

APN: (Not required
Per NRS 111.312.1)

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

DOC # 4772579
12/18/2017 10:21:21 AM
Requested By
SPARKS CITY
Washoe County Recorder
Lawrence R. Burtness - Recorder
Fee: \$38.00 RPTT: \$0.00
Page 1 of 78



(Space above for recorder's use only)

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

Name of Development: Sierra View Town Homes
Name of Plan: Sierra View Town Homes Planned Development Handbook
City No. PCN17-0028
Date of Approval December 11, 2017

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

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

A table of approvals and amendments to the Plan is set forth below.

Dated this 15th day of December, 2017

City of Sparks, Nevada

By Teresa Gardner 
Teresa Gardner
City Clerk

This instrument was acknowledged before me on 12-15-2017
By TERESA GARDNER _____ as City Clerk of Sparks, Nevada



City File #	Item Approved	Approval Date	Recorded in Official Records of Washoe County
PCN06013 RZ06000020 TM070001	Sierra View Town Homes Planned Development Handbook	12-11-06	Doc# 3647654
PCN17-0028	Sierra View Town Homes Planned Development Handbook 1 st Amendment	12-11-17	



Land Information Solutions

TRI STATE SURVEYING, LTD.

1925 E. Prater Way, Sparks, Nevada 89434
Telephone (775) 358-9491 ♦ FAX (775) 358-3664
Toll Free: 1-800-411-3752

Project No. 14067.01.RC
May 5, 2014

EXHIBIT A LEGAL DESCRIPTION CONSTRUCTION AND MAINTENANCE EASEMENT

All that certain parcel situate within a portion of the Southeast One-Quarter (SE 1/4) of Section Twenty-six (26), Township Twenty (20) North, Range Twenty (20) East, Mount Diablo Meridian, City of Reno, Nevada and being a portion of Parcel 3 of Parcel Map No. 3746, filed January 26, 2001 in the Office of the County Recorder of Washoe County, Nevada as File No. 2519022, said parcel being more particularly described as follows:

BEGINNING at the northeast corner of Parcel 3 of said Parcel Map, being on the northerly right-of-way line of Los Altos Parkway, from which the southeast corner of said Section 26, as shown on said Parcel Map No. 3746, bears South 06°17'01" East, 1326.19 feet;

THENCE from the POINT OF BEGINNING, along the northerly line of said right-of-way of Los Altos Parkway, being the southerly line of said Parcel 3, from which a radial line bears of North 20°35'03" West, 353.19 feet along the arc of a 750.00 foot radius curve to the right, through a central angle of 26°58'55", to a point of reverse curvature;

THENCE continuing along said northerly right-of-way line of Los Altos Parkway, being the southerly line of said Parcel 3, 329.07 feet along the arc of a 850.00 foot radius curve to the left, through a central angle of 22°10'53";

THENCE continuing along said northerly right of-way line of Los Altos Parkway, being the southerly line of said Parcel 3, South 74°12'59" East, 206.24 feet to the beginning of a curve to the right;

THENCE continuing along said northerly right of-way line of Los Altos Parkway, being the southerly line of said Parcel 3, 299.76 feet along the arc of a 850.00 foot radius curve, through a central angle of 20°12'29";

Thence leaving said northerly right of-way line of Los Altos Parkway, being the southerly line of said Parcel 3, North 00°23'45" East, 267.03 feet to the southwest corner of Parcel "B" of Parcel Map No. 4397, filed June 17, 2005 in the Office of the County Recorder of Washoe County, Nevada as File No. 3231787, said point being on the northerly line of the above mentioned Parcel 3;

Thence along the southerly line of said Parcel "B", being on the northerly line of the above mentioned Parcel 3, South 89°27'44" East, 1138.37 feet, to the above mentioned POINT OF BEGINNING.

Said Parcel contains 2.33 Acres (101,337 square feet), more or less.

The BASIS OF BEARINGS for this description is Parcel Map No. 4397, filed June 17, 2005 in the office of the County Recorder of Washoe County, Nevada as File No. 3231787.

Date:

5/6/2014

Lee H. Smithson, P.L.S.

Nevada Certificate No. 5097



EXHIBIT A

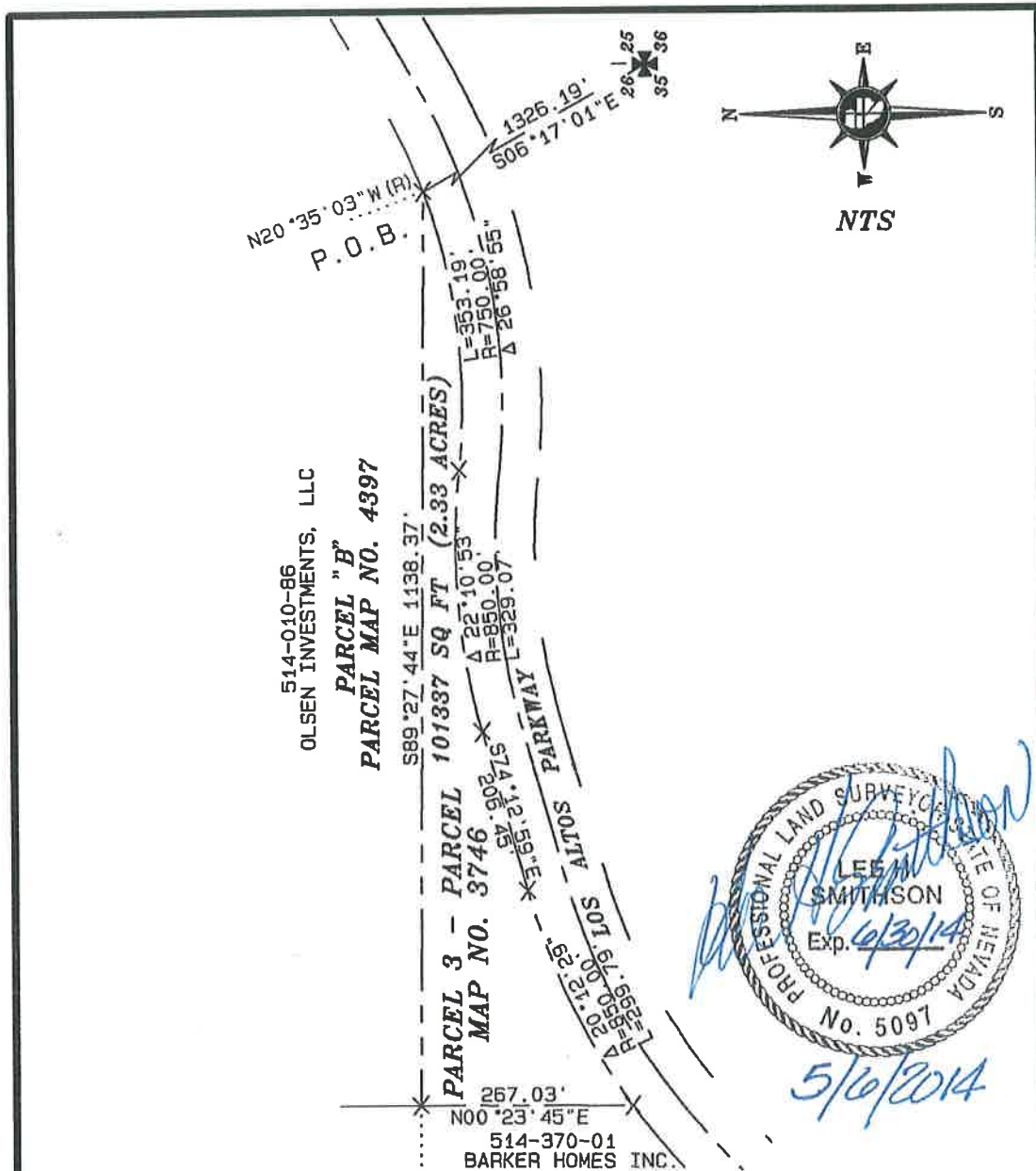


EXHIBIT B
DRAWING TO ACCOMPANY LEGAL DESCRIPTION



TRI STATE SURVEYING, LTD

1925 E. PRATER WAY
SPARKS, NEVADA 89434
(775) 358-9491 * FAX: (775) 358-3664

JOB No. 14067.01.RC

DRAWN BY: LHS

EXHIBIT B

Sierra View Town Homes

Planned Development Handbook

1st Amendment

Prepared by:

**Krater Consulting Group, PC
901 Dartmouth Drive
Reno, NV 89509**



Approved by the Sparks City Council

December 11, 2017

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Chapter One - Project Description

Section 1 – Introduction

Sierra View Investments, LLC, a Nevada Limited Liability Company is the owner/developer of this planned 45 lot town home development that will take access from Los Altos Parkway. This 30.55 acre parcel (Assessor's Parcel Number 514-010-86) is characterized by steep slopes in the interior of the site with less severe topography along Los Altos and in the northwest and northeast corners of the site. As access can realistically be provided only to the portion of the property to be developed along Los Altos, the remainder of the parcel will be left as undisturbed open space. This parcel is currently master planned as a combination of Open Space and Intermediate Density Residential (IDR) and has a zoning map designation of NUD (New Urban Development). This handbook establishes the development standards for development of the property. A planned development will allow for clustering, variations in lot size, building setbacks, and a slight increase in building heights. Town homes are the only land use that will be allowed within this project.

The Intermediate Density Residential land use designation allows six to ten dwelling units per acre; this proposal provides for 45 town homes on 30.55 acres. Of the 30.55 acres, 4.33 acres will be disturbed/graded to allow the development of the 45 town homes; approximately 26 acres will remain as undisturbed open space. The open space will exist north and east of the site bordering existing single family development. Thus, this clustered town home project will enhance the value of existing homes and views from those homes and fully complies with the intent of the IDR and Open Spaces land use designations.

Section 2 – Project Location

This 30.55 acre parcel is located on the north side of Los Altos (southern portion of Los Altos) and east of Vista Boulevard. Access to the site will be provided via an existing median opening in Los Altos that will provide for full turning movements to and from the project (SEE FIGURE 1. SITE VICINITY MAP, PG 4).

Sierra View Townhomes

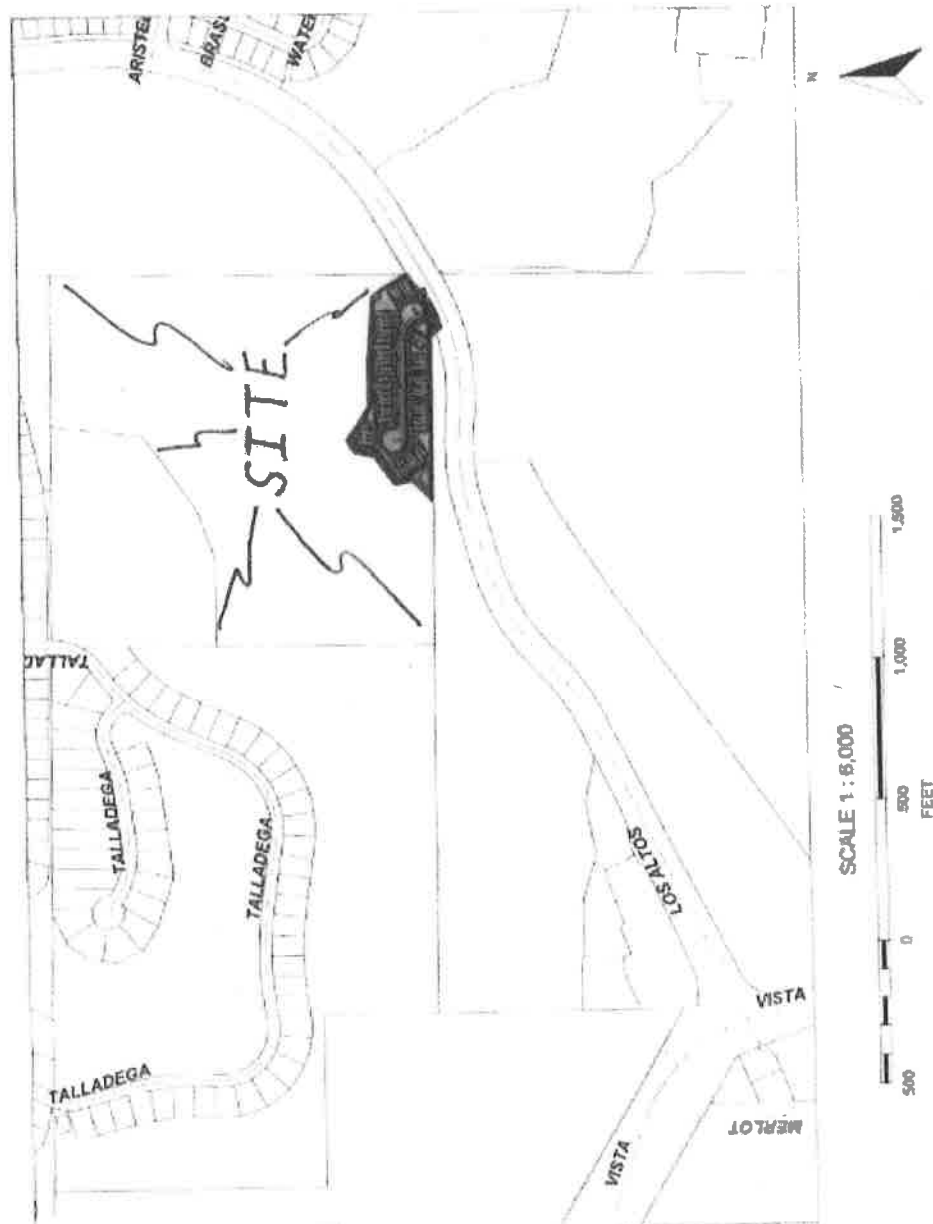


FIGURE 1 – SITE VICINITY MAP

Section 3 – Project Goals and Policies

Following is an analysis of Planned Development findings:

- **- Sparks' Planned Development Findings:**

PD1: The plan is/is not consistent with the objective of furthering the public health, safety, morals, and general welfare by providing/not providing for housing of all types and design. - This project will provide 45 town homes for sale for moderate income families. Town Homes provide a housing type with little or no maintenance for busy homeowners while providing an attractive and safe community to live in. Thus, the plan is consistent with the objective of furthering the public health, safety, morals, and general welfare by providing for housing of all types and design

PD-2: The plan is/is not consistent with the objective of furthering the public health, safety, morals, and general welfare by providing/not providing for necessary commercial and industrial facilities conveniently located to the housing. - The proximity to the shopping center located at Baring Boulevard and Vista Boulevard provides convenient access to a commercial center in the community. The project is also across the street from a small neighborhood commercial node; a crosswalk will be installed across Los Altos to facilitate pedestrian and bicycle access to commercial sites. Thus, the plan is consistent with the objective of furthering the public health, safety, morals, and general welfare by providing housing located close to commercial facilities.

PD-3: The plan is/is not consistent with the objective of furthering the public health, safety, morals, and general welfare by providing/not providing for the more efficient use of land and public or private services. – Clustered town homes as planned provides a highly efficient use of less steep land well within parameters established by the City of Sparks for hillside development while providing significant undisturbed common areas for enjoyment of all homeowners. This infill project makes use of existing infrastructure and city services and thus, is consistent with the objective of furthering the public health, safety, morals, and general welfare by providing for a more efficient use of land and public services

PD-4: The plan is/is not consistent with the objective of furthering the public health, safety, morals, and general welfare by providing/not providing for changes in technology of land development so that resulting economies may be available to those in need of homes. – As designed, the narrow footprint and tandem parking spaces help reduce building costs making these for sale town homes more affordable to moderate income wage earners while still providing the full range of amenities typically associated with single family homes. Thus, this plan is consistent with the objective of furthering the public health, safety, morals, and general welfare by providing for changes in technology of land development so that resulting economies may be available to those in need of homes.

