

APN: (Not required
Per NRS 111.312.1)

When recorded, mail to
City of Sparks
Community Services Department
Planning Division
431 Prater Way
Sparks, NV 89431



(Space above for recorder's use only)

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

Name of Development: Kiley Ranch North, Phase 7
Name of Plan: Kiley Ranch North, Phase 7, Development Handbook
City No. PCN18-0033
Date of Approval: September 10, 2018

NOTICE IS HEREBY GIVEN that on the above indicated date, the City Council of the City of Sparks, Nevada, gave final approval to the above described plan as the development plan for the above named development to include current Title 20 at the time of recording, whose legal description is attached as Exhibit A. An administrative correction to the plan was made on April 30, 2019.

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

Dated this 3rd day of May, 2019

City of Sparks, Nevada

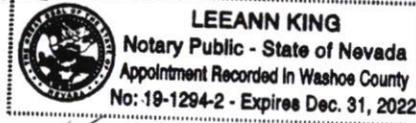
By 
Lisa Hunderman
Acting City Clerk

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

This instrument was acknowledged before me on 05/03/2019

By ~~TERESA GARDNER~~ as the ~~City Clerk~~ of Sparks, Nevada

(Signature) LISA HUNDERMAN Acting City Clerk *(Signature)*



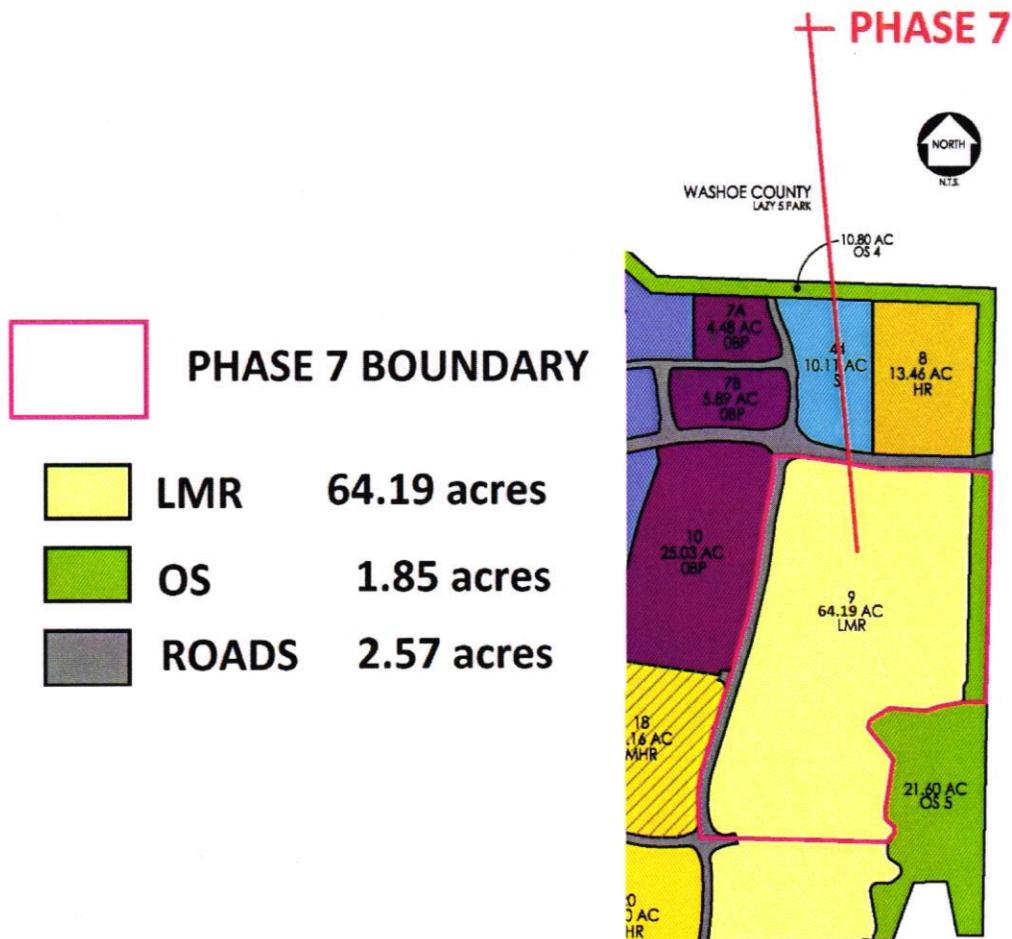
(Signature)
 Notary Public

Table of Approvals and Amendments

City File #	Item Approved	Approval Date	Recorded in Official Records of Washoe County
PCN17-00051	Final Approval of Kiley Ranch North Phase 7 Handbook	01-08-18	Doc # 4785258
PCN17-00051	Amendment to Figure 2-3 in Kiley Ranch North Phase 7 Handbook	05-14-18	Doc# 4815106
PCN18-0033	Amendment to allow private streets in Kiley Ranch North Phase 7 Handbook	09-10-18	Doc# 4853889
PCN18-0033	Administrative correction to the Kiley Ranch North Phase 7 Handbook	04-30-19	

KILEY RANCH NORTH PHASE 7

FINAL DEVELOPMENT HANDBOOK



Prepared by:



April 2019

KILEY RANCH NORTH PHASE 7

FINAL DEVELOPMENT HANDBOOK

Prepared for:

KM2 Development Inc.
1000 Kiley Parkway
Sparks, Nevada 89436

Prepared by:

Rubicon Design Group, LLC
1610 Montclair Avenue, Suite B
Reno, Nevada 89509
(775) 425-4800

Updated: April 2019

KILEY RANCH NORTH PHASE 7 – FINAL DEVELOPMENT HANDBOOK

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KILEY RANCH NORTH PHASE 7 – FINAL DEVELOPMENT HANDBOOK

CHAPTER 1 - INTRODUCTION AND IMPLEMENTATION

1.1 Purpose

The purpose of this Final Development Handbook is to provide for the orderly development of Kiley Ranch North Phase 7 as envisioned, while assuring that the stated desired level of quality is achieved. Since implementation of public and private improvements will occur in multiple phases, over many years, the standards and guidelines contained herein establish a common framework to guide individual improvement plans. The development of the property is controlled and restricted by these development requirements as well as by all applicable government codes and regulations. The City of Sparks shall enforce all provisions and standards including the graphic and textual elements of this Final Development Handbook. This Final Development Handbook is not intended to limit creativity or prevent variation necessary to respond to unique site conditions, but rather to generate consistency and quality throughout Kiley Ranch North.

Improvement of public areas within Kiley Ranch North Phase 7 will be the responsibility of individual developers and/or the landowner unless assigned by agreement to other public or private parties. All improvements shall be designed consistent with these standards and guidelines. Maintenance of public areas within Kiley Ranch North Phase 7, including streets, open space, Regional Trails, and landscape buffers/trails will be the shared responsibility of the Kiley Ranch North Landscape Association Inc., an individual homeowner's association, the adjacent property owner, a public utility company, or the City of Sparks, unless assigned by agreement to other public or private parties. Specific responsibilities for the improvement and maintenance of these areas are further addressed in later sections of this Final Development Handbook.

This Final Development Handbook applies to Kiley Ranch North Phase 7. Phase 7 consists of Village 9, roads, and a portion of OS 5 as identified in the Kiley Ranch North Land Use Plan. A total of 68.61± acres are included within Phase 7. Figure 1-1 (following page) depicts the adopted Kiley Ranch Land Use Plan while Figure 1-2 (page 1-3) depicts the overall updated plan with the Phase 7 area subject to the development standards contained herein highlighted. Figure 1-3 (page 1-4) depicts the overall phasing plan for Kiley Ranch North.

1.2 Community Vision

The adopted Kiley Ranch North Master Plan and Design Handbook establish the overall vision and theme for Kiley Ranch North. The approved standards are carried over in to Phase 7 with supplemental guidelines and standards to reflect site specific conditions within this phase.

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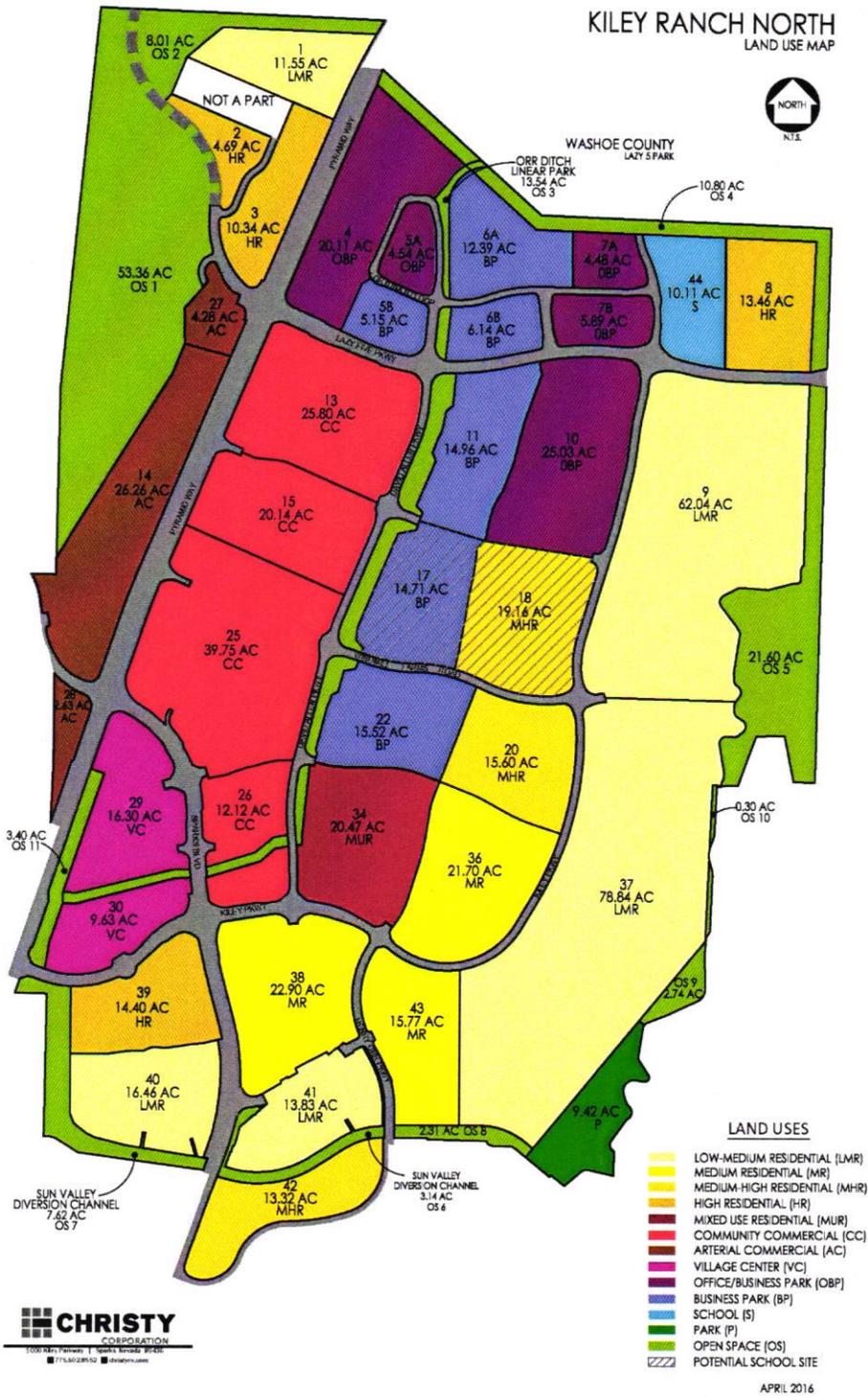
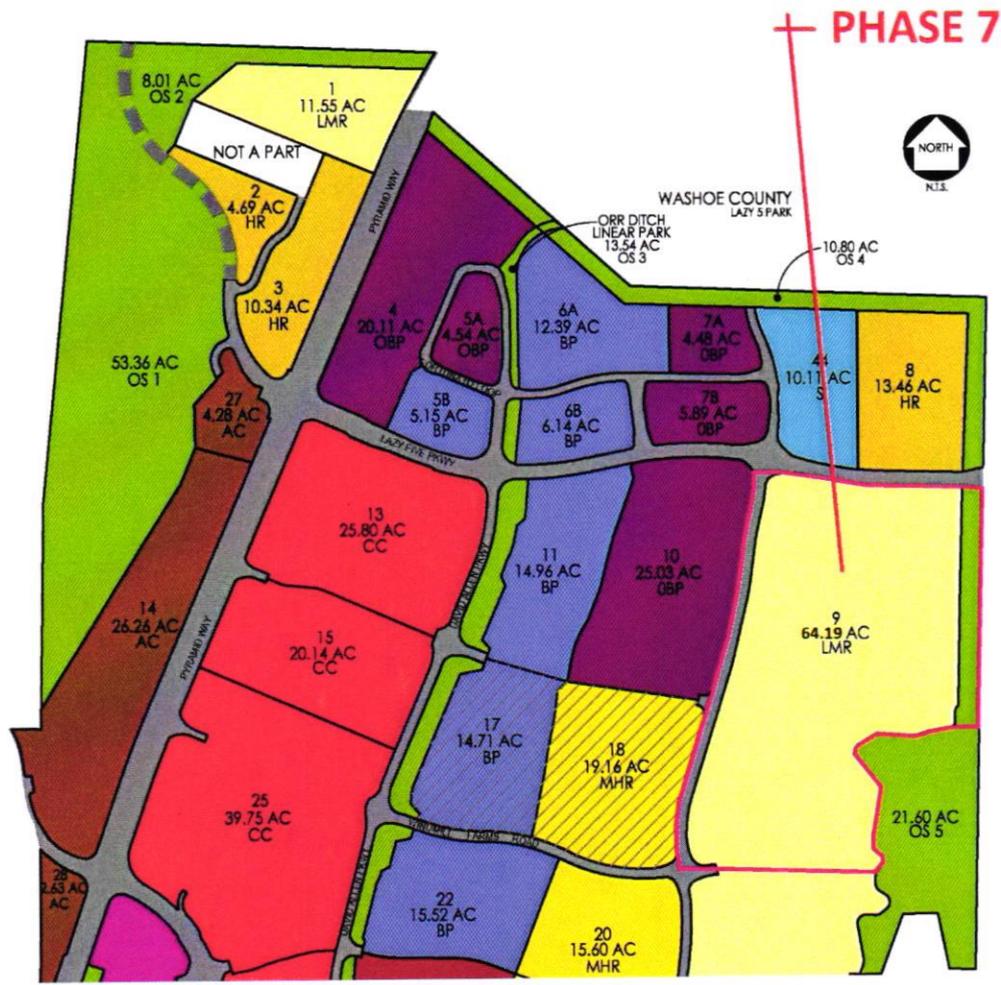


Figure 1-1 – Kiley Ranch North Land Use Plan

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 **PHASE 7 BOUNDARY**

 **LMR 64.19 acres**

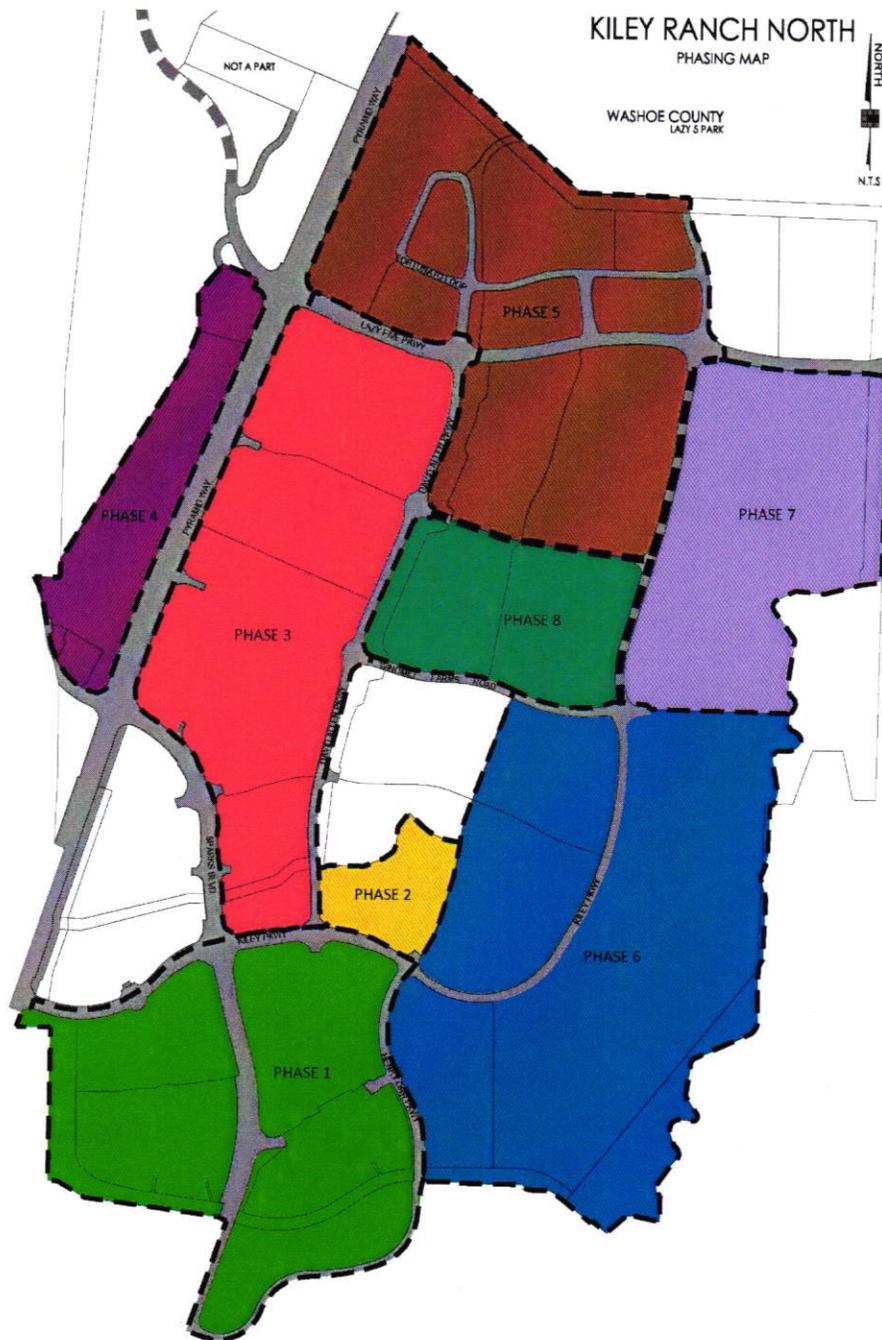
 **OS 1.85 acres**

 **ROADS 2.57 acres**

Total 68.61 acres

Figure 1-2 – Kiley Ranch North Phase 7 Master Plan

KILEY RANCH NORTH PHASE 7 – FINAL DEVELOPMENT HANDBOOK



CHRISTY
CORPORATION
1000 Kiley Parkway | Sparks Nevada 89410 | christy.com
775.502.8552 | christy.com

MARCH 2017

Figure 1-3 – Kiley Ranch North Overall Phasing Plan

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1.2.1 Sense of Place, People Gathering Places and Walkability

Place-making is one of the key components in creating a vibrant and balanced community. A sense of place is fostered within Kiley Ranch North Phase 7 by creating human-scale environments in which the individual can feel both comfortable and safe.

Kiley Ranch North Phase 7 organizes movement by providing connectivity between various activity centers. Integration of people gathering places that contain aesthetically pleasing and attractive amenities help promote social interaction and walkability within the community. This includes a community trail/path network providing connections between development and the City of Sparks regional trail system.

1.2.2 Neighborhood Diversity

Kiley Ranch North Phase 7 provides for neighborhood diversity by allowing innovative residential dwelling design to support specific human interests and niches of different lifestyle and life stages. The variety of land uses creates a wide-ranging palette of housing styles that encourage creativity through controlled flexibility. The densities of these neighborhoods support surrounding business and commercial centers while adding to the vitality of the community.

1.2.3 Implementing the Vision

The vision for Kiley Ranch North Phase 7 will be carried out through the guidance provided by the four overarching principles adopted in the Kiley Ranch North Master Plan. Its visual identity will be further defined and coordinated by the streetscape and landscape themes described in this handbook. Innovative use of materials, methods of construction and site planning proposed herein will also ensure the quality and character of the community as it develops over time. This Final Development Handbook will be used by the City of Sparks as a guide for reviewing the projects within Kiley Ranch North Phase 7.

1.3 Project Description

Kiley Ranch North is located within the Kiley Ranch in the Spanish Springs Valley (Refer to Figure 1-4, Regional Location Map). The conceptual master plan for the ranch property was approved by the City of Sparks (as depicted previously in Figure 1-1) and included in the adopted City of Sparks Sphere of Influence Plan. The southern 743 acres of the ranch, known as the Southern Development Division, was annexed to the City of Sparks and is guided by a separate Development Design Handbook. The Southern Development Division of the ranch is comprised of multi-family, single family and commercial land uses.

