

3rd of 5

COI PM 17-0018

Community Services Department

Planning and Building

TENTATIVE PARCEL MAP

(see page 5)

PARCEL MAP WAIVER

(see page 15)

APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89520

Telephone: 775.328.6100

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: Parcel Map No. 3 of 5 for LW Land Company, LLC			
Project Description: Parcel Map dividing 45.06 acres into 3 - 5.00 acre parcels, and a remainder parcel of 30.06 acres.			
Project Address: 0 Grass Valley Road			
Project Area (acres or square feet): 45.06 ac.			
Project Location (with point of reference to major cross streets AND area locator): South end of Grass Valley Road; approximately half a mile south of Whiskey Springs Road.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
077-130-23 Remainder	45.06		
Section(s)/Township/Range: S16 / T22N / R21E			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s). PM13-027 (LW LAND COMPANY)			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: LW Land Comapny, LLC		Name: TEC Civil Engineering Consultants	
Address: 695 Mile Circle		Address: 9437 Double Diamond Pkwy., #17	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89521
Phone:	Fax:	Phone: 775.352.7800	Fax:
Email: bmurphyconstructiondevelopment@gmail.com		Email: jgilles@tecreno.com	
Cell: 775.830.7534	Other:	Cell: 775.846.0164	Other:
Contact Person: Brian Murphy		Contact Person: Jason Gilles	
Applicant/Developer:		Other Persons to be Contacted:	
Name: LW Land Company, LLC		Name:	
Address: 695 Mile Circle		Address:	
Reno, NV	Zip: 89511		Zip:
Phone:	Fax:	Phone:	Fax:
Email: bmurphyconstructiondevelopment@gmail.com		Email:	
Cell: 775.830.7534	Other:	Cell:	Other:
Contact Person: Brian Murphy		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to tentative parcel maps may be found in Article 606, Parcel Maps.

1. What is the location (address or distance and direction from nearest intersection)?

South end of Grass Valley Road; approximately half a mile south of Whiskey Springs Road.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
077-130-23 Remainder	120 - Vacant, Single Family	45.06

2. Please describe the existing conditions, structures, and uses located at the site:

Vacant land.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	5.00 ac	5.00 ac.	5.00 ac.	30.06
Minimum Lot Width	254.76'	334.85'	160.45'	2067.00'

4. Was the parcel or lot that is proposed for division created (recorded) within the last 5 years? (If yes, public review of the parcel map will be required. See Planning and Building staff for additional materials that are required to be submitted.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

5. Utilities:

a. Sewer Service	Septic
b. Electrical Service/Generator	<i>NV. Energy</i>
c. Water Service	Well

6. Please describe the source of the water facilities necessary to serve the proposed tentative parcel map:

- a. Water System Type:

<input checked="" type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input type="checkbox"/> Public water	Provider:	

- b. Available:

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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- c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

7. What sewer services are necessary to accommodate the proposed tentative parcel map?

- a. Sewage System Type:

<input checked="" type="checkbox"/> Individual septic		
<input type="checkbox"/> Public system	Provider:	

- b. Available:

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
------------------------------	------------------------------------	------------------------------------	-----------------------------------

- c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

8. For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County when creating new parcels. Please indicate the type and quantity of water rights you have available should dedication be required:

a. Permit #	<i>TBD</i>	acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #		acre-feet per year	

- e. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

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9. Does the property contain wetlands? (If yes, please attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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10. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, and this is the second parcel map dividing this property, Article 424, Hillside Development of the Washoe County Development Code will apply.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
------------------------------	--	---

11. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is it subject to avalanches, landslides, or flash floods; is it near a water body, stream, Significant Hydrologic Resource as defined in Article 418, or riparian area such as the Truckee River, and/or an area of groundwater recharge

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
------------------------------	--	---

12. Does the tentative parcel map involve common open space as defined in Article 408 of the Washoe County Development Code? (If so, please identify all proposed non-residential uses and all the open space parcels.)?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
------------------------------	--	---

13. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

N/A

14. Are there any applicable policies of the adopted area plan in which the project is located that require compliance? If so, which policies and how does the project comply

<input type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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15. Are there any applicable area plan modifiers in the Development Code in which the project is located that require compliance? If so, which modifiers and how does the project comply?

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16. Is the project subject to Article 418, Significant Hydrologic Resources? If yes, please address Special Review Considerations within Section 110.418.30 in a separate attachment.