PD-5: The plan is/is not consistent with the objective of furthering the public health, safety, morals, and general welfare by providing/not providing for flexibility of substantive regulations over land development so that proposals for land development are disposed of without undue delay. – The planned development will allow this project to move forward rapidly through construction due to the flexibility given in the PD handbook while still protecting residents and the general public. Thus, the plan is consistent with the objective of furthering the public health, safety, morals, and general welfare by providing for flexibility of substantive regulations over land

development so that proposals for land development are disposed of without undue delay.

PD-6: The plan does/does not depart from zoning and subdivision regulations otherwise applicable to the property, and these departures are/are not in the public interest for density. – This higher density project provides an attractive alternative to more typical single family detached residential projects. The Los Altos location provides for short walks/bicycle access to commercial activities and convenient vehicle access, supportive of the higher density. Reduced setbacks and lot sizes along with increased building heights and clustering allows this project to depart from zoning and subdivision regulations otherwise applicable to the property that are in the public interest for density.

PD-7: The plan does/does not depart from zoning and subdivision regulations otherwise applicable to the property, and these departures are/are not in the public interest for bulk. – The proposed building sizes are comparable and consistent with similar housing types in the community and will provide a good transition from single family dwelling units to the north and apartments and mini-warehouse buildings located to the south. Thus, this project does depart from zoning and subdivision regulations otherwise applicable to the property, and these departures are in the public interest for bulk.

PD-8: The plan does/does not depart from zoning and subdivision regulations otherwise applicable to the property, and these departures are/are not in the public interest for use. This plan makes use of the Planned Development zoning tools to provide for reduced setbacks and lot size along with increased building heights to allow for clustering of 45 town homes while preserving +/- 90% of the site as landscaped common area/undisturbed open space. However, adequate setbacks are achieved from adjoining streets and ample common open space is provided for all residents of the community such that the departures are in the public interest for use. Thus, this project does depart from zoning and subdivision regulations otherwise applicable to the property, and these departures are in the public interest for use.

PD-9: The ratio of residential to non-residential use in the planned development is: No non-residential development is planned for this portion of the project.

PD-10: Common open space in the planned development exists for what purpose, is located where within the project, and compromises how many acres (or what percentage of the development site as a whole). – Landscaped common open space exists within the developed portion of the site (1.26 acres) as well as +/- 26 acres (+/- 85%) of undisturbed open space located north and west of the site. Common area within the disturbed portion of the site will have numerous amenities including a small basketball court, picnic tables and barbecue area, exercise equipment, a walking/jogging path, a tot lot. These amenities will be enjoyed by the homeowners of Sierra View Town Homes. Undisturbed open space will also be enjoyed by the homeowners of Sierra View Town Homes. In summary, over 27 acres of common area is provided on this 30.55 acre site.

PD-11: The plan does/does not provide for the maintenance and conservation of the common open space by what method. - A homeowner's association will be formed to maintain the common area. Annual assessments, to be reviewed by the board of directors will prepare a budget annually to ensure that adequate funding is available for maintenance. Homeowners' fees will be collected for this purpose and subject to annual increases to keep up with inflation and to maintain the site in accordance with the approved PD handbook and CC&R's.

PD-12: Given the plan's proposed density and type of residential development, the amount and/or purpose of the common open space is determined to be adequate/inadequate. – Approximately 26

acres of this 30.55 site will exist as common area, more than adequate for homeowners.

PD-13: The plan does/does not provide for public services. If the plan provides for public services, then these provisions are/are not adequate. – This infill development project located immediately adjacent to Los Altos Parkway provides a full range of convenient and accessible public services in support of both the Sparks Master Plan and Truckee Meadows Regional Plan.

PD-14: The plan does/does not provide control over vehicular traffic. – This 45 lot town home project generates minimal traffic that will use an existing median opening to provide for full movements to and from the site. The majority of trips entering and exiting the site should be left turns in and right turns out, further reducing vehicle impacts. Note that regional road impact fees will be paid as building permits are pulled. Thus, the plan does provide control over vehicular traffic.

PD-15: The plan does/does not provide for the furtherance of access to light, air, recreation and visual enjoyment. - The layout of this project provides evenly distributed and substantial common open space area, spectacular views of the community and nearby hills, and unobstructed access to light and air. Numerous recreational amenities are provided for this smaller 45 lot development. Thus, this plan does provide for the furtherance of access to light, air, recreation and visual enjoyment.

PD-16: The relationship of the proposed planned development to the neighborhood in which it is proposed to be established is/is not beneficial. – This development does provide a beneficial relationship to the surrounding area by providing a transition from single family homes to the north and higher intensity uses to the south such as mini-warehouse, a commercial node, and apartments. Convenient access for residents to nearby commercial opportunities, convenient vehicular access, and low traffic impacts provide a beneficial relationship to the surrounding community.

PD-17: To the extent that the plan proposed development over a number of years, the terms and conditions intended to protect the interests of the public, residents and owners of the planned development in the integrity of the plan are/are not sufficient. – This project will be constructed in a single phase and hence the integrity of the plan will not be affected by long term construction issues.

PD-18: The project, as submitted and conditioned, is consistent with the City of Sparks Master Plan. - As discussed under the master plan section of this report, the project is fully consistent with the goals and policies of the Sparks Master Plan.

PD-19: The project is consistent with the surrounding existing land uses. – This project is highly consistent with the surrounding land uses of commercial, multi-family, and single family residential developments.

PD-20: Public notice was given and a public hearing held per the requirements of the Sparks Municipal code. - A public hearing will be held per the Sparks Municipal Code.

In summary, this handbook complies with the provisions of NRS 278A as it will further the mutual interest of the residents of Sierra View Town Homes along with adjoining property owners by providing strict standards to ensure that the development is of high quality, complies with code requirements, and results in a visually appealing and aesthetically pleasing project. Sierra View Town Homes will not impair or negatively impact adjoining residents but will instead allow for the development of a clustered residential project that affords housing opportunities for average wage earners and preserve, as undisturbed, large amounts of open space that exist on a steep hillside.

Section 4 – Surrounding Land Uses

Surrounding land uses include single family residential to the north, vacant land to the east, Los Altos Parkway, apartments, and mini-storage units to the south, and vacant land to the west. Access is directly to Los Altos Parkway, an arterial street. A neighborhood commercial node is directly across the street from the site and the shopping center located at Baring Boulevard and Vista Boulevard is one mile away; within walking and bicycle distance. As requested by the City Engineer for the City of Sparks, the developer will install a cross walk across Los Altos at its intersection with Tecumseh Court (to include a push button activated flashing beacon) in a location recommended by Sparks Engineering staff to facilitate pedestrian access to commercial nodes (See Figure 4, PG 19, Site Plan).

• - Master Planned Land Use Analysis

Following is a brief analysis of master plan criteria:

IDR – Locational Criteria

This designation is the highest density category of single family uses existing without a significant mixing of two-family, multi-family and nonresidential uses. Generally located near more urban areas with activity centers. Supports principles of reinforcing existing neighborhoods. Residences should be sited so as to provide privacy to the occupants while providing connectivity to adjoining commercial or other uses. – **Sierra View Town Homes will consist of nine low rise structures housing a total of 45 town homes. Of the 30.55 acres, 4.33 acres will be disturbed/graded to allow the development of the 45 town homes; over 26 acres will remain as undisturbed open space. The majority of the site will be landscaped common area or undisturbed open space; approximately 90% of the site.**

Clustering allows most of the site to be preserved as open space while the developed portion falls on the less steep portion of the site adjacent to Los Altos. As discussed in the soils report, the disturbed portion of the site does not fall within any hazardous area with no earthquake faults on-site and no potential for liquefaction. Large areas of open space to the north, west, and east will be provided. This site is not located near any industrial, commercial/industrial, or tourist commercial areas. The shopping center located at Baring Boulevard and Vista Boulevard is one mile away; within walking and bicycle distance.

Section 5 – Site Analysis

This site lies outside the 100 and 500 year flood plains. The disturbed portion of the site does not fall within any hazardous area with no earthquake faults on-site and no potential for liquefaction. Run off from the steep slope above the site is of concern to Sparks Engineering staff but the design of the project provides a physical means to catch and re-direct run-off and

debris from the section of hillside above; an asphalt pathway/interceptor swale (to be maintained by the homeowner's association) will be constructed in the form of a trapezoidal channel to intercept flood flows from above that sheet flow down the hillside and safely channel the storm waters into a storm drain system (SEE DETAIL C/C-4, APPENDIX B, PAGE 51). The design of the storm drain system of this project was coordinated with the project engineer for the approved 8-lot single-family residential subdivision located directly north of the subject parcel.

Table 1 describes the impact of the proposed grading for the project in relationship to Sparks code for Chapter 20.99 Development on Slopes, Hilltops and Ridges. Table 1 below indicates the amount of disturbed areas for each slope range described by Sparks' code. Values in Table 1 were computed from the slope map shown on PAGE 10, FIGURE 2.

**Table 1 – Slope Analysis,
Disturbed Area per Slope Range**

Range of Slope	Area Disturbed sq. ft. (+/-)		% of Area Disturbed	Area Allowed to be Disturbed	
<10%	55,581	ft ²	29.5%	89,393	ft ²
10-15%	26,499	ft ²	14.1%	162,854	ft ²
15-20%	13,881	ft ²	7.4%	141,207	ft ²
20-25%	56,920	ft ²	30.2%	123,299	ft ²
25-30%	25,071	ft ²	13.3%	69,878	ft ²
>30%	10,498	ft ²	5.6%	70,739	ft ²
	188,450	ft ²	100.0%	657,370	ft ²
	4.33	ac.		15.09	ac.
	or 14.2% of Site			or 49.4% of Site	

Note: Total Site Area = 30.55 Acres.

1200 HILLSIDE DEVELOPMENT - PROPERTY EXTENTS				
Layer	Area (Ac)	Area (Sq Ft)	Volume (Cu Yd)	Volume (Cu Yd)
1200-HS-01	0.00	0.00	0.00	0.00
1200-HS-02	10.00	10.00	10.00	10.00
1200-HS-03	10.00	10.00	10.00	10.00
1200-HS-04	10.00	10.00	10.00	10.00
1200-HS-05	10.00	10.00	10.00	10.00
1200-HS-06	10.00	10.00	10.00	10.00
1200-HS-07	10.00	10.00	10.00	10.00
1200-HS-08	10.00	10.00	10.00	10.00
1200-HS-09	10.00	10.00	10.00	10.00
1200-HS-10	10.00	10.00	10.00	10.00
1200-HS-11	10.00	10.00	10.00	10.00
1200-HS-12	10.00	10.00	10.00	10.00
1200-HS-13	10.00	10.00	10.00	10.00
1200-HS-14	10.00	10.00	10.00	10.00
1200-HS-15	10.00	10.00	10.00	10.00
1200-HS-16	10.00	10.00	10.00	10.00
1200-HS-17	10.00	10.00	10.00	10.00
1200-HS-18	10.00	10.00	10.00	10.00
1200-HS-19	10.00	10.00	10.00	10.00
1200-HS-20	10.00	10.00	10.00	10.00
1200-HS-21	10.00	10.00	10.00	10.00
1200-HS-22	10.00	10.00	10.00	10.00
1200-HS-23	10.00	10.00	10.00	10.00
1200-HS-24	10.00	10.00	10.00	10.00
1200-HS-25	10.00	10.00	10.00	10.00
1200-HS-26	10.00	10.00	10.00	10.00
1200-HS-27	10.00	10.00	10.00	10.00
1200-HS-28	10.00	10.00	10.00	10.00
1200-HS-29	10.00	10.00	10.00	10.00
1200-HS-30	10.00	10.00	10.00	10.00
1200-HS-31	10.00	10.00	10.00	10.00
1200-HS-32	10.00	10.00	10.00	10.00
1200-HS-33	10.00	10.00	10.00	10.00
1200-HS-34	10.00	10.00	10.00	10.00
1200-HS-35	10.00	10.00	10.00	10.00
1200-HS-36	10.00	10.00	10.00	10.00
1200-HS-37	10.00	10.00	10.00	10.00
1200-HS-38	10.00	10.00	10.00	10.00
1200-HS-39	10.00	10.00	10.00	10.00
1200-HS-40	10.00	10.00	10.00	10.00
1200-HS-41	10.00	10.00	10.00	10.00
1200-HS-42	10.00	10.00	10.00	10.00
1200-HS-43	10.00	10.00	10.00	10.00
1200-HS-44	10.00	10.00	10.00	10.00
1200-HS-45	10.00	10.00	10.00	10.00
1200-HS-46	10.00	10.00	10.00	10.00
1200-HS-47	10.00	10.00	10.00	10.00
1200-HS-48	10.00	10.00	10.00	10.00
1200-HS-49	10.00	10.00	10.00	10.00
1200-HS-50	10.00	10.00	10.00	10.00
1200-HS-51	10.00	10.00	10.00	10.00
1200-HS-52	10.00	10.00	10.00	10.00
1200-HS-53	10.00	10.00	10.00	10.00
1200-HS-54	10.00	10.00	10.00	10.00
1200-HS-55	10.00	10.00	10.00	10.00
1200-HS-56	10.00	10.00	10.00	10.00
1200-HS-57	10.00	10.00	10.00	10.00
1200-HS-58	10.00	10.00	10.00	10.00
1200-HS-59	10.00	10.00	10.00	10.00
1200-HS-60	10.00	10.00	10.00	10.00
1200-HS-61	10.00	10.00	10.00	10.00
1200-HS-62	10.00	10.00	10.00	10.00
1200-HS-63	10.00	10.00	10.00	10.00
1200-HS-64	10.00	10.00	10.00	10.00
1200-HS-65	10.00	10.00	10.00	10.00
1200-HS-66	10.00	10.00	10.00	10.00
1200-HS-67	10.00	10.00	10.00	10.00
1200-HS-68	10.00	10.00	10.00	10.00
1200-HS-69	10.00	10.00	10.00	10.00
1200-HS-70	10.00	10.00	10.00	10.00
1200-HS-71	10.00	10.00	10.00	10.00
1200-HS-72	10.00	10.00	10.00	10.00
1200-HS-73	10.00	10.00	10.00	10.00
1200-HS-74	10.00	10.00	10.00	10.00
1200-HS-75	10.00	10.00	10.00	10.00
1200-HS-76	10.00	10.00	10.00	10.00
1200-HS-77	10.00	10.00	10.00	10.00
1200-HS-78	10.00	10.00	10.00	10.00
1200-HS-79	10.00	10.00	10.00	10.00
1200-HS-80	10.00	10.00	10.00	10.00
1200-HS-81	10.00	10.00	10.00	10.00
1200-HS-82	10.00	10.00	10.00	10.00
1200-HS-83	10.00	10.00	10.00	10.00
1200-HS-84	10.00	10.00	10.00	10.00
1200-HS-85	10.00	10.00	10.00	10.00
1200-HS-86	10.00	10.00	10.00	10.00
1200-HS-87	10.00	10.00	10.00	10.00
1200-HS-88	10.00	10.00	10.00	10.00
1200-HS-89	10.00	10.00	10.00	10.00
1200-HS-90	10.00	10.00	10.00	10.00
1200-HS-91	10.00	10.00	10.00	10.00
1200-HS-92	10.00	10.00	10.00	10.00
1200-HS-93	10.00	10.00	10.00	10.00
1200-HS-94	10.00	10.00	10.00	10.00
1200-HS-95	10.00	10.00	10.00	10.00
1200-HS-96	10.00	10.00	10.00	10.00
1200-HS-97	10.00	10.00	10.00	10.00
1200-HS-98	10.00	10.00	10.00	10.00
1200-HS-99	10.00	10.00	10.00	10.00
1200-HS-100	10.00	10.00	10.00	10.00

