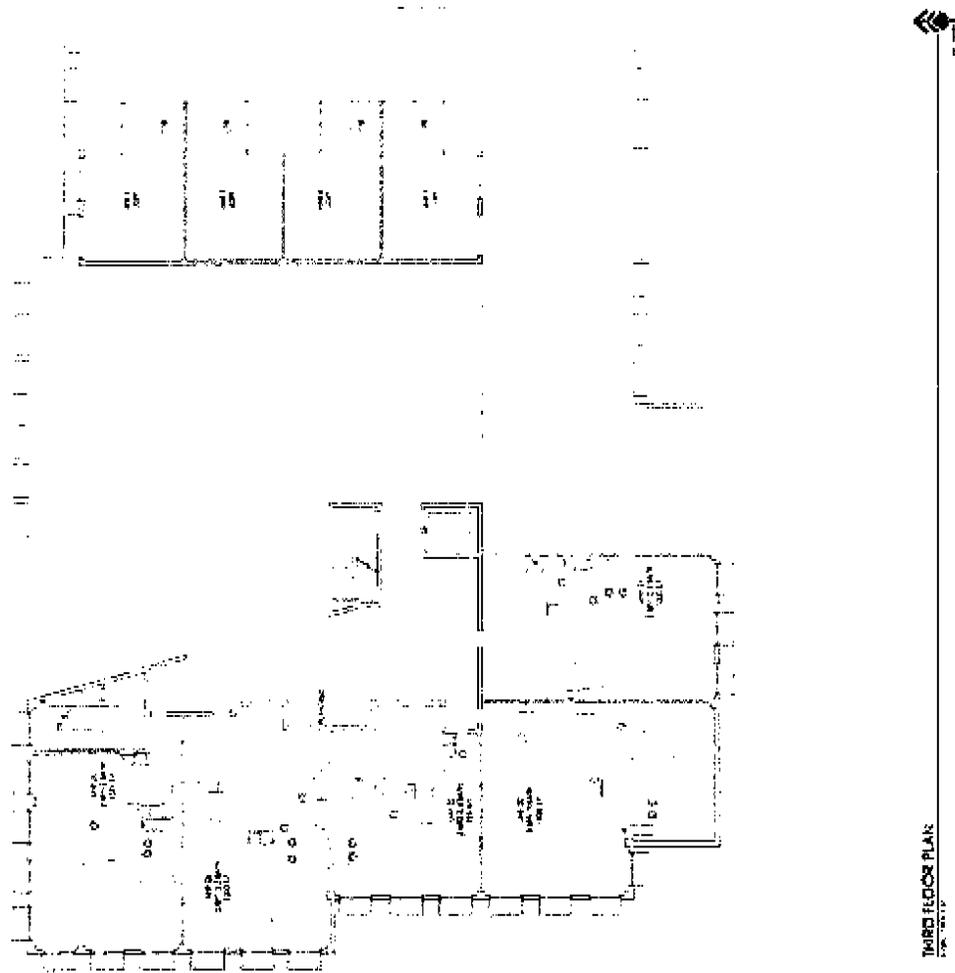


Marina Square
Conceptual 1st Floor Plan with Public Path
Figure 7.21



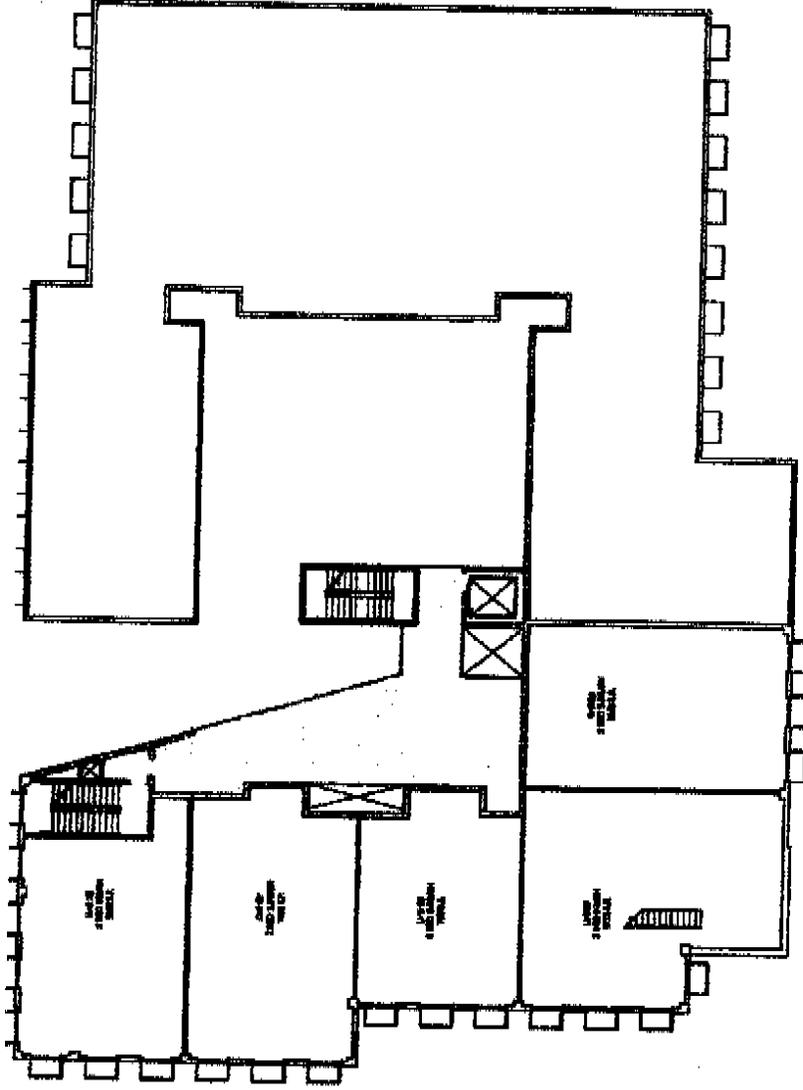
SECOND FLOOR PLAN

Marina Square
Conceptual 2nd Floor Plan
Figure 7.22



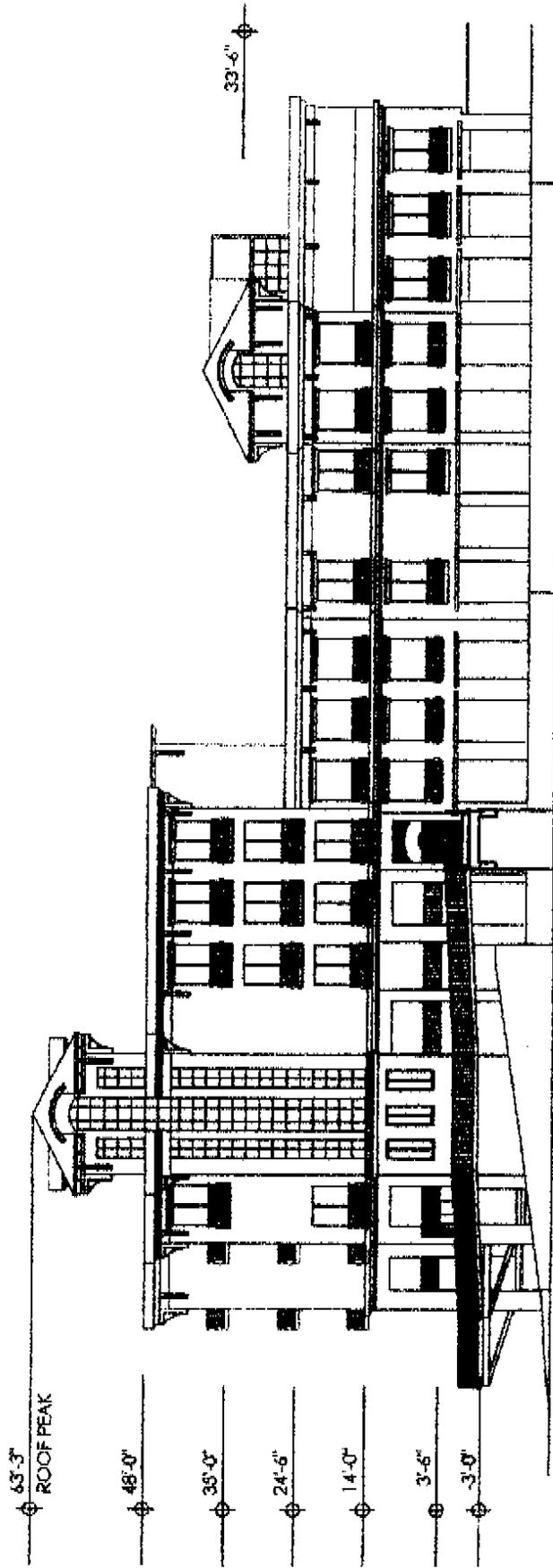
**Marina Square
Conceptual 3rd Floor Plan
Figure 7.23**