<input type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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Grading

Please complete the following additional questions if the project anticipates grading that involves: (1) Disturbed area exceeding twenty-five thousand (25,000) square feet not covered by streets, buildings and landscaping; (2) More than one thousand (1,000) cubic yards of earth to be imported and placed as fill in a special flood hazard area; (3) More than five thousand (5,000) cubic yards of earth to be imported and placed as fill; (4) More than one thousand (1,000) cubic yards to be excavated, whether or not the earth will be exported from the property; or (5) If a permanent earthen structure will be established over four and one-half (4.5) feet high. If your project exceeds any of the above criteria, you shall either provide a preliminary grading and roadway design plan for review OR if these criteria are exceeded with the final construction drawings and not disclosed at the Tentative Parcel Map Application, you shall be required to apply for a special use permit for grading and you will be delayed up to three months, if approved.

17. How many cubic yards of material are you proposing to excavate on site?

N/A

18. How many cubic yards of material are you exporting or importing? If exporting of material is anticipated, where will the material be sent? If the disposal site is within unincorporated Washoe County, what measures will be taken for erosion control and revegetation at the site? If none, how are you balancing the work on-site?

N/A

19. Can the disturbed area be seen from off-site? If yes, from which directions, and which properties or roadways? What measures will be taken to mitigate their impacts?

N/A

20. What is the slope (Horizontal/Vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

N/A

21. Are you planning any berms and, if so, how tall is the berm at its highest? How will it be stabilized and/or revegetated?

N/A

22. Are retaining walls going to be required? If so, how high will the walls be, will there be multiple walls with intervening terracing, and what is the wall construction (i.e. rockery, concrete, timber, manufactured block)? How will the visual impacts be mitigated?

N/A

23. Will the grading proposed require removal of any trees? If so, what species, how many, and of what size?

N/A

24. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

N/A

25. How are you providing temporary irrigation to the disturbed area?

N/A

26. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

N/A

27. Surveyor:

Name	Randal L. Briggs
Address	9437 Double Diamond Pkwy Reno, NV 89521
Phone	
Cell	775.690.2966
E-mail	randalbriggs@gmail.com
Fax	
Nevada PLS #	7998

Property Tax Reminder Notice

WASHOE COUNTY
 PO BOX 30039
 RENO, NV 89520-3039
 775-328-2510

PIN: 07713023
 AIN:

Balance Good Through:	09/14/2017
Current Year Balance:	\$283.02
Prior Year(s) Balance: (see below for details)	\$0.00
Total Due:	\$283.02

AUTO

:895116:

LW LAND COMPANY LLC
 695 MILE CIRCLE DR
 RENO NV 89511

Description:

Situs: GRASS VALLEY RD
 WCTY

 This is a courtesy notice. If you have an impound account through your lender or are not sure if you have an impound account and need more information, please contact your lender directly. Please submit payment for the remaining amount(s) according to the due dates shown. Always include your PIN number with your payment. Please visit our website: www.washoecounty.us/treas

Current Charges									
PIN	Year	Bill Number	Inst	Due Date	Charges	Interest	Pen/Fees	Paid	Balance
07713023	2017	2017080766	1	08/21/2017	359.11	0.00	0.00	359.11	0.00
07713023	2017		2	10/02/2017	141.51	0.00	0.00	141.51	0.00
07713023	2017		3	01/01/2018	141.51	0.00	0.00	0.00	141.51
07713023	2017		4	03/05/2018	141.51	0.00	0.00	0.00	141.51
Current Year Totals					783.64	0.00	0.00	500.62	283.02

Prior Years								
PIN	Year	Bill Number	Charges	Interest	Pen/Fees	Paid	Balance	
Prior Years Total								

LW Land Company, LLC
Street Names

The street names "Stone Crossing Rd." and "Stone Crossing Ct." have been reserved for this project.

Development Standards Handbook
For
Palomino Ranch Estates

Washoe County
APN

77-130-23

Prepared By: LW Land Company LLC
695 Mile Circle Drive Reno, Nevada 89511
(775)333-0817

Located within the Warm Springs Specific Plan Area/
Palomino Valley

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Development Standards Handbook for

PALOMINO RANCH ESTATES

DEVELOPMENT STANDARDS

Introduction

LW Land Company LLC, the owner of the property Palomino Ranch Estates, is one of the parcels within the Warm Springs Specific Plan (WSSP), (Refer to the Land Use Plan showing the project with in the Warm Springs area in Appendix C) The property is 67.60 acres in size. There will be a total of 15 lots, 3 lots will each be 2.50 acres, with remaining 12 lots will be 5+ acres.(Refer to Vicinity Map and Parcel Map)

Objective

To develop a community that capitalizes on the rural and equine character of the Warm Springs area while utilizing resources efficiently and effectively, and giving consideration to design, marketability, and aesthetics.