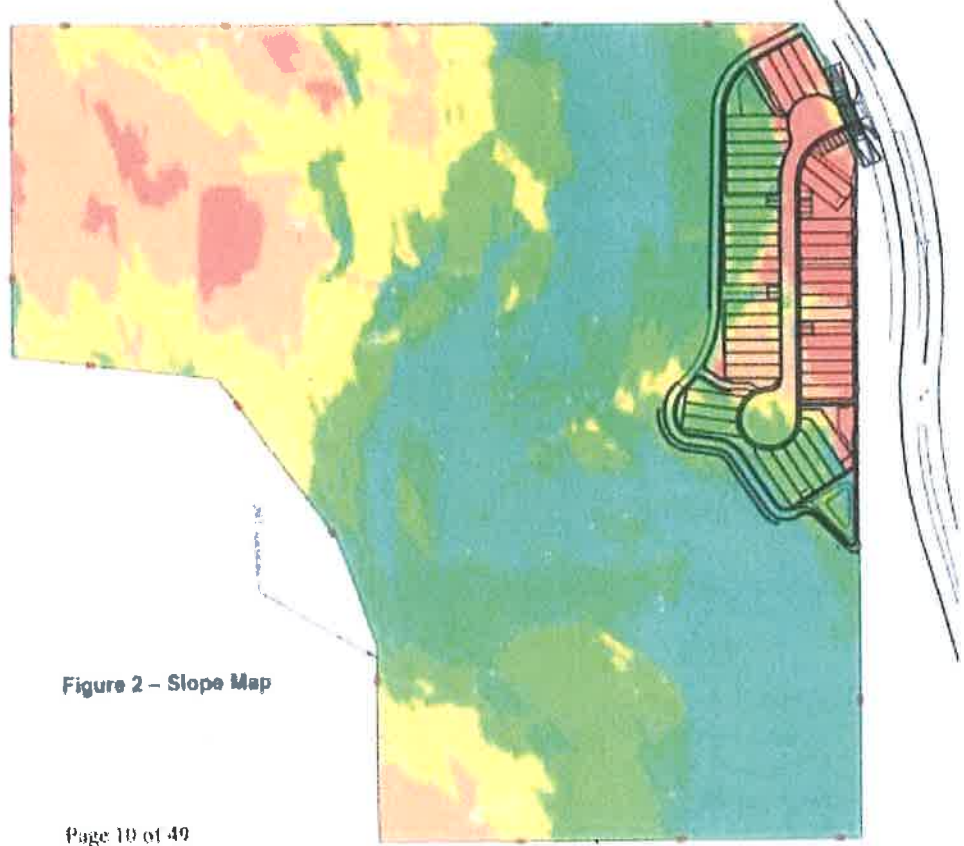


Figure 2 – Slope Map

Page 10 of 49

Figure 2 – Slope Map

**HUNTER CREEK
ENGINEERING**
11111 Highway 101
Suite 100, San Jose, CA 95131
Tel: (408) 253-1000
Fax: (408) 253-1001
www.huntercreekengineering.com

Portions of this 30.5 acre parcel have steep slopes; however, Table 1 shows that the majority of the parcel will remain as undisturbed common area. Only +/-4.33 acres of the 30.52 acre parcel will be disturbed (+/-14.2%). The slope analysis indicates that +/-15.1 acres or nearly 50% of the parcel could be disturbed.

Section 6 – Project Description

This handbook allows for a single use – Town Homes; 45 lots are proposed. All units will have a tandem garage with a minimum 20' length driveway, a kitchen, living area, den, and two bedrooms; each with a master suite. The town homes will have approximately 2,150 to 2,350 sq. ft. of living space.

Outdoor amenities will include a 25' deep X 30' wide sports court, a full-size picnic table adjoining a built-in barbecue with a charcoal grill, water features, a 0.5 mile walking/jogging path, a tot lot, and over 27 acres of common open space (See preliminary landscape plan and amenity package on PAGES 20 AND 35, respectively). Please note that the area along the portion of the path that serves as a part of the storm drain system cannot be landscaped as this would interfere with the ability of the path to convey storm waters. The homeowner's association will maintain the pathway/trapezoidal channel.

Approximately 1.75 acres or over 38% of the 4.33 acre development area will be landscaped. The undisturbed area will be left as open space in perpetuity. Project CC&R's will require that homeowner's dues be collected to maintain the open space in perpetuity in accordance with a maintenance plan that addresses: Vegetation management, watershed management, debris and litter removal, fire access and suppression, and maintenance of homeowner's access and limitations to access.

Code requires 135 parking spaces at three spaces per three-bedroom unit. Ninety parking spaces are provided in a 11' 4" wide by 36' deep tandem garage with one additional driveway space per unit included. Thus, each unit will have three parking spaces available. In addition, 27 guest parking spaces are provided for a ratio of one guest space per every 1.7 units. Accessible spaces will be provided as required by code and ADA. All parking spaces will be standard size parking stalls.

Pole mounted street lights will be placed at the Los Altos/Tecumseh intersection, near the sports court, and adjacent to the picnic area. Wall mounted lights will be used at the front of homes for safety and security, while bollard lights will be used around the pathway for safety and security. All lighting will be fully shielded and minimize illumination of the night time sky. Metal halide, LED, or compact fluorescent fixtures will be used (200+/- watts max or LED equivalent for pole mounted lights and 100+/- watts max or LED equivalent for wall mounted lights and bollards).

Table 2 lists the development data for the proposed project:

Table 2 – Development Data

Project Name	Land Use	Acres	Size	Density
Sierra View Town Homes	Town Homes	30.55	45 lots	1.5 du/ac

There are no non-residential uses proposed with this project. Thus, the ratio of residential to non-residential uses is not applicable. As this is an infill development that will use existing city services, a fiscal analysis was not prepared.

Children that live in Sierra View Town Homes are currently zoned for the following schools:

- | | |
|-----------------------------|----------------------------------|
| • Elementary School: | Beasley Elementary School |
| • Middle School: | Mendive Middle School |
| • High School: | Reed High School |

The applicant is aware of the fact that there is no guarantee that the current school zones will remain in effect and that rezoning of schools is a common occurrence in this community.

Section 7 – Architectural Theme

The site layout and contemporary design of Sierra View Town Homes introduces the feeling of a nestled village on this hillside overlooking Los Altos Parkway and eastern Sparks. This neighborhood of 45 town homes will rest in the lower and more gradually sloped southern-facing area of a sage-covered hillside. Warm earth tones, modern but natural-colored materials including metal or composition roofs, hardi panel siding, Coronado barn woodstone for a rustic farmhouse look, metal railings on decks, dual pane-low E windows, and exterior cement plaster are the materials and palette that will be used for this cluster development.

Two variations of town homes are designed to take full advantage of sharing the views and southern exposure, with the majority of living spaces facing south. The uphill units will have the living room (2nd floor) and master bedroom (3rd floor) at the front of the unit (Type A units). The downhill units will have the living room (lower or 1st floor) and master bedroom (upper or 3rd floor) at the rear of the unit (Type B units). These two variations are provided such that the primary living space can be oriented to take advantage of the best possible views.

Floor plans are open and utilize 3-stories for maximum efficiency. Each has two master suites, open kitchen and living plans, dens/offices and two-car tandem garages (11' 4" wide X 36' long usable space). The gross density of the project is +/-1.5 dwelling units per acre.

Project architectural standards are fully detailed in Chapter 2 of the handbook.

Section 8 – Infrastructure

This infill project will utilize existing city services and infrastructure. Following is a brief summary of infrastructure issues:

Sewer: The proposed residential project will generate +/-33,750 gallons per day on a per capita basis (see attached calculations). A flow test of the adjoining sewer located in Los Altos shall be completed as part of the conformance review process (tentative map) to determine the actual capacity in the pipe. An eight inch public sanitary sewer line is proposed to serve the development.

Water: Forty five town homes will require 5.4 acre feet of water at 0.12 acre feet per unit. Landscaping will require an additional 4.1 acre feet of water for a total estimated amount of 9.5 acre feet. (Assumes 100% turf; as the actual landscape plan will largely be watered by drip irrigation, it is likely that actual water demand will be less). See attached calculations. Adequate water rights shall be provided for the development.

Hydrology: The project site lies outside the 100 and 500 year flood plains. Localized runoff from the hillside above is a concern of the developer and city staff. A joint use asphalt pathway within the project that also functions as a trapezoidal channel/interceptor swale (maintained by HOA) will be placed on the uphill side of the project to intercept storm waters that sheet flow down the hillside. The trapezoidal channel shall convey at a minimum the 100-year storm event. This design was based on input from Sparks' engineering staff. The design incorporates features desired by staff to mitigate runoff from the adjoining hillside during flash flood events. In addition, waters that sheet flow from the approved 8-lot single-family residential project located north of the site on Lakota Court shall be intercepted with this project. Detention will be provided on site such that no increase in volume of flow during a 100-year storm event occurs from the development of this project (See APPENDIX D, PAGE 66). A box culvert will be required to cross the existing drainage channel that lies between the site and Los Altos Parkway at the street entrance to the project. The box culvert shall convey the existing channel capacity and shall be to the approval of the City Engineer.

Gas, electric, and cable: As this is an infill project all utilities are readily available. Adequate capacity is available.

Traffic: This project will generate approximately 264 average daily trips and 24 pm peak hour trips. A traffic study is not required as the peak hour trips are far less than the 80 pm peak hour trips that trigger a traffic study. Access to the project will occur from an existing median opening on Los Altos Parkway. This intersection is planned to operate with full movements. The length of the cul-de-sac is +/-530 feet; the street will be 27 feet wide between back face of curbs and will have a four-foot sidewalk on both sides (SEE APPENDIX D, PAGE 63).

Median Opening: *For unsignalized intersections, the Nevada Department of Transportation requirement is to have adequate storage within a raised median left turn pocket to store three minutes' worth of left turning vehicles during the peak hour. For single family townhomes, the pm peak hour will control. Assuming all 24 pm peak hour trips use the left turn pocket during the pm peak hour, 24 vehicles per hour (VPH)/60 minutes per hour = 0.40 vehicles per minute (VPM). With 0.40 VPM X 3 minutes = 1.2 vehicles or use 2 vehicles to store during the pm peak hour. Assume 25 feet of storage required per vehicle = 50 feet of storage required. Approximately 150 feet of storage is provided; adequate for the project traffic volumes. See Appendix A for additional Traffic Information.*

To avoid vehicles parking on the street, the following will be completed with this project:

- o No parking signs will be placed every 100 feet on both sides of the cul-de-sac.
- o The curb will be painted red.
- o The homeowner's association will contract with a tow company and signs will be placed below the No-Parking signs indicating that parked vehicles will be towed and giving the phone number of the tow company.
- o 27 off-street parking spaces will be placed in several locations convenient to all homeowners.

Easements: The developer is not aware of any current easement restrictions that would impede development of this site. Normal and customary easements for the private roadway and utilities will be recorded with the final map in accordance with Sparks and local utility purveyor's requirements. A Construction and Maintenance Easement was obtained from the adjoining property owner to the south to allow for the construction and maintenance of rockery/retaining walls and landscaping (Document #4354282). See APPENDIX B.

Mailbox Placement: Per Wes Yagi, Supervisor for Mail Delivery with the United States Postal Service Office at 2929 Vista Boulevard, it would be desirable to locate three 16 box cluster units on the Cul-de-sac; one at the knuckle right off Los Altos and two in the cul-de-sac. This

will allow for safe mail delivery without blocking through traffic. See FIGURE 4 for locations (Marked with an "M").

Section 9 – Project Phasing

This project will be developed in a single phase with one final map.

Section 10 – Administration & Entitlement

The development shall be approved and adopted by the City of Sparks as a planned development project with the Design Standards as the controlling document for the project design. The adopted standards form the framework for development. The planned development handbook will specifically regulate allowed uses, site design, parking, landscaping and common areas and the maintenance of exterior walls and roofs. When an item is not addressed, SMC, State or Federal regulations shall apply.

The administrator shall have the authority at his/her discretion to administratively approve minor deviations in the plans and standards as requested by the developer prior to the submission of a final development plan. Minor deviations include but are not limited to such items as parcel configurations, building heights and setback conditions up 10% of standard. Any deviation or modification that exceeds 10% will require an amendment of the final planned development.

Conformance Review:

After the pre-application meeting conference, the applicant shall prepare and submit a map submittal, containing at a minimum the following items:

- A. A site plan (minimum scale 1 inch = 40 feet) indicating the proposed platting of the lots including the proposed building setbacks.
- B. A site plan (min. scale 1 inch = 40 feet) indicating proposed locations of utilities and including the required pedestrian flashers on Los Altos Parkway.
- C. A site plan (min. scale 1 inch = 40 feet) indicating preliminary grading illustrating existing and proposed contours at one-foot intervals, proposed spot grades, proposed finish floor elevations and proposed drainage patterns.
- D. A site plan (min. scale 1 inch = 40 feet) indicating street landscaping, project entry landscaping, lot landscaping, common area landscaping and amenities
- E. Preliminary architectural home elevations of all four (4) sides of the proposed single family homes including proposed building materials and colors.
- F. Geotechnical report, sewer report, and hydrological report.
- G. A site plan (minimum scale 1 inch = 40 feet) indicating lighting, striping, and fencing
- H. A site plan (minimum scale 1 inch = 40 feet) indicating AutoTurn movements for a Sparks Fire Truck to maneuver through the site.

The map and related materials shall only be delivered to the City for review on the same dates as the City of Sparks Tentative Subdivision map submittal deadline dates. The submittal package shall comply with the tentative map application requirements and filing fees.

The applicant, city staff and other pertinent reviewing local and/or state agencies shall convene at a prescribed time in a scheduled Plan Review meeting to review the project to determine if the application is in conformance with the approved standards and City Codes.

If at the Plan Review meeting the proposed map submittal is determined to be in compliance with the Sierra View Town Home Standards Handbook, then the map and submittal shall be

approved following the standards as stated in Nevada Revised Statutes 278.360 in regard to presentation of a final map or series of final maps, extensions of time and termination of the map approval. The Administrator shall issue a letter to the applicant stating the approval and the conditions of approval.

If at the Plan Review meeting the proposed map submittal is determined to not be in compliance with the Sierra View Town Homes Standards Handbook, then the Administrator shall notify the applicant in writing as to the manner in which the application has been deemed not in compliance with the Sierra View Town Home Standards Handbook. The applicant can appeal the decision of the Administrator to the Planning Commission or re-submit at the next available tentative map submittal date.

Once the map has been deemed in compliance with the Sierra View Town Home Standards Handbook, the applicant can submit to the City a final map application to process for review and approval through the manner outlined in Nevada Revised Statutes 278.360 – 278.460, inclusive and City regulations and Codes.

Chapter Two – Development Standards

Section 1 – Project Standards

In general, this project is designed to provide quality, low-maintenance housing on an aesthetically pleasing site that leaves steeply sloped areas undisturbed to retain the stark beauty of the adjoining hillside for Sparks residents to enjoy in their everyday travels. The town home district is the one and only district within this handbook.

• **Town Home District:**

USES, SETBACKS, BUILDING HEIGHTS – STANDARDS

Uses and restrictions: The use of land, buildings and structures on any property associated with this handbook is subject to this chapter as well as to the general regulations and requirements of this handbook and Sparks code. No uses are allowed except those specifically listed below in this chapter and then only as limited by special use permit when required, height limits, lot or site requirements, parking and other restrictions listed in this chapter.

Permitted Uses: Uses permitted without a special use permit are as follows: Town homes, up to forty five (45) dwelling units clustered on approximately 4.33 acres; Temporary Sales Office Trailer in Compliance with Section 20.41.080 of the Sparks Municipal code; Construction Yards in Compliance with Section 20.41.110 of the Sparks Municipal code; Model Home Complex in Compliance with Section 20.41.090 of the Sparks Municipal code.