Marina Square Conceptual 4th Floor and Mezzanine
Figure 7.24

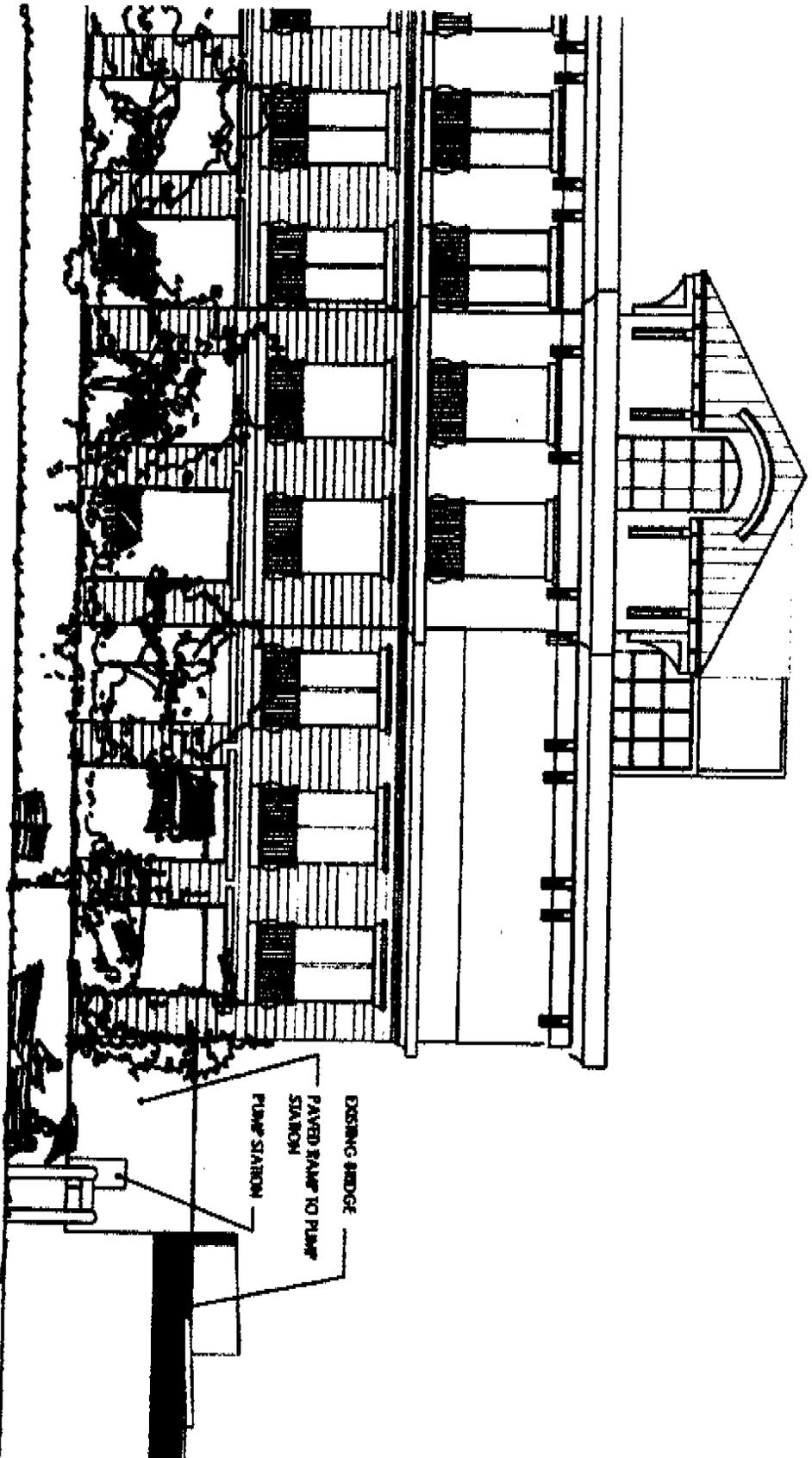


FOURTH FLOOR PLAN
10/10/07

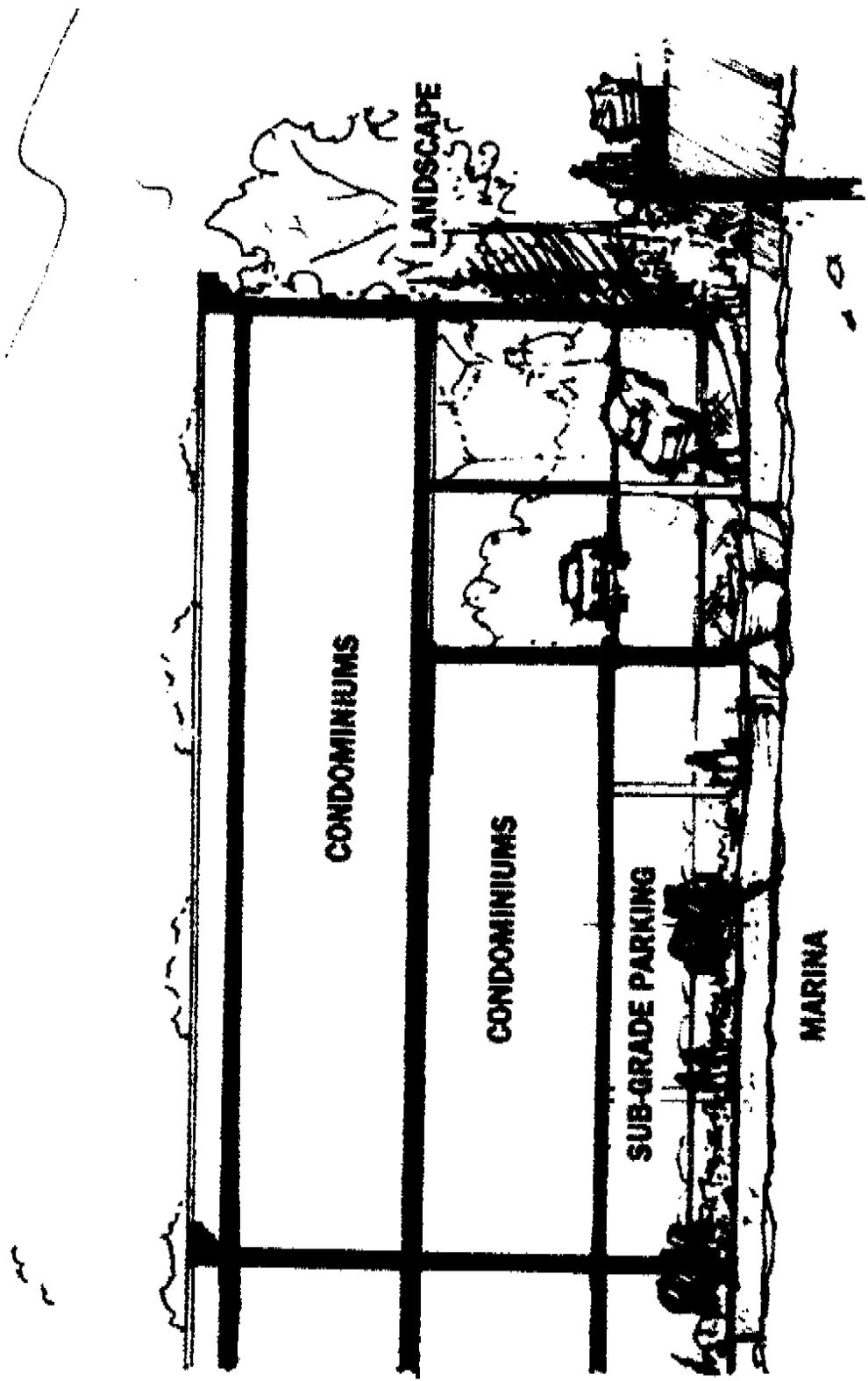




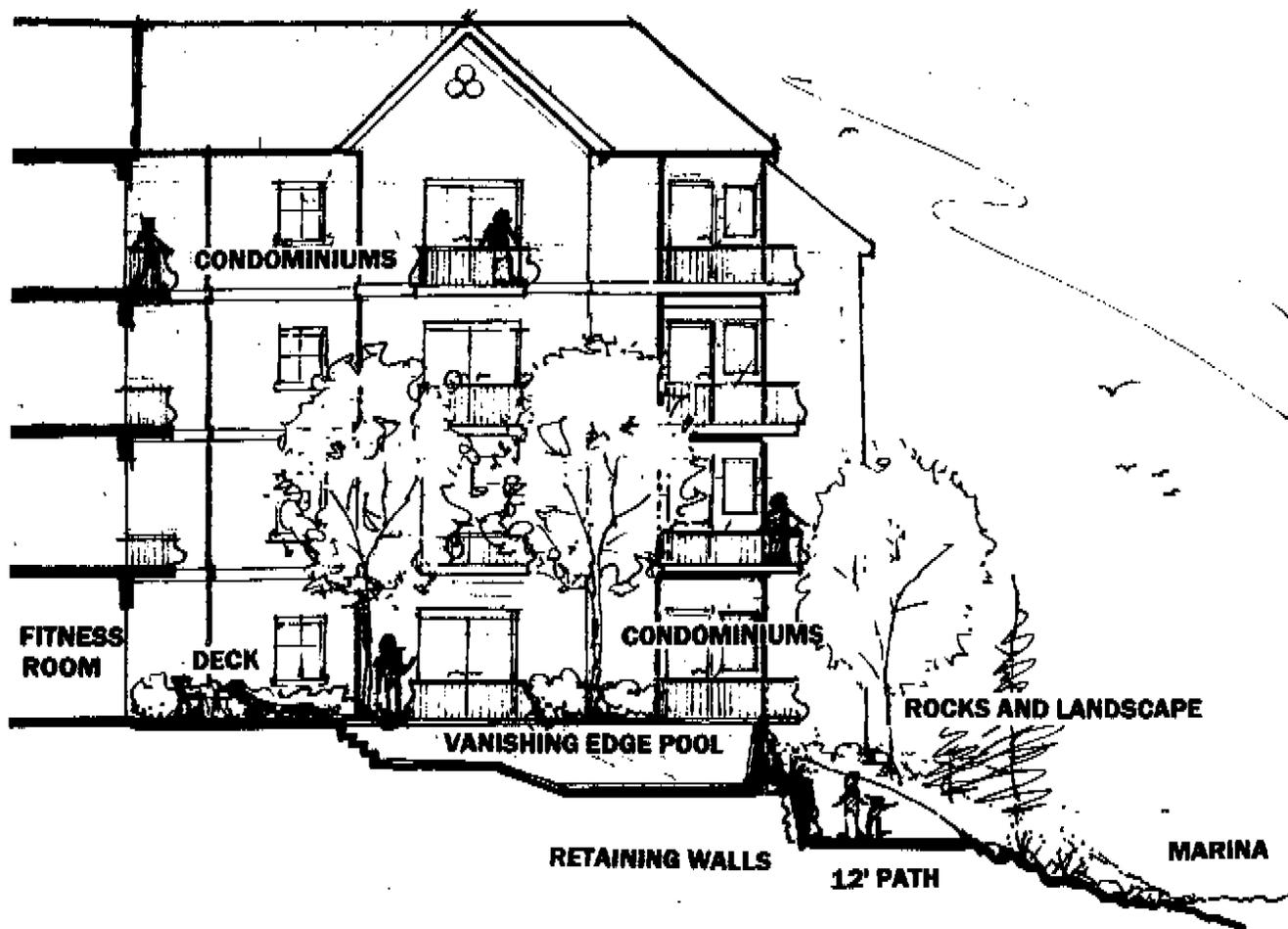
Marina Square Elevation
Figure 7.25



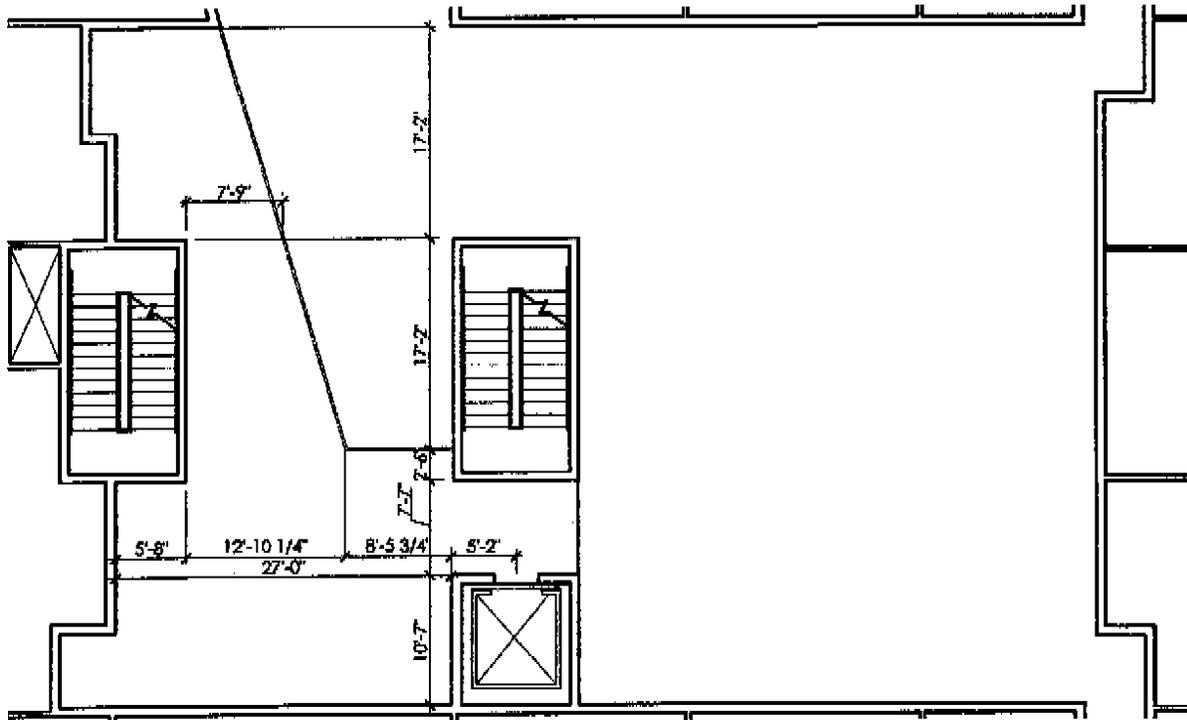
Marina Square
Canal Landscape and Pump Station
Figure 7.26



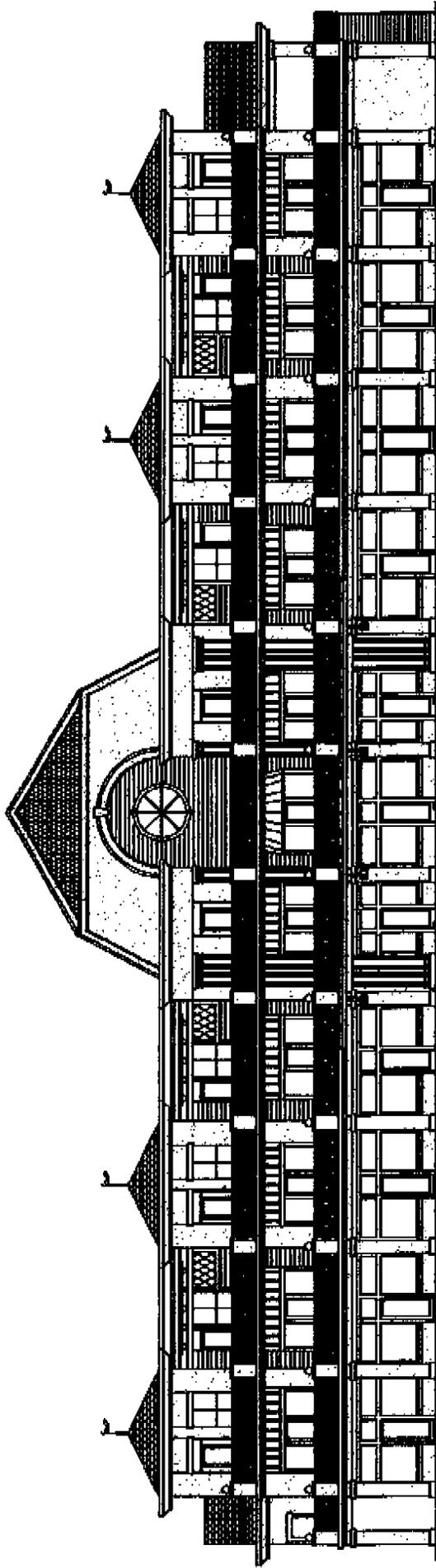
Marina Square
Harbour Cove Drive Landscaping
Figure 7.27



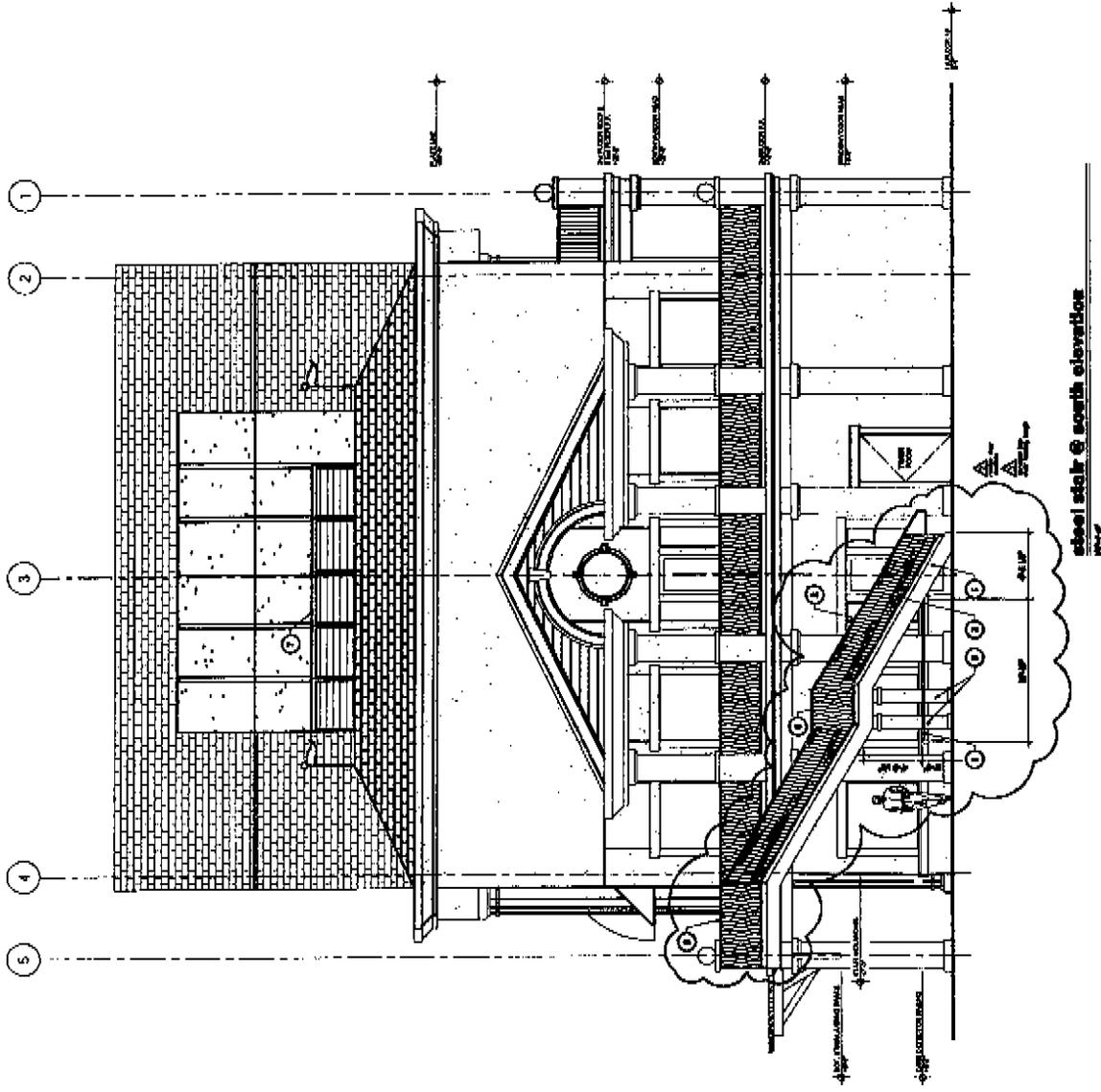
**Marina Villas
Landscaping
Figure 7.28**



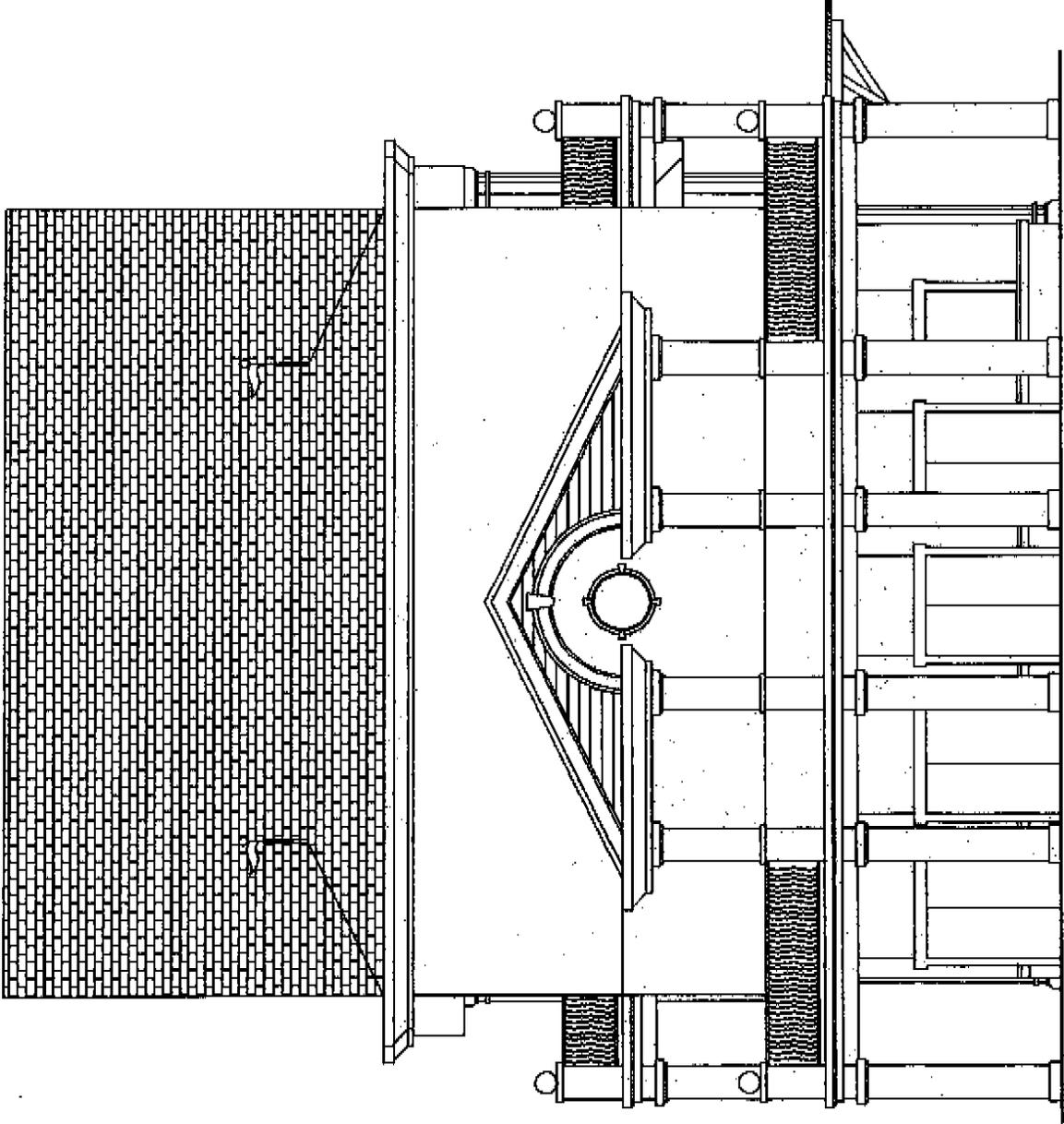
Marina Square
Emergency Access Routes
Figure 7.29



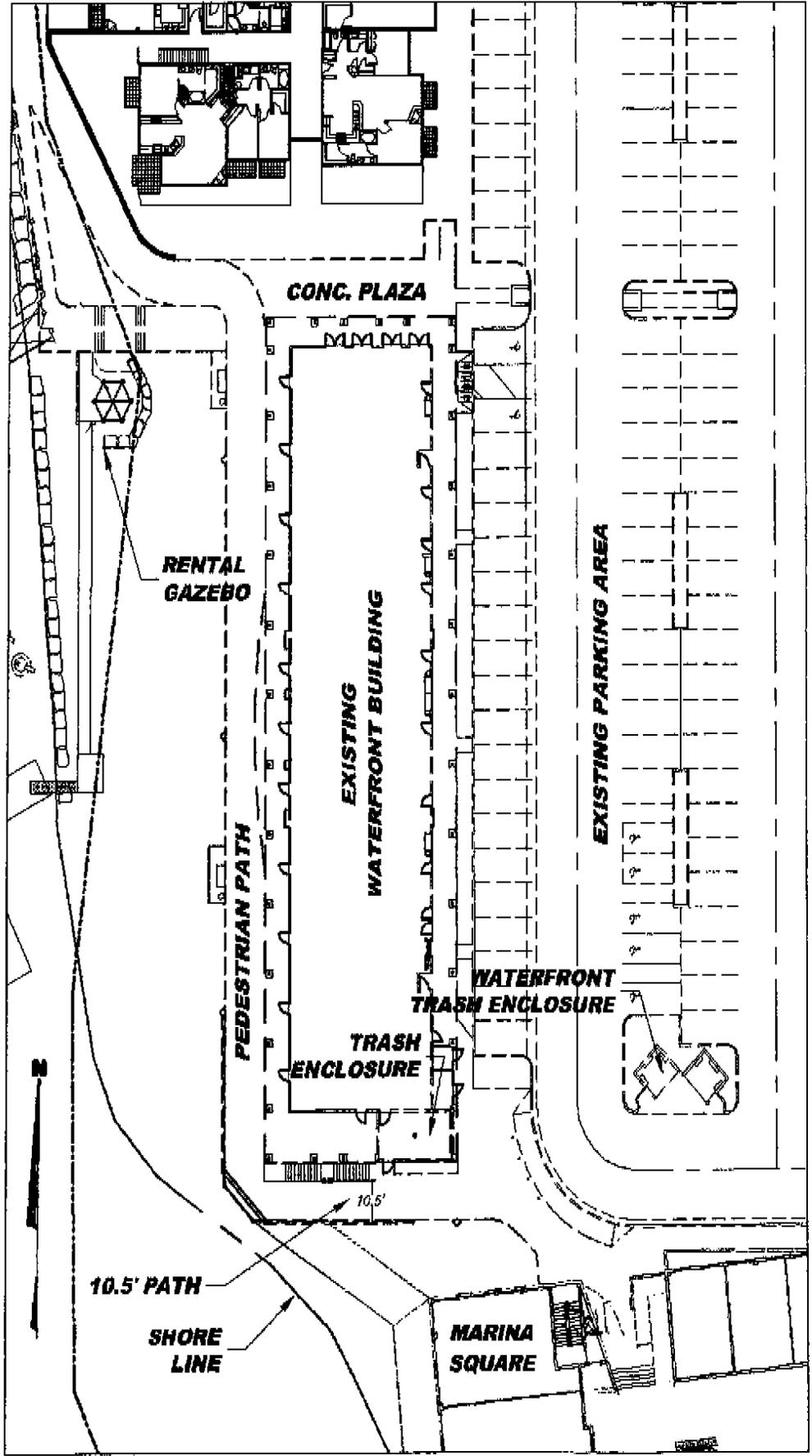
**Waterfront Building
Lakeside Elevation
*Figure 7.30***