Agriculture

The Specific Plan protects existing adjacent agricultural uses from potential development conflicts. The CC&Rs and all final maps shall contain a note of restriction that states, "No formal written or verbal complaints can be filed with Washoe County and no lawsuits or other legal proceedings can be brought against any legal agricultural use." Each purchaser will sign a disclosure statement that reiterates the same information.

Residential Design Guidelines

The purpose of this handbook is to describe the principles, policies, standards, and deed restrictions that will control development of Tumbleweed Estates to ensure that it is built and maintained as envisioned in the master planning process for the Warm Springs Specific Plan area.

Lot Concepts Standards

The individual lot concepts are designed to promote the rural character of the Warm Springs Valley. The lots have designated building envelopes, transition zones, and required open space. Where there is a difference between what is illustrated in the Individual Lot Concept Plans and what the text states, the plans shall take precedence over the text. (Refer to the Individual Lot Concept Plans, pages 4-5.)

Building Envelopes

The building setbacks from the street vary to provide a more rural atmosphere to the streetscape. All lots have an established building envelope as defined by the Individual Lot Concept Plans. Building side and rear yard setbacks shall conform to current Washoe County Code requirements.

Buildings may be located anywhere within the designated building envelope. All buildings, structures, or storage of any type will be confined to this area on each lot.

A landscaped/irrigated zone with a minimum depth of 30 feet is required around all dwellings. This landscaped/irrigated zone must utilize fire retardant/resistant landscaping. For additional fire protection, the landscaping within the building envelope should be thinned and maintained so as not to present a hazard to the homeowner or adjacent property owners.

The landscaped/irrigated zone may encroach into the transition zone. All disturbed areas within the building envelope that are not landscaped, will be revegetated with a combination of native shrubs, grass, and wildflower seed mixtures specified in this document. The relationship between building envelopes is designed to provide an open space corridor and to provide necessary space for additional possible division of the property. (Refer to the Individual Lot Concept, Figures 1-A through 3-A pages 4-14.)

Transition Zone

The designated transition zone portion of the lot provides an extension of usable yard area but does not permit structures. The zone provides a transition from the open space to the developed portion of each lot. The only fencing that shall be permitted within the transition zone is Open Ranch Style Fencing, White Rail PVC Fencing, or temporary painted-metal panelized fencing. The landscaping for the transition zone has been considered under and is incorporated into the Water Allocation. Horses and 4-H animals are limited to the transition zone and building envelope unless pasture has been provided by securing the requisite water rights.

Open Space

Please see Plate 9 map, Appendix D, which shows the proposed open space, trails and the golf course in the Warm Springs master plan.

The designated open space portion of each lot will be left undisturbed. All open space areas shall be maintained by the individual property owner. These open space corridors are designated to protect the existing, rural character of the valley. Open space areas may continue existing, established agricultural or ranching uses and are exempt from the limitations imposed by the section on "Animals" later in this Development Standards Handbook.

No use of motorized vehicles, other than vehicles actively engaged in ranching or farming activities, is allowed within the designated open space areas. Open space corridors may be utilized as a non-motorized trail system for equestrian use. The only fencing that shall be permitted within the open space area is Open Ranch Style Fencing, White Rail Synthetic Fencing, or temporary painted-metal Panelized Fencing. Water rights, in accordance with the Optional Water Usage Landscape (see page 20 under Water Allocation), must be purchased for maintenance of pasture for animals enclosed within the open space. The open space in the Warm Springs Specific Plan shall be left in natural vegetation or agricultural use. If disturbed, it shall be reseeded as specified in the section on Revegetation of Open Space/Drainage ways. Plant selection should include only drought tolerant and low water demand material (refer to plant list in Appendix A). These attributes contribute to the decreased average annual residential water demand that is mandated for implementation of the Warm Springs Specific Plan.

View sheds

The proposed building envelopes, as illustrated by Figure 1-A, page 4, Figures 2-A, page 5, and by 3-A, page 11, are staggered and setbacks are increased to afford views and vistas from each building envelope to the surrounding valleys and mountains.