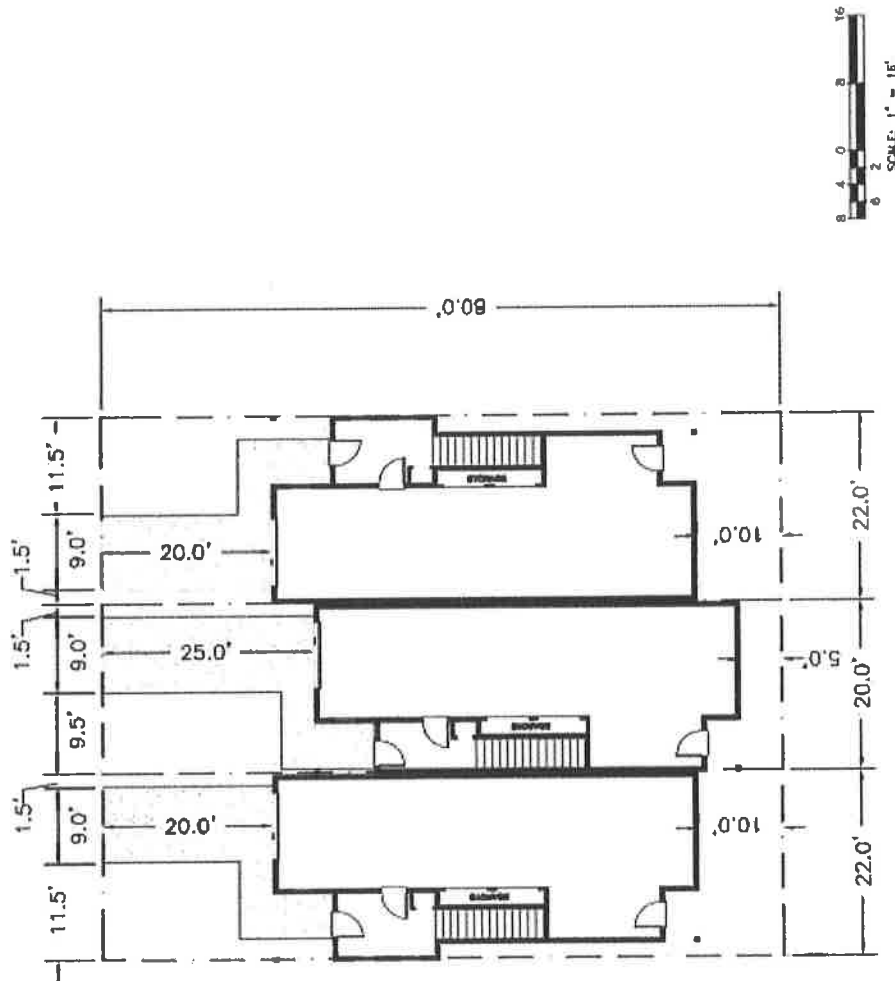
No shade structures, sheds, permanent play structures, or gazebos will be allowed in rear yards. Privacy fencing will be allowed in rear yards subject to these standards and the CC&R's.

Lot and setback requirements and height limits shall be as follows:

- A. Minimum town home lot size¹:
 - 1. Interior unit lots: one thousand six hundred (1,600) square feet,
 - 2. End unit lots: one thousand seven hundred sixty (1,760) square feet;
- B. Maximum coverage of lot by structures: sixty five percent;
- C. Minimum livable area per town home: one thousand eight hundred square feet;
- D. Setback requirements – Individual town home structure to Lot Line (excluding window light wells):
 - 1. Front yard: twenty feet,
 - 2. Rear yard: five feet;
- E. Height limit of buildings and structures:
 - 1. Residential structures: thirty five feet,
- F. Minimum lot width:
 - 1. Interior unit lots: twenty feet,
 - 2. End unit lots: twenty two feet;
- G. Minimum lot frontage: twenty feet.
- H. Minimum separation between buildings: ten feet.

See following page for a graphic of typical lot sizes and setbacks.

¹ Includes driveway and rear yard. Homeowners will purchase an actual lot, not a building footprint. **Homeowner to maintain driveway; all landscaping in front and side yards to be maintained by Homeowner's Association. Rear yards to be maintained by Homeowner.**



TYPICAL TOWNHOME SETBACKS AND DIMENSIONS

Figure 3 – Typical lot sizes and setbacks

CONSTRUCTION AND FIRE SAFETY – STANDARDS:

- A. All town home buildings constructed shall comply with the applicable standards found in the adopted building and construction codes for the City of Sparks.
- B. All town home buildings constructed shall comply with the applicable standards in the adopted fire prevention and protection codes for the City of Sparks.
- C. All town home buildings will have automatic fire suppression sprinklers installed. Fire hydrants shall be installed, inspected, and approved prior to combustible material allowed on site.
- D. Construction Hours – The applicant shall limit all construction and construction-related activities to the time between the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday and 9:00 a.m. to 5:00 p.m. Saturday. The exception is large concrete pours that may begin at 4:00 am Monday through Friday upon staff approval. The developer shall install signs in both English and Spanish 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 to the approval of the Administrator. The developer shall maintain these signs in good repair for the duration of the construction of the project. Once construction is complete, the developer shall remove the signs. Dust control can be performed outside the working hours to the approval of the Administrator.
- E. Project Contact – The applicant shall designate to the administrator a project contact person responsible/authorized to correct problems regarding the project on a 24-hour/7-days a week basis. The applicant shall designate the project contact person to the administrator prior to issuance of a grading permit for the project.

See the attached site plan and preliminary landscape plan for a graphical description of the project, PAGES 18 AND 19 respectively.

Section 2 – Street and Pedestrian System

STREETS - STANDARDS

Tecumseh Court, a twenty seven foot (27') wide street (between back face of curbs) that terminates in a cul-de-sac bulb will be the only street within the development. A four foot sidewalk will be provided on both sides of the street, extending around the 100' wide diameter cul-de-sac bulb. Tecumseh Court will be a private street; sewer lines in the street (excluding laterals) will be public and fire hydrants shall be private. This compact form of development located on a hillside is narrower than a typical Sparks city street to lessen the impacts to the hillside. All streets, sidewalks, and utilities shall comply with Title 17 of the Sparks Municipal code and the Exhibits attached in APPENDIX C AND D.

In order to minimize illegal parking, no-parking signs will be placed at approximately 100' intervals along Tecumseh Court. In addition, the homeowner's association will contract with a tow company and place additional signs below each no-parking sign with the phone number of the tow company and indicating that illegally parked vehicles will be towed at owner's expense

Section 3 – Parking Standards

PARKING - STANDARDS

- Each town home shall have a tandem garage with minimum interior dimensions of 36' long by 11' 4" wide.
- Each town home shall have a twenty foot (20') minimum length driveway 9' in width for one additional driveway space per unit included. Thus, each unit will have three parking spaces available.
- One guest parking space shall be provided for every 1.7 dwelling units.

Section 4 – Architecture

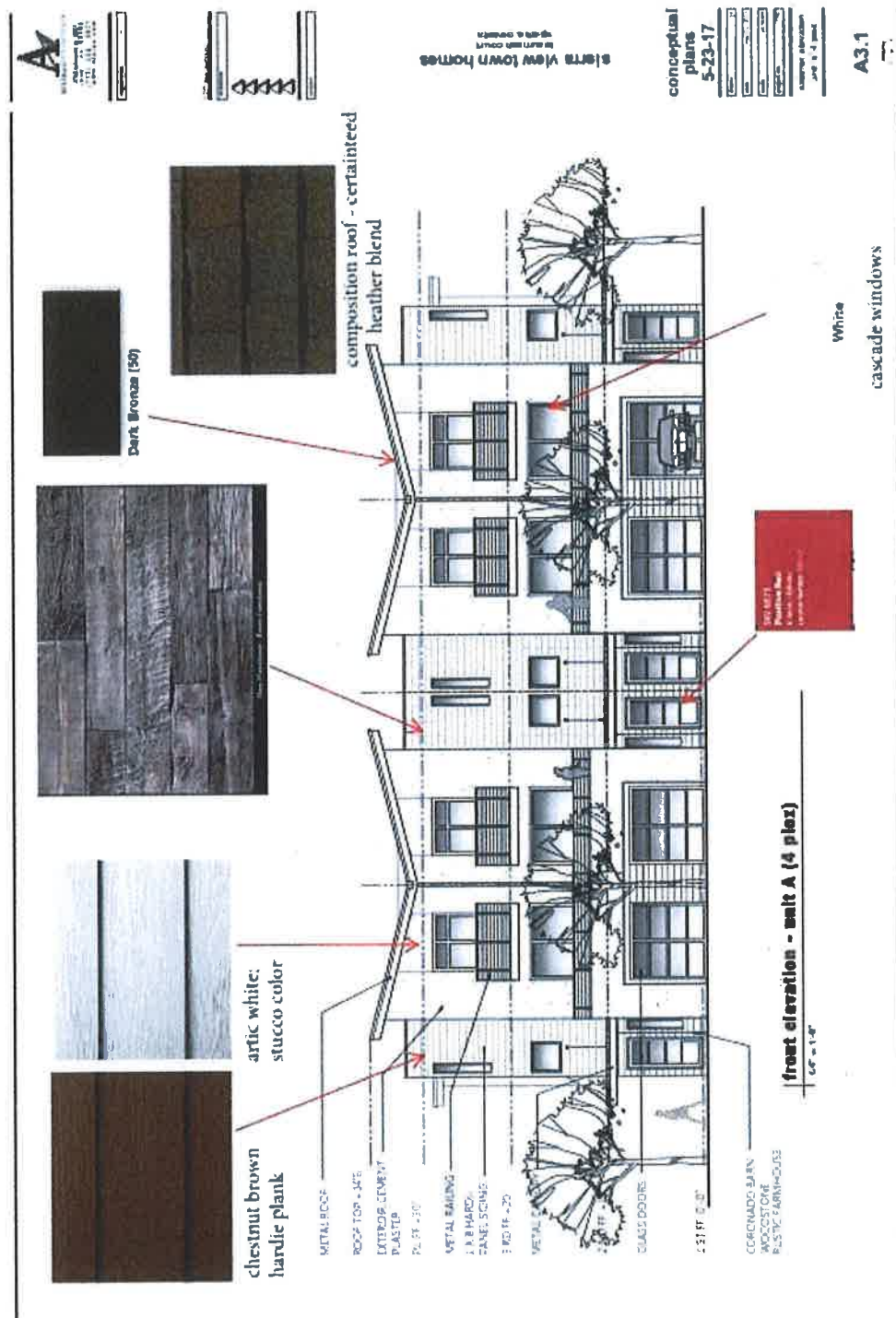
ARCHITECTURE - STANDARDS

Project architecture shall be in substantial compliance with the attached building elevations and colors shown on Figures A3-1 to A3-7, PAGES 26 – 29 and 31 – 33. Elevations are provided for front, side, and rear views for both Type A (uphill units – living area in front) and Type B (downhill units – living area in back). SEE FIGURE 4 FOR LOCATION OF UPHILL AND DOWNHILL UNITS. Each town home unit shall provide the following architectural features (Reference the elevations for specific details):

- Contemporary Design
- Metal Roofs or 30-year minimum, architectural grade Composition Roofs.
- Gas Fireplaces with Chimney Materials that Complement the Building Architecture.
- Coronado Barn Woodstone for a rustic farm house look on all units.
- 1" X 8" Hardi Panel Siding
- Exterior Cement Plaster Walls
- Divided Light Entry Doors
- Metal Railings on Decks and Balconies
- Dual Pane Vinyl Windows with Low E Glass
- Overhead Sectional Garage Doors with Windows

- Approximate 6' deep by 14' wide decks on second floor at front of each uphill unit. Downhill units have the main living area level with the back yard and will have an outdoor patio area instead of a deck.
- Covered entry porch
- Building exteriors maintained by Homeowner's Association

Proposed materials (PAGE 24), building elevations for the two proposed building types (Type A and B, Figures A3-1 to A3-7, PAGES 26 – 29 and 31 – 33), and proposed floor plans (Figures A1& A2, PAGES 25 AND 30) follow:



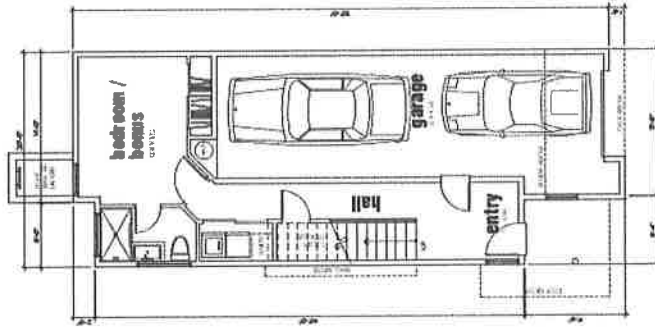


sierra view town homes
 sierra view town homes
 sierra view town homes

conceptual
 plans
 5-23-17

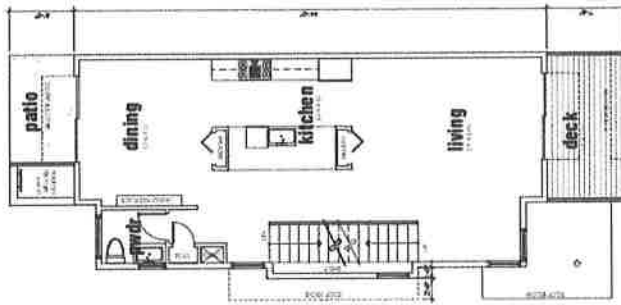
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BY	05/23/17
CHECKED	05/23/17
APPROVED	05/23/17
PROJECT	Sierra View Town Homes
LOCATION	Sierra View Town Homes
SCALE	1/4" = 1'-0"
NOTES	1. See plan unit 'A' for details.

A1



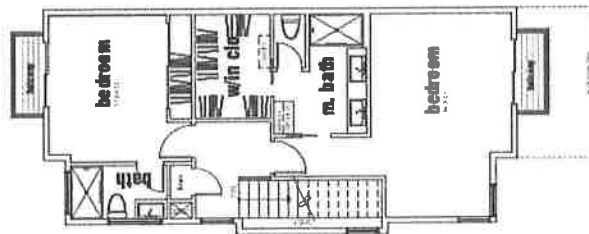
first floor plan - unit A

1/4" = 1'-0"
 14' 0" x 48' 0" = 672 sq ft
 garage: 433 sq ft
 total: 1105 sq ft



second floor plan - unit A

1/4" = 1'-0"
 14' 0" x 48' 0" = 672 sq ft
 area: 672 sq ft



third floor plan - unit A

1/4" = 1'-0"
 14' 0" x 48' 0" = 672 sq ft
 area: 672 sq ft

UPHILL UNIT

UPHILL UNIT



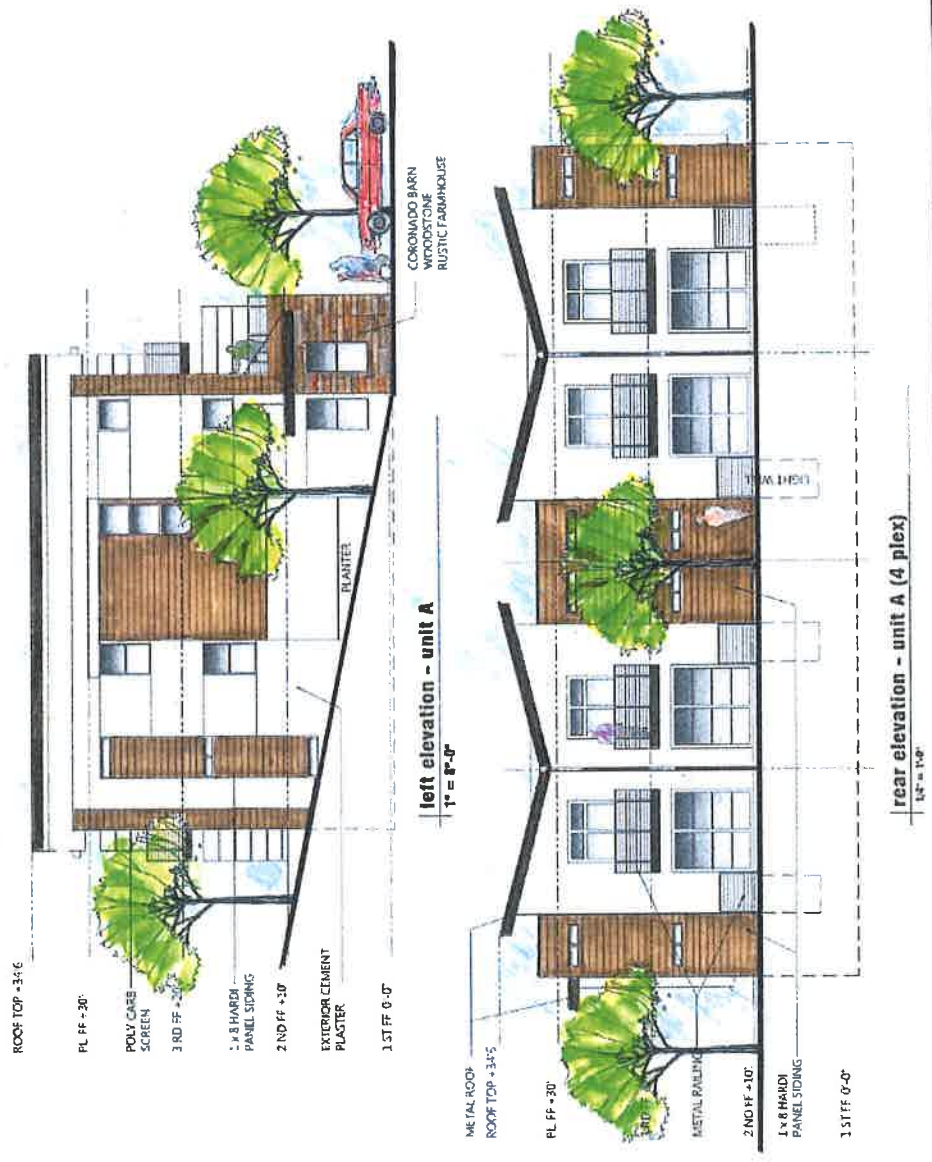
Sierra View Townhomes
Sierra View Townhomes
Sierra View Townhomes

conceptual
plans
5-23-17

Project	Sierra View Townhomes
Location	Sierra View Townhomes
Scale	1/8" = 1'-0"
Author	Sierra View Townhomes
Checker	Sierra View Townhomes
Designer	Sierra View Townhomes
Estimator	Sierra View Townhomes
Unit	Unit 1 & 4 plex