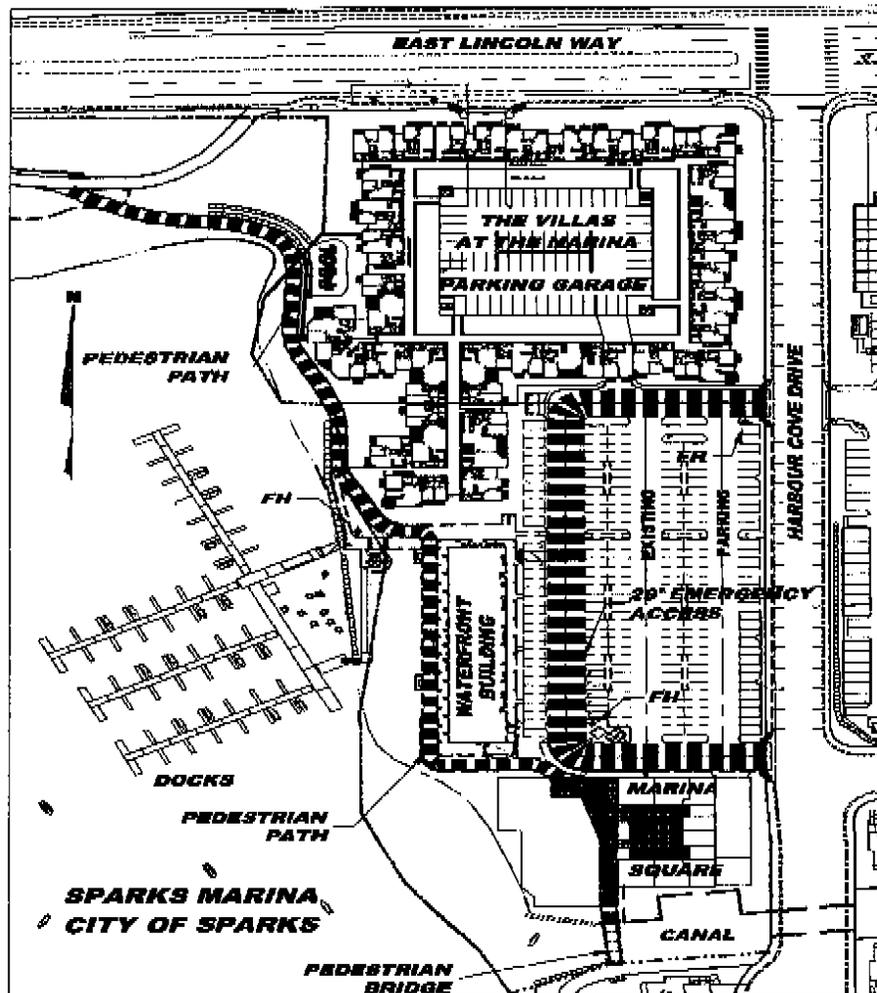
Waterfront Building
South Elevation with Added Staircase Figure 7.31



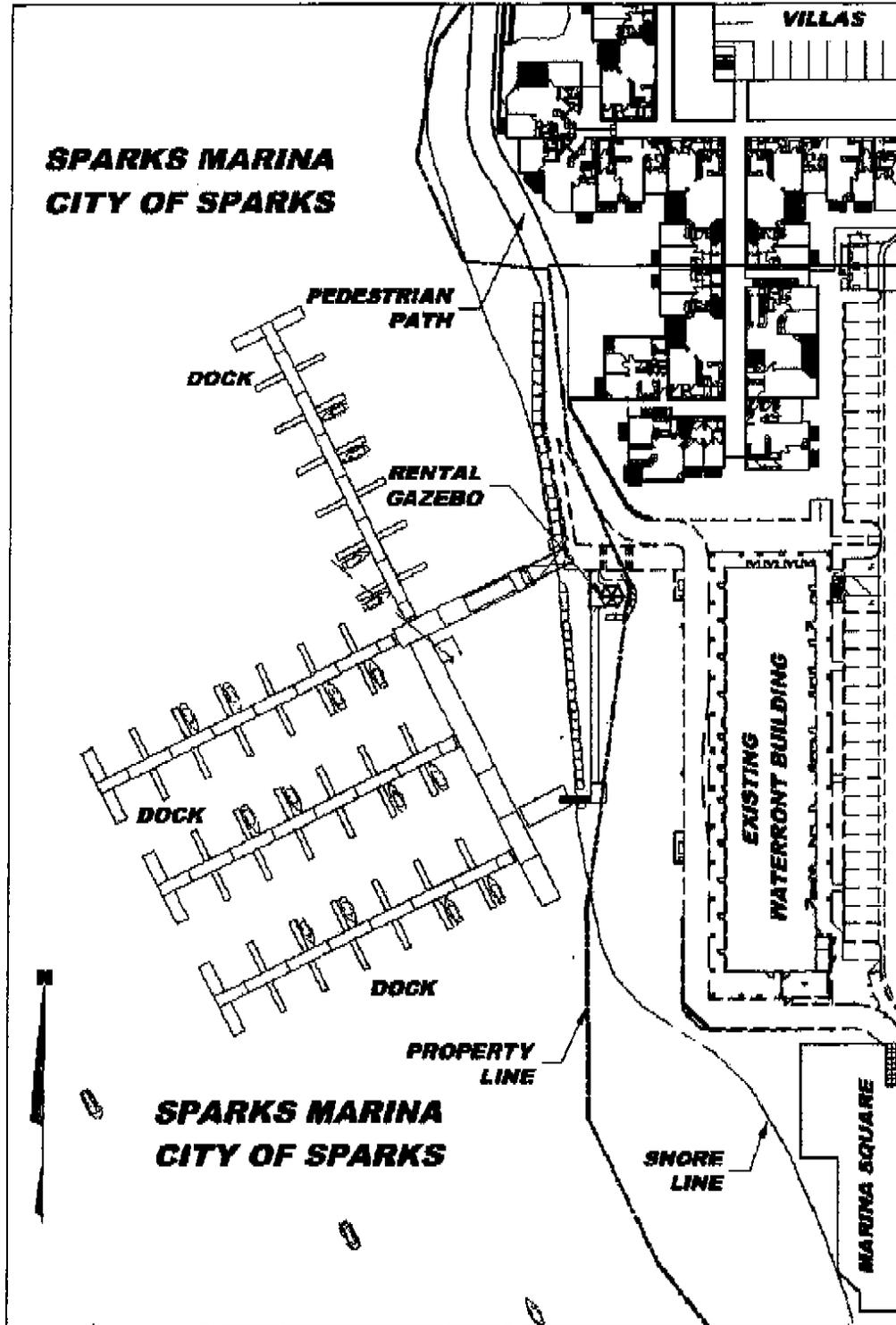
Waterfront Building
North Elevation *Figure 7.32*



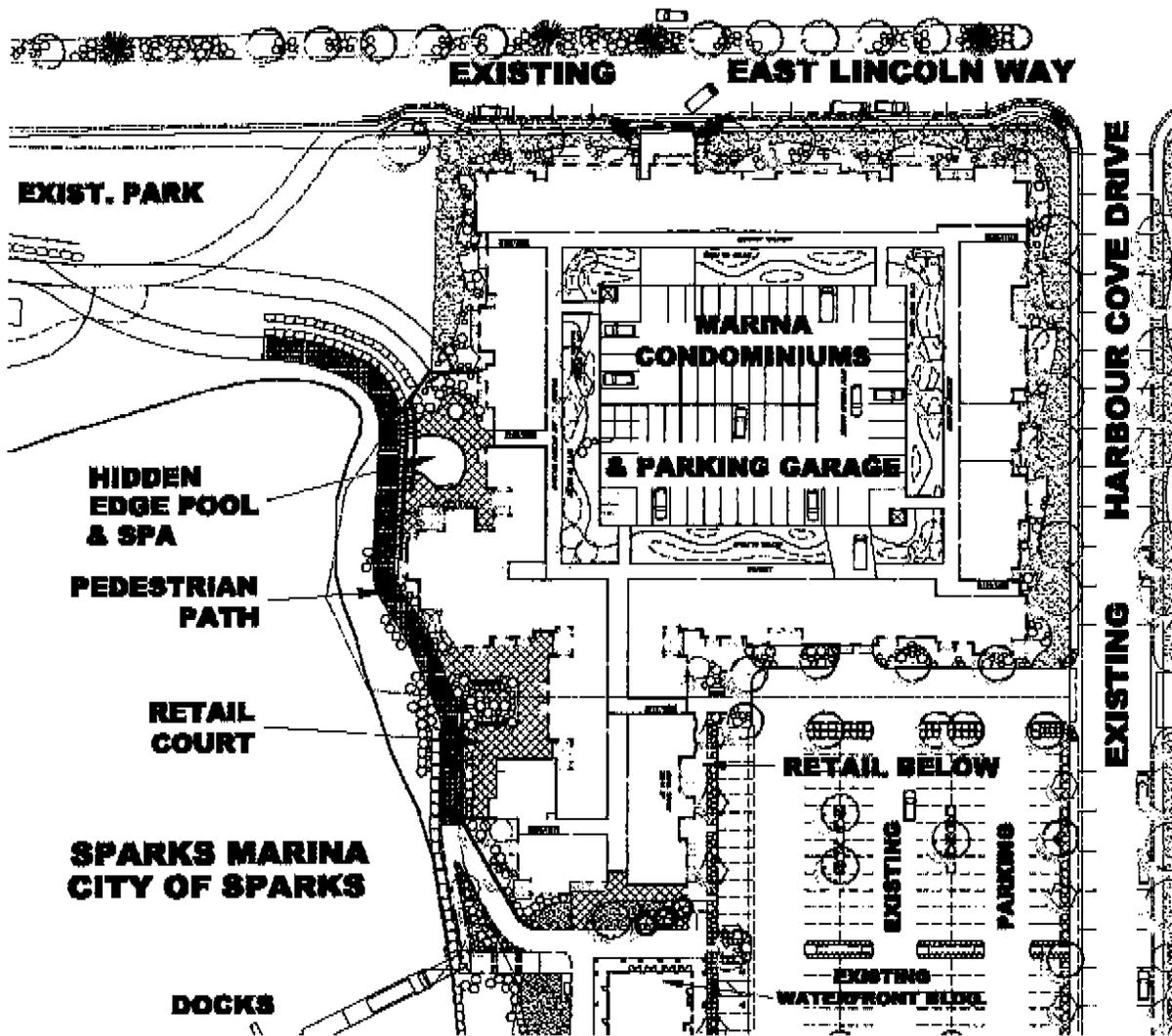
Waterfront Building Site Plan Figure 7.33



**Marina Village
Public Path and Emergency
Egress
Figure 7.34**



**Marina Village
Public Path and Boat Docks
Figure 7.35**



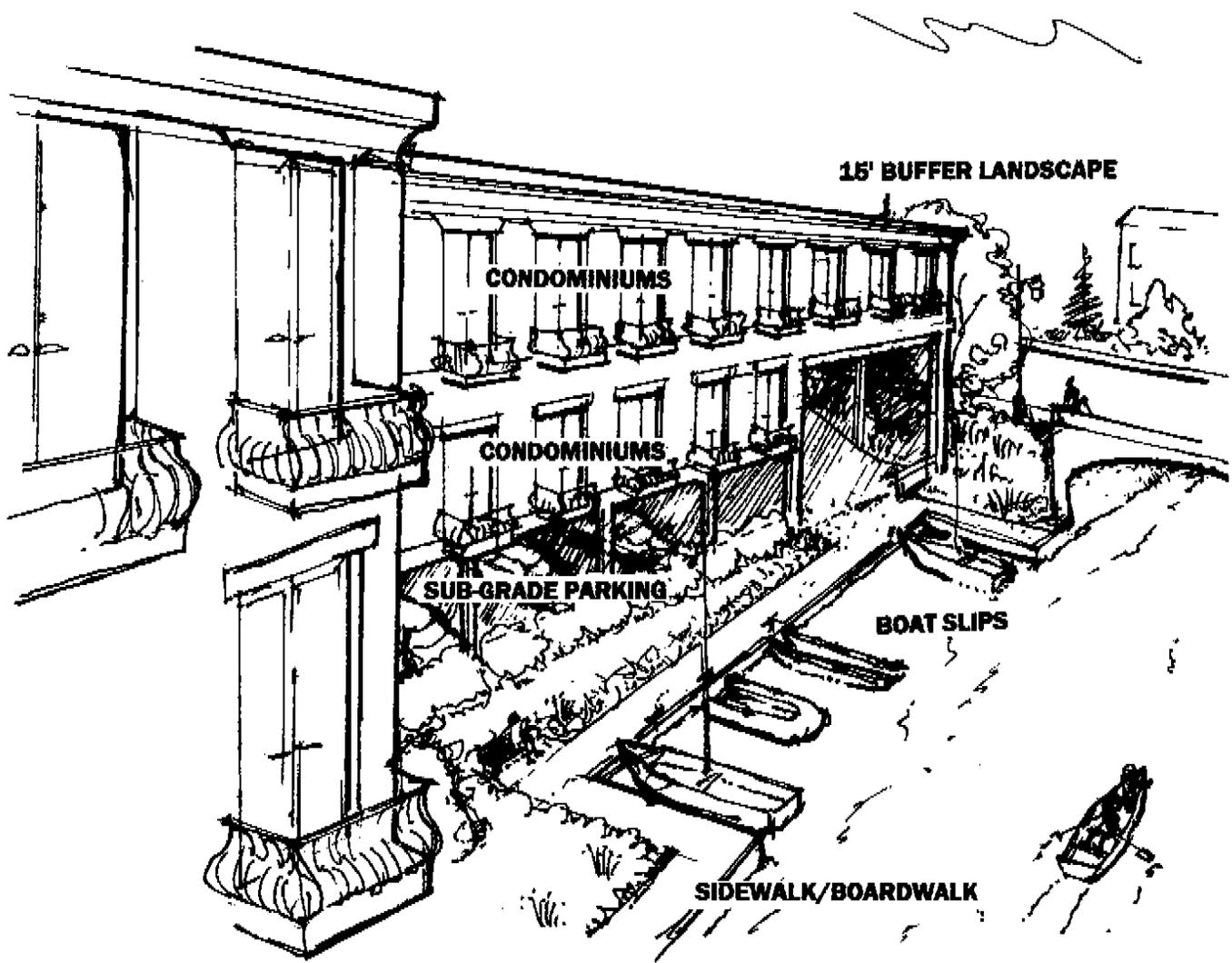
LEGEND

-  **Deciduous Shade Tree***
50% @ 3" caliper, 50% @ 2" caliper
-  **Evergreen Tree***
6 ft. height
-  **Shrubs***
60% @ 5 gal. & 40% @ 1 gal.
-  **Lawn** - not to exceed 80% of required landscape
-  **Courtyard & patio paving**

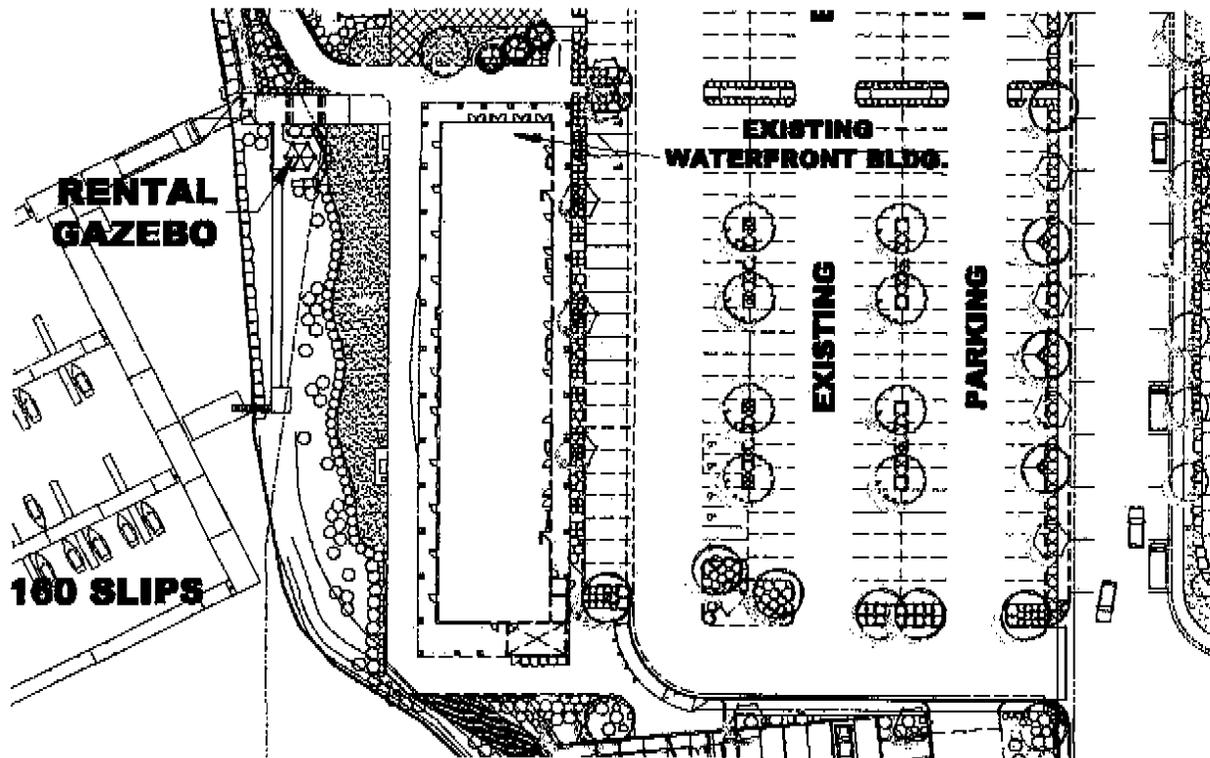


* Plant selection per list of Suggested Plant Materials

Marina Villas
Preliminary Landscape Plan
Figure 7.36



**Marina Square
Preliminary Landscape Plan
Figure 7.37**



LEGEND

-  **Deciduous Shade Tree***
50% @ 1" caliper, 50% @ 2" caliper
-  **Evergreen Tree***
6 ft. height
-  **Shrubs***
80% @ 5 gal. & 40% @ 1 gal.
-  **Lawn** - not to exceed 80% of required landscape
-  **Courtyard & patio paving**
-  **Existing Marina Development**

* Plant selection per list of Suggested Plant Materials



N.T.S.