Specifically, this Final Development Handbook is pertinent only to Phase 7 of Kiley Ranch North. As previously described, Phase 7 includes 68.61± acres and includes residential uses at 4 to 7.9 dwelling units per acre. Figure 1-2 depicts Kiley Ranch North Phase 7 and the area covered under this Handbook.

KILEY RANCH NORTH PHASE 7 – FINAL DEVELOPMENT HANDBOOK

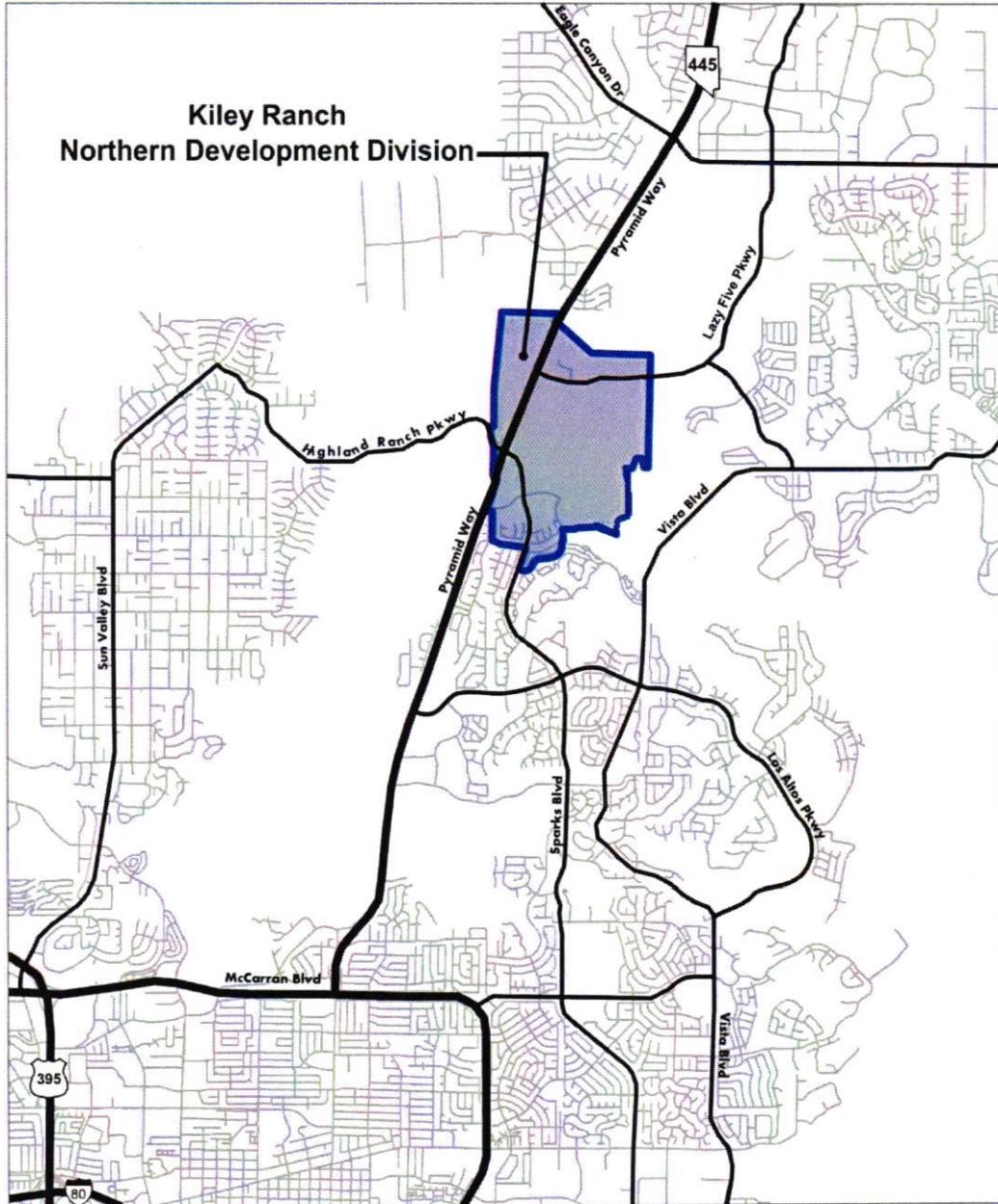


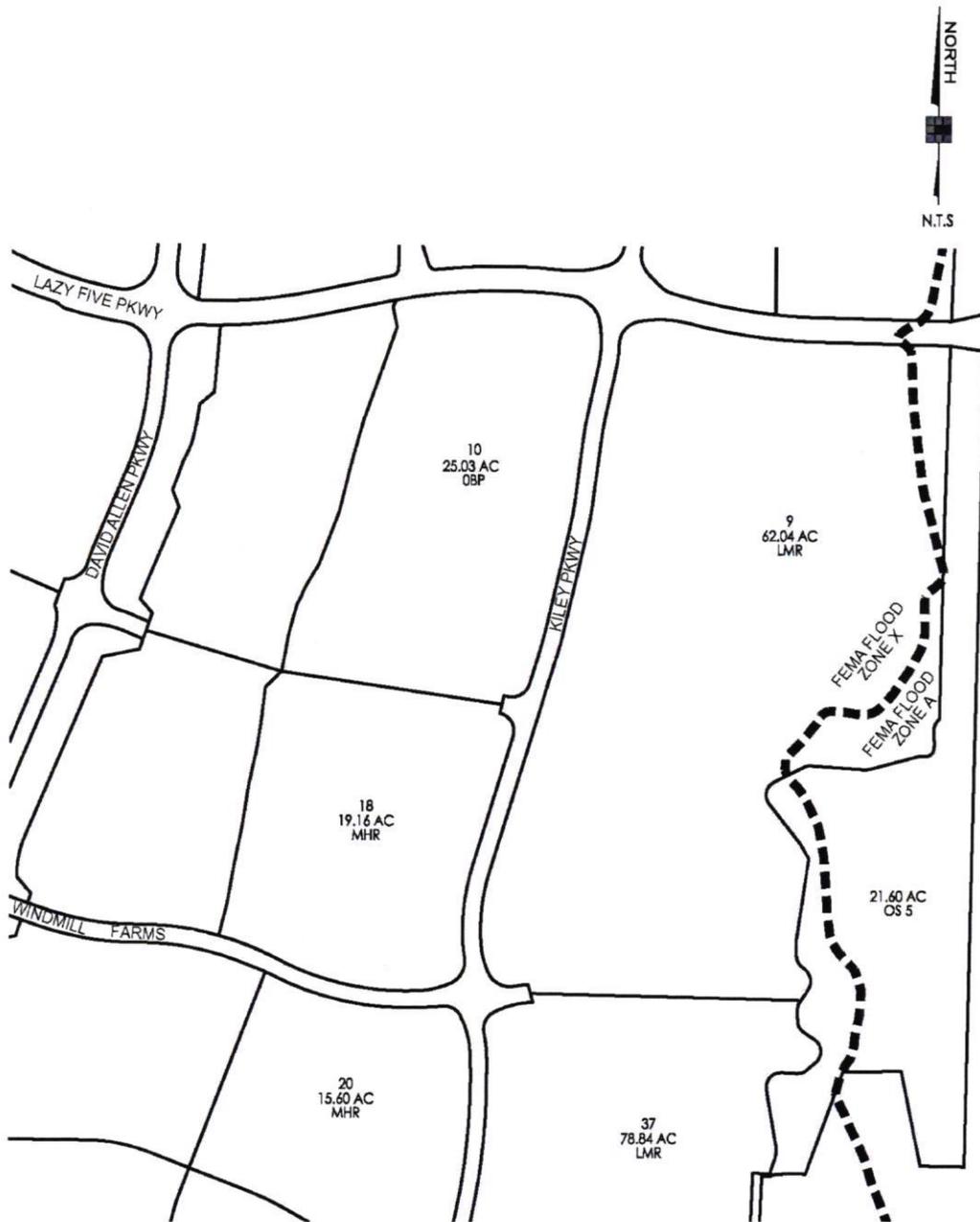
Figure 1-4 – Regional Location Map

KILEY RANCH NORTH PHASE 7 – FINAL DEVELOPMENT HANDBOOK

Phase 7 of Kiley Ranch North is surrounded by dedicated open space to the east, open space and single family residential (LMR) to the south, future office/business park and multi-family residential or school to the west and high density residential (future) to the north. A regional trail will be located along the north and east side of Phase 7.

Due to limited physical site constraints, Kiley Ranch North Phase 7 is favorable to development (Refer to Figure 1-6, Site Context) and lies on the mid to lower portions of alluvial fans along the west side of Spanish Springs Valley. Channels are poorly defined with slopes mostly less than 3%. Runoff generally sheet flows into the existing jurisdictional wetlands and the City of Sparks flood detention area on the eastern edge of the plan area. The south portion of the site currently sheet flows north to south into the Sun Valley Diversion Channel. The Federal Emergency Management Agency (FEMA) has designated the project area as Zone X (outside the 500-year flood plain), with a small portion of Zone A (refer to Figure 1-5 on following page).

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FLOOD MAP

MARCH 2017

Figure 1-5– Flood Zone Map

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1.3.1 Kiley Ranch North Master Plan

The Kiley Ranch North Master Plan introduces an intense and diversified mix of land uses within the Northern Sparks Sphere of Influence (Refer to previous Figure 1-1, Kiley Ranch North Master Plan). Of the property's 874.21± acres, approximately 41 percent of the project is dedicated for residential development, 33 percent for commercial and business park uses and 15 percent for open space and park area (plus an additional 7 percent in formally landscaped areas included within non-residential development areas), 1 percent for public facilities and 10 percent for roadways. The tables on pages 1-10 and 1-12 (Master Plan Land Use Designation) summarize the overall project's land use components, as well as Phase 7's components.

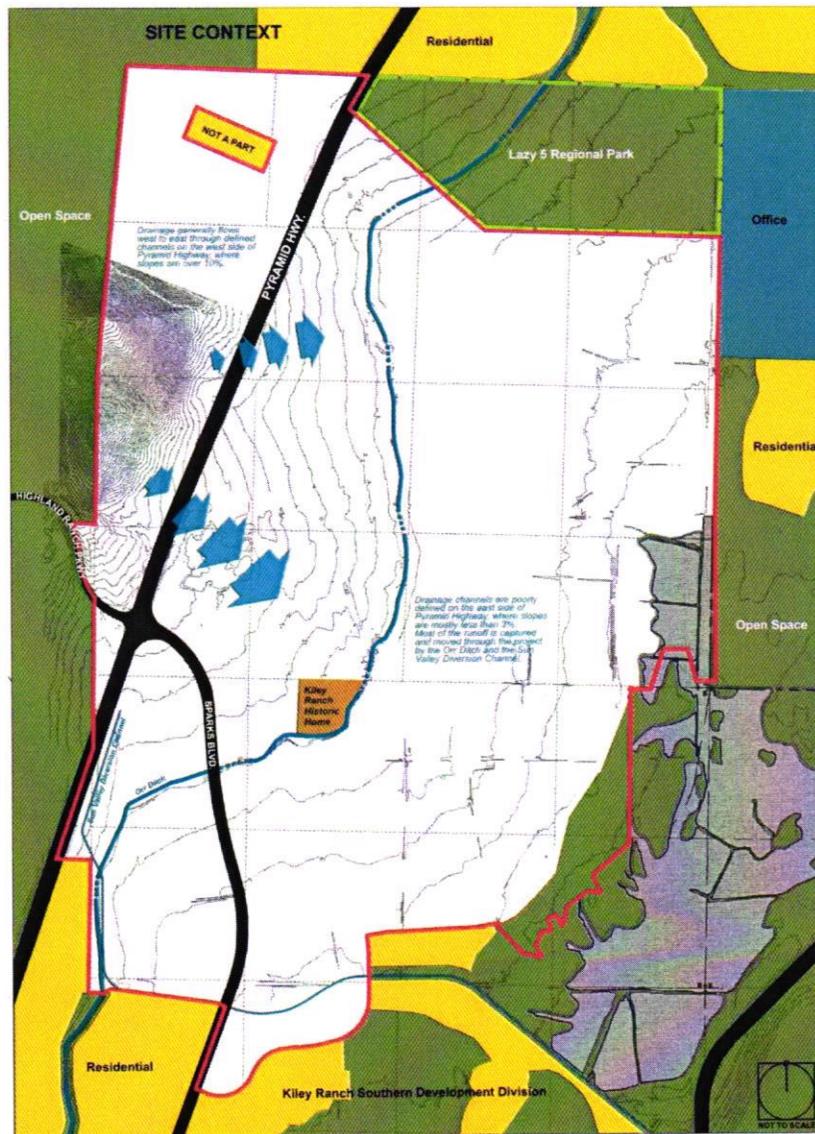


Figure 1-6 – Site Context

KILEY RANCH NORTH PHASE 7 – FINAL DEVELOPMENT HANDBOOK

Table 1-1: Master Plan Land Use Designation
Kiley Ranch North

Land Use Designation			Gross Acres	Maximum Density or FAR	Permitted Total Units	Approx. Allowed Sq. Ft.	Required Open Space	Open Space Provided
RESIDENTIAL								
Low-Medium	4.0 – 7.9 du/ac	LMR	182.72	7.9 du/ac	1,443	-	-	-
Medium	6.0 – 11.9 du/ac	MR	60.37	11.9 du/ac	718	-	-	-
Medium-High	12.0–17.9 du/ac	MHR	48.08	17.9 du/ac	861	-	-	-
High	18.0 – 23.9 du/ac	HR	42.89	23.9 du/ac	1,025	-	-	-
Mixed Use Residential	5.0 – 23.9 du/ac	MUR	20.47	23.9 du/ac	489 ⁽⁵⁾⁽⁶⁾	-	15%	3.0
Total Residential			354.53		4,536⁽¹⁾⁽⁶⁾	-	-	-
NON-RESIDENTIAL								
COMMERCIAL								
Arterial Commercial		AC	33.17	0.4	-	577,954	15%	5.0
Community Commercial		CC	97.81	0.3 ⁽²⁾	-	2,230,512 ⁽²⁾	15%	14.67
Village Center Commercial		VC	25.93	0.9	82 ⁽⁸⁾	1,016,560	20%	5.19
Subtotal Commercial			156.91		-	3,825,026		24.86
OFFICE/BUSINESS PARK								
Business Park		BP	68.87	0.6	-	1,799,986	20%	13.8
Office/Business Park		OBP	60.05	0.6	-	1,569,467	20%	12
Subtotal Office/Business Park			128.92		-	3,369,453		25.8
PUBLIC FACILITIES								
Public/Institutional		PI	0	0	-	0	0	0
School		S	10.11	0.3	242 ⁽⁷⁾	132,117	20%	2.02
Subtotal Public Facilities			10.11		-	132,117		2.02
OPEN SPACE								
Park		P	9.42	-	-	-	-	9.42
Open Space		OS	126.82	-	-	-	-	126.82
Subtotal Open Space			136.24⁽⁴⁾		-	-	-	136.24
Total Non-Residential			432.18		-	7,326,596	-	55.68⁽⁴⁾
Roadways ⁽³⁾			87.50	-	-	-	-	-
PROJECT TOTALS			874.21		4,860⁽¹⁾⁽⁶⁾⁽⁷⁾⁽¹⁰⁾	7,326,596	174.84⁽⁴⁾	191.92⁽⁹⁾

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Refer to following page for table notes.

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Table 1-1 Notes:

1. Although the calculated total number of dwelling units equals 4,860 units, per the original tentative approval of the Kiley Ranch North PUD, the maximum amount of residential units allowed in Kiley Ranch North is 4,463.
2. The maximum floor area ratio for the medical campus use in the Community Commercial/Medical Campus land use category shall be 0.85, providing an over total of 2,230,512 sq. ft. floor area in Community Commercial.
3. "Roadways" include all streets shown on the Land Use Plan on the following page.
4. In addition to the 136.24 acres of open space, formally landscaped areas within other areas, which include landscape buffers, contribute approximately 55.68 acres to the overall formal and informal open space within Kiley Ranch North. Per SMC 20.18, a minimum of 20% (174.84 acres) common open space is required. A total of 191.92 acres will be provided which equates to 21.95% common open space.
5. Assumes that project builds out either all multi-family residential or all single family residential, although a mix of uses could occur.
6. Number of units/density is not applicable to assisted living, group residential care, skilled nursing facility or residential retirement facilities that have common dining facilities.
7. A maximum of 242 residential units will be permitted within the school site if the school is not built. The allowable density of the adjoining residential area will be applied to the school site. If the school is built, then these units may be transferred to the Village Center.
8. Additional units may be transferred to the Village Center as define in Permitted Units Transfers in Chapter 1 of the Development Handbook.
9. Total open space equals commercial, office/business park, public facilities, subtotal open space and MUR required open space.
10. Over time, unused residential density may be transferred by the Master Developer to undeveloped parcels.

KILEY RANCH NORTH PHASE 7 – FINAL DEVELOPMENT HANDBOOK

**Table 1-2: Master Plan Land Use Designation
Kiley Ranch North Phase 7**

Land Use Designation			Gross Acres	Maximum Density or FAR	Permitted Total Units	Open Space Provided
Low-Medium	4.0 – 7.9 du/ac	LMR	64.19	7.9 du/ac	507	-
Total Residential			64.19		507	-
Open Space		OS	1.85	-	-	1.85
Subtotal Open Space			1.85	-	-	1.85
Roads			2.57	-	-	-
PHASE 7 TOTALS			68.61		507	1.85

October 2017

Note: As noted in previous Table 1-1, 20% open space requirement is a cumulative total for all of Kiley Ranch North, not individual Phases. Refer to Note # 4 on Table 1-1 or Kiley Ranch North Tentative Development Handbook.

1.4 Handbook Provisions

1.4.1 General Provisions

This Kiley Ranch North Phase 7 Final Development Handbook (the “Final Handbook”) describes in general terms when, where and how development will occur within Phase 7 of the Kiley Ranch North Development Project (“Phase 7”). It provides sufficient specificity to establish a base qualitative standard (the “Development Standards”) for all of Phase 7. It provides design parameters (the “Design Parameters”) to which each Individual Project built within Phase 7 will conform. It is intended to offer design flexibility while at the same time maintaining minimum standards. Chapter 2 of the Handbook contains standards and regulations relative to development, which establish the Development Standards for Phase 7. Chapter 3 contains standards and parameters relative to design, which establish the Design Standards and Guidelines for new development within Phase 7.

1.4.2 Binding Effect of Handbook

Pursuant to NRS 278A.520, NRS 278A.570 and the Development Agreement, the Handbook cannot be modified or otherwise impaired by the action of the City without the consent of the Master Developer and any required landowner, except as specified in NRS 278A.410. Similarly, pursuant to NRS 278.0201, as a result of the Development Agreement, the ordinances, resolutions or regulations applicable to Kiley Ranch North and governing the permitted uses in it, the density and standards for design, improvements and construction on it are those in effect at the time the Development Agreement was made.

KILEY RANCH NORTH PHASE 7 – FINAL DEVELOPMENT HANDBOOK

Hence, the Handbook is binding on the City and cannot be changed without the consent of the Master Developer, as defined in the Kiley Ranch North Tentative Development Handbook. In the event that either (i) the City is required to consider a request under a discretionary approval process contained herein, or (ii) an application for Final Approval is not in Substantial Compliance with Tentative Approval and a public hearing is held to approve such application, then the City's approval of such request or application may be conditioned on a modification to a provision in the Handbook outside the scope of such request or application only if the City finds that there exists a reasonable relationship between such modification and the request or application, such finding to specify how the modification is reasonably related to the request or application. Subject to the foregoing sentence, a Final Approval of one Phase shall not alter, modify, or otherwise impair the Handbook as to the remaining phases of Kiley Ranch North. Furthermore, the City shall not allow amendments to this Handbook without the approval of the Master Developer, as required.

The standards set forth in the Final Approval of Phase 7, as embodied in the NUD zoning classification and this Final Handbook shall, in accordance with NRS 278A.570, supersede any zoning and subdivision statutes that may otherwise apply. In case of a conflict, this Final Handbook and the terms of the Final Approval of Phase 7 shall control. When not addressed by this Final Handbook or the terms of a Final Approval, the provisions of the Sparks Municipal Code shall control.

1.5 Individual Project Approval Process

1.5.1 Residential Project Approval Process (Single Family Projects)

The review process for Individual Single-Family Projects includes review by the Kiley Ranch North Design Review Committee (DRC) and the City of Sparks Community Services Department as well as other City departments. In addition, the review process for Individual Single-Family Projects includes approval of a Tentative Map and a Final Map. The process consists of three distinct, but interrelated phases generally described below, but more specifically described in NRS 288.330 – 278.353 and NRS 278.360 – 278.460:

- 1) The first phase is the pre-application process. It is during this phase that the Project Applicant becomes familiar with the application requirements and obtains feedback on preliminary design ideas.
- 2) The second phase consists of both the DRC and the City of Sparks Tentative Map process.
- 3) The third phase is the Design Review/Final Map approval process by the City of Sparks.