A3.1





UPHILL UNIT

UPHILL UNIT



front elevation - unit A (5 plex)
1/4" = 1'-0"

A
ARCHITECTURAL
DRAWINGS
1771 1st Ave
San Jose, CA 95131
www.ajd.com

1771 1st Ave, San Jose, CA 95131
1771 1st Ave, San Jose, CA 95131
1771 1st Ave, San Jose, CA 95131
1771 1st Ave, San Jose, CA 95131

sierra view townhomes
apartments
sierra view, california

conceptual
plans
5-23-17

1771 1st Ave, San Jose, CA 95131
1771 1st Ave, San Jose, CA 95131
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1771 1st Ave, San Jose, CA 95131

A3.3



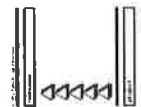
sierra view town homes
leeward court
spokane, nevada

conceptual
plans
5-23-17

Architect	A3 Architecture, Inc.
Project No.	5-23-17
Sheet No.	1
Scale	1/4\" = 1'-0"
Author	J. Smith
Checker	J. Smith
Engineer	J. Smith
City Engineer	J. Smith
City Engineer	J. Smith

A3.4

1/4\" = 1'-0"

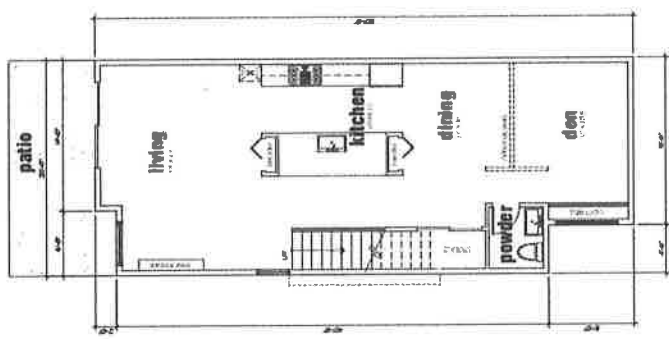


sierra view town homes
 12000 N. 12th Ave.
 Scottsdale, Arizona 85259

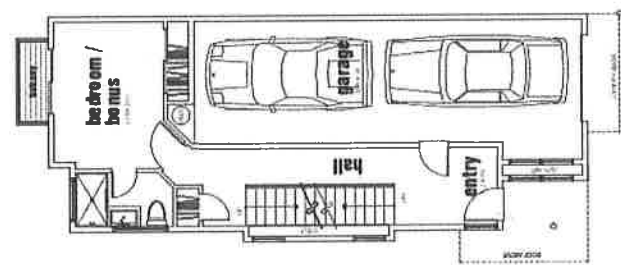
conceptual
 plans
 5-23-17

DATE	5-23-17
BY	ARCHITECT
CHECKED BY	ARCHITECT
APPROVED BY	ARCHITECT
SCALE	1/4" = 1'-0"
PROJECT NAME	Sierra View Town Homes
UNIT NAME	Unit B

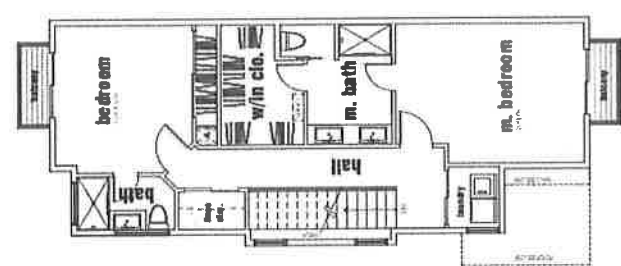
A2



daylight basement plan - unit B
 1/4" = 1'-0" overall: 28' 0" x 31' 0"



first floor plan - unit B
 1/4" = 1'-0" overall: 28' 0" x 31' 0"
 gross area: 2,322 sq ft



second floor plan - unit B
 1/4" = 1'-0" overall: 28' 0" x 31' 0"

DOWNHILL UNIT



DOWNHILL UNIT



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plans
5-23-17

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A3.6

DOWNHILL UNIT



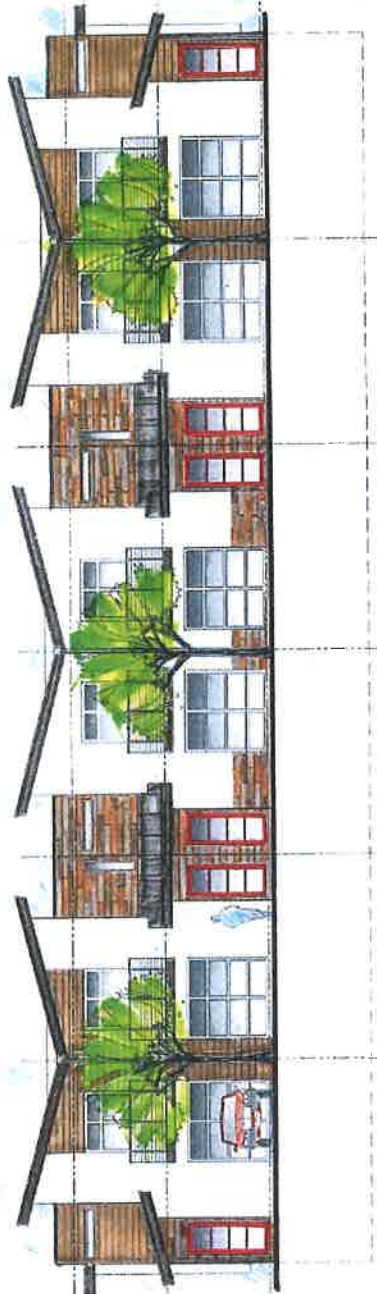
sierra view town homes
sparks, nevada

conceptual
plans
5-23-17

author	architect
date	5-23-17
scale	1/4" = 1'-0"
sheet	5-23-17
total	5-23-17

exterior elevation
unit B (6 plex)

A3.7



front elevation - unit B (6 plex)

1/4" = 1'-0"

Section 5 – Exterior Mechanical Equipment, Trash Enclosure Screening, and Mailbox Cluster Location

ELECTRICAL AND MECHANICAL EQUIPMENT SCREENING - STANDARDS

- Each town home will have individual gas, electric, and water meters.
- Gas meters shall be screened with landscaping or enclosed in an architecturally and color compatible housing to the satisfaction of the administrator.
- Electric panels shall be placed in a convenient location and not visible from the street.
- Water meters shall be installed below grade.
- Trash containers shall be kept inside the garage.
- Three 16-box Mailbox Cluster units shall be located as follows: one at the knuckle right off Los Altos and two in the cul-de-sac. This will allow for safe mail delivery without blocking through traffic. See FIGURE 4 for locations (Marked with an "M").

Section 6 – Landscape Architecture

LANDSCAPING - STANDARDS

- **Required area to be landscaped:** 20% of disturbed site area (+/-38,540 ft²).
- **Proposed area to be landscaped:** 35% minimum of disturbed site area as follows.
 - ✓ Common Area, +/-36,000 sq. ft. (to be landscaped by developer).
 - ✓ Revegetation Area, +/-19,000 sq. ft. (to be landscaped by developer).
 - ✓ Front and Rear Yards, +/-21,000 sq. ft. (to be landscaped by developer).
- **Minimum area to remain undisturbed** – 26+/- acres.
- **Maintenance** – All common area and front yard landscaping to be maintained by the Homeowner's Association. Rear yards will be maintained by individual homeowners. A landscape maintenance easement will be placed on the tentative and final map and recorded in the CC&R's.
- **Trees and Shrubs:** One tree shall be planted for every 300 square feet of required landscape area to include one tree minimum per front yard. Six shrubs shall be planted for every tree. Deciduous trees shall be a minimum 2" in caliper. Evergreen trees shall be a minimum six feet in height with a minimum 25% evergreen trees eight feet in height. A variety of evergreen and deciduous trees shall be provided to the approval of the administrator. Trees may be clustered to preserve views from the residential units and avoid sight distance impacts at project entries. 60% of shrubs shall be 5-gallon minimum size and 40% 1-gallon minimum size. **Trees and shrubs shall not impact required safe stopping sight distance at the project entry with Los Altos; to be verified by a licensed engineer.**
- **Turf:** Turf grass hardy for the Great Basin area shall be used in portions of front yards to provide a pleasing residential character. Note that turf may be used in rear yards but limited to a maximum of 50% of the rear yard area.
- **Ground Cover** - Ground covering shall be provided over the portion of the landscape area where there are no trees, turf, or shrubs. Ground covering may include living plants, such as shrubs, vines, meadow grasses and wild flowers, or other living ground

covers. Wood chips, bark, decorative rock, or other non-living materials may also be used for a maximum of 10% of the total landscape area.

- **Edging around Ground Cover** – Plastic, steel, or other appropriate edging material shall be provided around ground cover beds to retain loose ground cover material.
- **Drought Resistant Plants** – Plants and plant materials shall be used which are drought resistant.
- **Efficient Irrigation System** – An efficient irrigation system shall be utilized in conjunction with grouped plantings according to water use.
- **Neatly Maintained** – All landscaped areas will be maintained in a neat and attractive condition at all times. Minimum requirements include replacing dead or dying plant materials, mowing, watering and general clean-up.
- **Similar Watering Requirements** – Plants selected shall be grouped with those that have similar growing requirements.
- **Automatic Irrigation** – All planting areas shall have automatic irrigation systems. Wind sensors shall be installed on all overhead irrigation systems to avoid watering during windy conditions
- **Edging Materials** – Concrete driveways and sidewalks, retaining walls, asphalt pathways, and redwood headers are acceptable edging materials.
- **Mulch** – Mulch shall be placed with a minimum depth of four (4) inches around all landscape area excluding turf and hardscape areas.

See FIGURE 16, PAGE 37 for a graphic showing typical lot landscaping.

LANDSCAPE PHASING - STANDARDS

- All common area landscaping and revegetation shall be installed prior to the issuance of any certificate of occupancy. All landscaping in **front** and **rear** yards of the town homes shall be installed prior to the issuance of any certificate of occupancy for that particular town home.

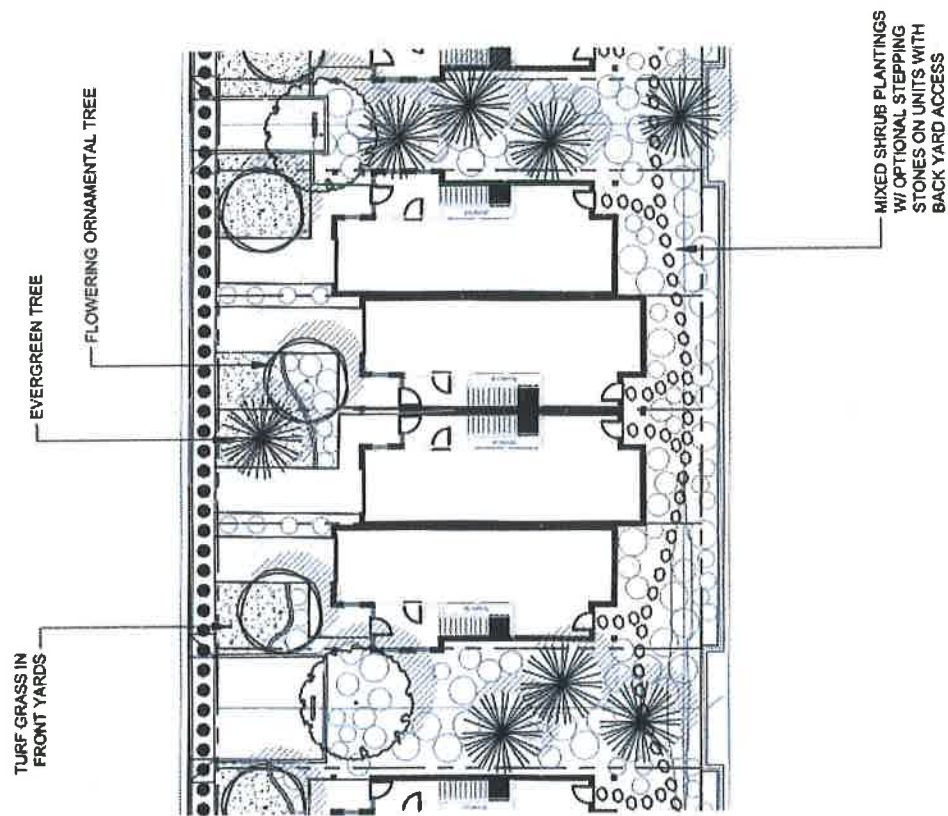
AMENITIES – STANDARDS

THE FOLLOWING PRIVATE AMENITIES TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION SHALL BE PROVIDED

- **Sports court** – A 25' deep X 30' wide sports court to include a single basketball hoop and striping around the perimeter and key (See FIGURES 17 AND 20, PAGES 38 and 41 for 25' X 30' court details). The court will also allow for Bocce Ball, Pickle Ball, and other activities.
- **A shade structure** with a picnic table adjoining a barbecue area with a built-in charcoal grill with attached work area (See graphic for shade structure, barbecue, FIGURE 17, PAGE 38).
- **A +/-2,500 lineal feet walking/jogging path** – The walking/jogging path shall be constructed of asphalt concrete with an engineered structural section (excluding street sidewalks that are Portland cement concrete) and shall have a minimum width of 4 feet. Easements will be provided for any area where the pathway crosses a private lot. (SEE FIGURE 4)

- **Water features** shall be provided in two separate locations that adjoin the sports court and barbecue/picnic area (See FIGURE 21, PAGE 42).
- **A tot lot** with a commercial grade piece of playground equipment that provides a minimum of three activities (See FIGURE 19, PAGE 40).
- **+/-26 acres** of undisturbed common open space
- **Maintenance** – All amenities will be maintained by the homeowner's association in accordance with recommended industry standards.

See Figures 16 through 21 on PAGES 37 - 42 for additional information on amenities.