**Waterfront Building
Landscape Plan
Figure 7.38**

c. Landscaping

Landscape architecture encompasses most areas of the plan except the private yards of individual residences, and includes the streets and pathways, and open space and common areas in the community. Landscape design shall include the formal plantings along streets and around individual buildings, the informal planting in open space areas, as well as street furniture and public art (see Figures 7.23 - 7.25).

1. Accent trees shall be used to indicate a sense of arrival, add a sense of enclosure to a space, and establish the importance of the area.
2. Landscape and Irrigation plans shall be submitted to City staff for review and approval prior to issuance of a building permit for individual parcels/development types (i.e., mixed-use commercial, multi-family, etc.), excluding single family parcels.
3. Minimum landscape areas to be provided for each parcel/development type shall be as follows:
 - i. Mixed Use Tourist Commercial (Commercial/Residential) 10%
 - ii. Neighborhood Commercial (Commercial/Office Area): 20%

d) Parking Lot Landscaping

- e) Minimum standards of Title 20 of the Sparks Municipal Code shall be met with an objective of establishing a shade canopy for open parking areas.

d. Signage

Signage throughout Marina Village shall be consistent and compatible with the Marina Area Plan and overall theme of the project. Sizes, styles and configurations will vary depending on the specific purpose and building materials.

1. Directional and informational signage shall not exceed 9 feet in height and shall be compatible throughout the project.
2. Commercial uses in Marina Village shall utilize storefront signage. These signs can be displayed in a variety of ways including flush mount, ground level facade, suspended or projecting, window sign, or awnings. Protruding signage shall not interrupt a view corridor and shall be subject to approval of the DRC and Community Development Director.

e. Lighting

Lighting shall be functional and efficient, while keeping with the design themes of Marina Village. Lighting shall vary from larger scale illumination on major roadways to lower level lighting treatments of public walkways, building entries or residential streets. All lighting shall be in accordance with the Marina Area Plan, City of Sparks Municipal Code and upon approval by

the DRC.

1. Downcast building mounted lighting (low-level) shall be used for commercial uses in the Marina Village. Lighting shall be consistent with the architectural theme of the project.

f. Lake Front Improvements

The Sparks Marina Park lake is the primary focus of the development. Development in this area shall blend with the lake improvements and marina, including landscaping, signage, roads, fences and screening.

1. Boats or watercraft moored at docks on the lake are required to have a City permit to ensure lake worthiness and to help fund lake maintenance. Rental boat operations shall be permitted only under agreement, license or contract with the City of Sparks and shall provide funding for the fish-stocking program.
2. Walkways within the commercial development shall use decorative lighting for special buildings, monuments or plantings.
3. Freestanding planter areas of varying sizes shall be used on walkways within Marina Village.
4. Condominium units that back waterways shall have gang planks approved by the DRC (location and construction material) that allow pedestrian access to boat docks. Two types of docks are present in the development. The first type of dock is the one in the water. These docks have aluminum frame, poly dock floats and hard wood planking or its equivalent. The second type of dock is the canal dock. These docks are comprised of a plastic deck with aluminum guardrail. Building permit plans for both types of docks will be submitted to the City of Sparks for approval and permitting prior to construction.

Site Design Criteria

a. Grading

Project grading will be done in the same phasing as the proposed phasing of site development subject to provisions of a Disposition and Development Agreement (DDA). The proposed finish grade of the Marina Village Apartment site, the mixed-use commercial site, and Lincoln Way will be fairly close to the grade as it exists today. Grading will be required for the proposed elevations of both the commercial and residential site. The desire to incorporate the Sparks Marina with both the commercial and residential areas, and make them appear to be a part of each other, requires this grading in order to bring those areas closer to the proposed marina level of 4375. It is anticipated that the material generated from this grading area can be used in low lying areas in future projects within the marina area plan or to elevate single family residential pads.

b. Storm Drainage

The Marina Village Development will have to work closely with the City of Sparks in cooperation with development of the Sparks Marina. Low-lying areas within the Marina Village project are proposed to gravity flow into the Sparks Marina. This storm water that will enter the marina will be treated with storm water interceptors to prevent unwanted petrochemicals and heavy metals from entering the marina. Increased runoff due to development of Marina Village will be analyzed to determine if increased pumping from the Marina will be necessary to prevent flooding of the Marina area and the proposed project.

The existing Peoples Ditch that runs along the proposed site's easterly property line in a southerly direction will be piped with development of the site. A portion of the storm drain within Lincoln Way and the proposed apartment site will be connected to this pipe. Storm water flows will be carried to the rebuilt portion of the Peoples Ditch along the Marina's easterly side. These storm water flows will then be carried in the open channel under Interstate 80 and into the Truckee River.

A portion of the site lies within a FEMA flood zone AE. The City of Sparks is currently undertaking removing the area of the development with the FEMA Flood Zone AE. It is hoped soon that a Condition Letter of Map Revision will be submitted to FEMA. This will enable development of those portions of the Marina Village that are currently subject to the AE zoning.

Storm drainage improvement plans based upon a storm drain master plan for the Sparks Marina Park area shall be submitted for review and approval by City Engineer. Gravity flow of storm drain water shall be directed away from the lake to the greatest extent feasible as determined by the City Engineer. Any storm drainage into the lake shall be pretreated to ensure water quality protection demonstrated through water quality testing.

Development of Marina Village can be accomplished without negatively impacting adjacent neighboring property, the Sparks Marina, or proposed Marina Village.

c. Provisions for Water Supply

Sierra Pacific Power Company will supply water service to this project. The water main services will be brought in from Howard Drive and Parlanti Lane. The anticipated water demand for the Marina Village development is 139.51 Acre-feet.

Water Conservation -

1. Water meters will be required for all uses within the project area.
2. Resource efficient landscaping, water conservation irrigation systems and domestic water fixtures shall be installed throughout the project in accordance with City Sparks ordinances.
3. Builders shall be required to provide state-of-the-art water conserving fixtures and appliances in residential and non-residential developments.

d. Sewage

Sewer service will be provided by the Reno-Sparks Joint Treatment Facility. The onsite sewer will be collected and routed to a proposed sewer lift station located at the intersection of Channel and Harbor Cove Drive. The lift station well will be designed to accommodate future sewer flow from vacant property situated east of the proposed Marina Village development. The proposed location was determined as the most central site in order to serve future development. This lift station will then convey sewer flows through a force main through the Marina Village Development to an existing sanitary sewer main located within Howard Drive. The anticipated contribution of sewer to the treatment plan is 298,680 gallons per day.

e. Traffic Report

The Marina Village development will consist of the construction of approximately 59 single family homes, 240 apartment units, mixed-use commercial buildings consisting of office/service retail use totaling 46,421 square feet, retail use totaling 13,404 square feet, restaurant use totaling 12,095 square feet, and 164 residential units. The project is expected to generate 3,273 average daily trips with 155 trips occurring during the AM peak hour and 277 trips occurring during the PM peak hour. See Attachment to Project Data Sheet for amended traffic report for Mixed-use Commercial/Residential development.

According to the traffic report done by Solaegui Engineers, the traffic generated by this project will have some impact on the adjacent streets. It is recommended that a minimum of 100 feet of storage length be provided on Lincoln Way at the intersections of each roadway providing access to the project. These intersections should utilize stop sign controls, rather than signals. It is also recommended that project driveways be designed per City of Sparks standards and contain a minimum of one ingress lane and one egress lane with the required striping, signing, and traffic control improvements.

The proposed land uses appear to have different peak periods. Office spaces have their peak period demand during the day, while the retail centers are primarily daytime or early evening use. These spaces utilized during the day for offices and retail space, can be used for the restaurant/bar and residential uses in the evenings. Based on a national rate in the ITE parking manual, these staggered peak periods will further reduce the overall space count demands for the project (See Appendix)

An exclusive right-turn lane on Lincoln Way will provide access into the Marina Villas parking structure. Per AASHTO guidelines, this right-turn lane should be designed with a minimum of 75 ft to a desirable length of 115 feet of deceleration length (See Appendix).

f. Air Quality

The Marina Village development has been designed to mitigate any issues with air quality. Traffic reduction is encouraged within the project through the provision of an extensive pedestrian and bicycle pathway system. Standards relating to maintaining air quality within the project are provided below.

1. The developer will work with the Washoe County School District and the Regional Transportation Commission to identify bus stop locations for future bus service to the project.
2. Wood burning devices are prohibited in the City of Sparks.
3. Dust control mitigation measures shall comply with Washoe County District Health Department Standards.

g. Fire Protection/Prevention

The City of Sparks is currently providing primary service to this area from Station #3 on Greg Street.

1. The development shall comply with all applicable fire codes and requirements for construction, including the provision of secondary access, hydrant locations, class A roofing, fire breaks, etc. An automatic fire sprinkler system shall be installed in all buildings within this project to the approval of the Fire Marshal. It is further anticipated that fire sprinklers may be installed on other private residences as required by the Fire Marshal.

2. The final location of all boat docks, bridges and other amenities in the lake or within public areas shall be approved through the site plan review process or with improvement plans as determined by the City Engineer.
3. A fire hydrant for use by fire suppression crews shall be placed at a dock location designated by the Fire Marshal. The fire hydrant shall be of a "dry-barrel type".

h. Energy Conservation

Sierra Pacific Power Company in conjunction with the Builders Association of Northern Nevada participates in an energy-efficient program known as "Good Cents". This is a nationwide program introduced into Nevada in 1989 to improve the energy efficiency of homes. Homes built according to the program's standards are inspected and certified by Sierra Pacific representatives.

Features required for the Good Cents Home designation include added attic, wall and floor insulation, energy efficient double pane windows, moisture penetration barriers, high efficiency heating and cooling systems and energy-saving water heaters.

1. Marina Village shall participate in the Good Cents energy-efficiency program.
2. Builders shall be required to participate in the Good Cents program and construct homes to meet program requirements.
3. Passive solar designs and wind orientations shall be considered in single and multi family residential designs.

i. Electric Service

Sierra Pacific Power Company will supply electric service to this project. The existing overhead line along the site easterly property line will be relocated underground. Power will be looped and connected to existing services within Howard Drive.

APPENDICES

TITLE REPORT

First American Title Company of Nevada

5310 Kietzke Lane, Suite 100, Reno, NV 89511-2043
(775) 823-6200 Fax No.: (775) 823-6250

PRELIMINARY TITLE REPORT

January 18, 2005

(3rd Update and Amend)

David Dahl

Reference :

Our order no.: 121-2066277 MM/RB Michelle Molnar

Form of policy coverage requested: ,

Buyer: Marina Village, LLC

Property reference: , Reno, NV

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy of title insurance (through First American Title Insurance Company, a California Corporation) in the form specified above, describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception below or not excluded from coverage pursuant to the printed schedules, conditions and stipulations of said policy form(s).

This report (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a binder or commitment should be requested.

Dated as of December 14, 2004, at 7:30 a.m.

Title to said estate or interest at the date hereof is vested in:

MARINA VILLAGE LLC, a Nevada limited liability company

The estate or interest in the land hereinafter described or referred to covered by this report is:

A FEE

At the date hereof exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy form would be as follows:

1. Water rights, claims or title to water, whether or not shown by the public records.
2. Any taxes that may be due, but not assessed, for new construction which can be assessed on the unsecured property rolls, in the office of the County Assessor, per Nevada Revised Statute 361.260.
3. Those taxes for the fiscal year July 1, 2004 through June 30, 2005 , including any secured personal property taxes collected by the County Treasurer.

APN 037-030-31

1st installment	\$	1,726.81	PAID
2nd installment	\$	1,725.00	PAID
3rd installment	\$	1,725.00	DELINQUENT
4th installment	\$	1,725.00	

Total \$ 6,901.81

NOTE:

Said taxes become a lien on July 1, 2004, each installment will become due and payable on the following dates:

- 1st installment is due on the 3rd Monday of August, 2004.
- 2nd installment is due on the 1st Monday of October, 2004.
- 3rd installment is due on the 1st Monday of January, 2005.
- 4th installment is due on the 1st Monday of March, 2005.

Each installment will become delinquent ten (10) days after due.

The new parcel number will be: 037-360-06

4. Those taxes for the fiscal year July 1, 2004 through June 30, 2005 , including any secured personal property taxes collected by the County Treasurer.

APN 037-030-32

1st installment	\$	12,440.85	PAID
2nd installment	\$	12,438.00	PAID
3rd installment	\$	12,438.00	DELINQUENT
4th installment	\$	12,438.00	

Total \$ 49,754.85

NOTE:

Said taxes become a lien on July 1, 2004, each installment will become due and payable on the following dates:

- 1st installment is due on the 3rd Monday of August, 2004.
- 2nd installment is due on the 1st Monday of October, 2004.
- 3rd installment is due on the 1st Monday of January, 2005.
- 4th installment is due on the 1st Monday of March, 2005.

Each installment will become delinquent ten (10) days after due.

The new parcel number will be: 037-360-01, 02, 03, 04

5. Supplemental taxes for the fiscal year 2004, a lien now due and payable in two quarterly installments on the first Mondays in January and March, respectively.
AP #037-030-32
Total: \$2,013.03
1st Installment: \$1,007.03 Unpaid
2nd Installment: \$1,006.00 Unpaid
NOTE: The 1st & 2nd Installments will become delinquent if not paid on or before the first Mondays in January and March, respectively.
6. A Special Assessment levied by the City of Sparks
Assessment District No. 7422/Sparks #2
APN: 037-030-31
Original Amount: \$326,233.00
Installment Next Due:
Principal: \$3,758.46
Interest: \$9,092.42
Amount of Pay in Full: \$248,014.17
Payoff Figure Good To: February 1, 2005
7. A Special Assessment levied by the City of Sparks
Assessment District No. 7422/Sparks #2
APN: 037-030-32
Original Amount: \$1,036,000.00
Installment Next Due:
Principal: \$14,718.20
Interest: \$35,606.10
Amount to Pay in Full: \$971,228.77
Payoff Figure Good To: February 1, 2005
8. Any unpaid sewer service charges plus interest and penalties, which would create a lien and attach to said real property pursuant to Chapter 13.40 of the Sparks Municipal Code. Specific amounts may be obtained by calling (775)353-2360.
9. The terms and provisions contained in the document entitled AGREEMENT, executed by and between ROBERT L. HELMS CONSTRUCTION COMPANY and THE CITY OF SPARKS, NEVADA, a municipal corporation, recorded February 3, 1976 in Book No. 948, Page 857 as Instrument No. 395019 of Official Records.
10. The terms and provisions contained in the document entitled AGREEMENT, executed by and between ROBERT L. HELMS CONSTRUCTION COMPANY and THE CITY OF SPARKS, NEVADA, a municipal corporation, recorded March 19, 1984 in Book No. 1989, Page 293 as Instrument No. 913503 of Official Records.
11. An Easement for gas and water distribution facilities and incidental purposes, recorded April 27, 1987 in Book No. 2537, Page 547 as Instrument No. 1157856 of Official Records.
Affects: Said land
12. A document entitled "NOTICE OF ASSUMPTION OF OBLIGATIONS FOR GOVERNMENT REMEDIAL ACTION ORDERS", recorded August 9, 1996, in Book 4643, Page 807 as Instrument No. 2019974 of Official Records.