The Individual Single-Family Project approval process is referenced below but it is incumbent upon the Project Applicant to become familiar with the DRC and City review process and application requirements. Refer to Figure 1-7 – Residential Project Approval Process for schematic of process for project approval.

Individual Single Family Projects may include condominiums planned for rental.

KILEY RANCH NORTH PHASE 7 – FINAL DEVELOPMENT HANDBOOK

PHASE I: PRE-APPLICATION PROCESS

Step 1: A Project Applicant contacts the DRC and the City of Sparks Department of Community Services to clarify the requirements, standards, and policies as identified in this Final Handbook and to request a pre-application conference.

Step 2: The Project Applicant submits to the DRC and the Community Services Department a preliminary Tentative Map and a general description of the public and/or private street network and public utilities, landscaping and common open space, a phasing plan, dwelling units per acre, the total number of units and the total acreage within the proposed Individual Single Family Project.

Step 3: The Project Applicant attends a pre-application conference first with the DRC and then with the Department of Community Services staff and other appropriate City departments. The Project Applicant obtains feedback from attendees and obtains the necessary application(s) and submittal requirements.

PHASE II: TENTATIVE MAP APPROVAL PROCESS

Step 4: Following the procedures set forth in the Kiley Covenants, the Project Applicant obtains DRC Certification of its Tentative Map.

Step 5: The Project Applicant shall submit DRC Certification, required fee(s) and completed application(s) to the City (using the City of Sparks Tentative Map Application Checklist obtained from the City). The application is reviewed for completeness by Community Services staff and distributed to appropriate City departments and reviewing agencies for comments.

Step 6: The Project Applicant attends a meeting(s) with Community Services staff and appropriate City departments to discuss the application and offer comments. Staff will review the Tentative Map's conformance with the Sparks Master Plan, this Final Handbook, and all applicable statutes, regulations and ordinances. The Community Services staff recommends approval of the Tentative Map and provides conditions of approval to cause the Tentative Map to conform to this Final Handbook and the Sparks Master Plan.

Step 7: The Community Services staff recommendations on the Tentative Map will be forwarded to the Planning Commission for their review. The Planning Commission shall review the Tentative Map application and shall forward their recommendation of approval with conditions to the City Council.

Step 8: A City Council hearing is held to approve the Tentative Map.

PHASE III: FINAL MAP APPROVAL PROCESS

Step 9: The Project Applicant obtains DRC Certification of its Final Map.

KILEY RANCH NORTH PHASE 7 – FINAL DEVELOPMENT HANDBOOK

Step 10: The Project Applicant shall submit the DRC Certification, required fee(s) and completed final map application to the Community Services Department. Community Services staff reviews the proposed Individual Residential Project for compliance with the Tentative Map conditions and Development Standards of this Final Handbook.

Step 11: The Administrator approves the architectural elevations and floor plans.

Step 12: City of Sparks Community Services Department schedules a “fatal flaw review” and a “redline comments” meeting with the Project Applicant.

Step 13: Once the Project Applicant modifies the proposed Individual Single-Family Project based on the redline comments, the Project Applicant resubmits for final review.

Step 14: Upon approval of the Administrator, Final Map is recorded.

Step 15: The Project Applicant applies to receive building permit(s).

1.5.2 Permitted Unit Transfers

The Kiley Ranch North Phase 7 “Master Plan,” set forth on Exhibit 1-2 of this Handbook, designates several “bubble” areas for residential or mixed residential/commercial uses (each a “Master Plan Area”). The number of dwelling units allowed within any specific Master Plan Area is calculated by multiplying the gross acreage for such Master Plan Area (as shown in the Master Plan) by the maximum allowed density for the land use designation for that area (the “Permitted Units”). For purposes of this Section 1.5.4, Permitted Units shall refer to dwelling units only. Notwithstanding the Permitted Units allowed within any particular Master Plan Area, Permitted Units may be transferred from one Master Plan Area (the “Sending Area”) to another Master Plan Area (the “Receiving Area”) under the following conditions (unit transfers are not limited to only within a Final Handbook):

(1) Permitted Units may be transferred from one Master Plan Area to another within Kiley Ranch North; no such transfers will be allowed to or from development areas outside Kiley Ranch North.

(2) Before and after each transfer, the sum total of Permitted Units for all of the Master Plan Areas may not exceed 4,463; densities for residential uses may not be exchanged with or converted to non-residential uses under this agreement.

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(3) The number of Permitted Units transferred to any Receiving Area shall not exceed the maximum density for such area (as indicated in the Master Plan) by more than ten percent (10%), provided that the foregoing 10% limitation shall not apply when the Receiving Area is the area designated in the Master Plan as the "Village Center." The Master Developer shall be responsible for tracking density figures/calculations (refer to example transfer letter on following page).

(4) The owner of the Receiving Area must present evidence satisfactory to Community Services Department that there will be adequate infrastructure serving the Receiving Area to accommodate the increase in Permitted Units.

(5) The owner of the Receiving Area shall provide the Community Services Department with a "Density Transfer Authorization" letter demonstrating approval from the Master Developer (see example below).

Date: _____

The City of Sparks
ATTN: Community Services Department
431 Prater Way
Sparks, NV 89431

RE: Kiley Ranch North Density Transfer Authorization

Please consider this letter authorization to transfer _____ residential dwelling units from Village _____ (Sending Area) to Village _____ (Receiving Area). This transfer is permitted by the Master Developer as defined on the KRN Tentative Handbook Section 1.5.3 "Permitted Unit Transfers."

Please acknowledge in writing the receipt of this letter and if you have any questions contact _____.

Very truly yours,

Agreed to and accepted by:

(Sending Area)

(Receiving Area)

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To effectuate a transfer of Permitted Units, the owners of the Sending Area and Receiving Area must jointly petition to the City of Sparks for permission to transfer, using a form similar to the one depicted on the previous page. The City of Sparks Administrator may approve transfers of Permitted Units as part of the Tentative Map/Final Map process so long as the conditions set forth in Section 1.5.4 have been met. Upon completion of the transfer, the Permitted Units become appurtenant to the real property of the Receiving Area.

All transfers shall be logged onto a “transfer log” maintained by the City.

Unit transfers shall not be limited solely to Kiley Ranch North Phase 7 and may include transfers to/from other Phases within the Kiley Ranch North Master Plan. These transfers shall be consistent with the Kiley Ranch North Tentative Handbook, Section 1.6.5.

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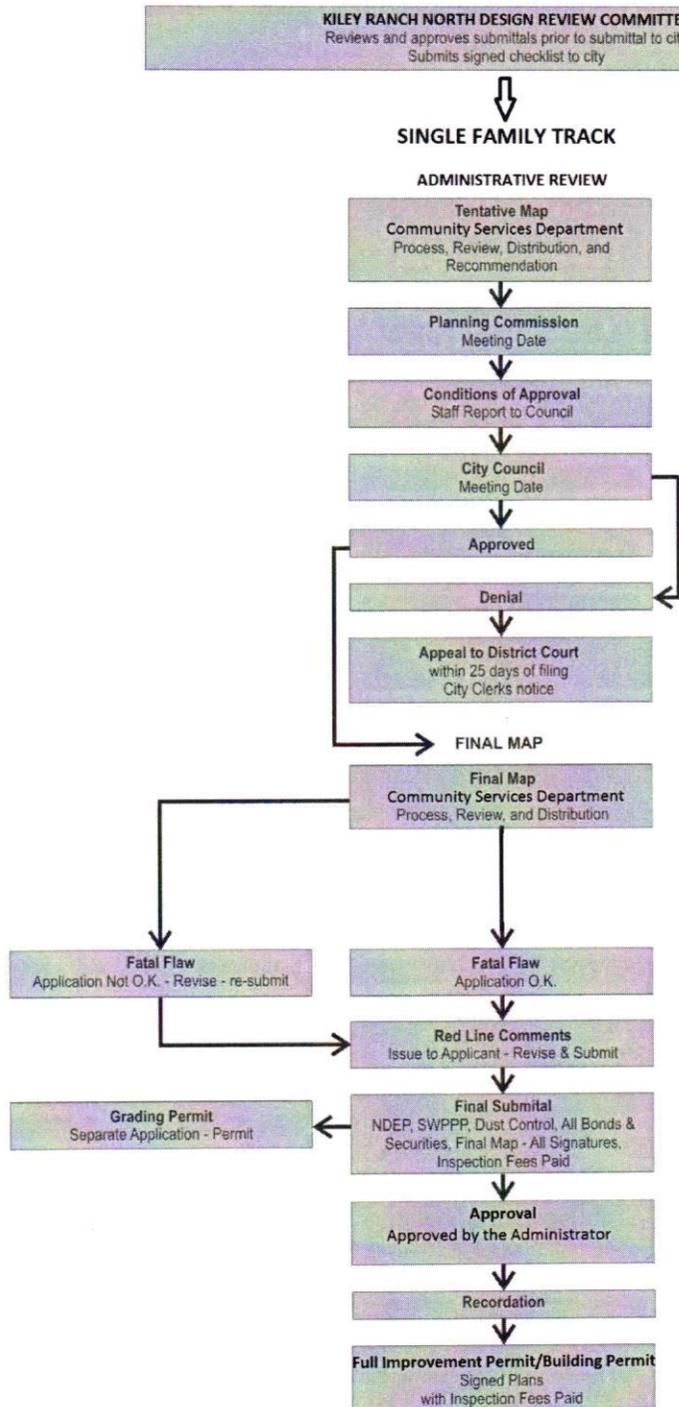


Figure 1-7 – Individual Project Approval Process

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CHAPTER 2 – DEVELOPMENT STANDARDS

2.1 Purpose and Compliance

The purpose of Chapter 2 is to set regulatory requirements for the various land uses located within Kiley Ranch North Phase 7. These requirements include standards for land use, density/intensity, and for the design of rights-of-way, landscape buffers, trails and entries. All development shall comply with the text, policies, standards, and associated tables and exhibits of this Final Handbook. Where a conflict exists between these development standards and the City of Sparks Municipal Code, the standards contained herein shall apply. Where this Final Handbook remains silent, the provisions and definitions within the City of Sparks Municipal Code and Subdivision Regulations shall apply.

2.2 Land Use Development Standards

2.2.1 Phase 7 Land Use

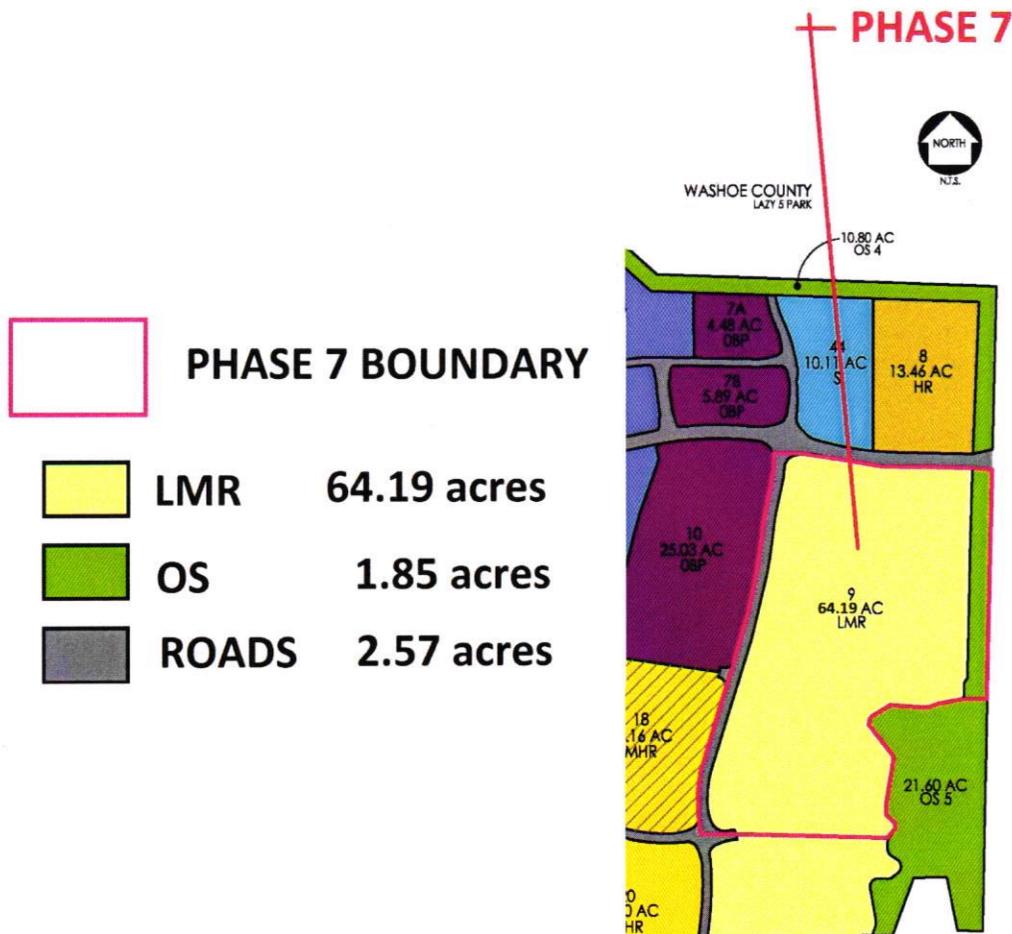


Figure 2-1 – Phase 7 Land Use

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2.2.2 Description

The residential land use with Phase 7 allows for single family housing at 4 to 7.9 dwelling units per acre. The land use designations permitted within Phase 7 are Low-Medium Residential (LMR) and Open Space (OS). Uses such as childcare facilities, community clubhouses, schools, above ground utilities and churches which are determined to be compatible with and oriented towards the needs of these residential neighborhoods, may also be allowed in LMR (refer to allowed uses/Land Use Matrix – Table 2-1 and the Kiley Ranch North Tentative Development Handbook). The following is a description of each of the land use categories permitted in Phase 7:

LOW-MEDIUM (LMR) 4.0–7.9 du/net acre

The LMR designation allows single family detached homes in a variety of lot configurations and styles. Lot sizes typically range from 3,000 to 6,500 square feet. Typical housing types include standard single family detached, detached zero lot line, alley-loaded design, and cluster detached housing. This category may also include ancillary community facilities such as clubhouses, gyms, private recreation facilities, etc. This land use designation is generally located on the edge of the community.

OPEN SPACE (OS)

The purpose of this land use designation is to provide pedestrian and bicycle trails, protection of steep slopes, drainage facilities, opportunities for passive recreational use, and lands that will remain in their natural condition. Typical uses of these areas include trails (including regional trails), passive recreational facilities, a wetland interpretive center, native or ornamental landscaping, storm drain channels, utility lines, and erosion protection needed for regional utilities and infrastructure. Open space within Phase 7 will be maintained by the Kiley Ranch North Landscape Association Inc., with the exception of any regional trails which will be owned and maintained by the City of Sparks.

2.2.3 Land Use Areas

The following table summarizes the area of residential and other land use within Phase 7.

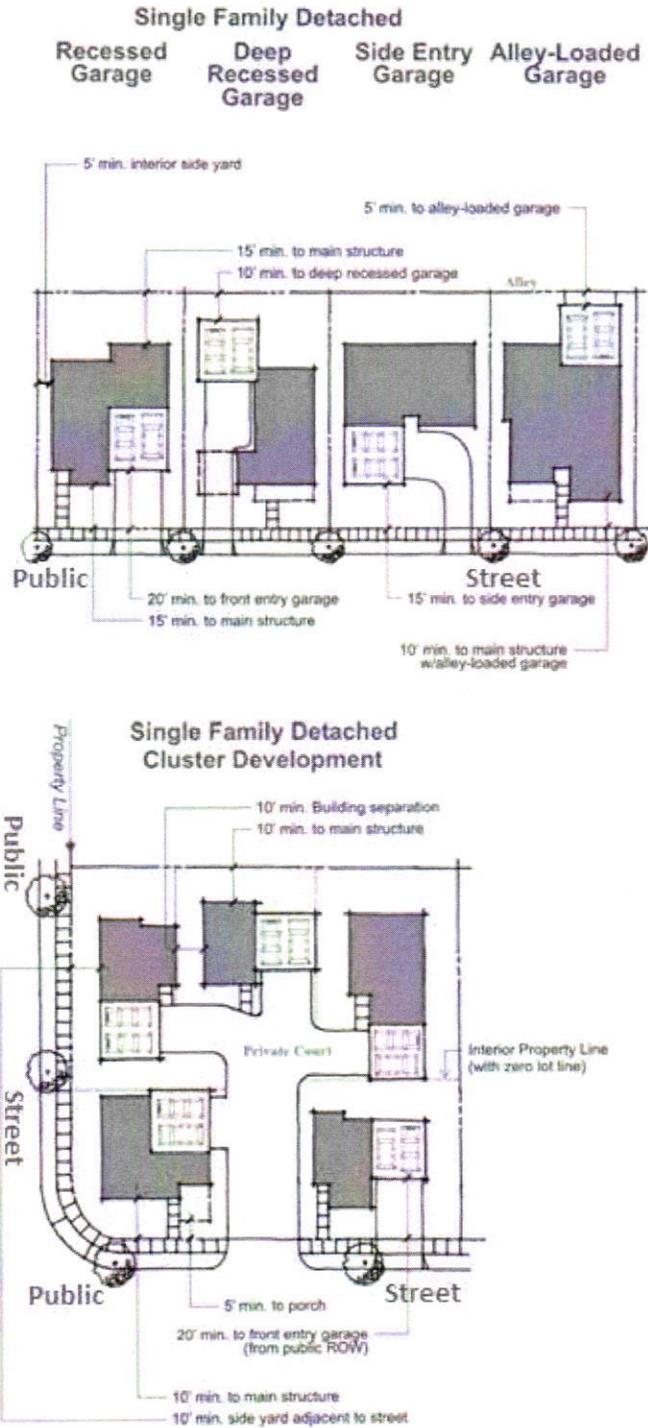
<i>Land Use</i>	<i>Gross Acreage</i>
LOW-MEDIUM RESIDENTIAL (LMR)	64.19± acres
OPEN SPACE	1.85± acres
ROADS	2.57± acres
TOTAL	68.61± acres

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2.2.4 Setbacks and Density/Intensity Requirements

TYPE	LOW-MEDIUM RESIDENTIAL (LMR) - 4.0 - 7.9 du/ac		
DESCRIPTION	This designation is intended to provide single family detached homes in a variety of lot configurations and styles. Typical housing types include standard single family detached, detached zero lot line, alley-loaded design, and cluster detached housing.		
	STANDARD SFD	CLUSTER SFD	NOTES
BUILDING INTENSITY			
Maximum Net Density (du/ac)	7.9	7.9	
Lot Size (minimum)	3,000 sq. ft. min.	3,000 sq. ft. min.	
Minimum Lot Width	35 ft.	35 ft.	
Building Height	35 ft. max.	35 ft. max.	
BUILDING SETBACKS FROM PROPERTY LINES			
FRONT YARD SETBACKS			
To Main Structure w/ Front Entry Garage	15 ft. min.	10 ft. min.	
To Porch	10 ft. min.	5 ft. min.	
To Front Entry Garage (from public ROW)	20 ft. min.	20 ft. min.	
To Side Entry Garage	15 ft. min.	10 ft. min.	
To Main Structure w/ Alley Loaded Garage	10 ft. min.	10 ft. min.	
SIDE YARD SETBACKS			
Interior Side Yard	0 or 5 ft. min.*	0 or 5 ft. min.*	*10 ft. min. building separation.
Side Yard Adjacent to Street	10 ft. min.	10 ft. min.	
REAR YARD SETBACKS			
To Main Structure	15 ft. min.	10 ft. min.	
To Alley Loaded Garage	5 ft. min.	5 ft. min.	
To Deep Recessed Garage	10 ft. min.	10 ft. min.	
BUILDING PROJECTIONS	Refer to Section 20.04.008 of the Sparks Municipal Code		
ACCESSORY USES			
Accessory uses shall be permitted pursuant to Section 20.03.002 of the Sparks Municipal Code			

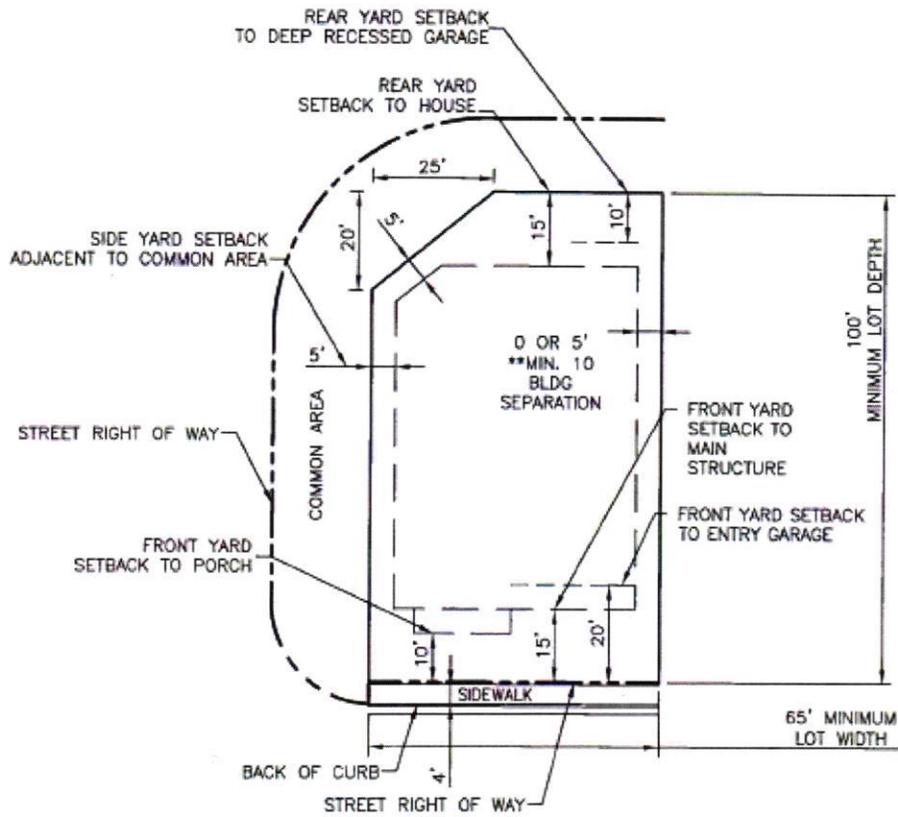
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NOTE: These prototype site plans are conceptual in nature and are only two of many design solutions that are permitted in this land use designation.