Reference , Figure
5 - Preliminary
Landscape Plan

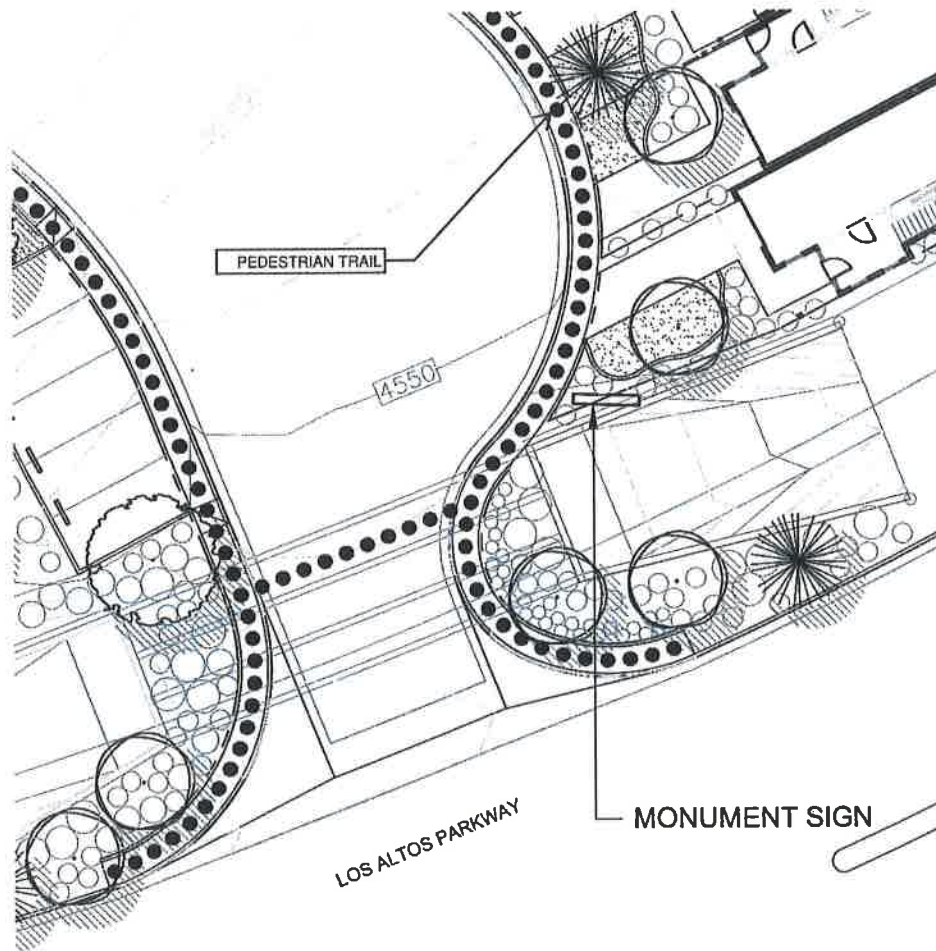
TYPICAL LOT LANDSCAPE

FIGURE 16



FIGURE 17

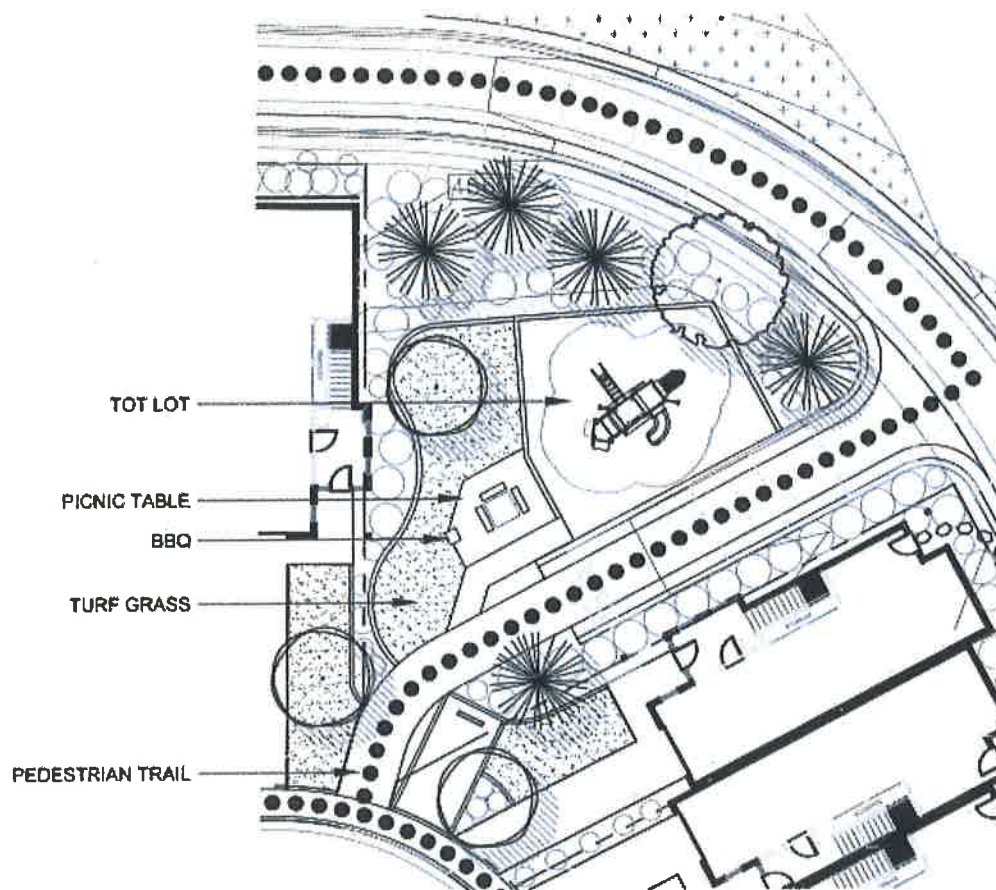
Shade Structure, Sports Court (25' X 30') and Barbecue Details



COMMUNITY ENTRANCE

Reference Figure - 5
Preliminary
Landscape Plan

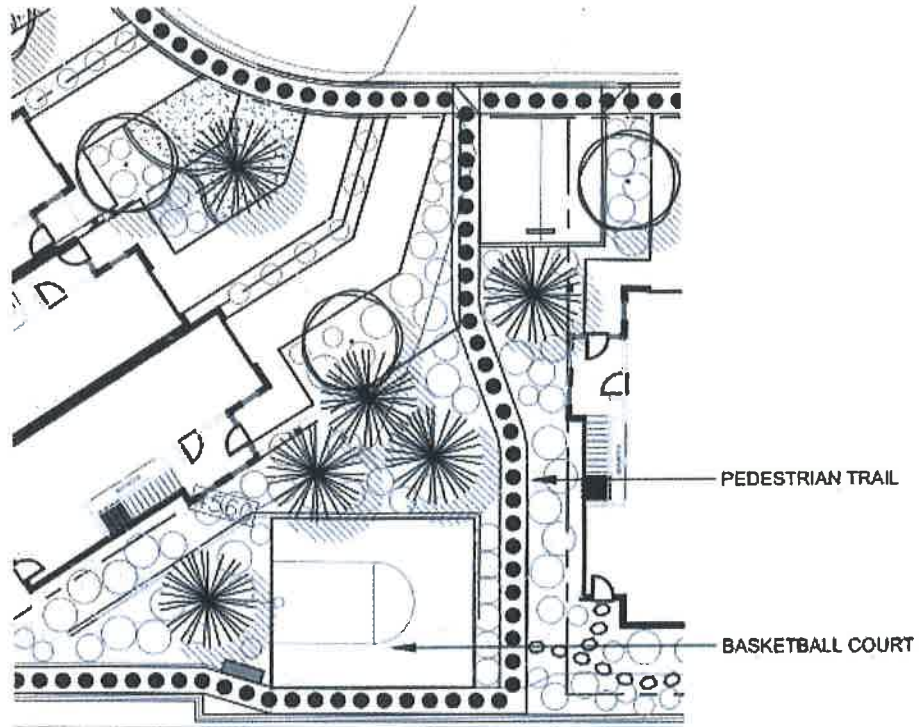
FIGURE 18



PLAY AREA

Reference Figure - 5
Preliminary
Landscape Plan

FIGURE 19



Reference Figure - 5
Preliminary
Landscape Plan

BASKETBALL COURT

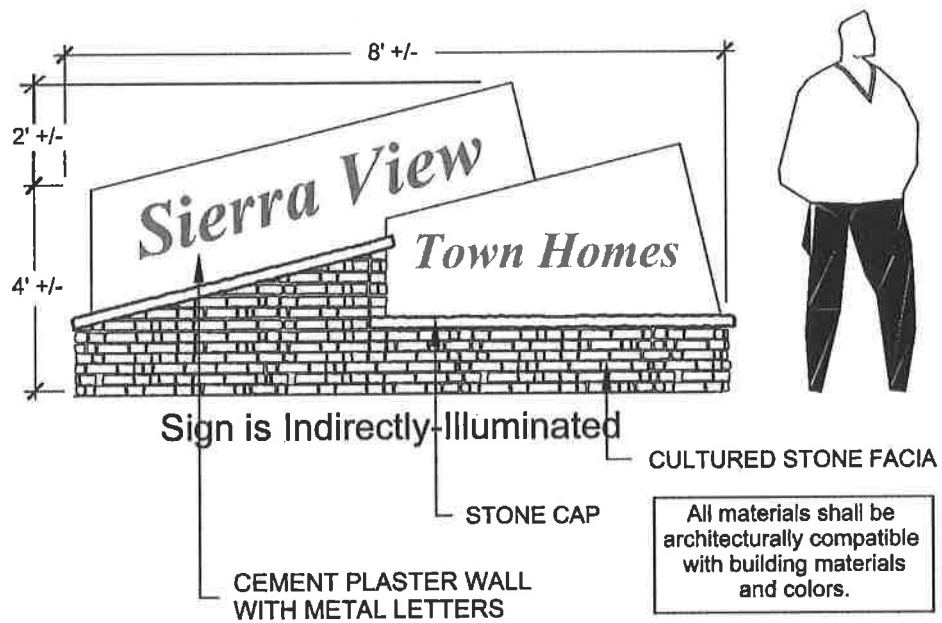
FIGURE 20



FIGURE 21 – TYPICAL WATER FEATURES

Section 7 – Signs

A single monument sign will be placed at the project entry of Tecumseh Court and Los Altos Parkway that states, "Sierra View Town Homes". The monument sign will be a maximum six feet in height and eight feet in length and will be illuminated indirectly for night time visibility using low wattage fixtures that are shielded such that light is only cast upon the sign. The monument sign shall be architecturally compatible with and match colors of the town homes. Illuminated address signs will be provided for each town home to provide 24 hour visibility for emergency vehicles (See graphic on next page, FIGURE 22).



ENTRY MONUMENT SIGN

FIGURE 22

Section 8 – Lighting

Street lights will be pole mounted LED lights in accordance with City of Sparks and NV Energy requirements. Pole mounted lights will be fully shielded and dark sky certified to provide control of light trespass, meet stringent nighttime friendly full cutoff requirements, reduce unwanted glare, and enhance visibility. Decorative lights will be used for wall mounted lighting. All project exterior lighting (excluding front entry porch lighting) will be maintained by the homeowner's association, including replacement of light bulbs.

LIGHTING - STANDARDS

Pole mounted LED lights will be used at the intersection of Tecumseh Court and Los Altos Parkway (20' maximum pole height above the concrete foundation) and for the basketball court and picnic areas (12' maximum pole height above the concrete foundation). Court and picnic area lights will be on timers to shut off at 10:00 pm during standard time and 11:00 pm during daylight savings time. Pole mounted lights will:

- Provide uniform, well-defined illumination along walkways, paths and common areas between buildings.
- Utilize lower pole heights of 12' in recreation areas to create a sense of scale in pedestrian spaces

All project exterior lighting (excluding building lighting, front entry porch lighting, and rear patio lighting) will be maintained by the homeowner's association, including replacement of light bulbs.

All Lighting shall be compatible with the building architecture and colors.

Wall mounted lights will be used in the front of town homes for safety and security. Lights will use maximum 70W or 100W metal halide bulbs and or LED equivalent and will incorporate motion sensors where practical such that lighting is only provided when needed.

Forty-two inch minimum height decorative bollard lights will be used at 100 foot intervals to provide safety and security lighting for the portion of the pathway that wraps around the cul-de-sac bulb.

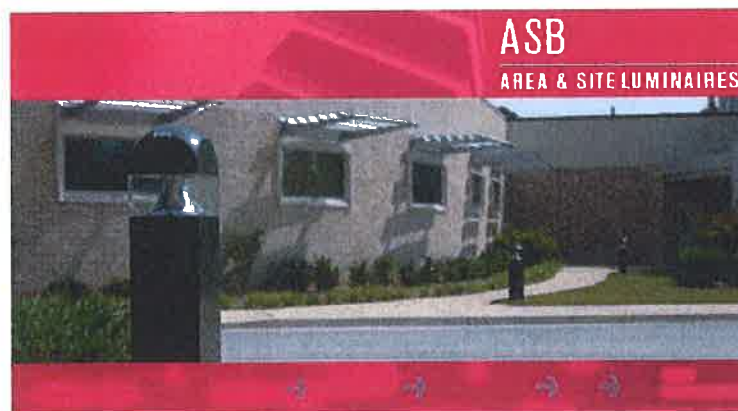


FIGURE 25 – TYPICAL BOLLARD LIGHT

Section 9 –Walls & Fencing

WALLS – STANDARDS

Rockery walls with a maximum height of 6 feet will be used within the development. Where multiple walls are used, they shall have a minimum separation of six feet (6') to allow for terracing and landscaping between walls (See engineering Details in Appendices). Note that no landscaping will be provided within the debris catchment area that adjoins the north and westside of the town homes as the area between these rockery walls is needed to catch storm water runoff and debris.

All rockery and retaining walls shall comply with the tentative map per the Conformance Review process described in Chapter 1, Section 10 of this PD Handbook, City of Sparks' Subdivision code, and policies pertaining to rockery walls. Rockery walls will be maintained by the Homeowner's Association.

FENCING – STANDARDS

Fences (to be maintained by the Homeowner's Association) are only allowed in rear yards and along the southern property line adjacent to Los Altos Parkway. Maximum fence height is five (5) feet in rear yards and five (5) feet along the southern property line adjacent to Los Altos Parkway. (See height exceptions below for posts and caps). All fencing shall be to the satisfaction of the Administrator and comply with City of Sparks building code requirements. No chain link fencing is allowed.

Only decorative wood fencing compatible with building materials, colors, and architectural style is allowed in rear yards. Posts shall be pressure treated 4" X 4" lumber painted white with 30" minimum length below grade. Cross rails shall be pressure treated 2" X 4" lumber painted white. All other fence materials shall be suitable for outdoor fencing and Sparks' climate. A decorative top rail and decorative post caps must be used. Fence posts with decorative post cap may be a maximum 5' 8" in height. No dog ear fencing is allowed.

To avoid graffiti issues, only black metal decorative fencing is allowed along the southern property line adjacent to Los Altos Parkway. Posts shall have a 30" minimum length below grade. Fence posts with decorative caps may be a maximum 5' 6" in height. (See one example below). Views through the metal fence shall be screened using either dense shrubs and/or vines to the satisfaction of the administrator.