13. A Deed of Trust to secure an original indebtedness of \$2,600,000.00, and any other amounts or obligations secured thereby, recorded March 3, 2000, in Book N/A, as Instrument No. 2427649.
- Dated: March 1, 2000
 Trustor: MARINA VILLAGE LLC, a Nevada limited liability company
 Trustee: FIRST AMERICAN TITLE COMPANY, a California corporation
 Beneficiary: WARREN I-80, LLC, a Nevada limited liability company
- (Includes other land)
 - A document recorded April 30, 2002 in Book No. N/A as Instrument No. 23682791 of Official Records provides that the lien or charge of the Deed of Trust was subordinated to the lien or charge of the Deed of Trust recorded April 30, 2002 in Book N/A as Instrument No. 2682789 of Official Records.
 - A document recorded April 30, 2002 in Book No. N/A as Instrument No. 2682798 of Official Records provides that the lien or charge of the Deed of Trust was subordinated to the lien or charge of the Deed of Trust recorded April 30, 2002 in Book N/A as Instrument No. 2682795 of Official Records.
 - A document entitled "ACKNOWLEDGMENT OF SUBORDINATION", recorded May 21, 2002, in Book N/A as Instrument No. 2689842 of Official Records.
14. An Easement for perpetual avigation for right of flight, for the passage of aircraft in the air space above the surface of the said premises, together with the right to cause in said air space such noise as may be inherent in the operation of aircraft, now known or hereafter used for navigation of or flight in the air, as conveyed to the County of Washoe, recorded July 27, 2000, in Book N/A as Instrument No. 2468070 of Official Records.
15. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Parcel Map #3742 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars.
16. A document entitled "PARTICIPATION AGREEMENT BY MARINA VILLAGE LLC.", recorded January 9, 2002, in Book N/A as Instrument No. 2638556 of Official Records.
- A document entitled "First Amendment to Petition and Participation Agreement", recorded April 16, 2003, in Book N/A as Instrument No. 2837904 of Official Records.
17. Covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions in the document recorded April 30, 2002 in Book No. N/A as Instrument No. 2682788 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(C), of United States Codes.
18. A Deed of Trust to secure an original indebtedness of \$2,753,205.25, and any other amounts or obligations secured thereby, recorded April 30, 2002, in Book N/A, as Instrument No. 2682789.
- Dated: April 29, 2002
 Trustor: MARINA VILLAGE, LLC
 Trustee: FIRST AMERICAN TITLE COMPANY OF NEVADA
 Beneficiary: 1ST NATIONAL BANK OF NEVADA
- (Includes other land)

19. A document entitled "HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY AGREEMENT", recorded April 30, 2002, in Book N/A as Instrument No. 2682790 of Official Records.
20. A Deed of Trust to secure an original indebtedness of \$1,150,000.00, and any other amounts or obligations secured thereby, recorded April 30, 2002, in Book N/A, as Instrument No. 2682795.
 Dated: April 30, 2002
 Trustor: MARINA VILLAGE LLC, a Nevada limited liability company
 Trustee: FIRST AMERICAN TITLE OF NEVADA, a Nevada corporation
 Beneficiary: SPECIALTY FINANCIAL, a Nevada corporation
- According to the Public Records, the Beneficial Interest under the Deed of Trust was assigned to SPECIALTY MORTGAGE TRUST, INC. by Assignment recorded June 21, 2004, as Instrument No. 3056157 of Official Records.
 - A document entitled "FIRST AMENDMENT TO DEED OF TRUST, FIXTURE FILING AND SECURITY AGREEMENT WITH ASSIGNMENT OF RENTS", recorded May 17, 2002, in Book N/A as Instrument No. 2688869 of Official Records.
 - A document entitled "ASSIGNMENT OF DEED OF TRUST AND LOAN DOCUMENTS", recorded May 17, 2002, in Book N/A as Instrument No. 2688871 of Official Records.
21. A Deed of Trust to secure an original indebtedness of \$620,120.00, and any other amounts or obligations secured thereby, recorded April 30, 2002, in Book N/A, as Instrument No. 2682796.
 Dated: April 8, 2002
 Trustor: MARINA VILLAGE, LLC
 Trustee: FIRST AMERICAN TITLE COMPANY OF NEVADA
 Beneficiary: REDEVELOPMENT AGENCY OF THE CITY OF SPARKS, NEVADA
22. A Financing Statement recorded April 30, 2002 in Book No. N/A as Instrument No. 2682797 of Official Records.
 Debtor: MARINA VILLAGE, LLC.
 Secured party: SPECIALTY FINANCIAL
23. A document entitled "ASSIGNMENT OF LESSOR'S INTEREST IN LEASES AND RENTS", recorded April 30, 2002, in Book N/A as Instrument No. 2682799 of Official Records.
- A document entitled "FIRST AMENDMENT TO ASSIGNMENT OF LESSOR'S INTEREST IN LEASES AND RENTS, ASSIGNMENT OF PERMITS, LICENSES AND CONTRACTS, AND ENVIRONMENTAL AND HAZARDOUS MATERIALS INDEMNITY AND AGREEMENT", recorded May 17, 2002, in Book N/A as Instrument No. 2688870 of Official Records.
24. A document entitled "ASSIGNMENT OF PERMITS, LICENSES AND CONTRACTS", recorded April 30, 2002, in Book N/A as Instrument No. 2682800 of Official Records.
25. A Deed of Trust to secure an original indebtedness of \$1,022,538, and any other amounts or obligations secured thereby, recorded May 17, 2002, in Book N/A, as Instrument No. 2688872.
 Dated: May 15, 2002
 Trustor: MARINA VILLAGE LLC
 Trustee: FIRST AMERICAN TITLE COMPANY OF NEVADA
 Beneficiary: REDEVELOPMENT AGENCY OF THE CITY OF SPARKS, NEVADA

26. A Deed of Trust to secure an original indebtedness of \$1,200,000.00, and any other amounts or obligations secured thereby, recorded December 31, 2002, in Book N/A, as Instrument No. 2784066.
Dated: October 17, 2002
Trustor: MARINA VILLAGE LLC, a Nevada limited liability company
Trustee: STEWART TITLE OF NORTHERN NEVADA, a Nevada corporation
Beneficiary: WILUBE CORP., a California corporation

• According to the public records, one-half of the beneficial interest under the Deed of Trust was assigned to SAMSON INVESTMENT COMPANY OF NEVADA, a Nevada corporation by Assignment recorded December 19, 2003 in Book No. N/A as Instrument No. 2971042 of Official Records.

27. A document entitled "ACKNOWLEDGMENT OF EXISTING BLANKET PUBLIC UTILITY EASEMENT AND CONDITIONS OF OWNER", recorded September 8, 2003, in Book N/A as Instrument No. 2917297 of Official Records.

28. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Parcel Map #4214 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars.

29. Prior to the issuance of any policy of title insurance, the Company will require:

• Prior to the close of escrow or the issuance of any policy of title insurance, we will require that copies of the Articles of Organization, the Operation Agreement and the Current Appointment of Manager of MARINA VILLAGE Limited Liability Company, be submitted to the Company for examination.

NOTE: Short term rate applicable, 80% of base rate.

* * * * *

DESCRIPTION

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

PARCEL 1:

Parcel 2-A through 2-D of Parcel Map No. 4214, filed in the office of the County Recorder of Washoe County, State of Nevada on June 24, 2004 as File No. 3058667 of Official Records.

PARCEL 2:

Parcel 1 of Parcel Map No. 3742, filed in the office of the County Recorder of Washoe County, State of Nevada on January 24, 2001 as File No. 2517888 of Official Records.

* * * * *

Ron Breazeale, Title Officer

CH



First American

PRIVACY POLICY

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its *Fair Information Values*, a copy of which can be found on our website at www.firstam.com.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

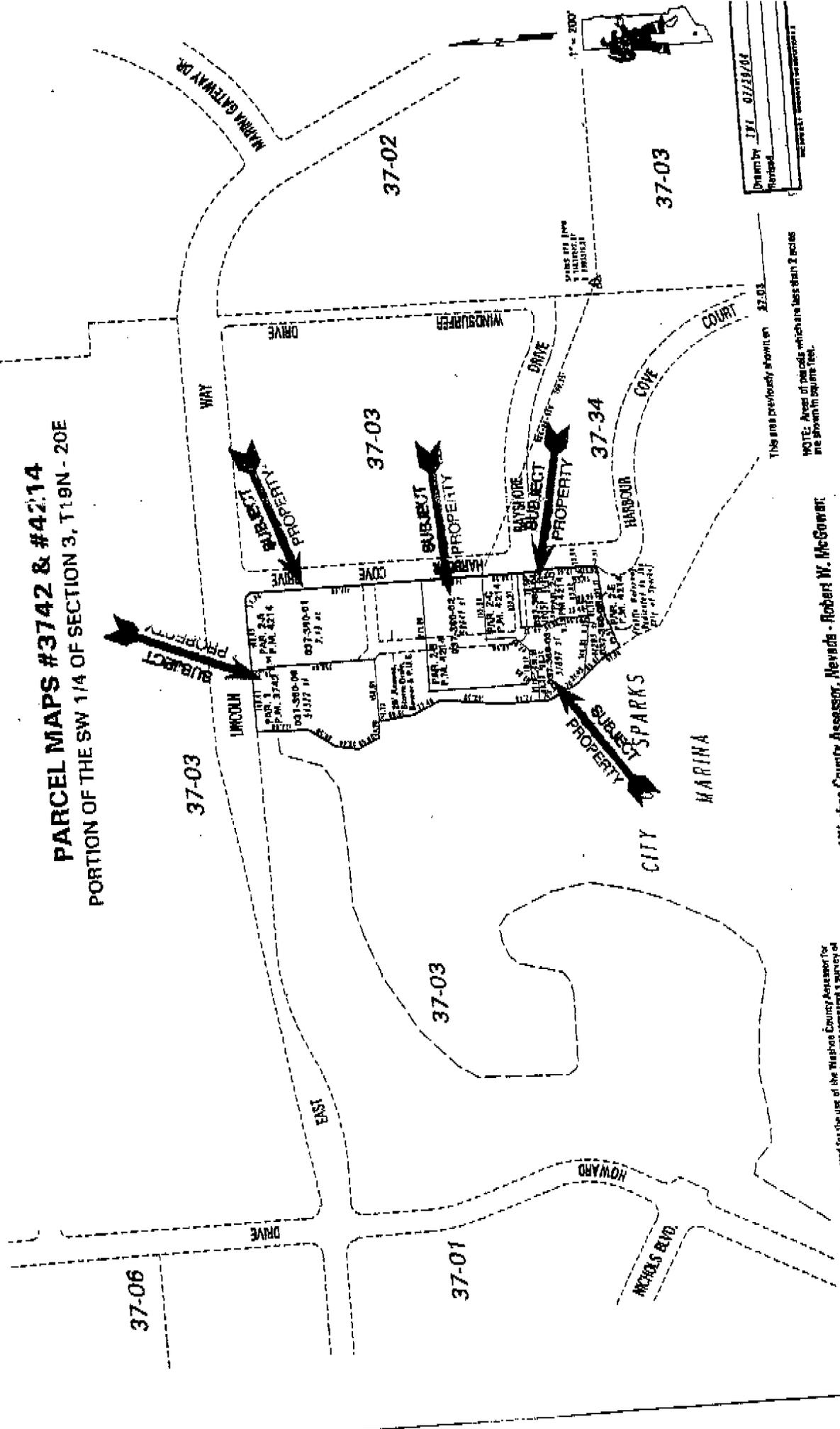
Even if you are no longer our customer, our Privacy Policy will continue to apply to you .

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's *Fair Information Values*. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

037-36

PARCEL MAPS #3742 & #4214
PORTION OF THE SW 1/4 OF SECTION 3, T19N - 20E



Drawn by JPI 07/18/04
 Revised
 PROJECT: 037-36

This area previously shown on 037-03
 NOTE: Areas of parcels which are less than 2 acres are shown in square feet.

Office of Washoe County Assessor, Nevada - Robert W. McGowan

NOTE: This map is prepared for the use of the Washoe County Assessor for assessment and taxation purposes only. It does not represent a warranty of accuracy and no liability is assumed as to the correctness of the data delineated hereon.

APPLICATIONS

OWNER AFFIDAVIT

STATE OF NEVADA)
)
SS. COUNTY OF WASHOE)
)

I, David D. Dahl Being duly sworn, depose and that
say
I am an owner of property/authorized agent involved in this petition and that I authorize
Maxine Village LLC to request development related applications on my
property, I also give permission for site visitation by the Planning Commission, the City Council and
City Staff.

Name: David D. Dahl
Title: Maxine Village LLC
Signed: [Signature]

Subscribed and sworn to before me this 19th Day of January, 2005

Notary Public in and for said County and State

My commission expires: Nov 22, 2006

[Signature]
DEBORAH A HUNTER
Notary Public - State of Nevada
Appointment Number 02-79244-2
My Appt. Expires Nov. 22, 2006
AMENDED

DEVELOPER/LESSEE AFFIDAVIT

STATE OF NEVADA)
)
SS. COUNTY OF WASHOE)
)

I, David D. Dahl Being duly sworn,
depose and say that I am an owner of property/authorized agent involved in this petition and that I
authorize Maxine Village LLC to request development related
applications on my property, I also give permission for site visitation by the Planning Commission, the
City Council and City Staff.

Name: David D. Dahl
Title: Maxine Village LLC
Signed: [Signature]

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My commission expires: Nov 22, 2006

[Signature]
DEBORAH A HUNTER
Notary Public - State of Nevada
Appointment Number 02-79244-2
My Appt. Expires Nov. 22, 2006
AMENDED

City of Sparks Planning Department
RESIDENTIAL PROJECT DATA SHEET**

Date _____

CASE NUMBERS
(By Planning Dept)

Project Name Marina Village Planned Development

A. NUMBER OF DWELLING UNITS

Single Family Detached	59
Duplexes and Townhouses	
Apartments and Condos	

B. SITE AREA BREAKDOWN

Lots or Buildings	4.65	AC	74 %
Public Street R/W	1.64	AC	26 %
Common Area	0	AC	0 %
TOTAL	6.29	AC	100 %

C. GROSS DENSITY

59	/	6.29	=	9.38
Total Dwelling Units		Total Area Acres		Gross Density (DU/AC)

D. SCHOOLS

List schools serving project:

Elementary School	Katherine Dunn Elementary
Middle School	Lou Mendive Middle School
High School	Edward C. Reed High School

E. WATER SUPPLY (Attach Calculations)

Estimated water demand:		
Domestic	21.83	AFY
Irrigation	0	AFY
TOTAL	21.83	AFY

Source of water supply:

Truckee Meadows Water Authority

(If commitment has been issued, attach "will-serve" letter from Truckee Meadows Water Authority)

F. SEWER SERVICE (Attach Calculations)

Estimated sewage to be generated by this project 61,950 GPD

G. TRAFFIC (Attach Calculations)

Average Daily Traffic	640	TRIPS
Peak Hour Traffic	67	TRIPS

H. AIRCRAFT NOISE

Is this project within the 65 Ldn noise impact area? YES NO

I. FLOOD HAZARD

Portion of site subject to inundation by 100 flood 6.61 AC 100%

L. SLOPE DATA

Portion of site with slopes from 0 to 10%	4.75	AC	76 %
Portion of site with slopes from 10 to 15%	0	AC	0 %
Portion of site with slopes exceeding 15%	1.54	AC	24 %

*If slopes on 25% of the site exceed 10%, a special use permit is required.
** THERE IS NO CHANGE IN THIS PORTION OF THE PROJECT

(Abbreviations: AC = Acres, AFY = Acre Feet per Year, FT = Feet, GPD = Gallons per Day, SF = Square Feet, SP = Parking Spaces)

K. SINGLE FAMILY DWELLINGS
 (Complete for portion of project consisting of Single Family Dwellings)

Lot Sizes:			Minimum building setbacks		
3,200	SF	Min. (Corner)	15	FT	Front Yard (To Dwelling)
2,800	SF	Min. (Interior)	18	FT	Front Yard (To Garage)
8,500	SF	Maximum	10	FT	Exterior Side Yard
3,433	SF	Average	3	FT	Interior Side Yard (To Dwelling)
			3	FT	Interior Side Yard (To Garage)
			10	FT	Rear Yard

Unit Sizes				Parking Provided		Lot Coverage
1,803	SF Min.	3	BR	Garage	2	SP/Unit
3,400	SF Max	5	BR	Carport	2	SP/Unit
				Open	1	SP/Unit
				TOTAL	5	SP/Unit

Max. Bldg. Height						
33' 1/2" 3"	FT.	3	Stories			Maximum 52 %

L. DUPLEXES AND TOWNHOUSES
 (Complete for portion of project consisting of Duplexes and Townhouses)

Lot Sizes:			Minimum building setbacks		
	SF	Min. (Corner)		FT	Front Yard (To Dwelling)
	SF	Min. (Interior)		FT	Front Yard (To Garage)
	SF	Maximum		FT	Exterior Side Yard
	SF	Average		FT	Interior Side Yard (To Dwelling)
				FT	Interior Side Yard (To Garage)
				FT	Rear Yard

Unit Sizes				Parking Provided		Lot Coverage
	SF Min.	3	BR	Garage		SP/Unit
	SF Max	5	BR	Carport		SP/Unit
				Open		SP/Unit
				TOTAL		SP/Unit