Architecture

All buildings must incorporate an architectural theme or identity that is complementary and compatible with the Warm Springs Specific Plan area and its surroundings. All building plans shall be submitted to the WSSP Architectural Review Committee to ensure this policy is enforced in a way that encourages creative design. No mobile homes are allowed except for construction purposes. To enhance the development and maintain the rural character, buildings and structures shall adhere to the following guidelines. (Refer to Conceptual "Western Ranch" Theme Home, Figures 8a and 8b page 20.)

Exterior Walls and Trims

Building materials must support the "western ranch" theme and be approved by the WSSP Architectural Review Committee. Exterior siding and wall colors must be earth tone and harmonize with the surrounding landscape. No gloss finishes are allowed.

Large unbroken expanses of the same wall material shall be avoided. Trim shall be used on all exterior walls to create highlight and shadow. All reflective material (e.g., chimney stacks, flashings, exhaust vents and pipes, etc.) must be painted to match or blend with surrounding materials.

Figure 1-A
 Lot Concept for 2.5 Acre Parcels

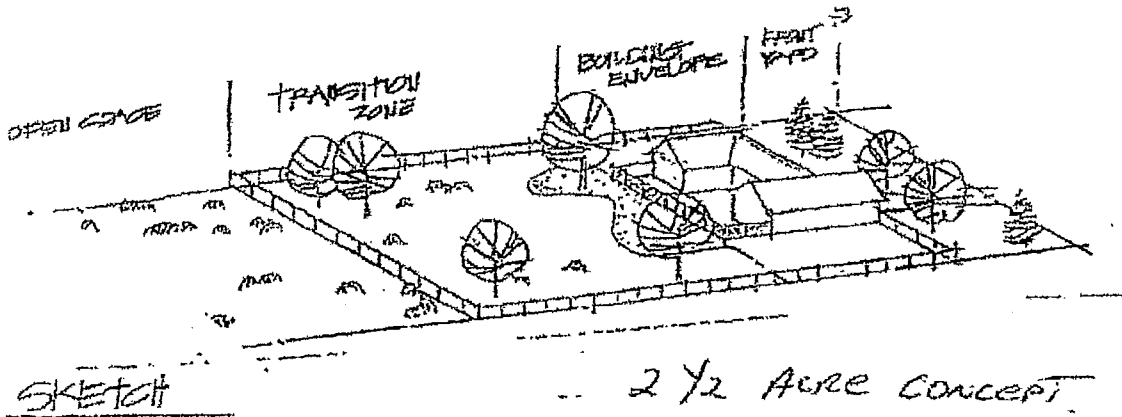
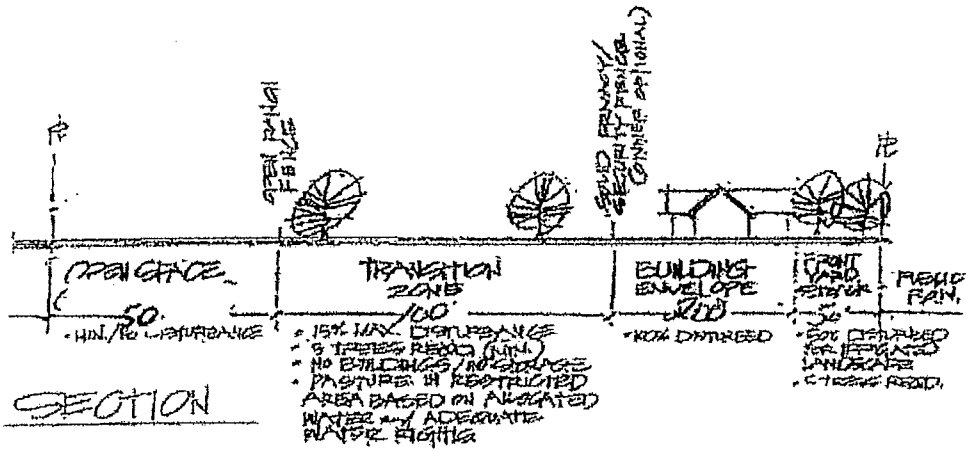
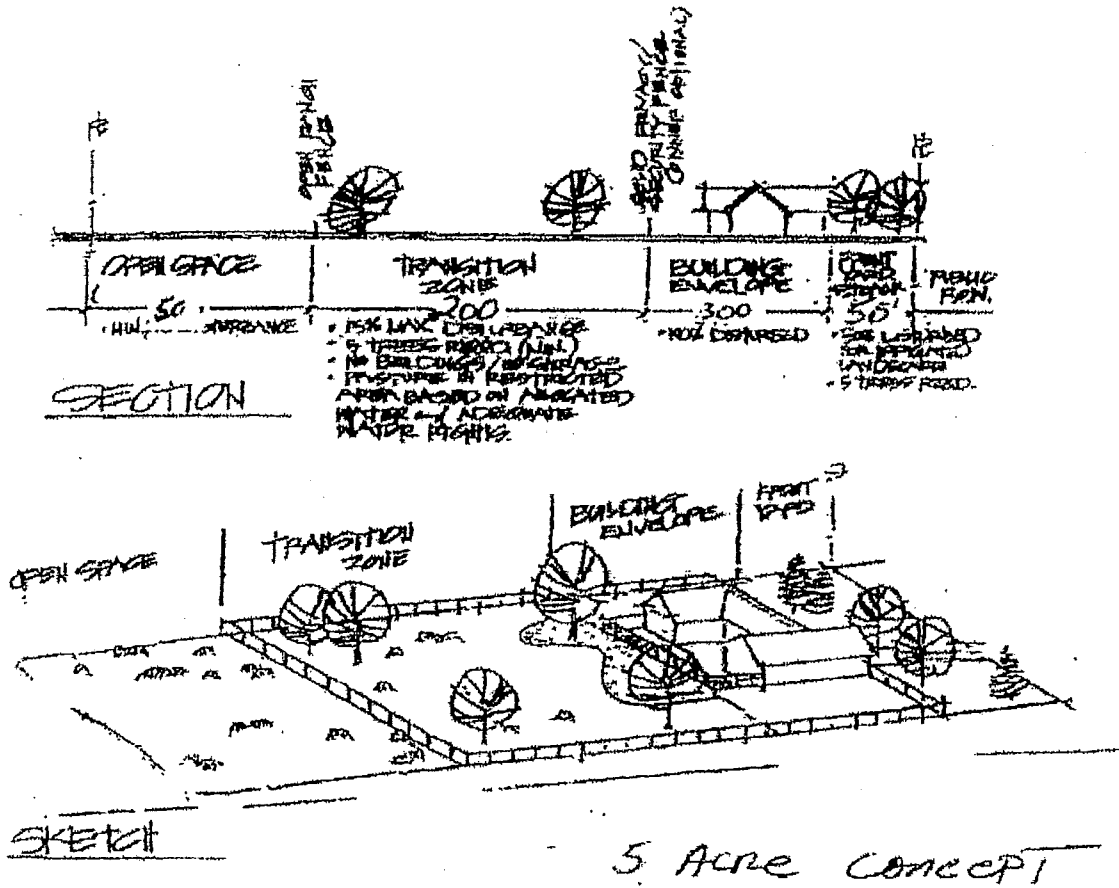