APPENDICES

- A. LEFT TURN MEDIAN OPENING ON LOS ALTOS PARKWAY**
- B. CONSTRUCTION AND MAINTENANCE EASEMENT, DOC #4354282**
- C. PRELIMINARY ENGINEERING DRAWINGS**
 - a. CIVIL SITE & GRADING PLAN**
 - b. CIVIL CROSS SECTIONS**
 - c. OVERALL PARCEL TOPOGRAPHY & NOTES**
- D. ENGINEERING DETAIL SHEETS**
 - a. ROADWAY SECTION**
 - b. ROCKERY WALL WITH INTERCEPTOR SWALE**
 - c. ROCKERY RETAINING WALL AND BENCHES**
 - d. DETENTION CROSS SECTION**

APPENDIX A - LEFT TURN MEDIAN OPENING ON LOS ALTOS PARKWAY

To ensure adequate left turn storage for the project from Los Altos Parkway, Nevada Department of Transportation (NDOT) requirements were considered. For unsignalized intersections, the Nevada Department of Transportation requirement is to have adequate storage within a raised median left turn storage pocket to store three minutes' worth of left turning vehicles during the peak hour. For this single family townhome project, the pm peak hour will control. Assuming all 24 pm peak hour trips use the left turn pocket during the pm peak hour, 24 vehicles per hour (VPH)/60 minutes per hour = 0.40 vehicles per minute (VPM). $0.40 \text{ VPM} \times 3 \text{ minutes} = 1.2 \text{ vehicles}$ or use 2 vehicles to store during the pm peak hour. Assume 25 feet of storage required per vehicle = 50 feet of storage required. The new left turn median opening will provide for approximately 150 feet (150') of left turn storage; *adequate for the project traffic volumes.*

According to the Regional Transportation Commission's 2040 Regional Transportation Plan (RTP), Los Altos Parkway is a two-lane Moderate Access Control Arterial. According to Table 3-4 on the following page of the Regional Transportation Commission's "Average Daily Traffic Level of Service Thresholds by Facility Type for Roadway Planning; a 2-lane Moderate Access Control Arterial Street functions at a Level of Service "D" with an average daily traffic volume of 17,500 ADT. A Level of Service "D" is the current adopted level of service for Los Altos Parkway.

The only improvement identified in the 2040 RTP for Los Altos is the addition of bicycle lanes in the 2027-2040 time frame; no traffic capacity improvements are identified. Thus, it can be concluded that the proposed left turn median opening will function adequately and will have adequate storage capacity.

Table 3-4
Average Daily Traffic Level of Service Thresholds
By Facility Type for Roadway Planning

Facility Type	Maximum Service Flow Rate (daily for Given Service Level)				
Number of Lanes	LOS A	LOS B	LOS C	LOS D	LOS E
Freeway					
4	≤ 28,600	42,700	63,500	80,000	90,200
6	≤ 38,300	61,200	91,100	114,000	135,300
8	51,100	81,500	121,400	153,200	180,400
10	63,800	101,900	151,800	191,500	225,500
Arterial-High Access Control					
2	n/a	9,400	17,300	19,200	20,300
4	n/a	20,400	36,100	38,400	40,600
6	n/a	31,600	54,700	57,600	60,900
8	n/a	42,500	73,200	76,800	81,300
Arterial-Moderate Access Control					
2	n/a	5,500	14,800	17,500	18,600
4	n/a	12,000	32,200	35,200	36,900
6	n/a	18,800	49,600	52,900	55,400
8	n/a	25,600	66,800	70,600	73,900
Arterial/Collector-Low Access Control					
2	n/a	n/a	6,900	13,400	15,100
4	n/a	n/a	15,700	28,400	30,200
6	n/a	n/a	24,800	43,100	45,400
8	n/a	n/a	34,000	57,600	60,600
Arterial/Collector-Ultra-Low Access Control					
2	n/a	n/a	6,500	13,300	14,200
4	n/a	n/a	15,300	27,300	28,600
6	n/a	n/a	24,100	41,200	43,000
8	n/a	n/a	33,300	55,200	57,400

**APPENDIX B - CONSTRUCTION AND MAINTENANCE
EASEMENT, DOC #4354282**

When Recorded, Mail to:

OLSEN INVESTMENTS, LLC
c/o Dr. Shauna Olsen
1699 S Virginia St # 100
Reno, Nevada 89502-2834

DOC # 4354282

05/14/2014 03:48:26 PM

Requested By

KENNETH B KRATER

Washoe County Recorder

Laurence R. Burtless - Recorder

Fee: \$22.00 RPTT: \$0.00

Page 1 of 6



APN# 514-370-01

GRANT OF CONSTRUCTION AND MAINTENANCE EASEMENT

THIS GRANT OF EASEMENT, made and entered into this 12 day of May 2014, by and between BARKER HOMES, INC., a Nevada corporation, as owner of Parcel 3 of Parcel Map No. 3746 according to the map thereof filed in the office of the County Recorder of Washoe County, State of Nevada on January 26, 2001, as File No. 2519022, Official Records, herein referred to as "GRANTOR", and OLSEN INVESTMENTS, LLC, hereinafter referred to as "GRANTEE".

WITNESSETH

For and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, receipt is hereby acknowledged, GRANTOR hereby grants to the GRANTEE a permanent easement and right-of-way for the construction and maintenance of rockery/retaining walls and landscaping, over, across and through the land herein described, together with the perpetual right to enter upon said land to construct, reconstruct, maintain and repair said rockery/retaining walls and landscape improvements and the further right to remove trees, bushes, undergrowth and other obstructions interfering with the location, construction and maintenance of said rockery/retaining walls and landscape improvements.

The easements and right-of-way hereby granted to provide rockery/retaining walls and landscape improvements for a residential development and associated accessory uses is situate in the County of Washoe, State of Nevada, more particularly described in Exhibit "A" and depicted on Exhibit "B", which are attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD, said easement and right-of-way unto the GRANTEE and unto its successors and assigns forever.

This is a nonexclusive Grant of Easement and to the extent other uses do not interfere with the use of said easement by GRANTEE as permitted herein, GRANTOR, its successor and assigns, shall be permitted to use the same for any purpose they may desire. The easement addendum attached hereto is incorporated herein by this reference.

The covenants and agreements herein contained shall inure to the benefit of and shall be binding upon executors, administrators, heirs, successors and assigns of the parties and shall be, and are, covenants running with the land binding upon said property of GRANTOR and for the benefit of GRANTEE.

WHEREAS

Anything in this Instrument to the contrary notwithstanding, Grantee by recording this Instrument and/or exercising the rights herein granted agrees to the following conditions:

(a) The easement(s) herein granted are subject to all easements and encumbrances of record and are nonexclusive provided later granted easements shall be subject to Grantee's rights and uses.

(b) All rockery/retaining walls and landscape improvements and their related components and supports placed within the described easement area(s) by Grantee, or Grantee's agents or contractors, pursuant to this Instrument ("Grantee's property") shall remain the property of Grantee.

(c) Grantor and its successors and assigns retain the right to full use of the surface of the described easement area(s) except where Grantee has placed Grantee's Property, provided, however, Grantor will not erect any building or major structure within the described easement area(s).

(d) Grantee shall at all times safely operate and maintain Grantee's Property within the described easement area(s) and shall promptly repair and restore to its prior condition any improvements existing within the described easement area(s) which are disturbed by the construction or maintenance of Grantee's Property by Grantee, or Grantee's agents or contractors.

(e) Grantee shall not in the exercise of the within easement(s) unreasonably interfere or obstruct Grantors, or Grantor's agents or contractors, in the location or construction of any improvements located in the area adjoining the described easement area(s), or unreasonably interfere with any business of Grantor. Nothing in this Paragraph (e), however, shall allow Grantor or Grantor's agents or contractors to construct a building or other major structure within the described easement area as provided in Paragraph (c) herein, or to unreasonably interfere with Grantee's rights to construct, operate and maintain Grantee's Property hereunder.

(f) After recording this instrument, Grantee shall provide Grantor with the date, Instrument number, book and page of recording.

(The remainder of this page is left intentionally blank.)

IN WITNESS WHEREOF, the GRANTOR hereto has executed this Grant of Easement the day and year first above written.

EXECUTED on this 12 day of May, 2014

Grantors:

BARKER HOMES INC.
A Nevada corporation

By: Dennis Barker

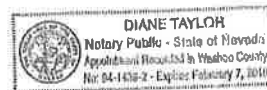
Name: Dennis Barker

STATE OF Nevada)
)ss
COUNTY OF Washoe)

This Instrument was acknowledged before me on this 12th day of May, 2014

by Dennis Barker as Manager of Barker Homes
Inc., a Nevada corporation

[Signature]
Notary Public





Land Information Solutions

TRI STATE SURVEYING, LTD.

1925 E. Prater Way, Sparks, Nevada 89434
Telephone (775) 358-9491 ♦ FAX (775) 358-3664
Toll Free: 1-800-411-3752

Project No. 14067.01.RC
May 5, 2014

EXHIBIT A LEGAL DESCRIPTION CONSTRUCTION AND MAINTENANCE EASEMENT

All that certain parcel situate within a portion of the Southeast One-Quarter (SE 1/4) of Section Twenty-six (26), Township Twenty (20) North, Range Twenty (20) East, Mount Diablo Meridian, City of Reno, Nevada and being a portion of Parcel 3 of Parcel Map No. 3746, filed January 26, 2001 in the Office of the County Recorder of Washoe County, Nevada as File No. 2519022, said parcel being more particularly described as follows:

BEGINNING at the northeast corner of Parcel 3 of said Parcel Map, being on the northerly right-of-way line of Los Altos Parkway, from which the southeast corner of said Section 26, as shown on said Parcel Map No. 3746, bears South 06°17'01" East, 1326.19 feet;

THENCE from the POINT OF BEGINNING, along the northerly line of said right-of-way of Los Altos Parkway, being the southerly line of said Parcel 3, from which a radial line bears of North 20°35'03" West, 353.19 feet along the arc of a 750.00 foot radius curve to the right, through a central angle of 26°58'55", to a point of reverse curvature;

THENCE continuing along said northerly right-of-way line of Los Altos Parkway, being the southerly line of said Parcel 3, 329.07 feet along the arc of a 850.00 foot radius curve to the left, through a central angle of 22°10'53";

THENCE continuing along said northerly right-of-way line of Los Altos Parkway, being the southerly line of said Parcel 3, South 74°12'59" East, 206.24 feet to the beginning of a curve to the right;

THENCE continuing along said northerly right-of-way line of Los Altos Parkway, being the southerly line of said Parcel 3, 299.76 feet along the arc of a 850.00 foot radius curve, through a central angle of 20°12'29";

Thence leaving said northerly right-of-way line of Los Altos Parkway, being the southerly line of said Parcel 3, North 00°23'45" East, 267.03 feet to the southwest corner of Parcel "B" of Parcel Map No. 4397, filed June 17, 2005 in the Office of the County Recorder of Washoe County, Nevada as File No. 3231787, said point being on the northerly line of the above mentioned Parcel 3;

Thence along the southerly line of said Parcel "B", being on the northerly line of the above mentioned Parcel 3, South 89°27'44" East, 1138.37 feet, to the above mentioned POINT OF BEGINNING.

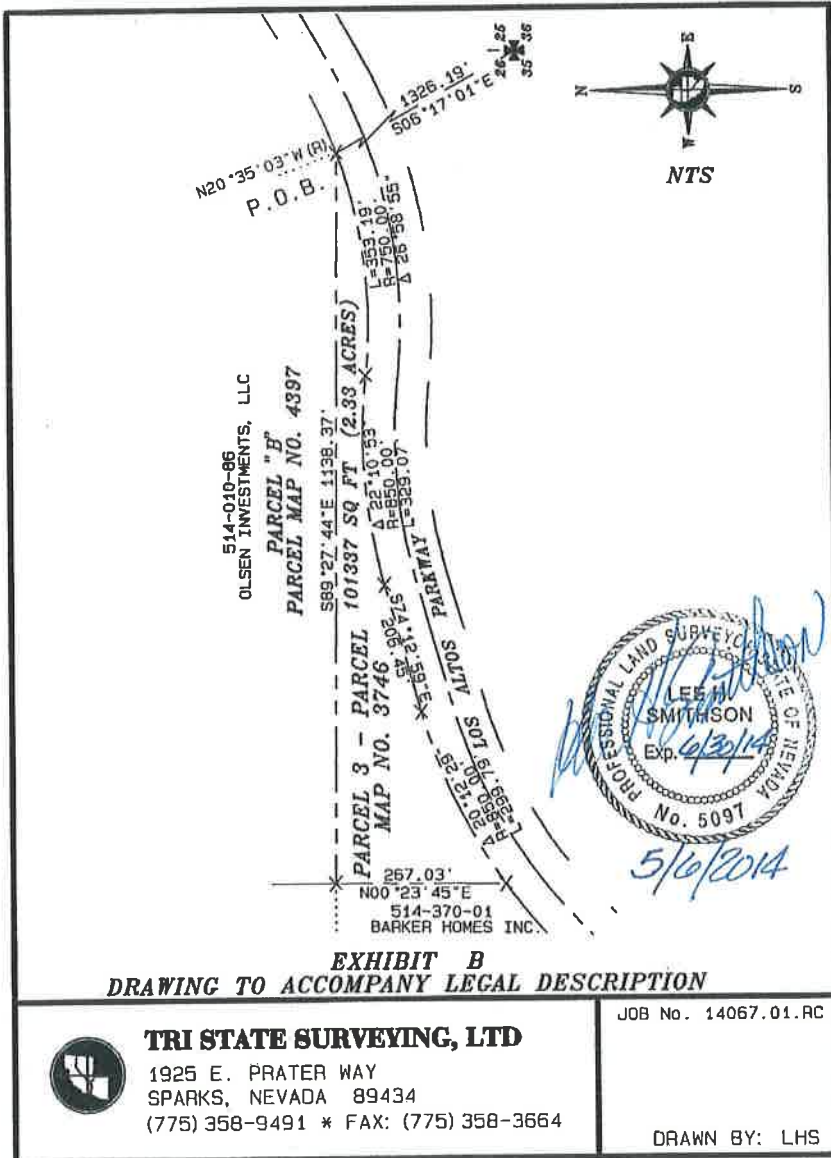
Said Parcel contains 2.33 Acres (101,337 square feet), more or less.

The BASIS OF BEARINGS for this description is Parcel Map No. 4397, filed June 17, 2005 in the office of the County Recorder of Washoe County, Nevada as File No. 3231787.

Date: 5/6/2014
Lee H. Smithson, P.L.S.
Nevada Certificate No. 5097



EXHIBIT A



APPENDIX C - PRELIMINARY ENGINEERING DRAWINGS

a. CIVIL SITE & GRADING PLAN



b. CIVIL CROSS SECTIONS

c. OVERALL PARCEL TOPOGRAPHY & NOTES



1. PRIVATE STREETS

1. **PRIVATE STREETS**
 - a. All streets designated as private shall be owned and perpetually maintained by the homeowners association or maintenance management association.
 - b. A blanket underground public utilities easement, including but not limited to Water, Gas, Electric, Sanitary sewer, Storm drain, cable TV, and communications utilities will be provided over all private streets.
2. **COMMON AREAS**
 - a. Common areas to be privately maintained and perpetually funded by the homeowners association or maintenance management association.
 - b. A blanket underground public utilities easement, including but not limited to Sanitary Sewer, Storm Sewer, Gas, Electric, cable TV, and communications utilities will be provided over all common areas.
 - c. A blanket access easement shall be provided over all common areas.
 - d. A blanket drainage easement shall be provided over all common areas.
 - e. All drainage facilities located within common areas are to be privately owned and perpetually funded through the homeowners association.
 - f. No owner or tenant shall obstruct a drainage easement or channel within common areas.
 - g. A blanket maintenance access easement shall be provided **over all common areas**.
 - h. Snow storage shall be within common areas.