Max. Bldg. Height						
	FT.		Stories			Maximum %

M. APARTMENTS AND CONDOMINIUMS
 (Complete for portion of project consisting of Apartments and Condos)

Site Area breakdown:				Net Density:		
		AC	%		/	=
Building Coverage		AC	%	Dwelling		Net
Private Streets and Parking		AC	%	Units		Area*
Landscaping and Recreation		AC	%			(Acres)
TOTAL		AC	%			(DU/AC)
				* Area excluding public streets		
Minimum building setbacks:				Required Parking:		
	FT From Public Street R/W			No. Studios	x1.5 =	SP
	FT From Private Street			No. 1 BR	x1.5 =	SP
	FT From Adjacent RI Lots			No. 2 BR	x2.0 =	SP
	FT From Other Project Boundaries			No. 3 BR	x3.0 =	SP
					TOTAL =	SP
				Parking Provided		SP

City of Sparks Planning Department
RESIDENTIAL PROJECT DATA SHEET**

Date _____ CASE NUMBERS
(By Planning Dept)

Project Name Marina Village Planned Development

A. NUMBER OF DWELLING UNITS
Single Family Detached
Duplexes and Townhouses
Apartments and Condos 240

B. SITE AREA BREAKDOWN
Lots or Buildings 9.41 AC 100 %
Public Street R/W 0 AC 0 %
Common Area 0 AC 0 %
TOTAL 9.41 AC 100 %

C. GROSS DENSITY
240 / 9.41 = 25.5
Total Dwelling Units / Total Area Acres = Gross Density (DU/AC)

D. SCHOOLS
List schools serving project:
Elementary School Katherine Dunn Elementary
Middle School Lou Mendive Middle School
High School Edward C. Reed High School

E. WATER SUPPLY (Attach Calculations)

Estimated water demand:
Domestic 45.60 AFY
Irrigation 11.31 AFY
TOTAL 56.91 AFY

Source of water supply:
Truckee Meadows Water Authority
(If commitment has been issued, attach "will-serve" letter from Truckee Meadows Water Authority)

F. SEWER SERVICE (Attach Calculations)

Estimated sewage to be generated by this project 168,000 GPD

G. TRAFFIC (Attach Calculations)
Average Daily Traffic 1,572 TRIPS
Peak Hour Traffic 146 TRIPS

H. AIRCRAFT NOISE

Is this project within the 65 Ldn noise impact area? YES NO

I. FLOOD HAZARD
Portion of site subject to inundation by 100 flood 4.91 AC 52%

I. SLOPE DATA
Portion of site with slopes from 0 to 10% 9.41 AC 100 %
Portion of site with slopes from 10 to 15% 0 AC 0 %
Portion of site with slopes exceeding 15% 0 AC 0 %

*If slopes on 25% of the site exceed 10%, a special use permit is required.
** THERE IS NO CHANGE IN THIS PORTION OF THE PROJECT

(Abbreviations: AC = Acres, AFY = Acre Feet per Year, FT = Feet, GPD = Gallons per Day, SF = Square Feet, SP = Parking Spaces)

K. SINGLE FAMILY DWELLINGS
 (Complete for portion of project consisting of Single Family Dwellings)

Minimum building setbacks

Lot Sizes:

SF	Min. (Corner)	FT	Front Yard (To Dwelling)
SF	Min. (Interior)	FT	Front Yard (To Garage)
SF	Maximum	FT	Exterior Side Yard
SF	Average	FT	Interior Side Yard (To Dwelling)
		FT	Interior Side Yard (To Garage)
		FT	Rear Yard

Unit Sizes

SF Min.	BR
SF Max.	BR

Parking Provided
 Garage
 Carport
 Open
 TOTAL

Lot Coverage
 SP/Unit Maximum
 SP/Unit
 SP/Unit
 SP/Unit

Max. Bldg. Height

FT. 3 Stories

L. DUPLEXES AND TOWNHOUSES

(Complete for portion of project consisting of Duplexes and Townhouses)

Minimum building setbacks

Lot Sizes:

SF	Min. (Corner)	FT	Front Yard (To Dwelling)
SF	Min. (Interior)	FT	Front Yard (To Garage)
SF	Maximum	FT	Exterior Side Yard
SF	Average	FT	Interior Side Yard (To Dwelling)
		FT	Interior Side Yard (To Garage)
		FT	Rear Yard

Unit Sizes

SF Min.	3	BR
SF Max.	5	BR

Parking Provided
 Garage
 Carport
 Open
 TOTAL

Lot Coverage
 SP/Unit Maximum %
 SP/Unit
 SP/Unit
 SP/Unit

Max. Bldg. Height

FT. _____ Stories

M. APARTMENTS AND CONDOMINIUMS

(Complete for portion of project consisting of Apartments and Condos)

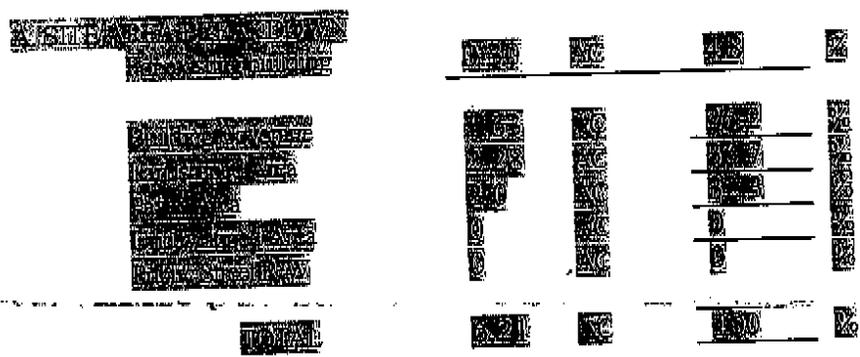
Site Area breakdown:				Net Density:			
Building Coverage	2.82	AC	30	%	240	/	9.41 = 25.5
Private Streets and Parking	3.01	AC	32	%	Dwelling		Net
Landscaping and Recreation	3.58	AC	38	%	Units		Area* Density
TOTAL	9.41	AC	100	%			(Acres) (DU/AC)
* Area excluding public streets							
Minimum building setbacks:				Required Parking:			
7.5	FT From Public Street R/W			No. Studios		x1.5 =	SP
0	FT From Private Street			No. 1 BR	90	x1.5 =	135 SP
140	FT From Adjacent RI Lots			No. 2 BR	110	x2.0 =	220 SP
10	FT From Other Project Boundaries			No. 3 BR	40	x3.0 =	120 SP
					TOTAL =	475	SP
					Parking Provided	478	SP

City of Sparks Planning Department
MIXED USE COMMERCIAL/RESIDENTIAL PROJECT DATA SHEET

Date 1/19/05

CASE NUMBERS
 (By Planning Dept)

Project Name Marina Village Planned Development



B. FLOOR AREA RATIO
 334,000 / 270,508 = 1.23

Total Floor Area (SF)	Net Site Area (SF)	Floor Area Ratio
	(+/-6.21 acres)	

C. BUILDING TYPES

Description	Floor Area		Height	Type Construction
Waterfront Building	29,500	SFT		See Attached Materials List
Marina Square	59,500	SFT	70' (tower)	See Attached Materials List
Marina Villas	245,000	SFT		See Attached Materials List
		SFT		See Attached Materials List
		SFT		See Attached Materials List

D. BUILDING AREA BREAKDOWN AND PARKING CALCULATION

Type of Use	Area	Parking Factor	Required Parking	Parking Provided
Warehouse/Distr	SF /	3000*	SP	Total SP
Mfg/Processing	SF /	1000*	SP	below SP
Retail Sales	7,500 SF /	250	SP	& See SP
Office/Financial	6,000 SF /	200	SP	attachment SP
Medical Office	SF /	150	SP	SP
Casino/Gaming	SF /	100	SP	SP
Bar/Restaurant	18,000 SF /	100	SP	SP
Hotel/Motel**	SF	.8 X	SP	SP
Stor/Mech/stair-ways/ Interior common	3,500 SF /	*See attached letter from Soleagui Engineers, Ltd. For Parking calculations		
Residential	191,500			516
Parking Structures	107,500			
Total	334,000 SF		566* SP	

* The total number of provided spaces is based on a shared parking ratio between the resident guests and retail shops in the development. This is described in greater detail in the Site Design Criteria section of this document.

E. DESCRIPTION OF USES

Describe the types of business operations to be accommodated in this project:

SEE ATTACHED DESCRIPTION

F. SIGNS

Describe the type, size and location of signs proposed for this project: **SEE ATTACHED DESCRIPTION**

G. OUTDOOR USES

Will this project involve any out-door manufacturing, processing or storage? Yes X No
(If yes, a special use permit is required.)

H. HAZARDOUS MATERIALS

Will the operation of any business in this project involve the use of hazardous materials: Yes X No
(If yes, a special use permit may be required. See Planning Dept.)

I. TRAFFIC (Attach Calculations)

~~_____~~ ~~_____~~ ~~_____~~
~~_____~~ ~~_____~~ ~~_____~~
Peak Hour Traffic PM 277

*Please see attached letter from Solaegui Engineers, Ltd. for Traffic calculations

J. TRUCKING OPERATIONS

Will the operation of any business in this project involve staging, loading or storage of trucks? Yes X No

K. SEWER SERVICE (Attach Calculations)

Estimated sewage to be generated
 391,314 GPD

L. FLOOD HAZARD

Portion of site subject to inundation by 100-yr. flood: 2.8 AC 37 %

M. WATER SUPPLY (Attach Calculations)

Estimated water demand:
Domestic 41.21 AFY
Irrigation 11.63 AFY

See attached "Utility Service Demand"

Source of water supply: Truckee Meadows Water Authority
(If commitment has been issued,

TOTAL 52.84 AFY

attach SPPC "will-serve" letter)

Water rights appurtenant to property on which this project is proposed:

Amount 0 AFY Current Use Vacant

N. SLOPE DATA

Portion of site with slopes from 0 to 10%	6.68	AC	89	%
Portion of site with slopes from 10 to 15%	0	AC	0	%
Portion of site with slopes exceeding 15%	.84	AC	11	%

*If slopes on 25% of the site exceed 10%, a special use permit is required.

NOTE: see previous data sheets for schools serving project and aircraft noise - data same in this portion of project

MARINA VILLAGE TYPICAL BUILDING MATERIALS

The following list of building materials may be modified through design review and site plan review process provided that modifications are determined by the Community Development Director to be upgrades from the materials listed and will not compromise the nautical or marine theme identified in the architectural standards.

Commercial and Condominium Area

Siding

Stucco

Fire retardant vertical horizontal wood siding

Fire retardant wood shingles, hardie board

Roofing

Shingles, (varying natural color as selected), concrete tiles, asphalt / fiberglass shingles -(30 year, all class A)

Doors / windows

Vinyl, wood, or aluminum

Handrails

Metal handrails

Masonry

Brick (new or used) or stone base

Trellis

Corten steel

Awnings

Canvas

Apartments:

Siding

Stucco

Fire retardant vertical / horizontal wood siding

Fire retardant wood shingles, hardie board

Roofing

Shingles (varying natural colors as selected), concrete tiles, asphalt / fiberglass shingles -(30 year, all class)

Doors/windows

Vinyl, wood, or aluminum

Garages

Metal roll-up garage doors

Handrails

Metal handrails

Masonry

Brick or stone base

Single Family Homes:**Siding**

Stucco

Vertical / horizontal wood siding, hardie board

Roofing

Shingles (varying natural colors as selected), concrete tiles, asphalt / fiberglass shingles (30 year, all class A), fire retardant wood shingles

Windows

Vinyl, wood, or aluminum windows

Garages

Metal roll-up garage doors

Handrails

Wood or metal handrails

Masonry

Brick or stone base

Trellis

Wood

Fire access

Six foot separations between buildings

TRAFFIC REPORT

SOLAEGUI

ENGINEERS

January 13, 2005

Mr. John Martini
City of Sparks
1675 E. Prater Way
Sparks, NV 89434

Re: Marina Village

Dear John:

At the request of the project developers we have prepared the following trip generation and parking calculations. They plan to construct approximately 7,727 square feet of specialty retail center land use, 6,113 square feet of office space, 12,000 square feet of sports bar restaurant, 6,387 square feet of high turnover sit down restaurant and 166 residential condominium units. The current approved uses include 13,404 square feet of specialty retail, 46,421 of office, 8,000 square feet of quality restaurant, 4,095 square feet of high turnover sit down restaurant and 105 hotel rooms.

Trip generation calculations were based upon information taken from the Seventh edition of *ITE Trip Generation* (1997) for Land Use 310: Hotel, 814: Specialty Retail Center, 710: General Office, 931: Quality Restaurant, 932: High Turnover Sit Down Restaurant, and 230: Residential Condominium/Townhouse. The worksheets are attached. A summary of the anticipated average daily and peak hour traffic volumes is shown below for both the approved and new proposed land uses:

TRIP GENERATION

<u>APPROVED LAND USES</u>	<u>ADT</u>	<u>AM PEAK HOUR</u>		<u>PM PEAK HOUR</u>	
		<u>IN</u>	<u>OUT</u>	<u>IN</u>	<u>OUT</u>
Specialty Retail 13,404 Square Feet	594	0	0	16	20
Office 46,421 Square Feet	511	63	9	12	58
Quality Restaurant 8,000 Square Feet	720	0	0	40	20
High Turnover Restaurant 4,095 Square Feet	521	25	23	27	17
Hotel 105 Rooms	<u>858</u>	<u>36</u>	<u>23</u>	<u>33</u>	<u>29</u>
Total	3,204	124	55	128	144
			\\ / 179		\\ / 272

Solaegui Engineers Ltd. • 715 H Street • Sparks, Nevada 89431 • 775/358-1004 • FAX 775/358-1098

Civil & Traffic Engineers
e-mail: psolaegui@aol.com

TRIP GENERATION

PROPOSED LAND USES	ADT	AM PEAK HOUR		PM PEAK HOUR	
		IN	OUT	IN	OUT
Specialty Retail 7,727 Square Feet	342	0	0	9	12
Office 6,113 Square Feet	67	8	1	2	8
Quality Restaurant 12,000 Square Feet	1,079	0	0	60	30
High Turnover Restaurant 6,387 Square Feet	812	38	35	43	27
Condominiums - 166 Dwelling Units	973	12	61	58	28
Total	3,273	58	97	172	105
			\ / 155		\ / 277

Based on the fact that the new proposed land uses generate only 69 additional daily trips, 5 additional PM peak hour trips, and 24 fewer AM peak hour trips than the current approved, we do not anticipate that a more formal traffic study update will be required.

On behalf of the landowners of the above described project, we have also prepared the following parking calculations. We have calculated parking demand for the currently approved land uses as well as the new proposed land uses based on City parking code. The parking demand by use is presented in the following table.

<u>Current Approved Land Use</u>	<u>S.F.</u>	<u>Rate</u>	<u>Total</u>
Specialty Retail	13,404	250	54
Office	46,421	200	232
Quality Restaurant	8,000	100	80
High Turn Over Restaurant	4,095	100	41
Hotel 105 rooms	105	0.8	84
SUBTOTAL			491
<u>New Proposed Land Uses</u>			
Specialty Retail	7,727	250	31
Quality Restaurant	12,000	100	120
High Turn Over Restaurant	6,387	100	64
Condominiums			
One Bedroom	32	1.5	48
Two Bedroom	99	2	198
Three Bedroom	35	3	105
SUBTOTAL			566

These parking demand calculations show a demand for 75 additional spaces for the new proposed land uses. There may, however, be increase potential for shared parking with the residential land use that should have reduced demand during daytime hours.

A final point of concern was input regarding the sizing of an exclusive right turn lane on Lincoln Way into the parking structure. AASHTO guidelines suggest that a right turn lane on a 35 mile per hour street be designed with a minimum of 75 feet to a desirable dimension of 115 feet of deceleration length.

We trust that this information will meet your requirements. Please call if you have any questions or concerns.