Figure 2-A

Individual Lot Concept for 5(+) Acre Parcels



Roofing

Roofing materials shall be earth tone and of a color that harmonizes with the surrounding area and color scheme of the structure. To support an architectural theme consistent with the Warm Springs Specific Plan, building materials for roofs shall be limited to slate, concrete tile, or architectural composition, extra-dimensional 30-year roofing. Flat roofs shall not be allowed. Metal non-reflective and colored roofs may be permitted with Architectural Review Committee approval. All reflective material (e.g., chimney stacks, flashings, exhaust vents and pipes, etc.) must be painted to match or blend with surrounding materials.

Building Heights

To promote an architectural theme consistent with the Warm Springs Specific Plan, single story homes are encouraged, but all homes shall be limited to two stories and, in accordance with Washoe County Development Code requirements, 35 feet in height. (Refer to Conceptual "Western Ranch" Theme Home, Figures 8a and 8b, page 20.)

Completion of Construction

Construction of any improvement, once commenced, shall be pursued diligently to completion within 18 months of commencement. Improvements not so completed or upon which construction has ceased for ninety (90) consecutive days or which have been partially or totally destroyed and not rebuilt within a reasonable period shall be deemed nuisances. The Homeowners Association may remove any such nuisance or repair or complete the same at the cost of the owner provided the owner has not commenced required work within thirty (30) days from the posting of a notice by the Homeowners Association to commence such work upon the property. Such notice shall state the steps that will be taken to eliminate the nuisance.