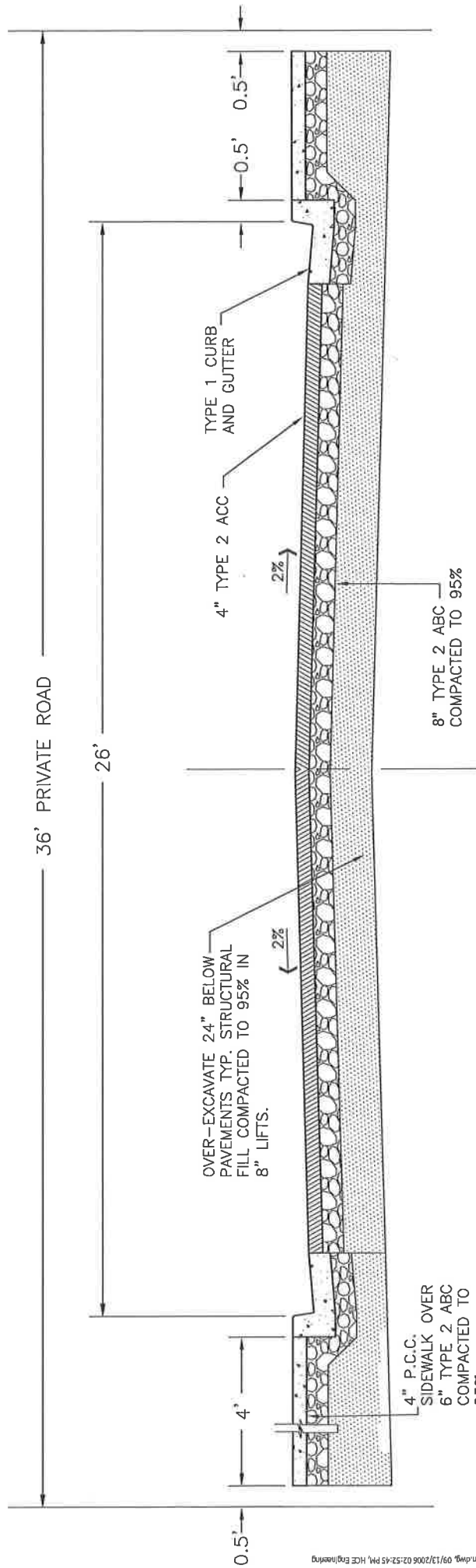
AGGREGATE BASE COURSE
ASPHALT CEMENT CONCRETE
GRAVEL
INSULATION
IRON STEEL
JOINT FILLER
JOINT SEALANTS
MASONRY
PLASTIC
PORTLAND CEMENT CONCRETE
ROCK RIP RAP
SAND
SOIL
SUBGRADE
TRENCH BACKFILL
WOOD

1	CENTERLINE
2	CONSTRUCTION BASELINE
3	PROPERTY LINE
4	HIGHWAY
5	RIGHT OF WAY
6	EASEMENT
7	EDGE OF UNDERGROUND
8	EXISTING UTILITY
9	NEW UTILITY
10	SEWER
11	WATER
12	STORM DRAIN
13	SANITARY SEWER
14	ELECTRIC UNDERGROUND
15	CATV / TELEPHONE UNDERGROUND
16	ELECTRIC OVERHEAD
17	PARALLEL WIRE FENCE
18	CHAIN LINK FENCE
19	WOOD FENCE

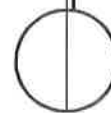


APPENDIX D – ENGINEERING DETAIL SHEETS

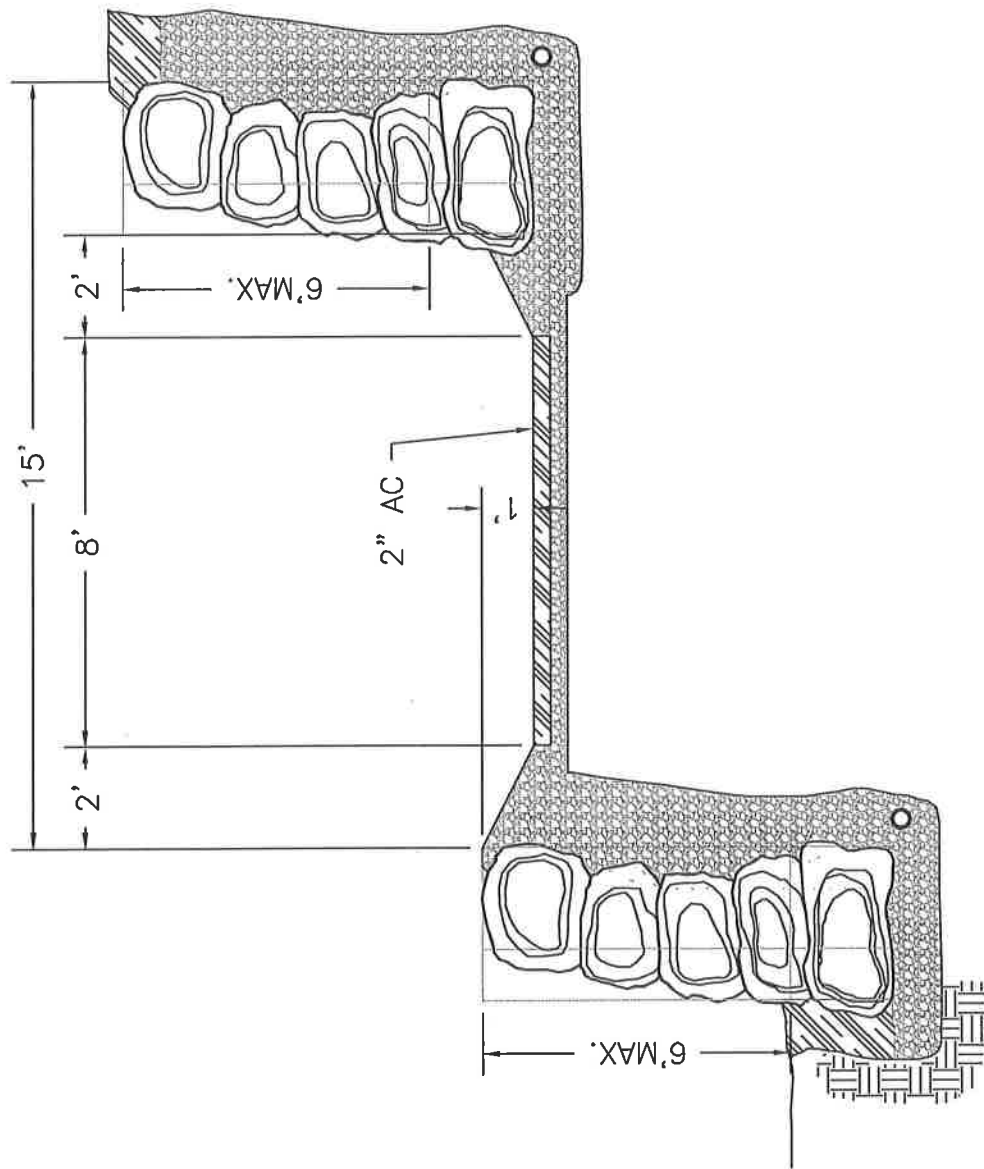
a. ROADWAY SECTION



ROADWAY SECTION



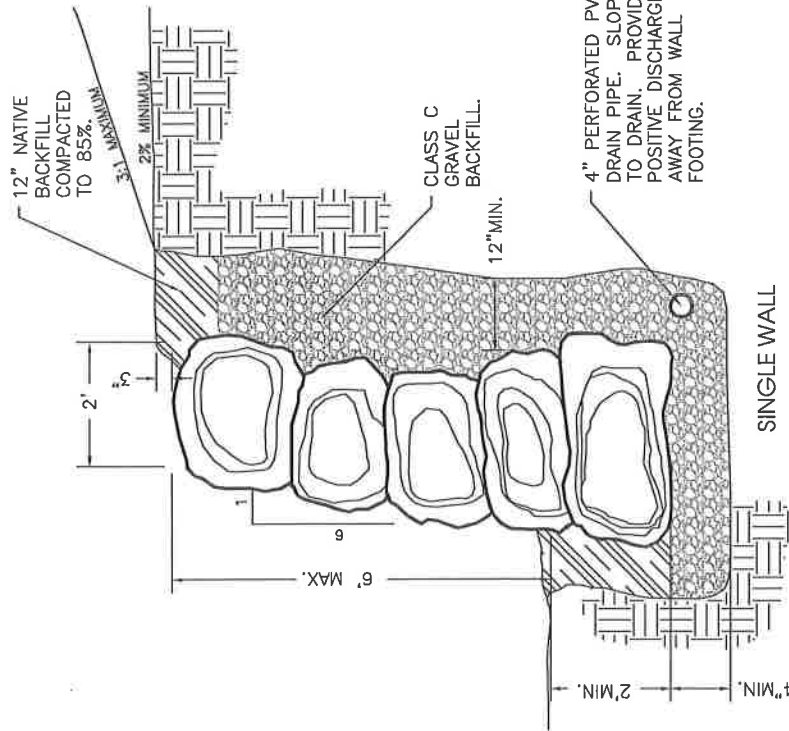
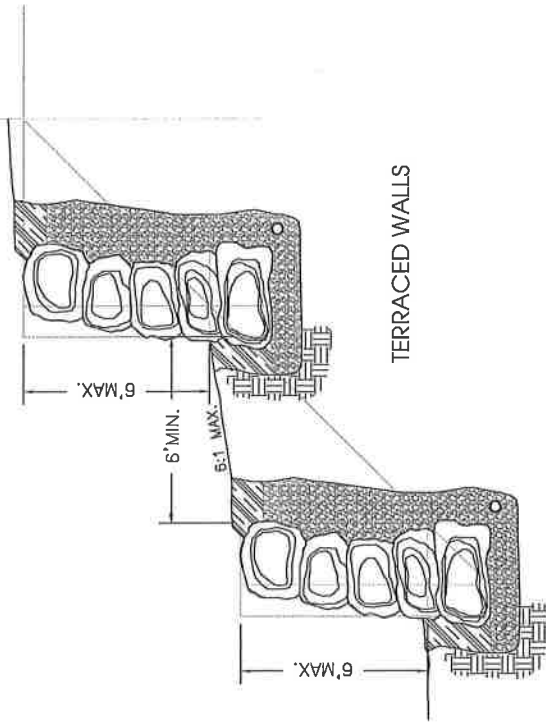
b. ROCKERY WALL WITH INTERCEPTOR SWALE



ROCKERY RETAINING WALL W/ INTERCEPTOR SWALE

C
C-4

c. *ROCKERY RETAINING WALL AND BENCHES*



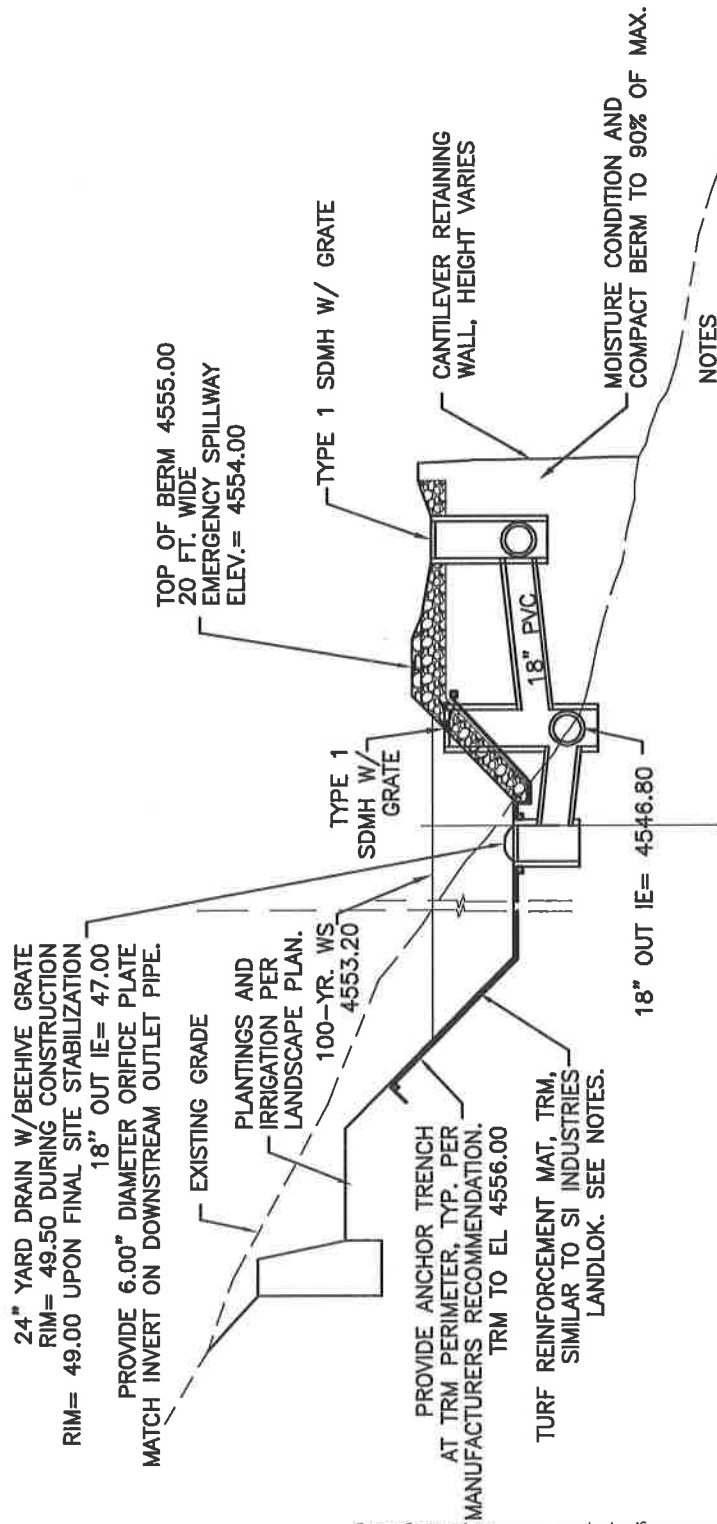
ROCKERY RETAINING WALL NOTES

1. TERRACED WALLS OF ANY HEIGHT AND SINGLE WALLS WITH EXPOSED HEIGHT OF GREATER THAN 2 FT., SHALL BE DESIGNED BY A REGISTERED GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL SUBMIT SEPARATE DETAILS AND ASSOCIATED CALCULATIONS, STAMPED BY A PROFESSIONAL ENGINEER, TO THE PERMITTING AGENCY. THE PERMITTING AGENCY SHALL PROVIDE A SEPARATE CONSTRUCTION PERMIT FOR THE WALLS UPON REVIEW AND APPROVAL OF SEPARATE SUBMITTAL.
2. ROCK SHALL BE ANGULAR AND HAND SELECTED FOR EACH WALL. EACH ROCK SHALL BE FITTED INTO ITS FINAL LOCATION AND CHECKED FOR STABILITY. ROCKS SHALL BE PLACED SUCH THAT THERE ARE NO CONTINUOUS JOINT PLANES, EITHER VERTICALLY OR HORIZONTALLY. EACH ROCK SHALL BEAR ON AT LEAST TWO ROCKS BELOW IT WITH MAXIMUM ROCK TO ROCK CONTACT. ROCK COLOR SHALL BE UNIFORM THROUGHOUT THE INDIVIDUAL WALLS AS APPROVED BY THE OWNER.
3. CHINK VOIDS TO MINIMIZE VOIDS IN THE FACE OF THE WALL.

ROCKERY RETAINING WALL

A
C-5

d. DETENTION CROSS SECTION



NOTES

1. PROVIDE TURF REINFORCEMENT MAT, TRM, ON INTERIOR DETENTION BASIN SLOPES. PROVIDE ANCHOR TRENCH AT 20 FT. ON CENTER EACH WAY, AROUND PERIMETER OF MAT, AND AS RECOMMENDED BY THE MANUFACTURER FOR INTENDED USE IN DETENTION AREA.
2. PROVIDE PLANTINGS AND IRRIGATION PER LANDSCAPE PLAN.
3. PROVIDE STAPLE ANCHORS ON 3 FT. ON CENTER EACH WAY PER MANUFACTURERS RECOMMENDATION.
4. PROVIDE LOW FLOW CHANNEL ON BOTTOM OF DETENTION POND TO CONVEY NUISANCE FLOWS TO OUTLET.

DETENTION CROSS SECTION A-A



WASHOE COUNTY RECORDER

OFFICE OF THE COUNTY RECORDER
LAWRENCE R. BURTNES, RECORDER

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

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

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

A handwritten signature in cursive script, appearing to read "Janet Stout", is written over a horizontal line.

Signature

12/18/17

Date

The name "Janet Stout" is printed in a serif font over a horizontal line.

Printed Name