Very Professional ENGINEER
SOE/ASCE ENGINEERS LTD
PAUL W.
701 ABLE
CIVIL
Paul W. Mason, P.E.
7163

1-13-05
EXP 6-30-06

Enclosure

Letters/Marina Village

Summary of Average Vehicle Trip Generation
 For 105 Rooms of Hotel
 January 11, 2005

	24 Hour Two-Way Volume	7-9 AM Pk Hour		4-6 PM Pk Hour	
		Enter	Exit	Enter	Exit
Average Weekday	858	36	23	33	29

	24 hour Two-Way Volume	Peak Hour	
		Enter	Exit
Saturday	860	42	34
Sunday	625	27	32

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

Summary of Average Vehicle Trip Generation
 For 4.1 Th.Gr.Sq.Ft. of High Turnover (Sit-Down) Restaurant
 January 11, 2005

	24 Hour Two-Way Volume	7-9 AM Pk Hour		4-6 PM Pk Hour	
		Enter	Exit	Enter	Exit
Average Weekday	521	25	23	27	17

	24 hour Two-Way Volume	Peak Hour	
		Enter	Exit
Saturday	649	52	30
Sunday	541	42	34

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

Summary of Average Vehicle Trip Generation
 For 8 Th.Gr.Sq.Ft. of Quality Restaurant
 January 11, 2005

	24 Hour Two-Way Volume	7-9 AM Pk Hour		4-6 PM Pk Hour	
		Enter	Exit	Enter	Exit
Average Weekday	720	0	0	40	20

	24 hour Two-Way Volume	Peak Hour	
		Enter	Exit
Saturday	755	51	36
Sunday	577	42	25

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

Summary of Average Vehicle Trip Generation
 For 13.4 T.G.L.A. of Specialty Retail Center
 January 11, 2005

	24 Hour Two-Way Volume	7-9 AM Pk Hour		4-6 PM Pk Hour	
		Enter	Exit	Enter	Exit
Average Weekday	594	0	0	16	20

	24 hour Two-Way Volume	Peak Hour	
		Enter	Exit
Saturday	563	0	0
sunday	274	0	0

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

Summary of Average Vehicle Trip Generation
 For 46.43 Th.Gr.Sq.Ft. of General Office Building
 January 11, 2005

	24 Hour Two-Way Volume	7-9 AM Pk Hour		4-6 PM Pk Hour	
		Enter	Exit	Enter	Exit
Average Weekday	511	63	9	12	58

	24 hour Two-Way Volume	Peak Hour	
		Enter	Exit
Saturday	110	10	9
Sunday	45	4	3

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

Summary of Average Vehicle Trip Generation
 For 12 Th.Gr.Sq.Ft. of Quality Restaurant
 January 11, 2005

	24 Hour Two-Way Volume	7-9 AM Pk Hour		4-6 PM Pk Hour	
		Enter	Exit	Enter	Exit
Average Weekday	1079	0	0	60	30

	24 hour Two-Way Volume	Peak Hour	
		Enter	Exit
Saturday	1132	77	53
Sunday	866	63	37

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

Summary of Average Vehicle Trip Generation
 For 7.727 T.G.L.A. of Specialty Retail Center
 January 13, 2005

	24 Hour Two-Way Volume	7-9 AM Pk Hour		4-6 PM Pk Hour	
		Enter	Exit	Enter	Exit
Average Weekday	342	0	0	9	12

	24 hour Two-Way Volume	Peak Hour	
		Enter	Exit
Saturday	325	0	0
Sunday	158	0	0

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

Summary of Average Vehicle Trip Generation
 For 6.113 Th.Gr.Sq.Ft. of General Office Building
 January 13, 2005

	24 Hour Two-Way Volume	7-9 AM Pk Hour		4-6 PM Pk Hour	
		Enter	Exit	Enter	Exit
Average Weekday	67	8	1	2	8

	24 hour Two-Way Volume	Peak Hour	
		Enter	Exit
Saturday	14	1	1
Sunday	0	0	0

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

Summary of Average Vehicle Trip Generation
 For 166 Dwelling Units of Residential Condominium / Townhouse
 January 13, 2005

	24 Hour Two-Way Volume	7-9 AM Pk Hour		4-6 PM Pk Hour	
		Enter	Exit	Enter	Exit
Average Weekday	973	12	61	58	28

	24 hour Two-Way Volume	Peak Hour	
		Enter	Exit
Saturday	941	42	37
Sunday	803	37	38

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

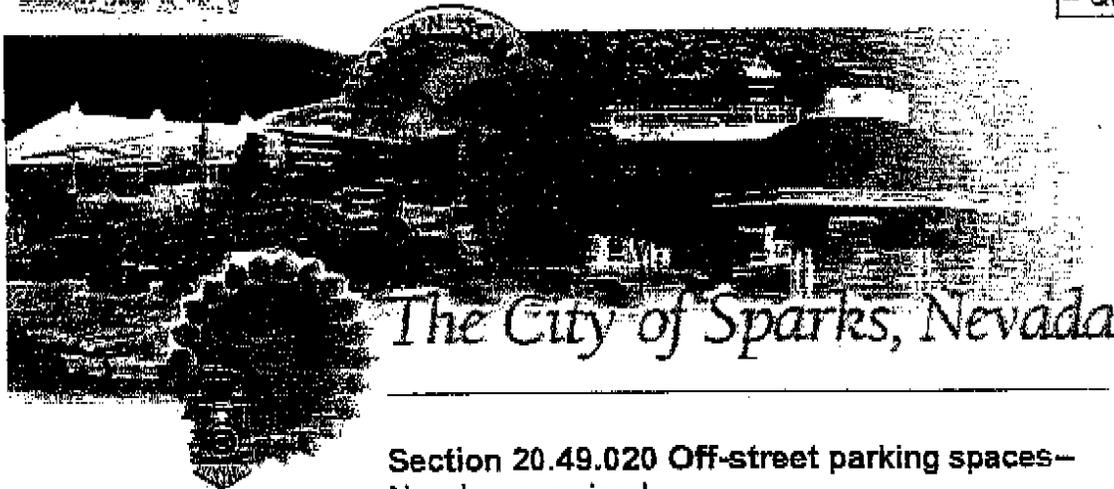
Summary of Average Vehicle Trip Generation
 For 6,387 Th.Gr.Sq.Ft. of High Turnover (Sit-Down) Restaurant
 January 13, 2005

	24 Hour Two-Way Volume	7-9 AM Pk Hour		4-6 PM Pk Hour	
		Enter	Exit	Enter	Exit
Average Weekday	812	38	35	43	27

	24 hour Two-Way Volume	Peak Hour	
		Enter	Exit
Saturday	1012	80	47
Sunday	842	65	53

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS



The City of Sparks, Nevada

Section 20.49.020 Off-street parking spaces-- Number required.

Chapter 20 49 PARKING.

Section 20.49.020 Off-street parking spaces--Number required.

This section specifies the required number of off-street parking spaces related to various land uses. For any use not specifically covered by one of the following categories, the requirement shall be determined by the administrator based on actual parking demand associated with that use. If the administrator determines that special circumstances exist, he may require spaces in addition to those specified in this section.

Type of Use	Parking Spaces Required
-------------	-------------------------

A. Residential uses:

1. Single-family residence, mobile home, duplex dwelling unit, One per bedroom, but not less than two per
2. Multiple residence 1.5 per efficiency, studio or one-bedroom unit; one per bedroom for two-bedroom or larger units,
3. Group homes *0.75 per bed plus one per employee for the largest shift, except by special use permits,
4. Senior citizen housing *0.5 per bedroom plus one per employee for the largest shift, except by special use permit,
5. Rest Homes, convalescent hospital *0.25 per bed plus one per employee for the largest shift;

B. Commercial uses:

1. General retail and service *One per 250 square feet of net leasable floor area,
2. Personal service, barber shop, beauty salon, etc. *One per 150 square feet of net leasable floor area,
3. Office, financial institution *One per 200 square feet of net leasable

floor area,

4. Medical, dental office or clinic *One per one hundred fifty feet of net leasable floor area,
5. Casino, gaming facility *One per 100 square feet of gaming floor, plus parking for shops, bars, restaurants, showrooms, meeting rooms, hotel rooms or other associated uses,
6. Hotel or motel *One per room if less than 50 rooms, 0.8 per room if 50 rooms or more, plus parking for restaurants, bars, meeting rooms or other associated uses,
7. Bar, restaurant, meeting room, showroom including service areas, *One per 100 square feet of floor area,
8. Theater, auditorium *One per three seats,
9. Child care facility One per required employee, plus one per each eight children,
10. Auto repair and service Three spaces outside the work area for each 300 square feet of work area,
11. Retail sales of building materials, furniture, major appliances, etc. One per 500 square feet of net leasable floor area,
12. Health club and/or recreation facility One per 200 square feet of building area;

C. Industrial uses:

1. Manufacturing, processing To be determined by the administrator based on specific use, but not less than one per 1,000 square feet of net usable area,
2. Warehousing, distribution To be determined by the administrator based on specific use, but not less than one per 3,000 square feet of net usable area;
3. Outdoor sales and services To be determined by special use permit.
operations and auto, truck,
recreational vehicle, watercraft
and motorcycle rental and sales
with outdoor displays.

D. Other uses:

1. Churches One per three seats or 72 lineal inches of pew space, plus one per 300 square feet of additional usable area,
2. Hospitals 1.25 per bed.

(Ord. 1687, 1991; Ord. 1615 § 2, 1988; Ord. 1398 § 2, 1983; Ord. 1325 § 45, 1981; Ord. 1074 § 1 (part), 1976.)

(Ord. 2033, Amended, 08/09/1999, [Prior Text](#))



Marina Village Development Statistics

Living Area

	Total Residential Units			Multi Family Units	Residential Area	Living Area			Exterior Works Balconies	Parking Structure	Gross Building Area
	1 bd	2 bd	3 bd			Retail	Restaurants	Office Service Retail			
Harbour Cove Homes			59		141,600						141,600
Marina Village Apts	100	100	40	240	226,652					77,397	352,768
Marina Villa's Residential	14	85	28	127	142,722	2,973				89,280	232,002
Marina Villa Retail							1,758				4,731
Marina Villa Restaurants						5,947		2,973			5,947
Marina Villa Office Service Retail						4,754		2,973			2,973
Waterfront Retail											4,754
Waterfront Restaurant											6,260
Waterfront Office Service Retail											6,260
Waterfront Residential	12	1	13	13	14,154			3,140			6,375
Marina Square Restaurant	6	13	7	26	34,870			6,180			15,454
Marina Square Residential										18,519	6,996
Subtotal New Const	32	99	35	166	191,746	7,727		6,113		107,799	60,783
							18,387	18,387		Total Interior Living Area	346,274
Gross Project Numbers	132	199	134	166	559,998	7,727		6,113		185,196	227,666
										Total Interior Living Area	840,642
										Total Interior Living Area	598,318

Total Parking Provided	
Parking Structures	279
Surface Parking Lots	192
Street Parking	45
Total	516

UTILITY SERVICE DEMAND

City of Sparks Planning Department
RESIDENTIAL PROJECT DATA SHEET

Date October 5, 2005

CASE NUMBERS
(By Planning Dept)

Project Name Marina Square Condominiums

A. NUMBER OF DWELLING UNITS 30

Single Family Detached	_____
Duplexes and Townhouses	_____
Apartments and Condos	<u>30</u>
TOTAL	<u>30</u>

B. SITE AREA BREAKDOWN

Lots or Buildings	_____ AC	<u>100</u> %
Public Street R/W	_____ AC	_____ %
Common Area	_____ AC	_____ %
TOTAL	<u>6.21</u> AC	<u>100</u> %

Refer to report for detailed summary.

C. GROSS DENSITY

<u>30</u>	/	<u>6.21</u>	=	<u>4.83*</u>
Total Dwelling Units		Total Dwelling Area (Acres)		Gross Density (DU/AC)

D. SCHOOLS

List of Schools serving project:

Elementary School	<u>Lincoln Park</u>
Middle School	<u>Dilworth</u>
High School	<u>Reed H.S.</u>

Does not include Villas or Square projects. Refer to text for details.

E. WATER SUPPLY (Attach Calculations)

Estimate water demand:

Domestic	<u>5.7</u>	AFY
Irrigation	<u>.68</u>	AFY
TOTAL	<u>6.38</u>	AFY

Source of water supply:

Truckee Meadows Water Authority
(If commitment has been issued, attach "will-serve" letter)

Water rights appurtenant to property on which this project is proposed: **Water rights will be dedicated with final map(s).**

Amount _____ AFY Current Use _____

F. SEWER SERVICE (Attach Calculations)

Estimated sewage to be generated by this project 31,500 GPD

G. TRAFFIC (Attach Calculations)

Average Daily Traffic _____ TRIPS
Peak Hour Traffic _____ TRIPS
Refer to attached traffic analysis.

H. AIRCRAFT NOISE

Is this project within the 65 Ldn noise impact area? YES _____ NO X

I. FLOOD HAZARD

Portion of site subject to inundation by 100 Yr. flood: 0 AC 0 %

City of Sparks Planning Department
NON-RESIDENTIAL PROJECT DATA SHEET

CASE NUMBERS
(By Planning Dept)

Date October 5, 2005

Project Name Marina Villas Condominiums

A. SITE AREA BREAKDOWN

Building Coverage AC %
 Landscaped Area AC %
 Paved Area AC %
 Undeveloped Area AC %
 Public Street R/W 0 AC 0 %
 TOTAL 6.21 AC 100%

B. FLOOR AREA RATIO

13,162 / 270,508 = .05
 Total Net
 Floor Area Site Floor
 Area Area Area
 (SF) (SF) Ratio

Refer to report and design handbook for detailed summary.

C. BUILDING TYPES

Description	Area	Floor	Height	Type	Construction
<u>Retail/Rest.</u>	<u>13,162± sq.ft.</u>	<u>FT</u>	<u>N/A</u> Stories	<u>1</u>	<u>Conventional</u>
		<u>FT</u>	Stories		
		<u>FT</u>	Stories		

D. BUILDING AREA BREAKDOWN AND PARKING CALCULATION

Type of use	Area	Parking Factor	Parking	Required	Provided	Parking
Warehouse/Distr	<u> </u> SF	/	1300* =	<u> </u> SP	<u> </u> SP	<u> </u> SP
Mfg/Processing	<u> </u> SF	/	1000* =	<u> </u> SP	<u> </u> SP	<u> </u> SP
Retail Sales	<u>TBD</u> SF	/	250 =	<u>TBD</u> SP	<u>TBD</u> SP	<u>TBD</u> SP
Office/Financial	<u> </u> SF	/	200 =	<u> </u> SP	<u> </u> SP	<u> </u> SP
Medical Office	<u> </u> SF	/	150 =	<u> </u> SP	<u> </u> SP	<u> </u> SP
Casino/Gaming	<u> </u> SF	/	100 =	<u> </u> SP	<u> </u> SP	<u> </u> SP
Bar/Restaurant	<u>TBD</u> SF	/	100 =	<u>TBD</u> SP	<u>TBD</u> SP	<u>TBD</u> SP
	<u> </u> SF	/	<u> </u> =	<u> </u> SP	<u> </u> SP	<u> </u> SP
	<u> </u> SF	/	<u> </u> =	<u> </u> SP	<u> </u> SP	<u> </u> SP
Hotel/Motel**	<u> </u> SF	X Rooms	=	<u> </u> SP	<u> </u> SP	<u> </u> SP
Stor/Mech/Etc	<u> </u> SF			<u> </u> SP	<u> </u> SP	<u> </u> SP
TOTAL	<u>13,162</u> SF			TOTAL <u>TBD</u> SP	TOTAL <u>TBD</u> SP	TOTAL <u>TBD</u> SP

Refer to text for parking analysis.

* Parking requirements for warehousing, distribution, manufacturing and processing vary depending on actual parking demand. Factors shown are minimums.

** Parking spaces required for hotel or motel having more than 50 rooms is 0.8 times the number of rooms. For hotel or motel having fewer than 50 rooms the requirement is 1.0 times the number of rooms.

(Abbreviations: AC = Acres, AFY = Acre Feet per Year, FT = Feet, GPD = Gallons per Day, SF = Square Feet, SP = Parking Spaces)

E. DESCRIPTION OF USES

Describe the types of business operations to be accommodated in this project:

The first floor of the Marina Villas will include 13,162± of retail/restaurant use. Final tenant mix and use areas will be defined at a future date.

F. SIGNS

Describe the type, size and location of signs proposed for this project:

All new signs will conform to the approved PD handbook.

G. OUTDOOR USES

Will this project involve any outdoor manufacturing, processing, or storage? ___ YES X NO (If yes, a special use permit is required)

H. HAZARDOUS MATERIALS

Will the operation of any business in this project involve the use of hazardous materials? ___ YES X NO (If yes, a special use permit may be required. See Planning Dept.)

I. TRAFFIC (Attach Calculations)

Refer to attached traffic report.
Average Daily Traffic _____ TRIPS
Peak Hour Traffic _____ TRIPS

J. TRUCKING OPERATIONS

Will the operation of any business in this project involve staging, loading or storage of trucks? ___ YES X NO

K. SEWER SERVICE (Attach Calculations)

Estimated sewage to be generated by this project 130,646 GPD

L. FLOOD HAZARD

Portion of site subject to inundation by 100 Yr. flood: 0 AC 0 %

M. WATER SUPPLY (Attach Calculations)

Estimated water demand:
Domestic 24.06 AFY
Irrigation 1.02 AFY
TOTAL 25.08 AFY

Source of water supply:
TMWA
(If commitment has been issued, attach TMWA "will-serve" letter)

Water rights appurtenant to property on which this project is proposed:
Amount _____ AFY Current Use _____

Water rights will be dedicated with final map(s).

N. SLOPE DATA

Portion of site with slopes from 0 to 10% 6.21 AC 100 %
Portion of site with slopes from 10 to 15% _____ AC _____ %*
Portion of site with slopes exceeding 15% _____ AC _____ %*

*If slopes on 25% of the site exceed 10%, a special use permit is required.

City of Sparks Planning Department
RESIDENTIAL PROJECT DATA SHEET

Date October 5, 2005

CASE NUMBERS
(By Planning Dept)

Project Name Marina Villas Condominiums

A. NUMBER OF DWELLING UNITS 124

Single Family Detached	_____
Duplexes and Townhouses	_____
Apartments and Condos	<u>124</u>
TOTAL	<u>124</u>

B. SITE AREA BREAKDOWN

Lots or Buildings	_____ AC	<u>100</u> %
Public Street R/W	_____ AC	_____ %
Common Area	_____ AC	_____ %
TOTAL	<u>6.21</u> AC	<u>100</u> %

C. GROSS DENSITY

<u>124</u>	/	<u>6.21</u>	=	<u>19.97*</u>
Total Dwelling Units	Total	Gross Dwelling Area (Acres)	Density (DU/AC)	

D. SCHOOLS

Refer to report for detailed summary.

List of Schools serving project:

Elementary School	<u>Lincoln Park</u>
Middle School	<u>Dillworth</u>
High School	<u>Reed H.S.</u>

Does not include Villas or Square projects. Refer to text for details.

E. WATER SUPPLY (Attach Calculations)

Estimate water demand:

Domestic	<u>24.06</u>	AFY
Irrigation	<u>1.02</u>	AFY
TOTAL	<u>25.08</u>	AFY

Source of water supply:

Truckee Meadows Water Authority
(if commitment has been issued, attach "will-serve" letter)

Water rights appurtenant to property on which this project is proposed: **Water rights will be dedicated with final map(s).**

Amount _____ AFY Current Use _____

F. SEWER SERVICE (Attach Calculations)

Estimated sewage to be generated by this project 130,546 GPD

G. TRAFFIC (Attach Calculations)

Average Daily Traffic _____ TRIPS
Peak Hour Traffic _____ TRIPS
Refer to attached traffic analysis.