Figure 2-2 – Typical LMR Residential Prototypes

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TYPICAL NEIGHBORHOOD ENTRY LOT

Note: Lot chamfer at neighborhood entry to be considered side yard for setbacks.

Figure 2-2 (continued) – Typical LMR Residential Prototypes

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2.3 Permitted and Conditional Uses

Permitted uses, uses requiring a Conditional Use Permit, and prohibited uses within Phase 7 are provided in the Land Use Matrix table (following page). This matrix organizes potential uses within the land use categories presented within the Development Plan. The following symbols are used in the matrix to indicate whether a proposed use is permitted, not permitted, or requires a Conditional Use Permit:

P – Permitted by right within the Development Plan

CP – Conditional Use Permit required

AN – Ancillary Use – Uses only allowed when permitted uses are present for a particular land use

Empty Cell – Not permitted within the Development Plan

Those uses not specifically listed in the Land Use Matrix table are subject to review based on the consistency with the purpose and intent of the land use designation these Development Standards. All uses shall require an Administrative Review and approval process from the City of Sparks as specified in Title 20 of the Sparks Municipal Code and Sections 278.315 and 278.317 of NRS (Nevada Revised Statutes).

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Table 2-1 – Land Use Matrix

	Low-Medium Residential	Open Space
Land Use Designations	LMR	OS
RESIDENTIAL LAND USES		
Residential Land Uses including, but not limited to, the following uses:		
Apartments		
Condominiums		
Group residential care facilities, assisted living, and residential retirement homes	P	
Homefinding/information center; temporary until community sales complete	P	
Residences (single family detached) – must comply with density of designation	P	
Private Community Clubhouse, Gym, Recreation Center, or Similar	P	
Temporary real estate offices associated with Model Home complexes (per criteria section 6.1.6)	P	
Townhouse		
Trail Access Points	P	P
PUBLIC/INSTITUTIONAL LAND USES		
Churches, parsonages, parish house, monasteries, convents and other religious institutions	CP	
Community gardens	P	
Above ground public utility facilities (transmission, distribution and storage) and equipment substations	CP	
SCHOOL LAND USES		
Public or Private Schools (K-12)	P	
PARK LAND USES		
Active parks including basketball courts, volleyball courts, playground equipment, etc.	P	
Community recreation centers	AN	
Passive park and access ways including pocket parks, seating areas, picnic areas, trails and gardens, etc.	P	
OPEN SPACE USES		
Open Space land Uses include, but are not limited to, the following uses:		
Bicycle trails and bikeways	P	P
Pedestrian trails and walkways	P	P
Regional trail(s)	P	P

NOTE: Uses not specifically listed are subject to review based on their consistency with the purpose and intent of each designation as determined by the KRN Design Review Committee (DRC) and the City of Sparks,

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2.4 Streetscape Development Standards

2.4.1 Circulation Plan

The overall Kiley Ranch North project circulation is defined in the Master Handbook and handled through a hierarchy of arterials and collectors that define the structure of the community. The circulation plan is significant to the region because it encompasses the intersection of Sparks Boulevard and Pyramid Way.

For the purposes of applying design standards and guidelines, the major roadway of Phase 7 is assumed to have the following classification:

Kiley Parkway Collector

2.4.2 Roadway Design

Development of roads within Kiley Ranch North, including Phase 7, will generally conform to the circulation plan as shown in Figure 2-3, Phase 7 Circulation Plan. Exact alignments may vary depending on site specific conditions relevant to the individual development parcels. Plans and sections are provided to illustrate the location and hierarchy of roadways and sidewalk/trails. The intent of the roadway system is to provide regional circulation and access to all parcels from the surrounding areas. The plan utilizes curvilinear alignments and landscaped rights-of-way to establish an overall natural setting. Pedestrian trails are designed to be separate from vehicular traffic and will link the neighboring uses and communities to the Kiley Ranch North development.

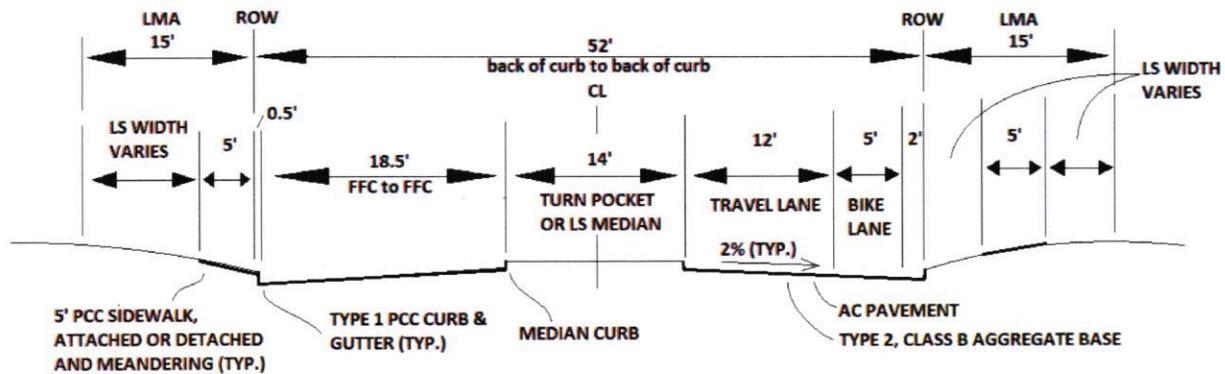
All roadways shall be constructed to the City of Sparks standards and in accordance with the sections for roadways presented in Figures 2-4 through 2-5. Regional Transportation Commission (RTC) roadways in Phase 7 (Kiley Parkway) shall be constructed to RTC standards. Private roadways within a subdivision (local streets) may be permitted within Kiley Ranch Phase 7 and may be gated. Standards for private roadways are depicted in Figure 2-6. Private roadways shall be maintained by a sub-association as approved by the Master Developer and the City of Sparks.

Landscaping within the landscape buffers is designed to enhance and beautify the street corridors along the roadways of Kiley Ranch North. Typical landscape designs for each roadway classification have been incorporated into Section 2.4.4, Streetscape Landscape. This includes standards for landscape entries associated with gated communities.

2.4.3 Access Standards

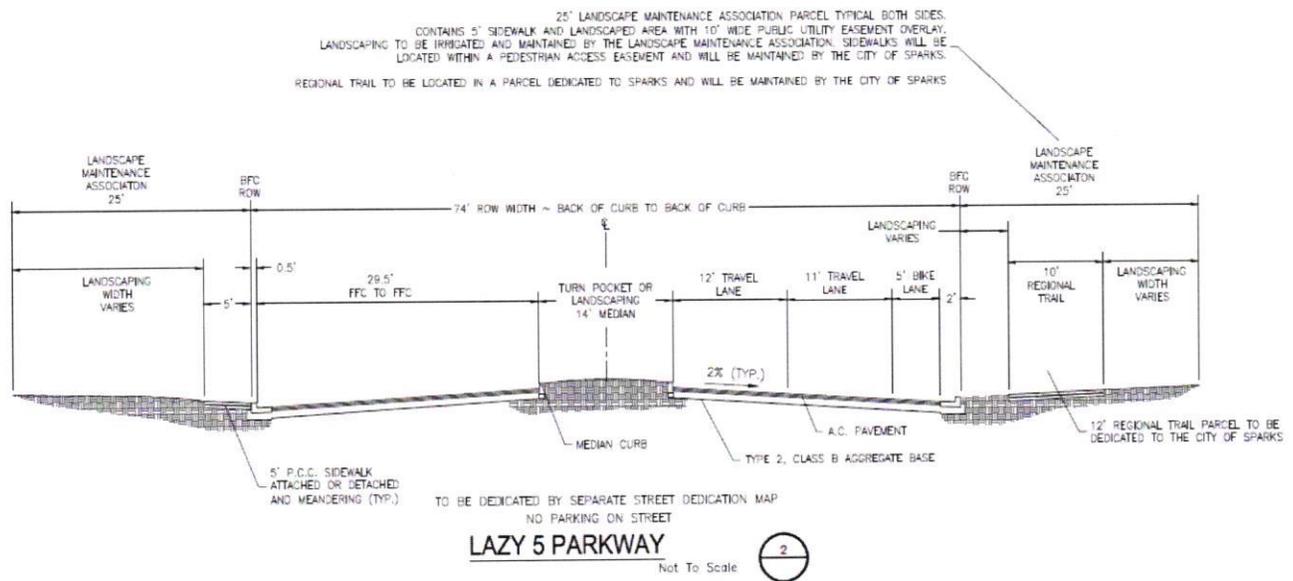
RTC access management standards and the City of Sparks Public Works design standards shall be used to direct the design of access and layouts for owners or users at their time of development. Accesses and layouts will be reviewed and approved by the Kiley Ranch North Design Review Committee (DRC) and the City of Sparks.

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KILEY PARKWAY

To be dedicated by separate street dedication map and developed with independent civil improvement plans



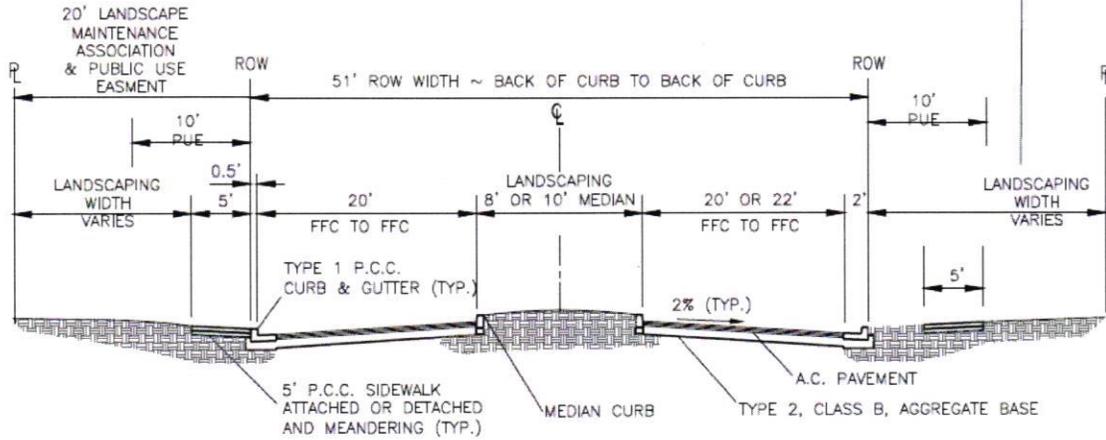
Notes:

1. The landscape median and 15'-wide landscape strips on each side shall be owned (by virtue of common area parcel) and maintained by the LMA.
2. 15' landscape maintenance association parcel typical both sides. Contains 5' sidewalk and landscaped area with 5'-wide public utility easement overlay. Landscaping to be irrigated and maintained by the LMA. Sidewalks will be located within a pedestrian access easement and will be maintained by the City of Sparks.
3. No parking on street.

Figure 2-4 – Collector Roadway Detail

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20' LANDSCAPE MAINTENANCE ASSOCIATION PARCEL TYPICAL BOTH SIDES.
 CONTAINS 5' SIDEWALK AND LANDSCAPED AREA WITH 10' WIDE PUBLIC UTILITY EASEMENT OVERLAY.
 LANDSCAPING TO BE IRRIGATED AND MAINTAINED BY THE LANDSCAPE MAINTENANCE ASSOCIATION.
 SIDEWALKS WILL BE LOCATED WITHIN A PUBLIC USE EASEMENT AND WILL BE MAINTAINED BY THE CITY OF SPARKS.



NO PARKING ON STREET

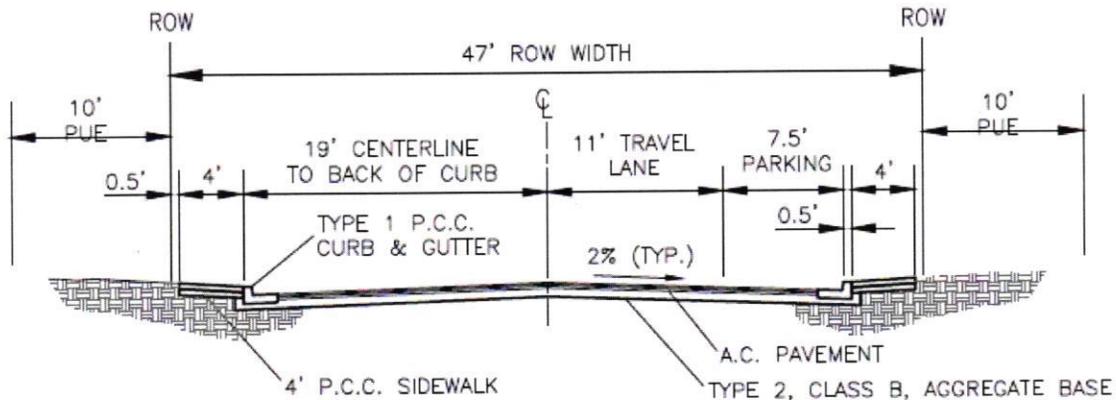
NEIGHBORHOOD ENTRY ROAD (LOCAL)

NOT TO SCALE

GRANARY PARK AVENUE (PRIVATE)

HOOT OWL WAY (PRIVATE)

DAPPLED WAY (PRIVATE)



NO PARKING ON STREET

JUNE BUG ENTRY ROAD (LOCAL)

NOT TO SCALE

JUNE BUG DRIVE

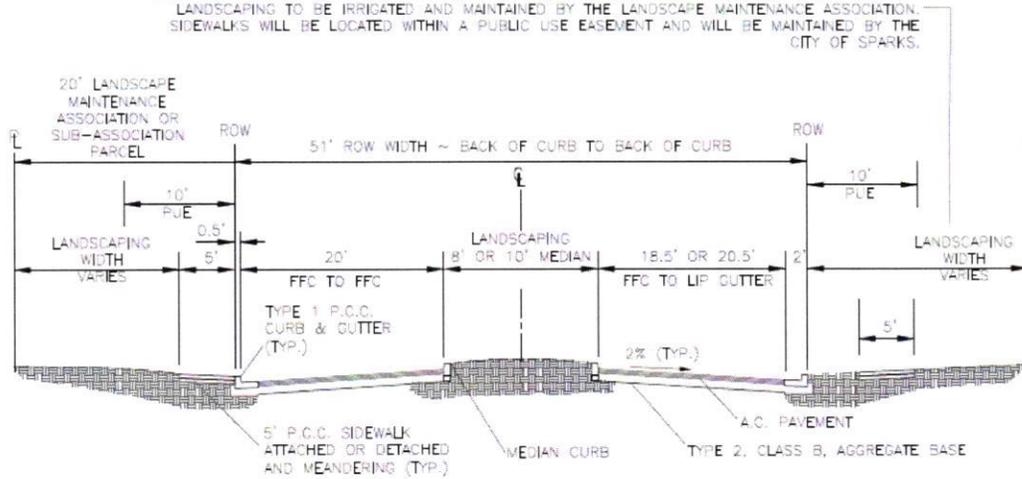
(PUBLIC/PRIVATE)

Note: refer to figure 2-3 for roadway locations.

Figure 2-5 – Neighborhood Entry Roads

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20' LANDSCAPE MAINTENANCE ASSOCIATION/SUB-ASSOCIATION PARCEL TYPICAL BOTH SIDES. CONTAINS 5' SIDEWALK AND LANDSCAPED AREA WITH 10' WIDE PUBLIC UTILITY EASEMENT OVERLAY. LANDSCAPING TO BE IRRIGATED AND MAINTAINED BY THE LANDSCAPE MAINTENANCE ASSOCIATION. SIDEWALKS WILL BE LOCATED WITHIN A PUBLIC USE EASEMENT AND WILL BE MAINTAINED BY THE CITY OF SPARKS.



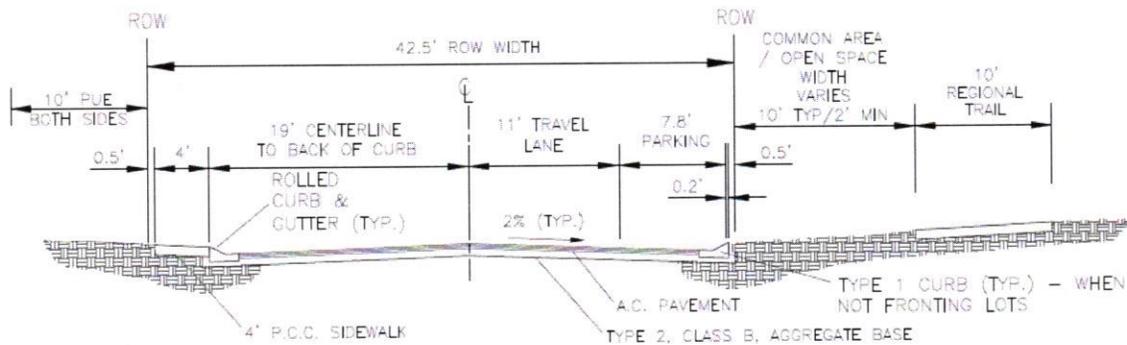
NO PARKING ON STREET

NEIGHBORHOOD ENTRY ROAD (LOCAL)

NOT TO SCALE

GRANARY PARK AVENUE (PRIVATE)
HOOT OWL WAY (PRIVATE)
DAPPLED WAY (PRIVATE)

2
1



PARKING ON BOTH SIDES OF STREET

LOCAL STREET - REGIONAL TRAIL DETACHED

NOT TO SCALE

GRANARY PARK AVENUE
(PRIVATE)

5
1

NOTE: PRIVATE STREETS WILL BE CONSTRUCTED TO PUBLIC STANDARDS BUT MODIFIED FOR ROLLED CURB AND GUTTER WHEN FRONTING LOTS.

Notes On local streets sidewalk may be omitted when the Regional Trail is adjacent to the curb or contained in the Open Space area running parallel with the street.

Refer to figure 2-3 for roadway locations.

Figure 2-6– Residential Local/Private Local/Residential Alley Details

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2.4.4 Streetscape Landscape

The collector streets of Kiley Ranch North Phase 7 have been designed to promote a feeling of openness throughout the development. Each of these streets is adjacent to a LMA landscape buffer between 10 feet to 25 feet on each side of the right-of-way, related to its classification and traffic volume. Table 2-2 outlines the Phase 7 landscape design for these areas. All landscaping within Kiley Ranch North shall be provided in accordance with the City of Sparks Municipal Code unless stricter requirements are identified in this Final Handbook. Landscape design for development projects will be reviewed and approved by the Kiley Ranch North Design Review Committee (DRC) and the City of Sparks.

CONSTRUCTION

Sidewalks shall be installed with the construction of the adjacent roadway. This applies to landscaping within the rights-of-way and landscape buffers along Kiley Parkway and collector roads. Landscape on the development side of the sidewalk will be installed with the initial development of the adjacent property by the Guest Builder.

MAINTENANCE

Landscape located within the right-of-way and the landscape buffer adjacent to collector roadways including local streets and fire hydrants shall be maintained by the Kiley Ranch North Landscape Association Inc. (LMA), as spelled out in the adopted Kiley Ranch North Phase 7 Final Handbook. The City of Sparks shall be responsible for the maintenance of all sidewalks/trails within the public right-of-way (including Regional Trail). A public access easement or parcel shall be granted to the City of Sparks for all sidewalks/trails located outside the right-of-way. An access easement shall be granted to the LMA or lot owner for all landscape areas within the right-of-way. Private roadways, including sidewalks, fire hydrants (through a fee paid to the Truckee Meadows Water Authority), streetscape landscaping, etc., shall be maintained by a sub-association created by the Guest Builder with approval of the Master Developer and City of Sparks.

Sewer mains and manholes shall be maintained by the City of Sparks. All storm drain facilities within public rights-of-way or receiving or conveying storm water from a public right-of-way shall be maintained by the City of Sparks. All storm drain facilities not receiving or conveying storm water from a public right-of-way shall be maintained by the sub-association. Sewer and storm drain facilities shall be labeled on final map(s) as to ownership and maintenance responsibilities.

GENERAL REQUIREMENTS AND DEFINITIONS:

- a) Evergreen trees shall be 6' minimum height.
- b) Caliper width refers to deciduous species.
- c) Landscape easement may include a maximum of 10% organic and/or bark mulch as groundcover to satisfy landscaping requirements.

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- d) At time of planting, all groundcover and shrub areas must have 100% coverage with organic, rock and/or bark mulch, to protect the soil.
- e) Slope banks shall utilize native and/or adapted species to reduce maintenance and irrigation requirements. Adapted species refers to non-native or exotic plant species that are non-invasive and well adapted to the local climate and growing conditions.
- f) All trees should have a minimum 6' diameter mulched base.
- g) Large trees exceed 40 feet in height and 40 feet canopy diameter at maturity.
- h) Medium trees range from 20 feet to 40 feet in height and 10 feet to 40 feet in canopy diameter at maturity.
- i) Small trees range from 8 feet to 20 feet in height and 6 feet to 20 feet in canopy diameter at maturity.
- j) Riparian species refers to water-loving plants that are usually associated with drainage ways or riparian corridors.
- k) Formal groupings refer to the linear or patterned arrangement of plants at a regular spacing interval.
- l) Informal and clustered groupings refer to the random or irregular arrangement of plants in groups of 3 or more and spaced a maximum of 60 feet between clusters.
- m) Trees within 10 feet of sidewalk require a root barrier.

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Table 2-2: Streetscape Landscape Standards

Roadway	Landscape Buffer	Sidewalk
Collector (Kiley Pkwy.)	15'/15'*	5'/5'
	<p><i>Tree Type:</i></p> <ul style="list-style-type: none"> • Medium fall color species • Recommend accent landscape at entries. <p><i>Tree Size:</i></p> <ul style="list-style-type: none"> • 2" minimum caliper <p><i>Pattern/Spacing:</i></p> <ul style="list-style-type: none"> • Linear row 20' on center, singular species theme each block. <p><i>Other:</i></p> <ul style="list-style-type: none"> • 60% shrub/40% groundcover mix 	<p>5' concrete sidewalk</p>
Arterial (Lazy 5 Parkway)	25'/25'*	5'/10'
	<p><i>Tree Type:</i></p> <ul style="list-style-type: none"> • Medium fall color species • Recommend accent landscape at entries. <p><i>Tree Size:</i></p> <ul style="list-style-type: none"> • 2" minimum caliper <p><i>Pattern/Spacing:</i></p> <ul style="list-style-type: none"> • Linear row 20' on center, singular species theme each block. <p><i>Other:</i></p> <ul style="list-style-type: none"> • 60% shrub/40% groundcover mix 	<p>5' sidewalk on north, 10' regional trail on south</p>

Additional Notes:

- Maintained grass swales permitted in landscape buffer on development side of sidewalk.
- *includes trail/sidewalk

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2.4.5 Street Lighting

The lighting for Kiley Ranch North Phase 7 will be designed to enhance the quality and safety of the streetscape corridors. Lighting design will contribute to the overall atmosphere by reinforcing the community structure through a cohesive, identifiably unique palette of materials. Lighting design will be reviewed and approved by the Kiley Ranch North Design Review Committee (DRC) and the City of Sparks. Lighting located within the right-of-way of arterials, collector roads, and local streets, and other public common areas will be installed by the Master Developer or Guest Builder and maintained by NV Energy or the City of Sparks (for standards poles/fixtures). This section provides lighting standards for collectors and local streets, as well as pedestrian, landscape and sign lighting within Kiley Ranch North Phase 7.

The goals of these lighting standards are to:

- (1) Provide a safe level of illumination for both motorists and pedestrians;
- (2) Reinforce the pedestrian scale of the community; and
- (3) Allow for quality lighting design that reflects the theme of the community

2.4.6 Collectors and Local Streets

GENERAL REQUIREMENTS:

- a) Lighting fixture types shall be of a consistent scale, design and color along street corridors
- b) Lighting fixture types shall differentiate use areas within Kiley Ranch North Phase 7.
- c) Street lighting shall be directionally shaded to reduce offsite fugitive light and glare.
- d) Light fixture height shall not exceed the maximum heights indicated for the specific application.
- e) Refer to Table 2-3 for additional lighting standards.
- f) Street lights on public rights-of-way shall be maintained by NV Energy or the City of Sparks and operating costs will be paid by the City of Sparks (for standard poles/fixtures). Street lights on private streets shall be maintained by NV Energy and operating costs will be paid by the sub-association. The City of Sparks shall not be responsible for the maintenance of street lights along private rights-of-way. Prior to final map, the master developer shall submit to the City of Sparks a street light maintenance agreement between the master developer and NV Energy.
- g) The location and design of street lighting at roundabouts will be subject to the approval of the Kiley Ranch DRC and the City of Sparks.

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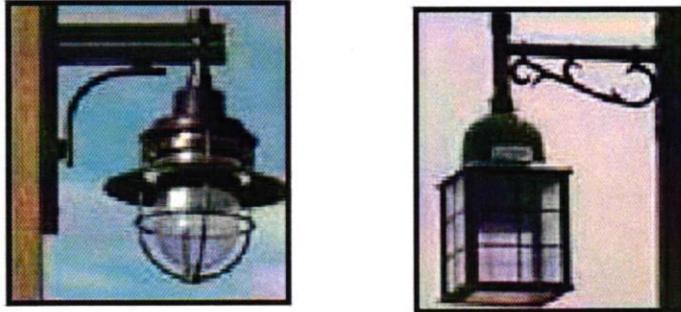


Figure 2-7 – Typical Light Fixtures

Table 2-3 – Streetscape Lighting Standards

Roadway Designation	Roadway	Location	Model (Luminaire, mast arm and pole)	Standards	
				Placement	Spacing
Collector	Kiley Pkwy.	NV Energy Standards	Selected from NV Energy palette and to be approved by KRNDRC ¹	Alternating ²	Spaced at regular intervals
Neighborhood Local	All public or private streets within a parcel or subdivision	NV Energy Standards	Selected from NV Energy palette and to be approved by KRNDRC ¹	Alternating ²	Spacing Varies

¹ – KRNDRC – Kiley Ranch North Design Review Committee

² – Placement and Spacing of street lighting is subject to approval by NV Energy and the City of Sparks, as specified in Section 20.04.007 of the City of Sparks Municipal Code.

2.4.7 Entries

The consistent treatment of neighborhood entries will help establish a consistent community character, while allowing a variety of entry treatments and identities for individual neighborhoods. The design of entries will be reviewed and approved by the DRC and the City of Sparks.

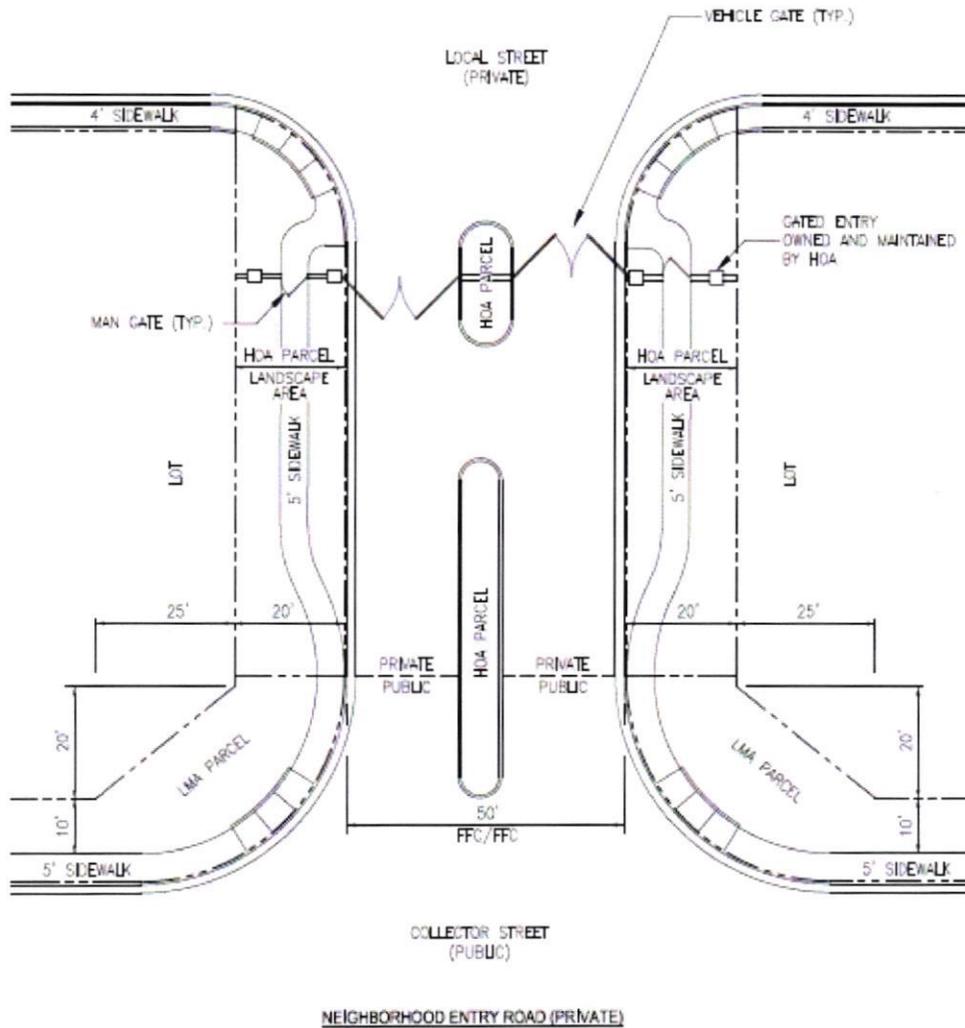
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2.4.8 Neighborhood Entries

- a) A neighborhood entry treatment shall be placed at the primary entrance to each neighborhood. The entry treatments shall be placed on both sides of the entry road.
- b) Entry treatments shall be located outside the sight visibility triangle of the road intersection.
- c) Neighborhood entry treatments shall be designed with similar characteristics to that of community gateways, but on a smaller scale. Entry monuments may reflect the historical development of the Reno-Sparks area through the use of 19th-century style design elements. This can be accomplished through the use of materials, tone and texture that represent this era.
- d) The landscape theme shall incorporate native materials, predominantly designed to look natural and wild, with some manicured ornamental landscaping where necessary.
- e) A neighborhood entry treatment shall include a minimum of 15 trees. Minimum tree sizes are as follows:
 - Deciduous trees shall be a minimum 3 inch caliper
 - Evergreen trees shall be a minimum 10 feet tall
 - Specimen trees shall be a minimum 2 inch caliper
- f) Refer to Section 3.2.1.6 for additional elements of neighborhood entries.
- g) Neighborhood entry treatments shall be reviewed and approved by the DRC and the City of Sparks with each project.
- h) Entry treatments shall be maintained by the Master Developer, Sub-Association, or the LMA.
- i) Trees within 10 feet of sidewalk require a root barrier.
- j) Entries to gated communities that include private roadways shall conform to the private entry detail included in Figure 2-8. Gates shall remain open from 4:00-6:00pm to eliminate traffic stacking during peak hours unless it can be demonstrated that traffic stacking is not sufficient to hinder normal traffic flow.

Refer to Figure 2-8 – Neighborhood Entries (following page)

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NOTE: SIDEWALK IN LANDSCAPE AREA MAY BE ATTACHED OR DETACHED.

Notes:

- Dimensions may be subject to change based on intersection sight distances. Sidewalk in landscape area may be attached or detached.
- minimum 30' vehicle stacking distance shall be provided between cross walk and visitor call box, and minimum 70' vehicle stacking distance between cross walk and gate.

Private/Gated Community Entry Detail

Figure 2-8 – Neighborhood Entries

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2.5 Sidewalks and Trail Connections

Sidewalks and multi-use trails allow for pedestrians and bicyclists and are located within landscape buffers and along significant transportation corridors within Kiley Ranch North Phase 7. Additionally, individual neighborhoods include connections to the regional trail facilities located at the eastern edge of Phase 7. Refer to Figure 2-9, Trail System. The design of the connections will be reviewed and approved by the DRC and the City of Sparks. Conceptual/approximate trail access points are depicted in Figure 2-9. Figure 2-10 (following page) provides trail access points detail.

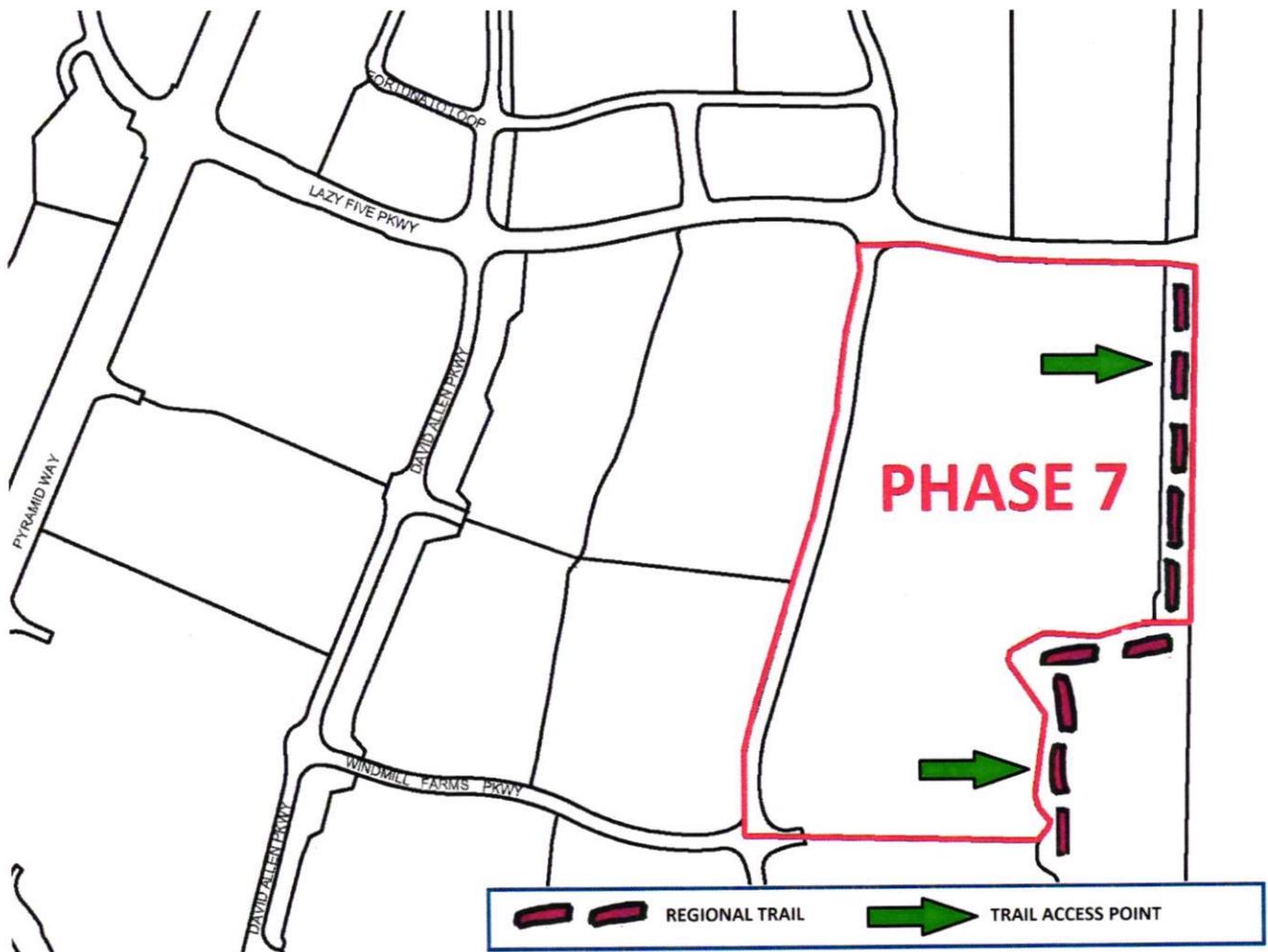


Figure 2-9 – Trail System

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Figure 2-10 (below) depicts typical trail access points/corridors

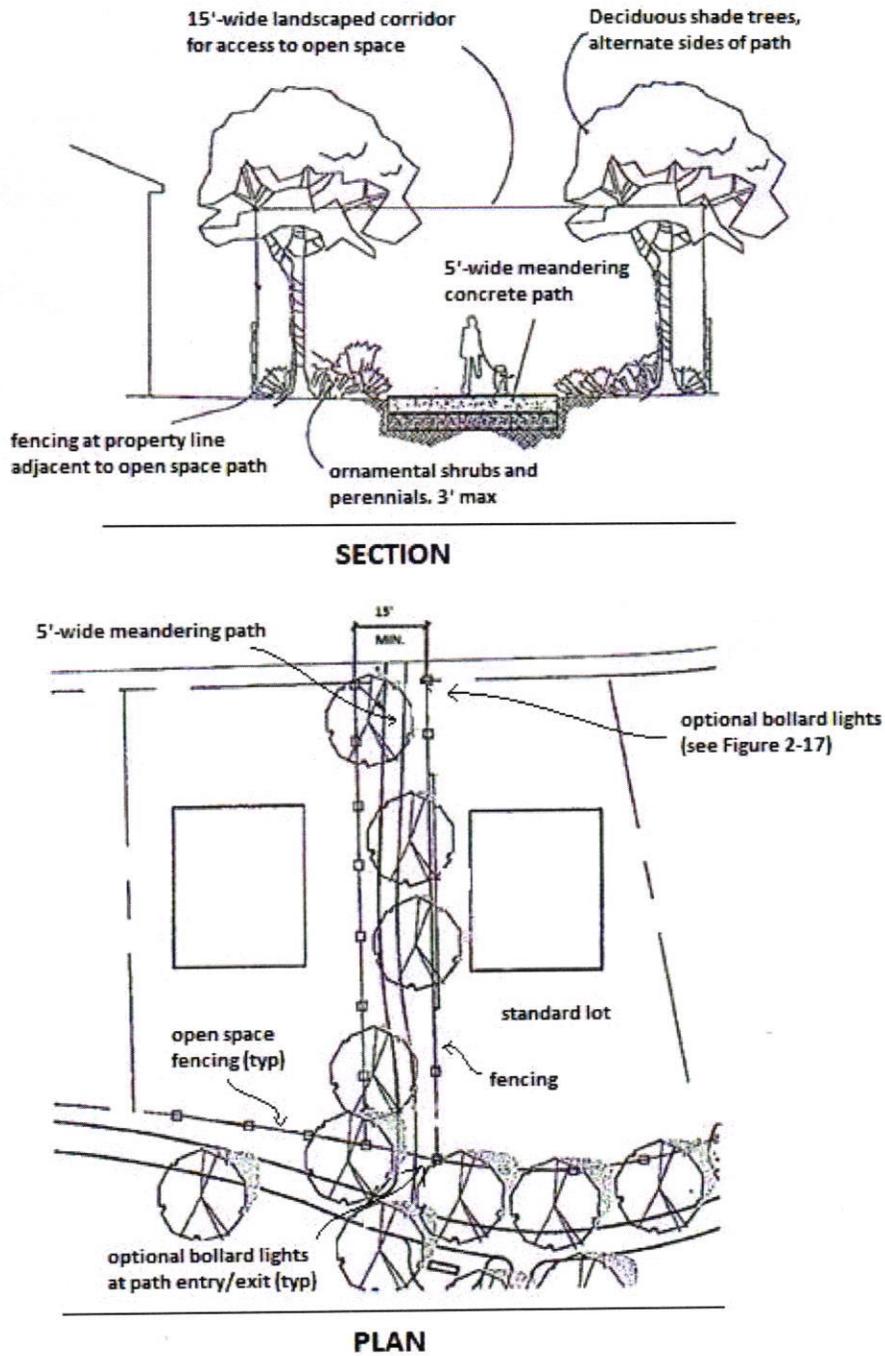


Figure 2-10 – Trail Access Point Concept

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Sidewalks shall be constructed with the construction of the roadway or adjacent development by the party responsible for the installation of the adjacent improvements (Refer to Section 2.4.4). The City of Sparks shall be responsible for the maintenance of all sidewalks (excluding those along private roadways) and trails within the rights-of-way, landscape buffers, public parks, and regional trails in Kiley Ranch North Phase 7. Refer to Figure 2-9, Trail System. A public access easement shall be granted to the City of Sparks for all sidewalks (excluding those along private roadways) and trails if located outside the right-of-way. Sidewalks and trails on private roadways and within the gated areas of private communities shall be maintained by the sub-association.

GENERAL GUIDELINES

- a) All pedestrian travel surfaces must conform to American Disability Act (ADA) standards.
- b) Trails and sidewalks located within the landscape buffers shall provide connections to the adjacent development.