H. AIRCRAFT NOISE

Is this project within the 65 Ldn noise impact area? YES _____ NO X

I. FLOOD HAZARD

Portion of site subject to inundation by 100 Yr. flood: 0 AC 0 %

J. SLOPE DATA

Portion of site with slopes from 0 to 10% 6.21 AC 100 %
 Portion of site with slopes from 10 to 15% _____ AC _____ %*
 Portion of site with slopes exceeding 15% _____ AC _____ %*

*If slopes on 25% of the site exceed 10%, a special use permit is required.

(Abbreviations: AC = Acres, AFY = Acre Feet per Year, BR = Bedrooms, DU = Dwelling Units, FT = Feet, GPD = Gallons per Day, SF = Square Feet, SP = Parking Spaces)

K. SINGLE FAMILY DWELLINGS

(Complete for portion of project consisting of Single Family Dwellings)

Lot sizes:

Minimum building setbacks:

_____ SF Min. (Corner)
 _____ SF Min. (Interior)
 _____ SF Maximum
 _____ SF Average

_____ FT Front Yard (To Dwelling)
 _____ FT Front Yard (To Garage)
 _____ FT Exterior Side Yard
 _____ FT Interior Side Yard (To Dwelling)
 _____ FT Interior Side Yard (To Garage)
 _____ FT Rear Yard

Unit sizes:

_____ SF Min. _____ BR
 _____ SF Max _____ BR

Lot coverage:

Max. Bldg. Height: _____ FT _____ Stories
 Parking provided: _____ BR
 Garage _____ SP/Unit
 Carport _____ SP/Unit
 Open _____ SP/Unit
 TOTAL _____ SP/Unit

Maximum _____ %

M. APARTMENTS AND CONDOMINIUMS

(Complete for portion of project consisting of Apartments and Condos)

Site Area breakdown:

Building Coverage _____ AC _____ %
 Private Streets and Parking _____ AC _____ %
 Landscaping and Recreation _____ AC _____ %
 TOTAL _____ AC 100 %

Net density:

_____ / _____ = _____
 Units Dwelling Area* Net Density Net
 (Acres) (DU/AC)

*Area excluding public streets

Refer to summary included within text of report.

Minimum building setbacks:

_____ FT From Public Street R/W
 _____ FT From Private Street
 _____ FT From Adjacent R/L Lots
 _____ FT From Other Project Boundaries

Required parking:

..... No. Studios _____ X 1.5 = _____ SP
 No. 1BR 15 X 1.5 = 23 SP
 No. 2BR 88 X 2.0 = 176 SP
 No. 3BR 21 X 3.0 = 63 SP
 TOTAL = 262 SP

Parking provided: 262 SP

City of Sparks Planning Department
NON-RESIDENTIAL PROJECT DATA SHEET

CASE NUMBERS
(By Planning Dept)

Date October 5, 2005

Project Name Marina Waterfront Condominiums

A. SITE AREA BREAKDOWN

Building Coverage AC %
 Landscaped Area AC %
 Paved Area AC %
 Undeveloped Area AC %
 Public Street R/W 0 AC 0 %
 TOTAL 6.21 AC 100%

B. FLOOR AREA RATIO

15,872 / 270,508 = .06
 Total Net
 Floor Area (SF) Site Area (SF)

Floor Area Ratio

Refer to report and design handbook for detailed summary.

C. BUILDING TYPES

Description	Area	Floor	Height	Type Construction
Office	<u>6,508± sq.ft.</u>	FT	<u>N/A</u> Stories	<u>Existing Building</u>
Retail	<u>3,961± sq.ft.</u>	FT	<u>N/A</u> Stories	<u>Existing Building</u>
Restaurant	<u>5,403± sq.ft.</u>	FT	<u>N/A</u> Stories	<u>Existing Building</u>

D. BUILDING AREA BREAKDOWN AND PARKING CALCULATION

Type of use	Area	Parking Factor	Parking Required	Parking Provided
Warehouse/Distr	<u> </u> SF	/ 1300*	= <u> </u> SP	<u> </u> SP
Mfg/Processing	<u> </u> SF	/ 1000*	= <u> </u> SP	<u> </u> SP
Retail Sales	<u>3,961</u> SF	/ 250	= <u>16</u> SP	<u>16</u> SP
Office/Financial	<u>6,508</u> SF	/ 200	= <u>33</u> SP	<u>33</u> SP
Medical Office	<u> </u> SF	/ 150	= <u> </u> SP	<u> </u> SP
Casino/Gaming	<u> </u> SF	/ 100	= <u> </u> SP	<u> </u> SP
Bar/Restaurant	<u>5,403</u> SF	/ 100	= <u>54</u> SP	<u>54</u> SP
	<u> </u> SF	/	= <u> </u> SP	<u> </u> SP
	<u> </u> SF	/	= <u> </u> SP	<u> </u> SP
Hotel/Motel**	<u> </u> SF	X Rooms	= <u> </u> SP	<u> </u> SP
Stor/Mech/Etc	<u> </u> SF			
TOTAL	<u>15,872</u> SF		TOTAL <u>103</u> SP	TOTAL <u>103</u> SP

* Parking requirements for warehousing, distribution, manufacturing and processing vary depending on actual parking demand. Factors shown are minimums.

** Parking spaces required for hotel or motel having more than 50 rooms is 0.8 times the number of rooms. For hotel or motel having fewer than 50 rooms the requirement is 1.0 times the number of rooms.

(Abbreviations: AC = Acres, AFY = Acre Feet per Year, FT = Feet, GPD = Gallons per Day, SF = Square Feet, SP = Parking Spaces)

E. DESCRIPTION OF USES

Describe the types of business operations to be accommodated in this project:

Conversion of the existing Marina Waterfront building to condominiums. The first 2 floors include a mix of retail, restaurant, and office uses, while the 3rd floor will be dedicated to residential units. Refer to attached report for a detailed description.

F. SIGNS

Describe the type, size and location of signs proposed for this project:

Signage for the project already exists. Any new signage must conform to the approved PD handbook,

G. OUTDOOR USES

Will this project involve any outdoor manufacturing, processing, or storage? YES X NO (If yes, a special use permit is required)

H. HAZARDOUS MATERIALS

Will the operation of any business in this project involve the use of hazardous materials? YES X NO (If yes, a special use permit may be required. See Planning Dept.)

I. TRAFFIC (Attach Calculations)

Refer to attached traffic report.

Average Daily Traffic TRIPS

Peak Hour Traffic TRIPS

J. TRUCKING OPERATIONS

Will the operation of any business in this project involve staging, loading or storage of trucks? YES X NO

K. SEWER SERVICE (Attach Calculations)

Estimated sewage to be generated by this project GPD

Portion of site subject to inundation by 100 Yr. flood: 0 AC 0 %

No change to the approved sewer report is necessitated.

M. WATER SUPPLY (Attach Calculations)

Estimated water demand:

Domestic AFY

Irrigation AFY

TOTAL AFY

Source of water supply:

 TMWA

(If commitment has been issued, attach TMWA "will-serve" letter)

Refer to supplemental data sheet provided with handbook amendment (attached)

Water rights appurtenant to property on which this project is proposed:

Amount AFY Current Use

Water rights have been dedicated to serve the project.

N. SLOPE DATA

Portion of site with slopes from 0 to 10% 6.21 AC 100 %

Portion of site with slopes from 10 to 15% AC %*

Portion of site with slopes exceeding 15% AC %*

*If slopes on 25% of the site exceed 10%, a special use permit is required.

**City of Sparks Planning Department
RESIDENTIAL PROJECT DATA SHEET**

Date October 5, 2005

CASE NUMBERS
(By Planning Dept)

Project Name Marina Waterfront Condominiums

A. NUMBER OF DWELLING UNITS 9

Single Family Detached	_____
Duplexes and Townhouses	_____
Apartments and Condos	<u>9</u>
TOTAL	<u>9</u>

B. SITE AREA BREAKDOWN

Lots or Buildings	_____ AC	<u>100</u> %
Public Street R/W	_____ AC	_____ %
Common Area	_____ AC	_____ %
TOTAL	<u>6.21</u> AC	<u>100</u> %

Refer to report for detailed summary.

C. GROSS DENSITY

<u>9</u>	/	<u>6.21</u>	=	<u>1.45*</u>
Total Units		Total (Acres)		Gross Density (DU/AC)

D. SCHOOLS

List of Schools serving project:

Elementary School Lincoln Park

Middle School Dijworth

High School Reed H.S.

Does not include Villas or Square projects. Refer to text for details.

E. WATER SUPPLY (Attach Calculations)

Estimate water demand:

Domestic _____ AFY

Irrigation _____ AFY

TOTAL _____ AFY

Source of water supply:

Truckee Meadows Water Authority

(If commitment has been issued, attach "will-serve" letter)

No additional water demand is created with this proposal.

Water rights appurtenant to property on which this project is proposed: **Water rights have been previously dedicated.**

Amount _____ AFY Current Use _____

F. SEWER SERVICE (Attach Calculations)

Estimated sewage to be generated by this project _____ GPD

G. TRAFFIC (Attach Calculations)

Average Daily Traffic _____ TRIPS

Peak Hour Traffic _____ TRIPS

There are no additional impacts associated with this project. The underlying use has been previously reviewed and approved.

H. AIRCRAFT NOISE

Is this project within the 65 Ldn noise impact area? YES _____ NO X

I. FLOOD HAZARD

Portion of site subject to inundation by 100 Yr. flood: 0 AC 0 %

City of Sparks Planning Department
NON-RESIDENTIAL PROJECT DATA SHEET

Date October 5, 2005

CASE NUMBERS
(By Planning Dept)

Project Name Marina Waterfront Condominiums

A. SITE AREA BREAKDOWN

Building Coverage : AC %
 Landscaped Area AC %
 Paved Area AC %
 Undeveloped Area AC %
 Public Street R/W 0 AC 0 %
 TOTAL 6.21 AC 100%

B. FLOOR AREA RATIO

15,872 / 270,508 = .06
 Total Net
 Floor Area
 Site Area
 (SF) (SF)
 Floor Area Ratio

Refer to report and design handbook for detailed summary.

C. BUILDING TYPES

Description	Area	Floor	Height	Type Construction
<u>Office</u>	<u>6,508± sq.ft.</u>	FT	<u>N/A</u> Stories	<u>Existing Building</u>
<u>Retail</u>	<u>3,961± sq.ft.</u>	FT	<u>N/A</u> Stories	<u>Existing Building</u>
<u>Restaurant</u>	<u>5,403± sq.ft.</u>	FT	<u>N/A</u> Stories	<u>Existing Building</u>

D. BUILDING AREA BREAKDOWN AND PARKING CALCULATION

Type of use	Area	Parking Factor	Parking	Required	Parking Provided
Warehouse/Distr	<u> </u> SF	/ 1300*	=	<u> </u> SP	<u> </u> SP
Mfg/Processing	<u> </u> SF	/ 1000*	=	<u> </u> SP	<u> </u> SP
Retail Sales	<u>3,961</u> SF	/ 250	=	<u>16</u> SP	<u>16</u> SP
Office/Financial	<u>6,508</u> SF	/ 200	=	<u>33</u> SP	<u>33</u> SP
Medical Office	<u> </u> SF	/ 150	=	<u> </u> SP	<u> </u> SP
Casino/Gaming	<u> </u> SF	/ 100	=	<u> </u> SP	<u> </u> SP
Bar/Restaurant	<u>5,403</u> SF	/ 100	=	<u>54</u> SP	<u>54</u> SP
	<u> </u> SF	/	=	<u> </u> SP	<u> </u> SP
	<u> </u> SF	/	=	<u> </u> SP	<u> </u> SP
Hotel/Motel**	<u> </u> SF	X Rooms	=	<u> </u> SP	<u> </u> SP
Stor/Mech/Etc	<u> </u> SF				
TOTAL	<u>15,872</u> SF			TOTAL <u>103</u> SP	TOTAL <u>103</u> SP

* Parking requirements for warehousing, distribution, manufacturing and processing vary depending on actual parking demand. Factors shown are minimums.

** Parking spaces required for hotel or motel having more than 50 rooms is 0.8 times the number of rooms. For hotel or motel having fewer than 50 rooms the requirement is 1.0 times the number of rooms.

(Abbreviations: AC = Acres, AFY = Acre Feet per Year, FT = Feet, GPD = Gallons per Day, SF = Square Feet, SP = Parking Spaces)

UTILITY SERVICE DEMAND

WATER SUPPLY

WATERFRONT

RETAIL SPACE	14,154 S.F./1000 X 0.3=	4.25 AC.-FT.
CONDOMINIUMS	13 UNITS X 0.19/UNIT=	2.47 AC.-FT.
LANDSCAPE	0.75 ACRES X 3.25/ACRE=	2.43 AC.-FT.
	TOTAL=	9.15 AC.-FT.

THE VILLAS AT THE MARINA (CONDOMINIUMS)

RETAIL SPACE	11,893 S.F./1000 X 0.3=	3.57 AC.-FT.
CONDOMINIUMS	127 UNIT X 0.19/UNIT=	24.13 AC.-FT.
LANDSCAPE	1.79 ACRES X 3.25/ACRE=	5.82 AC.-FT.
	TOTAL=	33.52 AC.-FT.

MARINA SQUARE

RETAIL SPACE	6,180 S.F./1000 X 0.3=	1.85 AC.-FT.
CONDOMINIUMS	26 UNITS X 0.19/UNIT=	4.94 AC.-FT.
LANDSCAPE	1.04 ACRES X 3.25/ACRE=	3.38 AC.-FT.
	TOTAL=	10.17 AC.-FT.

APARTMENTS

240 UNITS	240 UNITS X 0.19/UNIT=	45.60 AC.-FT.
LANDSCAPE	3.48 ACRES X 3.25/ACRE=	11.31 AC.-FT.
	TOTAL=	56.91 AC.-FT.

SINGLE FAMILY RESIDENTIAL

59 LOTS	59 LOTS X 0.37/LOT=	21.83 AC.-FT.
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MARINA VILLAGE PROJECT TOTAL= 131.58 AC.-FT.

SEWER SUPPLY

COMMERCIAL

32,227 S.F. X 500 GALS/1000 S.F./DAY = 16,114 GALS/DAY

CONDOMINIUMS

166 UNITS X 2.5 CAP./UNIT X 350 GALS/DAY/UNIT= 145,250 GALS/DAY

APARTMENTS

240 UNITS X 2 CAP./UNIT X 350 GALS/DAY/UNIT= 168,000 GALS/DAY

SINGLE FAMILY RESIDENTIAL

59 UNITS X 3 CAP/UNIT X 350 GALS/DAY/UNIT= 61,950 GALS/DAY

MARINA VILLAGE PROJECT TOTAL= 391,314 GALS/DAY

UTILITIES

WATER

Truckee Meadows Water Authority will supply water service to this project. The water main services will be brought in from East Lincoln Way. The anticipated water demand for the Marina Village development is 131.58 Acre-feet.

GAS

Sierra Pacific Power Company will supply gas service to this project. An existing gas main is looped within Lincoln Way..

ELECTRIC

Sierra Pacific Power Company will supply electric service to this project. The existing overhead line along the site easterly property line will be relocated underground. Power will be looped and connected to existing services within Lincoln Way..

SEWER

Sewer service will be provided by the Reno-Sparks Joint Treatment Facility. The onsite sewer will be collected and routed to a existing sewer lift station located along Bayshore Drive. The lift station has been designed to accommodate future sewer flow from vacant property situated east of the proposed Marina Village development. The proposed location was determined as the most central site in order to serve future development. This lift station conveys sewer flows through a force main through the Marina Village Development to an existing sanitary sewer main located within East Lincoln Way. The anticipated contribution of sewer to the treatment plan is 391,314 gallons per day.

**MARINA VILLAGE
PRELIMINARY HYDROLOGY REPORT**

The Marina Village Development is proposed planned development located on the northeast side of the Sparks Marina. The entire project is approximately 32.5 acres. The site is border on the north by vacant property and an existing mini warehousing facility and the east by vacant property. The Sparks Marina borders the proposed site's southerly and westerly boundary. The Marina Village Development will include a hotel, restaurant and commercial site, apartment site and single family residential lots.

The existing site is currently vacant property. A portion of the site lie within a AE flood zone at an elevation of 4,392 as shown on the Federal Emergency Management Agency's Flood Insurance Rate Map, panel 32031C3011 E and 320313013 E (Rev. 9/30/94) The remainder of the site is located within a Zone X food area outside the 500 year flood plain.

A master drainage study for the Marina Area has been completed by Odyssey Engineering and accepted by the City of Sparks. The revision now proposed for the handbook will have a minor impact on the previously accepted hydrology model. The increase in impervious area is minimal compared to the originally proposed project.

The site has been provided with underground storm drain adequate to convey the 100 year storm water event underground to the canal south of the proposed revised area. This storm water is pretreated by a Baysaver system within Harbour Cove Drive prior to being released into the Sparks Marina Park Lake.

The Marina Village development will be constructed in cooperation with the Sparks Marina development. The City of Sparks and Marina Village are currently undertaking removing the area of the development with the FEMA Flood Zone AE. It is hoped soon that the submitted Letter of Map Revision will be approved by FEMA.



WASHOE COUNTY RECORDER

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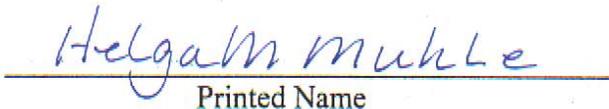
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07-11-06

Date



Printed Name