2.6 Trails

The following trail standards shall apply to residential developments within Phase 7:

- a) A minimum of one trail/path providing connection to regional trail facilities at the eastern edge of Phase 7 shall be provided within a Guest Builder project east of Kiley Parkway within Phase 7.
- b) Trails/paths shall be a minimum of 10 feet in width and include a concrete surface.
- c) Trail corridors shall be a minimum of 15 in width and shall include trees and shrubs. Trees shall be planted at a rate of one tree per 40 feet of lineal trail/path. Shrubs shall be planted at a rate of 4 per tree. Tree and shrub sizes shall conform to the landscape standards contained within this Handbook. Trail access points shall be maintained by the LMA, except for the Regional Trail(s) which is to be owned and maintained by the City of Sparks.
- d) Multi-family projects located on the west side of Kiley Ranch Parkway shall be required to provide sidewalk connections to Kiley Parkway in order to encourage pedestrian activity to the east, towards the regional trail system.
- e) Refer to Figure 2-11 for conceptual trail locations which are subject to change.
- f) Trail access points shall be protected with bollards to prevent vehicular traffic/access. Refer to Figure 2-12 for typical bollard detail.
- g) Final Location of trail access points shall be subject to the approval of the DRC and the City of Sparks.

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- h) Concrete trails in the regional trail system of Phase 7 shall be maintained by the City of Sparks.
- i) Trees within 10 feet of sidewalk require a root barrier.

Figure 2-11 (below) depicts the master trail access point plan for Kiley Ranch North.

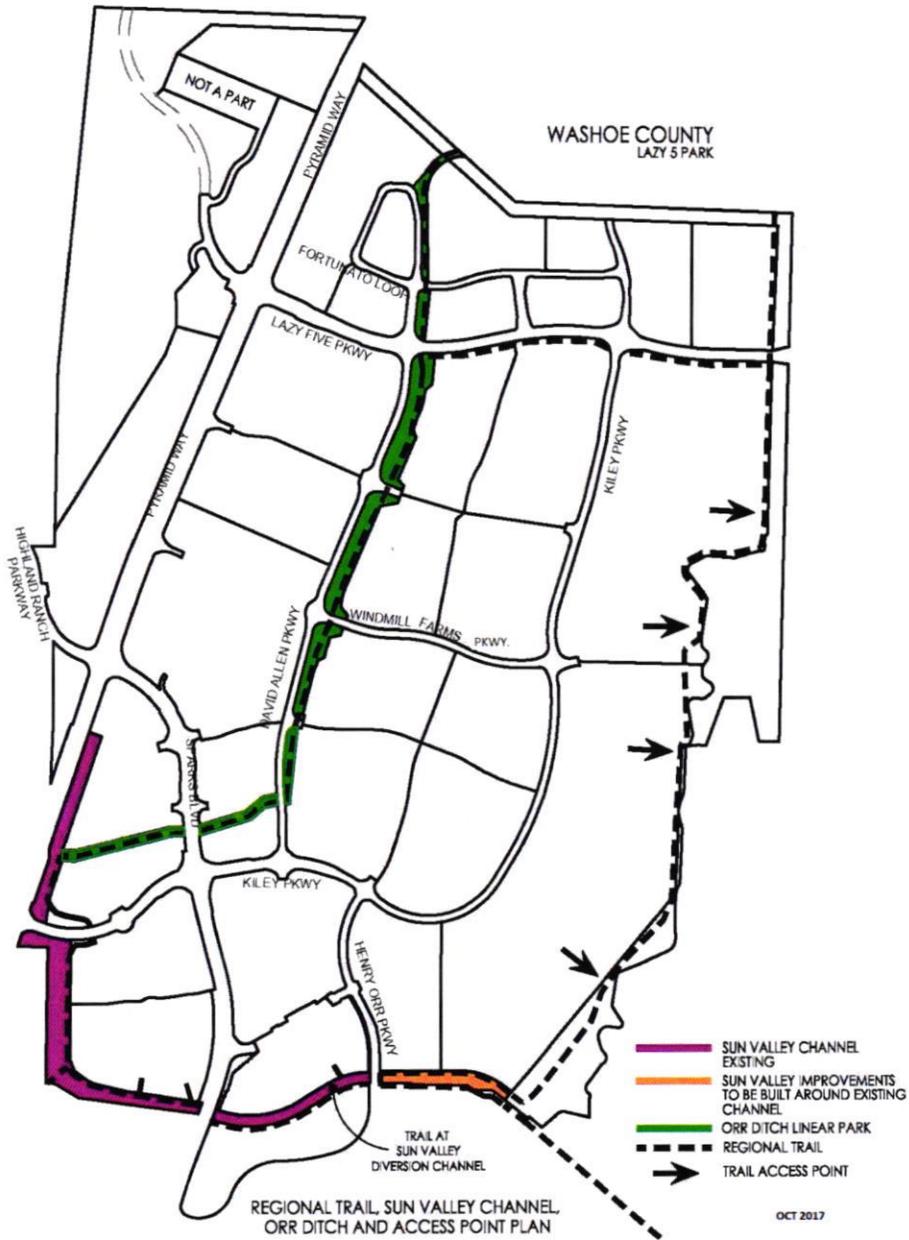


Figure 2-11 - Regional Trail, Sun Valley Channel, Orr Ditch and Trail Access Point Plan

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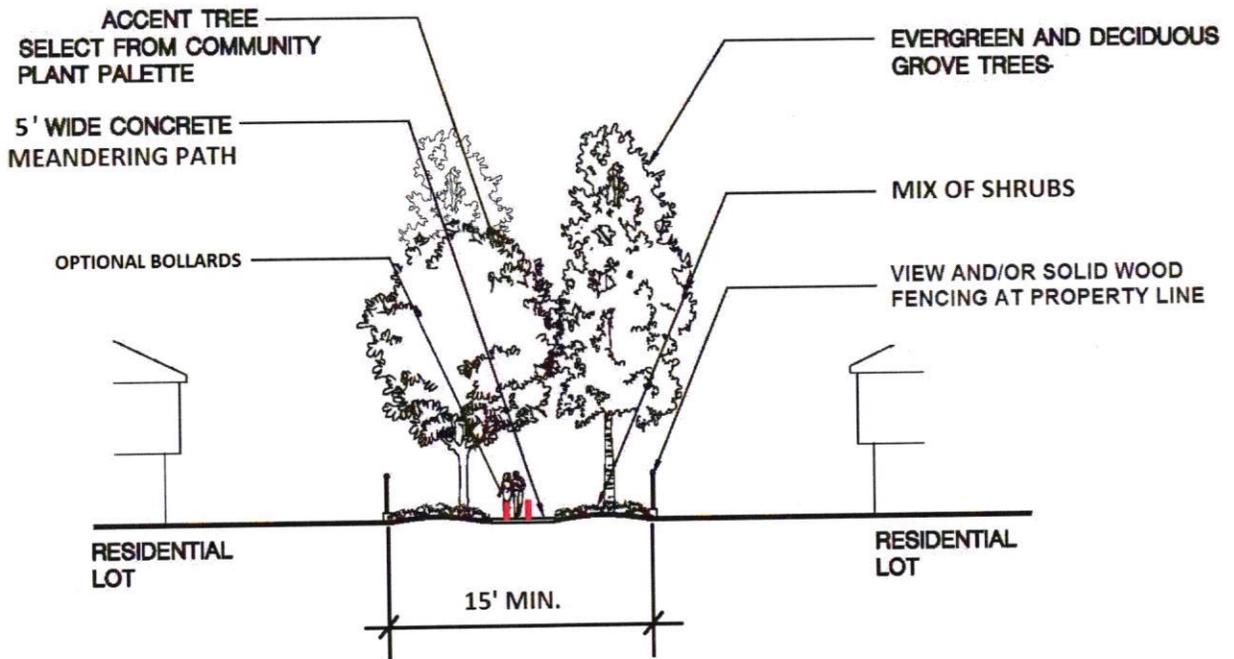
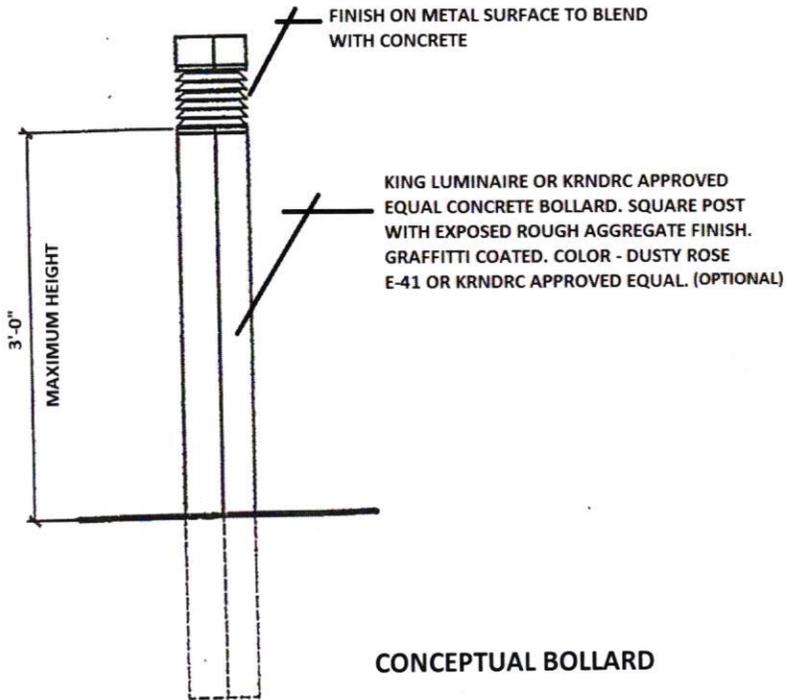


Figure 2-12– Typical Bollards at Trail Access Points

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2.6.1 Regional Trail Implementation

The City of Sparks collects a Regional Park and Recreation Impact Fee (per NRS 278B) for Service Area No. 1, to which the Kiley Ranch North Project is wholly within. Contained within the Regional Park and Recreation Fee is a component for Regional Trail construction.

In lieu of these facts, the Master Developer and/or Guest Builder at a minimum must do the following:

1. Transfer land sufficient for the construction and maintenance of Regional Trails. The timing of the transfer of land for the Regional Trail shall be determined with each adjacent tentative map or Administrative Review.
2. Pay the Regional Park and Recreation Impact fee with each building permit.

However, in lieu of the above, the Master Developer or Guest Builder may elect to enter into an Impact Fee Credit Agreement (“Credit Agreement”) with the City of Sparks. Under this alternative, the Master Developer or Guest Builder shall:

1. Design, construct and transfer the Regional Trail or portion of the Regional Trail applicable per the Credit Agreement in exchange for Regional Park and Recreation Impact Fee Credits. The timing and segment of the applicable Regional Trail shall be contained in the Credit Agreement.

Trail Access Points located within Guest Builder residential projects that are links to the Regional Trail should be constructed with the appropriate project and maintained by the LMA. Connectivity shall be reviewed by the DRC and the City of Sparks. The 10-foot concrete path or 10-foot public sidewalks on Lazy 5 Parkway (i.e. regional trails) will be maintained by the City of Sparks.

Note, there could be multiple Credit Agreements.

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2.7 Mailboxes

Individual mailboxes, if allowed by the United States Postal Service (USPS), shall be paired at driveways to serve adjacent homes. The style of the mailboxes, including address numbers shall be compatible with the architectural styles of the homes and shall be consistent throughout each project. Mailbox designs shall be approved by the Kiley Ranch North Design Review Committee and the USPS. Mailboxes shall be provided and installed by the Guest Builder prior to the issuance of certificates of occupancy for the individual homes or units.

If individual mailboxes are not permitted, clustered boxes shall be located in convenient areas conducive to temporary parking. Placement of cluster boxes shall not be near intersections and shall not conflict with individual driveways or utilities. Locations shall be approved by the USPS and KRNDRC.

The United States Postal Service (USPS) shall be responsible for the maintenance of mailboxes/mailbox cluster boxes within Kiley Ranch North Phase 7.

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CHAPTER 3 – DESIGN STANDARDS AND GUIDELINES

3.1 Purpose and Compliance

The purpose of this chapter is to establish a base qualitative standard through the use of design parameters which Guest Builders in Kiley Ranch North Phase 7 shall follow. The standards and guidelines in this chapter will shape the development of the various land use areas by providing specific design criteria for grading, building orientation, landscaping, lighting, signs, walls and fences, and other design elements integral to creating development projects that fit into the community. These standards and guidelines also address the community's underlying structure such as community entries, community walls, and trails. Architectural standards and guidelines are also provided to ensure buildings within Kiley Ranch North Phase 7 are attractive and relate to one another and the community character. The pictures contained in this Chapter are provided to convey “imagery” of the standards and guidelines but are not intended to require the specific design style depicted. Alternative themes with respect to design and architecture are encouraged in order to promote diversity of housing styles within Phase 7 as a whole.

During the development review process, the Kiley Ranch North Design Review Committee (DRC) and the City of Sparks will review all development applications and ensure the proposed project meets the intent of these design standards and guidelines.

3.2 Site Planning Standards and Guidelines

The purpose of the site planning standards and guidelines is to address general provisions of site development which include building orientation, grading and drainage, parking areas, landscape, lighting, signs, walls and fences, and service areas. Site planning controls the proper placement of buildings and internal roads that service and access the various land uses in the community. It addresses the linkages and land use relationships at a human-scale, in order to create a stimulating and visually pleasant community. The goal is to promote pedestrian activity and safety, create visual compatibility with surrounding neighborhoods and minimize negative impacts on the natural environment.

3.2.1 Single Family Residential Areas Site Planning

Site planning, architectural design and landscape design shall be integrated into a unified neighborhood concept. This can be accomplished through a variety of devices including: unique entry features; theme wall and fencing; special landscape treatments, planters, and other elements; consistent use of building clusters; and trail linkages (Refer to Figure 3-1, Residential Neighborhood Design).

This category may include single-family condominium projects (developed under the tentative map process) built for rental.

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Figure A: Variation of Front Yard Setbacks

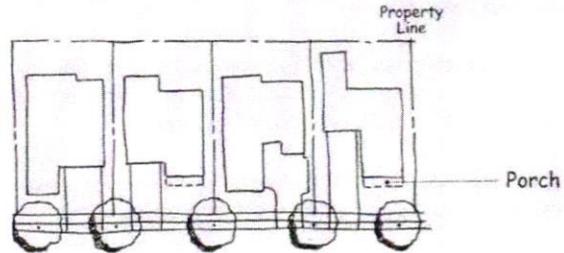


Figure B: Connection to Trail System from Cul-de-sac

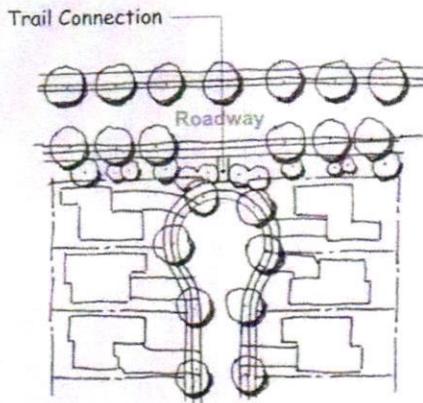


Figure C: Open Cul-de-sac

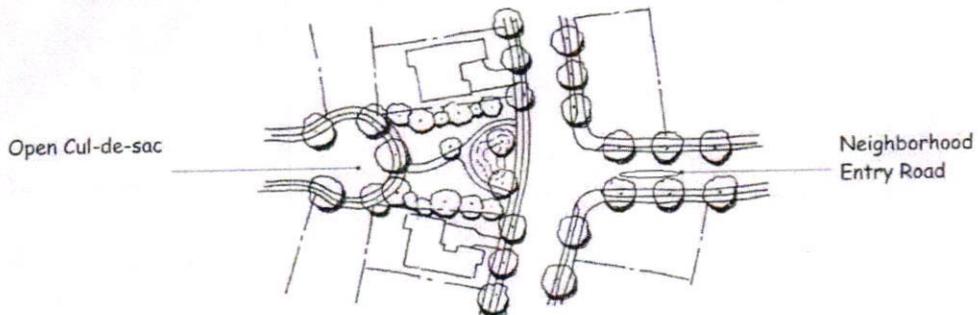
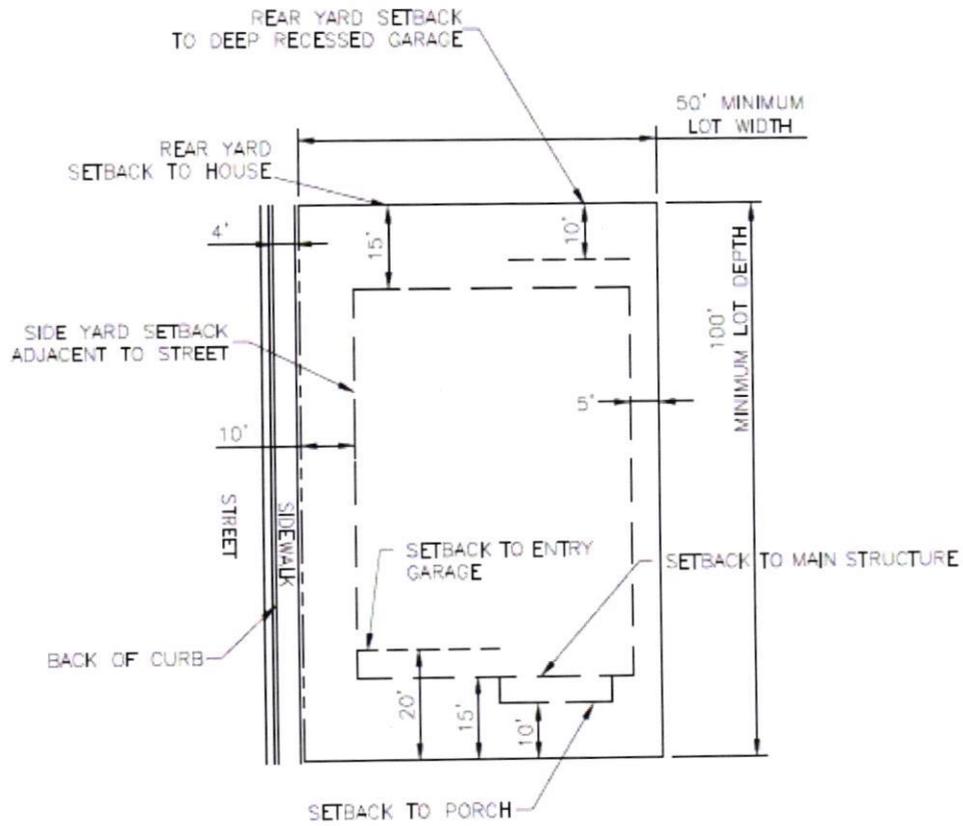


Figure 3-1 – Residential Neighborhood Design

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SIDEYARD FRONTED LOT

Figure 3-1 (continued) – Residential Neighborhood Design

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3.2.1.1 Single Family Neighborhood Design

The residential neighborhoods of Kiley Ranch North Phase 7 will promote visual diversity and avoid monotonous development patterns. This can be achieved through the use of several techniques including: minimizing the visual impact of the garage; avoiding repetitious floor plans and footprints; varying setbacks at porches, garages and living areas; and opening corner lots through selective plan form. The following standards and guidelines promote visual diversity along the streetscape and promote the use of street-oriented architecture.

- a) House forward architecture shall be used in the design of homes. This is accomplished by placing entries, windows, front porches, and living areas towards the street on most plan variations (see example in Figure 3-2 below).



3.2.1.1 a) Entryways and porches are sited close to the street rather than garages, creating an attractive social environment.

Figure 3-2 – Typical “Forward” Architecture

- b) With the exception of zero lot line lots, plans should be reversed and plotted so that garages and entries are adjacent to each other. This creates an undulating sense of setback. Occasionally this pattern should be broken so that it will not become overly repetitious or recreated by the massing across the street.
- c) The garage shall not be the dominant architectural feature of the building facade facing the street.
- d) So as not to contribute to a monotonous appearance along the street, the use of varying building setbacks from the street right-of-way is encouraged. Refer to Figure 3-1 - Figure A.

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- e) Neighborhoods shall provide connections into the community trail system. Open cul-de-sacs or trail access points may be required where a connection to the community trail system can be made. Refer to Figure 3-1.
- f) Alleys within single-family residential developments shall have a minimum width of 20 feet with no parking. Alleys shall not be used as an emergency access road.
- g) Alleys shall be maintained by the adjoining property owner through an easement agreement or by a sub-association to be set up by the Guest Builder.
- h) Private roadways within gated communities shall be maintained by a sub-association to be set up by the Guest Builder.
- i) In order to avoid a continuous “walled” character along collector roads, special treatments such as open cul-de-sacs, view fencing, and variable fencing alignments can be used.

3.2.1.2 Single Family Grading

- a) The design of residential neighborhoods shall be sensitive to the natural terrain, and structures shall be located in such a manner so as to minimize necessary grading and preserve natural site features and drainage ways. Any grading of the site terrain shall blend with the natural topography of the site.
- b) Graded slopes shall be rounded resulting in smooth, harmonious transitions between the man-made terrain and the natural terrain.
- c) All graded slopes shall be revegetated prior to building occupancy. If climatic conditions or other circumstances prevent planting at the time of occupancy, a bond shall be provided for landscaping during the subsequent growing season or other arrangements made for revegetation, subject to the approval of the City of Sparks. Drought tolerant plant species shall be utilized to help minimize erosion.
- d) Slope banks used in conjunction of the terracing of residential lots shall be maintained by the property on the down slope side.
- e) The Master Developer or Guest Builder shall post a surety for reclamation and revegetation prior to issuance of a grading permit.
- f) The Master Developer or Guest Builder shall submit an erosion/dust control plan with each grading plan.

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3.2.1.3 Single Family Landscape

- a) Trees shall be planted within each front yard at a regular interval of no greater than 50 feet apart, with a minimum of one street tree per residential lot street frontage. Trees shall be at least 10 feet from the sidewalk.
- b) Each neighborhood shall use a mix of species of large canopy shade trees for all primary circulation routes within the neighborhood.
- c) The landscape character may vary from neighborhood to neighborhood. Each neighborhood may use an ornamental/flowering tree species unique to that neighborhood as approved by the DRC and City of Sparks.
- d) Front yard landscaping installation is required for all homes and will be reviewed and approved by the DRC and the City of Sparks as part of the Improvement Plans.
- e) Front yard landscape packages shall be provided by the Guest Builders subject to the review and approval of the DRC and the City of Sparks and must meet the following requirements: a variety of standard and upgraded front yard landscape packages with automatic irrigation systems shall be provided (minimum of 3 packages); front yard landscaping designs with berming, courtyards, or other creative features shall be offered for landscape designs; and at least one (1) package shall have a minimal use of turf/lawn (minimal is defined as no more than 25 percent of the planted area in the front yard).
- f) The minimum number of trees to be planted in the required landscape area shall be one tree per 300 square feet.
- g) Landscaping within Kiley Ranch North Phase 7 shall comply with the regulations governing landscaping contained within Section 20.04.006 of the Sparks Municipal Code. Where a conflict exists between these development standards and the City of Sparks Municipal Code, the standards contained herein shall apply.

3.2.1.4 Single Family Lighting

- a) Exterior lighting shall be shielded from projection offsite and designed to be compatible with the architectural and landscape design of the home.
- b) Exterior lights shall not blink, flash or change intensity. String lights, building or roofline tube lighting, reflective or luminescent wall surfaces are prohibited unless approved by the DRC and the City of Sparks.
- c) Bollards shall have a maximum height of 45 inches.

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- d) Pedestrian lighting shall be spaced at intervals appropriate to facilitate the safety of the pedestrian.
- e) Light poles and fixtures within each project shall be approved by the Kiley Ranch DRC and the City of Sparks. Where NV Energy approved street lights are used, they shall be maintained by NV Energy or the City of Sparks (for standard poles). The City of Sparks shall not be responsible for the maintenance of lighting along private roadways.
- f) Lighting within Kiley Ranch North shall comply with the regulations governing lighting contained within the Sparks Municipal Code. Where a conflict exists between these development standards and the City of Sparks Municipal Code, the standards contained herein shall apply.

3.2.1.5 Single Family Walls and Fences

Walls and fences within Phase 7 shall comply with the following standards as well as the regulations contained within Sections 20.37.020.A and 20.37.020.D of the Sparks Municipal Code. Where a conflict exists between these development standards and the City of Sparks Municipal Code, the standards contained herein shall apply.

Fences shall be used to separate individual residential lots or between residential parcels. Fences shall be a maximum six (6) feet in height and be constructed of wood, metal, and/or masonry material.

Decorative front yard fencing shall be a maximum of three (3) feet in height for solid construction and four (4) feet in height for open construction and not be within the visibility triangle for motorists. The fencing must also be incorporated into the architectural design of the house.

All side yard fences shall be set back a minimum of two (2) feet from the front facade of the home.

When changes in elevation occur, all walls shall be stepped in equal, vertical intervals. No step should exceed 12 inches, where feasible.

Chain link may be used on a temporary basis at construction sites.

Vinyl coated chain link may be used as a fencing material for outdoor private or public park facilities such as but not limited to perimeter fencing, baseball backstops, swimming pools, spas, or tennis courts.

Barbed wire, plain exposed concrete block, and chain link are prohibited except in special cases deemed appropriate by the DRC and the City of Sparks.

- a) A master fencing plan for each project within Kiley Ranch North Phase 7 shall be prepared by the Guest Builder and submitted to the DRC and the City of Sparks for approval with the development application for the project in which the walls/fences are to be constructed. The master fencing plan shall identify locations for walls and collector fencing, and residential fences as well as set their design character.

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- b) Walls may be used where necessary to provide privacy and security for single family projects.
- c) Walls and fences within the community shall not become the dominant visual element and walls where needed shall blend into the overall landscape. Berming or berms with lower walls shall be considered as an alternative to typical community walls.
- d) View fencing shall be used on the open space perimeter of residential areas. Refer to Figure 3-4.
- e) Walls shall be a maximum of six feet in height. Appropriate materials include stone, stone veneer, split face/ precision block, tubular steel, concrete, stucco pilasters and cap, and wrought iron. The design style, color and detail shall be consistent throughout the Kiley Ranch North Phase 7.
- f) Walls shall blend into the overall landscape. Through site planning, product plotting, architectural detailing and landscaping this can be achieved.
- g) View fences may be used where the rear of individual lots is adjacent to open space. Refer to Figure 3-4, for examples of view fences.
- h) View fences shall be constructed of wrought iron or similar quality material and be consistent in terms of material, color and detail within each residential neighborhood or subdivision.
- i) All walls and fences associated with a project shall be installed concurrently with the project. Fences within residential lots shall be maintained by the lot owner.
- j) Fences along collector roadways shall be placed on the property line and shall be maintained by the LMA (exterior) and the adjoining property owner (interior). Fence replacement shall be the responsibility of the homeowner.

COLLECTOR FENCES

- a) Collector fencing shall be in the rear yard of those lots abutting collector roadways (i.e. Kiley Parkway, Windmill Farms Parkway).
- b) Collector fencing shall not exceed six (6) feet in height and shall be placed within individual lots.
- c) Collector fences may be constructed from western red cedar or common redwood. Both sides shall include transparent stain as approved by the Kiley Ranch North Design Review Committee.
- d) Collector fences shall include a 2"x6" wooden cap at the top of the fence and a 2"x6" wooden nailer at the bottom.
- e) A 24" square pilaster to include decorative rock (as approved by the Kiley Ranch North Design Review Committee) shall be provided at intervals not to exceed 200 feet.

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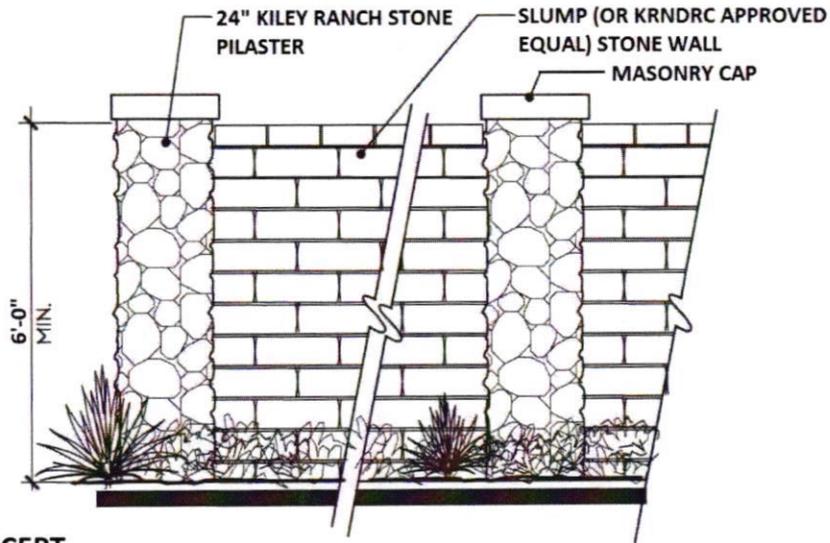
VIEW FENCES

- a) View fences shall be used where residential uses abut parks, open space, trail access points, and trails. This standard shall not apply to lots that abut private clubhouses/community buildings.
- b) View fences shall not exceed six (6) feet in height and shall be maintained by the lot owner.
- c) View fences shall be constructed of black decorative wrought iron or tubular steel or other similar quality materials.
- d) View fencing may be used along trails and within open space areas or trail access points in order to define corridors, property lines, etc. Refer to Figure 3-4.

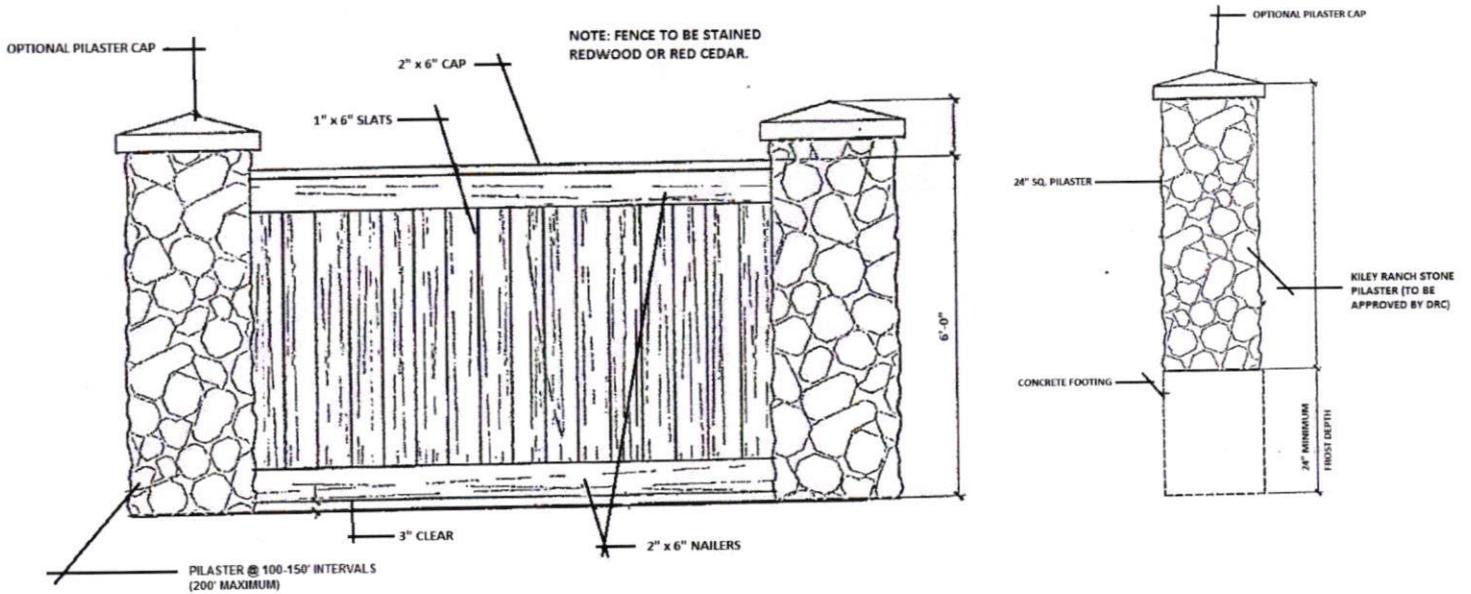
SCREEN/PRIVACY FENCES

- a) All single family lots not adjoining open space, parks, trails, trail access points, clubhouses/community buildings, etc. shall incorporate screen/privacy fences.
- b) Screen fences shall be six (6) feet in height.
- c) Screen fences may be constructed from western red cedar or common redwood. Both sides shall include transparent stain as approved by the Kiley Ranch North Design Review Committee.
- d) Screen/privacy fences may not include gates that open to roadways, open space, or parks.
- e) Lot owners shall be responsible for all screen/privacy fencing repair and maintenance.

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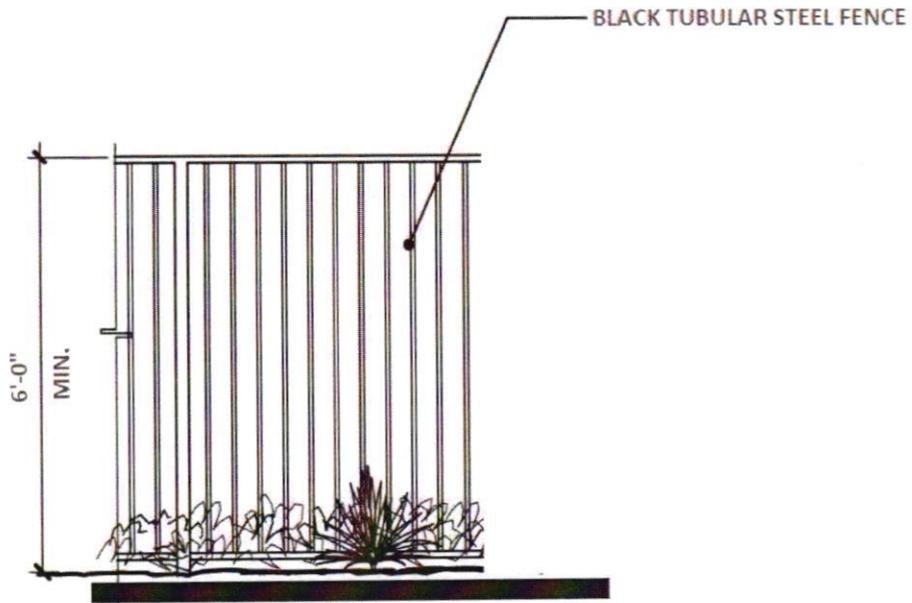
SOLID WALL CONCEPT



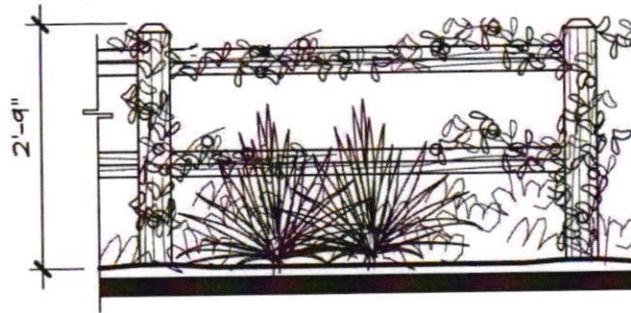
TYPICAL COLLECTOR FENCE

Figure 3-3 – Community Walls and Collector Fencing

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TYPICAL OPEN FENCING



TYPICAL SPLIT-RAIL OPEN FENCE

Figure 3-4 – Typical View and Screen Fencing

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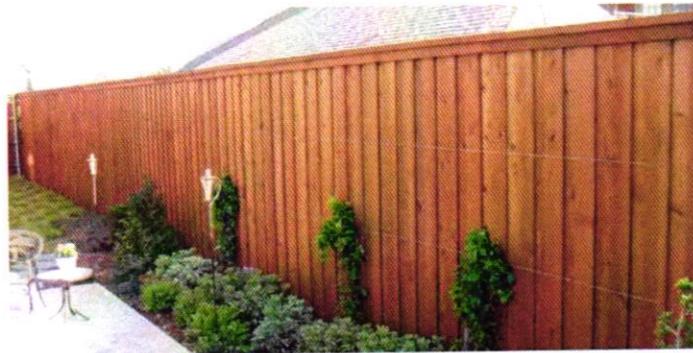
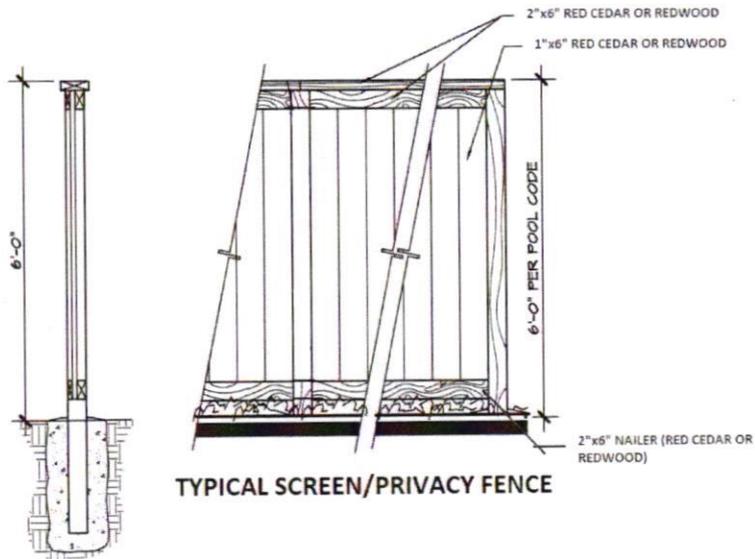


Figure 3-5 – Typical Neighborhood Fencing

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3.2.1.6 Single Family Neighborhood Entry

- a) A neighborhood entry treatment shall occur at the primary entry to each neighborhood project. Treatments may incorporate a local historical theme similar to that of Community Gateways but on a smaller scale. Neighborhood entry treatments shall be reviewed and approved by the DRC and the City of Sparks.
- b) Entries shall incorporate the following:
 - Ornamental trees
 - Groundcover or turf
 - Native materials designed to look natural and wild
 - Community name signage
 - Distinctive historical architectural elements (where achievable)
- c) Entry treatments shall be located outside the sight visibility triangle of the road intersection.
- d) A neighborhood entry treatment shall include a minimum of 15 trees. Minimum tree sizes are:
 - Deciduous trees shall be a minimum 3-inch caliper
 - Evergreen trees shall be a minimum 10-feet tall.
 - Specimen trees shall be a minimum 2-inch caliper.
- e) Entry treatments shall be maintained by: the Master Developer or the LMA; or a sub-association established by a Guest Builder (subject to approval by the Master Developer and City of Sparks).
- f) Entries shall conform to the standards and exhibits included within Chapter 2, Section 2.4.8.
- g) Trees within 10 feet of sidewalk require a root barrier.

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3.2.1.7 Single Family Signs

- a) Signs within Kiley Ranch North Phase 7 shall comply with the regulations governing signs contained within Chapter 20.56 of the Sparks Municipal Code. Where a conflict exists between these development standards and the City of Sparks Municipal Code, the standards contained herein shall apply.
- b) Monument signs identifying a single family residential development shall be provided at the main entry(s) of each residential development or project. Refer to Section 2.4.8.
- c) Monument signs shall have a maximum height of six (6) feet. No additional freestanding signs shall be permitted with the exception of directional wayfinding signs or traffic control signs. Pylon or pole signs are specifically prohibited.
- d) Neighborhood/project entry signs shall have a consistent design within each project.
- e) Monument signs shall be maintained by the Master Developer, the Guest Builder, or the LMA and approved by the DRC. A City of Sparks Sign Permit shall be required.

3.2.1.8 Single Family Wayfinding Signs

- a) A wayfinding sign is a permanent sign that directs the flow of pedestrians or vehicular traffic. Wayfinding signs shall have a maximum height of eight (8) feet. Wayfinding signs shall not be placed any nearer than one hundred (100') feet from intersections or roundabouts and not nearer than fifty (50') feet from required regulatory signage.
- b) Wayfinding signs will be maintained by the Master Developer or LMA and approved by the DRC. A City of Sparks Sign Permit shall be required.



Figure 3-6 – Conceptual Wayfinding Sign

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3.2.1.9 Single Family Parking

The following parking requirements are minimums for single family residential uses. All other general parking requirements and minimum number of spaces required shall comply with the Sparks Municipal Code as specified in Chapter 20.49. Refer to Chapter 3 for design standards and guidelines addressing parking design and layout.

Parking Required 1 space/bedroom, but not less than 2 per dwelling unit (DU)

3.3 Architecture Standards and Guidelines

3.3.1 Background

The purpose of these architectural guidelines is to provide general design criteria and guidance for the development of the neighborhoods of Kiley Ranch North Phase 7. The guidelines are not intended to be restrictive, but rather promote both visual compatibility and variety in a community setting achieved by utilizing complementary, traditional and contemporary architectural styles. The intended result is a high level of design direction and quality.

3.3.2 Architectural Theme

In an effort to promote architectural richness through a diversity of styles, no single architectural vernacular has been chosen to characterize the residential neighborhoods within Kiley Ranch North Phase 7. While some Guest Builders may embrace more traditional styles such as the Craftsman Bungalow and Farmhouse styles, others may elect to pursue more contemporary or eclectic styles such as Contemporary, Mid Century Modern or Mediterranean variants. The end goal is to create an attractive community that provides diverse housing choices to suit the variable tastes of current and future Sparks residents, recognizing that not all consumers' tastes are the same.

The application of these architectural guidelines and standards to individual development projects will be reviewed and approved by the Kiley Ranch North Design Review Committee (DRC) and the City of Sparks. New interpretations of these classic combinations of materials are encouraged as they relate to a general feeling of neighborhood unity. The following sections provide guidelines and standards that will aid in the creation of a successful and enduring community.

3.3.2.1 Architectural Approval(s)

All building architecture shall be reviewed and approved by the DRC and City of Sparks Community Services Department for compliance with Sections 3.3.3 and 3.3.4 of this handbook.

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3.3.3 Single Family Residential Architectural Standards

3.3.3.1 Single Family Architectural Standards Purpose

One important goal of these guidelines and standards is to create a streetscape possessing both functional and visual variety. The architectural guidelines are intended to provide variety in appearance as well as a sense of individuality for each structure. Projects where identical buildings line the streets without variation in form and mass are discouraged. The application of detail and character to the architecture should be as authentic as possible to avoid the artificiality of "stage front" architecture.

The guidelines provide general goals with regard to architectural elements with the intent of explaining their context to the overall design character of the community

3.3.3.2 Single Family Building Mass and Form

- a) Facades of buildings shall be derived from the architectural style selected by the Guest Builder for their respective village or project. Such architectural styles shall make use of expressive structural elements such as brackets and columns, variable window types, a mixture of materials and distinctive porches.
- b) A minimum of three (3) distinctive floor plans shall be used within each subdivision. A subdivision with twenty (20) or fewer lots may have two (2) distinctive floor plans.
- c) The architectural detailing similar to that of the front elevations may be utilized on all sides of the home.
- d) Any building addition or additional building(s) (over 200 square feet) on a property shall match the main structure in building design, materials, roof pitch and architectural character.
- e) The exterior mass and form of residential architecture should be varied within neighborhoods to improve the streetscape. This can be accomplished through (but is not limited to) varied setbacks, floorplans, facade detailing, massing and rooflines.
- f) The stepping back or change in materials and color of a second story can be used to add variety to homes and the street (see Figure 3-7, following page). The second story can be set back in relation to the garage face below it. If building form is viewed as a series of interlocking masses rather than a single volume, a more desirable design solution will result. However, certain styles will dictate a single volume solution.



e) First and second stories are differentiated by color and materials.



a) Varied roof planes and second story facade details add visual interest.

Figure 3-7 – Typical Single Family Building Mass and Form

3.3.3.3 Single Family Roof Form

- a) Roofs shall have variations in plane accomplished by use of dormers, gables, overhangs, hipped roofs and variations in pitch appropriate to the homes chosen architectural style (see Figure 3-8, below). Flat roofs, when consistent with the architectural theme selected by the Guest Builder, will be considered (i.e. in Modern/Contemporary architecture).
- b) Roof materials to be concrete tile, clay tile, or non-reflective architectural metal. Architectural grade composition asphalt shingles will be considered on a case by case basis.



b) Richly detailed surfaces, modulated facades and varied roofline create attractive, street-facing facade.

Figure 3-8 – Typical Single Family Roof Forms and Materials

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3.3.3.4 Single Family Materials and Colors

- a) The materials and colors used in residential dwellings shall reflect the general theme of architectural style chosen for the subdivision as described in Section 3.2.2.
- b) Exterior elevations shall demonstrate a logical use of materials and a unified appearance. The interface between the home and the garage shall use complementary materials and/or colors in keeping with the architectural style (see Figure 3-7).
- c) Change in materials or color shall occur at changes in plane or at a logical break on the facade, so as not to give the appearance of artificial quality in keeping with the architectural style.
- d) Building materials and color schemes shall be consistent with the chosen architectural style.
- e) Homes shall incorporate a minimum of two building materials from the list below to the approval of the DRC and Administrator. Predominant exterior building materials shall be of high quality. They may include but are not limited to:
 - Brick or masonry products
 - Stained, painted, or weathered wood/composite siding or shingles, or cementitious product
 - Tinted and/or textured stucco
 - Stone veneer/cultured stone
 - Other natural stone
 - Non-reflective metal as accent(s)

3.2.3.5 Single Family Residential Building Articulation

- a) Bay windows, picture windows, double hung windows, door/window trims that are consistent and noticeable, sidelights and transoms are all encouraged and should match the architectural style.
- b) Front doors shall be varied and distinctive to each architectural style.

3.3.3.6 Single Family Residential Support Structures

Residential exterior support structures such as HVAC and satellite dishes can have a negative impact on the appearance of the streetscape and neighborhood character. The impacts of these structures shall be minimized.

- a) Exposed gutters shall be colored to match the roof, trim or wall material. Exposed downspouts shall be colored to match the surfaces to which they are attached.

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- b) All HVAC, soft water tanks, pool and spa equipment, and electric self-timer boxes for sprinklers or exterior landscape lighting shall be screened with landscaping or an architectural element.
- c) Skylights and solar panels shall be designed as an integral part of the roof. The glazing shall be clear or solar bronze. White glazing is prohibited. The framing materials shall be colored to match or blend with the roof.
- d) Space shall be provided in an adjacent side yard or interior portion of the garage to handle the size of at least two recycling/trash containers.
- e) The use of patio structures is encouraged when architecturally appropriate. They shall be integrated into the building form to add articulation to otherwise large unbroken wall masses. Such structures must meet the setback requirements of the main structure.
- f) All homes shall be prewired to accommodate cable television service, telephone, and internet service. Guest Builders shall not install exterior antennas. However, once 18-inch satellite dish discretely placed on the side or rear wall elevations beneath the eaves and soffits of the structure will be permitted.
- g) Boat and recreational vehicle storage shall be limited to rear and side yards and be screened from any public right-of-way.
- h) Chimneys – All fireplace vents (if through roof) shall be framed and boxed to give the appearance of a chimney. Exterior materials of chimneys shall be compatible with the exterior materials and colors of the house.

3.3.3.7 Single Family Garages

- a) The home and the yard rather than the garage shall be the primary emphasis of the street elevation. Home designs shall incorporate a “house forward” approach to de-emphasize the prominence of the garage in relation to the overall building design.
- b) Each subdivision house plan should incorporate one of the garage design techniques listed below. Please refer to Figure 3-9. Methods to achieve this include, but are not limited to:

Recessed Garage

Setting the garage back a minimum of five (5) feet in relationship to the front of the house reduces the overall visual mass of the garage.

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Deep Recessed Garage

Setting the garage back to the middle or rear of the lot. This creates a more pedestrian-friendly street environment by allowing the homes primary entryway to address the street.

Alley Loaded Garage

The use of alleyways locates garages off the street and creates a more traditional street scene, without garage facades fronting the street. The garage off the alley shall have architectural features that complement the main structure.

Side Entry Garage

This design technique breaks up the continuous view of garage doors along the street. The facade of the garage facing the street shall incorporate architectural features, windows, faux windows, or other details.

Corner Lot Garage

This garage treatment is derived out of a plan layout where the garage changes from an interior lot plan to a corner lot plan.



a) Recessed garages give importance to the entry and create a pedestrian friendly neighborhood.

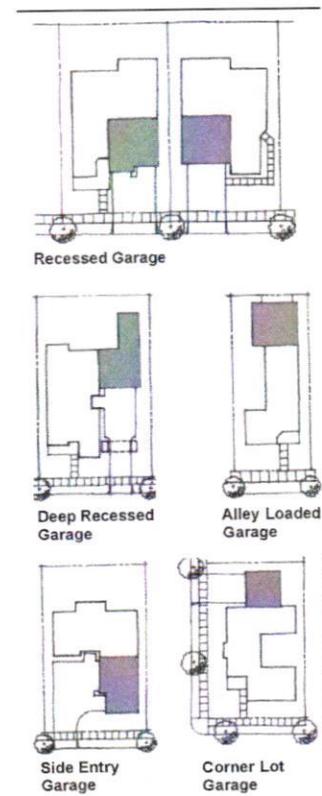


Figure 3-9 – Typical Garage Concepts

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3.3.4 Community Buildings/Clubhouses

Private clubhouses and community centers may be permitted in the LMR zone within Kiley Ranch North Phase 7. The following standards shall apply:

- a) Facades of buildings shall be derived from the architectural style selected by the Guest Builder for their respective village or project. Such architectural styles shall make use of expressive structural elements such as brackets and columns, variable window types, a mixture of materials, etc.
- b) Roofs shall have variations in plane accomplished by use of dormers, gables, overhangs, hipped roofs and variations in pitch appropriate to the structure's chosen architectural style. Flat roofs, when consistent with the architectural theme selected by the Guest Builder, will be considered (i.e. in Modern/Contemporary architecture).
- c) Roof materials to be concrete tile, clay tile, or non-reflective architectural metal. Architectural grade composition asphalt shingles will be considered on a case by case basis.
- d) The materials and colors used for clubhouses/community buildings shall reflect the general theme of architectural style chosen for the subdivision as described in Section 3.2.2.
- e) Change in materials or color shall occur at changes in plane or at a logical break on the facade, so as not to give the appearance of artificial quality in keeping with the architectural style.
- f) Building materials and color schemes shall be consistent with the chosen architectural style.
- g) Clubhouses/community buildings shall incorporate a minimum of two building materials from the list below to the approval of the DRC and Administrator. Predominant exterior building materials shall be of high quality. They may include but are not limited to:
 - Brick or masonry products
 - Stained, painted, or weathered wood/composite siding or shingles, or cementitious product
 - Tinted and/or textured stucco
 - Stone veneer/cultured stone
 - Other natural stone
 - Non-reflective metal as accent(s)
- h) Exposed gutters shall be colored to match the roof, trim or wall material. Exposed downspouts shall be colored to match the surfaces to which they are attached.

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- i) All HVAC, soft water tanks, pool and spa equipment, and electric self-timer boxes for sprinklers or exterior landscape lighting shall be screened with landscaping or an architectural element.
- j) Skylights and solar panels shall be designed as an integral part of the roof. The glazing shall be clear or solar bronze. White glazing is prohibited. The framing materials shall be colored to match or blend with the roof.
- k) The use of patio structures is encouraged when architecturally appropriate. They shall be integrated into the building form to add articulation to otherwise large unbroken wall masses. Such structures must meet the setback requirements of the main structure.
- l) Chimneys – All fireplace vents (if through roof) shall be framed and boxed to give the appearance of a chimney. Exterior materials of chimneys shall be compatible with the exterior materials and colors of the structure.
- m) Private clubhouses/community buildings within gated communities shall be exempt from onsite parking requirements.
- n) Specific amenities within the clubhouse area (pool/spa/outdoor recreation/etc.) shall be subject to change and shall be approved by the DRC. Amenities shall be maintained by the sub-association.
- o) Any privacy fences on the clubhouse site along a street frontage shall be set back at least 10' from back of curb. View fences shall be set back at least 5' from back of sidewalk.

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CHAPTER 4 – CONSTRUCTION, OPERATION, AND MAINTENANCE

4.1 Clean Job Site

All construction job sites within the Kiley Ranch North are to be maintained in a clean and orderly fashion. Each Master Developer/Guest Builder shall adopt procedures to suit its individual circumstances.

4.2 Protection of Vegetation During Construction

Any vegetation within the open space areas which is outside the limits of grading, shall be protected from damage during construction.

4.3 Temporary Protective Fencing

Temporary protective fencing shall be erected by the Master Developer or Guest Builder at a 20' setback adjacent to riparian vegetative areas during construction adjacent to these areas and removed upon completion. No equipment will be allowed to enter the fenced areas.

Potentially toxic materials such as solvents, paints, gasoline, etc. shall not be poured on the ground anywhere within the development.

4.4 Erosion Control Plan and Storm Water Pollution Prevention Plan (SWPPP)

All projects are required to have an Erosion Control Plan and SWPPP plans in place prior to all grading activities. The Erosion Control Plan(s) shall be reviewed and approved by the DRC and the City of Sparks, the SWPPP shall be approved by the Nevada Department of Environmental Protection and any other applicable government agency required for such approval or monitoring.

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

4.5 Temporary Uses and Signs

The location and type of temporary structures, uses and directional construction signs shall be reviewed and approved by the DRC and the City of Sparks Community Services Department. To the extent possible, construction trailers shall be located away from major and minor arterials and standard collector streets. Temporary structures and uses shall be removed immediately upon completion of construction.

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All temporary uses and/or structures shall be maintained in a clean and orderly fashion. Adequate parking, trash, and restroom facilities shall be provided for the expected attendance. All components required for any event shall be removed and the site cleaned up within 24 hours of the close of each event or use. If a temporary use site is not maintained or returned to a reasonable state of cleanliness, the Master Developer or the LMA has the authority to authorize clean-up by an outside party and assess the cost of this clean-up against the owner or Guest Builder per the Kiley Covenants.

Each project is allowed one 4'x8' project identification sign. This sign shall be immediately removed upon the installation of the permanent entry feature. The proposed project identification sign shall be submitted to the Master Developer and the DRC for review and approval, in their sole discretion, prior to installation. No other freestanding individual contractor or financial institution signage is allowed.

Security fencing associated with temporary structures and construction is permitted. Fencing shall not exceed 6 feet in height. Fencing materials for construction yards and trailers may include chain link and wood and must be kept in good repair. Barbed wire may not be used. Upon termination of the temporary use, fencing shall be removed.

4.6 Residential – Model Parks and Construction Yards

4.6.1 Temporary Sales Office Within a Model Home and Model Home Complex

Model Home Complexes shall comply with the following standards:

1. Sales centers within model home complexes or within temporary sales trailers shall be reviewed and approved by the DRC and City of Sparks Community Services Department. Temporary sales trailers must be removed from the sales center after six (6) months.
2. The location of model home complexes and details regarding parking, lighting, landscaping, fencing, signing and hours of operation shall be reviewed and approved by the DRC and the City of Sparks Community Services Department.
3. Sales Office hours of operation: 10 am to 7 pm weekdays, 10am to 6 pm on Saturdays and Sundays.
4. Temporary sales office and model homes will cease operation with the sale of the final home in the subdivision, at which time the temporary sales office will be vacated and a building permit issued to return the former office to a garage, remove temporary trap fencing and model home signs. The model homes will then be sold as residential units.

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5. A paved off-street parking lot shall be provided for the model home complex and accessible parking provided per S.M.C. The off-street parking lot will terminate at the point in time which all the residential lots have been sold and the sales office is closed. The parking lot will be removed and a residential structure constructed, if the parking is situated on a residential lot. If not a residential lot, then the lot shall be landscaped as open space or the other intended use as recorded on the final map and/or as indicated on the improvement plans for the development site.
6. The Master Developer or Guest Builder shall provide a minimum of (2) paved, off-street parking spaces for each model home (1) of which is van accessible disabled parking to the approval of the DRC or the Master Developer prior to final inspection. The parking lot must comply with all requirements of the Section 20.04.009 and be striped parking spaces and signed identifying the van accessible parking space.
7. The model home lots will be completely landscaped as well as the area surrounding the off- street parking lot area and are subject to review and approval by the DRC and the City of Sparks Community Services Department prior to issuance of a building permit for the model home complex and off-street parking. The landscaping and irrigation shall be installed per the approved plans prior to final inspection for occupancy of the model home complex office and off-street parking lot.
8. If temporary trap fencing is used, it shall be placed between the path to the model homes and the street to guide the prospective buyers to each model home. The temporary trap fencing shall be located on private property and shall not block or obstruct the public sidewalk along the street. The temporary trap fencing will be removed when the conversion of the sales office to a garage is submitted to the City.
9. Fencing for the front yard of model homes shall be decorative black metal. Front yard fencing and fencing that is not part of the permanent house-fencing scheme for the project shall be removed upon termination of the model home complex use.
10. Signs for the model homes will include small freestanding monument signs at the entrance of the temporary sales office and the entrance of each model home. The monument signs are temporary and will be removed when the conversion of the sales office to a garage is submitted to the City. Sign sizing shall be per S.M.C. and as approved by the Community Services Department. The sign locations shall comply with the safe sighting standards in Section 20.04.010.
11. Site lighting for the model home complex is encouraged for security and safety purposes. This lighting may consist of low-level building mounted lights, motion detection lights, interior lighting left on within the model home, and/or low voltage landscaping lighting.

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12. Temporary parking lot lighting, if required by the City of Sparks, will be allowed. If lighting is otherwise desired by the Guest Builder, an application may be made to the DRC and the City of Sparks Community Services Department. Upon termination of the model home complex use, any site lighting not in conformance with residential lighting throughout the project shall be removed by the Guest Builder.
13. The Master Developer or its assigns or Guest Builder shall limit all construction and construction related activities to between the hours of 7:00 a.m. through 7:00 p.m., Monday through Friday and 9:00a.m. to 5:00p.m. Saturday. There shall be no construction related activities on Sundays in residential areas. The Master Developer or its assigns or Guest Builder shall install signs at all access points to the project that clearly indicate these limited hours of activity on-site prior to the start of any construction related activities. The Master Developer or Guest Builder shall maintain these signs in good repair for the duration of the construction of the project. Once construction is completed, the Master Developer or Guest Builder shall remove these signs.
14. Flags and flag poles associated with model home complexes, including size, type and location shall be submitted to the DRC and the City of Sparks Community Services Department for review and approval. Upon termination of the model home complex use by the Guest Builder, all flags and flag poles shall be removed by same.
15. The Guest Builder shall designate to the DRC and the Master Developer and the City of Sparks a project contact person responsible/authorized to correct problems regarding the project on a 24 hour/7 days a week basis. The Guest Builder shall designate the project contact person to the DRC and the Master Developer as well as the City of Sparks, prior to issuance of a grading permit for the project.
16. If the sales office is not converted back into a garage, there must be parking documented to the approval of the City of Sparks that complies with Section 20.04.009.

4.6.2 Construction Yards

Within Phase 7, construction yards will be necessary. The following requirements will apply to all zoning classifications within the planned development.

1. Definitions: Construction yard is a temporary area used for the storage of construction materials, supplies, equipment, tools, stock pile of useable construction materials and other items as permitted including temporary storage containers, construction trailers and temporary office trailers.
2. The location of all construction yards shall be reviewed and approved by the DRC and the City of Sparks Community Services Department. To the extent possible, construction yards and temporary nurseries shall be located away from major and minor arterials and collector streets, and shall be fenced.

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3. Proposed construction yards shall be associated with a specific project with an approved building permit issued for dust control, grading, construction, remodel and/or demolition.
4. Construction yards shall be supervised by one (1) contractor who will be responsible for enforcing compliance of these standards. The contractor shall be responsible for compliance of the construction yard to all applicable codes.
5. Construction yards shall be fenced and located on private property out of public view whenever possible to the approval of the DRC and the City of Sparks and shall not be placed in required parking spaces or block pedestrian/vehicular access.
6. Adequate dumpsters shall be provided and emptied in order to prevent construction materials from littering the site. The area around all construction sites shall be regularly maintained by the Guest Builder to ensure all construction trash is properly picked up and removed.
7. Guest Builders shall control dust during construction at all times in accordance with Washoe County District Health requirements and obtain all necessary permits.
8. Guest Builders shall regularly keep streets clean and free from dirt, construction materials and debris during construction.
9. Construction yards shall be removed prior to a final inspection of the last building in a non-residential project and for the last structure in a residential project or final approval for the project.
10. The Guest Builder shall be required to provide curb cuts for all egress/ingress areas onto a paved street. To prevent mud/dirt from transferring trucks, vehicles, and equipment onto the paved street, the contractor shall install a surface treatment, such as gravel or base at all egress/ingress points from the yard a minimum of 50 feet in length to the street access to the approval of the City of Sparks Community Services Department.
11. A project site with physical constraints may utilize an alternative off-site property for a construction yard subject to the DRC approval and site plan review process. The Guest Builder shall be required to reclaim the alternative off-site property to its original condition prior to final inspection/issuance of a certificate of occupancy for the associated project to the approval of the City of Sparks Community Services Department. Site reclamation may include site clean-up and/or revegetation with temporary irrigation. Bonding may also be required to verify revegetation within (3) three years.

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12. The Master Developer or Guest Builder shall limit all construction and construction-related activities to between the hours of 7:00a.m. through 7:00p.m., Monday through Friday and 9:00a.m. to 5:00p.m., Saturday. There shall be no construction yard usage on Sundays in residential areas. The Master Developer or Guest Builder shall install signs at all access points to the project that clearly indicate these limited hours of activity on-site prior to the start of any construction-related activities. The Master Developer or Guest Builder shall maintain these signs in good repair for the duration of the construction of the project. Once construction is completed, the Master Developer or Guest Builder shall remove these signs.
13. The Guest Builder shall designate to the Master Developer, the DRC, and the City of Sparks a project contact person responsible/authorized to correct problems regarding the project on a 24-hour/7 days a week basis. The Guest Builder shall designate the project contact person to the Master Developer, the DRC, and the City of Sparks prior to issuance of a grading permit for the project.
14. The Guest Builder may construct a fence around the construction yard that is higher than (6) six feet and use barbed wire or concertina wire on the top of the fence with the approval of the City of Sparks building department and the DRC.
15. Temporary security lighting for construction trailers and yards will be permitted. All lighting including locations and types shall be reviewed and approved by the DRC. Temporary lighting shall be removed upon termination of the temporary use.

WASHOE COUNTY RECORDER

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