Miscellaneous Animals

No more than four (4) Horses or 4-H animals, limited to cattle or sheep, will be allowed. Such animals will only be permitted within the building envelope and transition zone unless additional water rights are acquired for pastureland within the open space. Adequate ground cover to eliminate dust and prevent erosion shall be maintained at all times. As many as four (4) customary household pets are allowed provided they are not kept for commercial purposes and are kept reasonably confined so as not to become a nuisance. Horses, animals, and household pets shall not unreasonably interfere with the comfort, privacy, or safety of other properties. Animals shall be kept in accordance with Washoe County rules and regulations. The homeowners association shall have the authority to determine whether the animals unreasonably interfere with the comfort, privacy or safety of other properties.

Homeowners may provide irrigated pasture as an exercise area or for supplemental feed in which the animals may be kept when not stabled or corralled. Livestock may be considered an optional use for water allocated for landscape use. Pasturelands for animals will require additional water rights to be dedicated to Washoe County. Irrigated pastures require additional water rights at 4 acre-feet/year per acre. 1-1/4 acres of irrigated pasture would require the dedication of a total of 5 acre-feet of water. (Refer to Optional Usage Water Consumption Table A & B, pages 30-31 in the Landscape/Irrigation Section.)

Travel Trailers, Motor Homes, and Boat Storage

Travel trailers, motor homes, other recreational vehicles, or boats and trailers may only be stored within the building envelope. This may occur either within enclosed structures or in the side or rear yards if such yards are completely screened from any street, lot parcel, or open space area and the minimum distance from the screening material maintains the zoning requirements for that yard. Screening shall be consistent with the designated neighborhood privacy fence. (Refer to Figure 5 page 19) The architectural review committee will approve all fencing material.

Utilities

All individual services to each unit for all lot sizes shall be underground from the neighborhood service line. All on site utility lines to outbuildings, detached accessory structures, pump houses, etc., shall be underground.

Mailboxes

Individual property owners will not have US Mail delivered to their property. The Post Office has community mail boxes located at Grass Valley Road and Whiskey Springs Road 1/2 mile from proposed project. Per the post office if needed more community mail boxes will be put in place at that location.

Garbage and Refuse Disposal

There shall be no burning of trash, garbage or other like household refuse, nor shall any property owner accumulate on their lot junked or unsightly vehicles or litter, refuse or garbage, except in receptacles provided for such purposes.

Concealment of Fuel Storage Tanks and Trash Receptacles

Fuel storage tanks, limited to propane or heating oil and every receptacle for ashes, trash, rubbish or garbage shall be so placed and kept as not to be visible from any street, lot, parcel, or open space except at the times when refuse collections are made.

Antennas

Satellite dishes and home radio antennas shall be screened from view from any adjacent parcels, streets, or open space by locating in side or rear yards behind screen fences at a minimum. Screen fences for this purpose shall maintain the minimum distance from the screening material to that yard property line that meets the zoning requirements.

Nuisances

No noxious or offensive activities, odors, or nuisances shall be permitted on any lot or parcel in the development. No refuse, animal manure, unsightly or abandoned vehicles, debris, noxious materials, discarded personal effects, and construction materials not for immediate use shall be permitted on any lot or portion thereof. It is incumbent upon all property owners to maintain their lots and yards in a neat, orderly, and well-manner, whether said lots are vacant or improved. The Homeowners Association shall be responsible for timely enforcement for this provision.

Conservation

All building construction shall utilize methods of energy conservation and the use of low water demand features. Table I provides a list of recommended and mandatory energy and water conservation features, which will be incorporated into the building construction.

TABLE I
CONSERVATION FEATURES

Mandatory Conservation Features
Water saving fixtures, showerheads, and toilets.
Dual glaze 1/4" air space windows and sliding glass doors.
Thermostat setback times.
Recommended Conservation Features
State-of-the-art water saving appliances such as washing machines and dishwashers.
The use of trash compactors to limit the use of garbage disposals in sinks.
Passive solar design.
Solar water heater.
Zoned heating controls.
Plumbed gray water storage and distribution for irrigation of landscaping. ⁱ

ⁱ Upon approval of the Washoe County District Health Department.

ⁱⁱ More information may be obtained from the Passive Solar Industries Council, 1090 Vermont Avenue, Suite 1200, Washington D.C. 20005, (202) 371-0357.

Building design and orientation shall be considered in conservation of energy. All buildings will be designed and oriented to benefit from passive solar heating if practicable. Passive solar construction guidelines and energy conservation measures for Northern Nevada are available through the Sierra Pacific Power Company. ⁱⁱ

Homes will be designed to utilize the following minimum guidelines of energy conservation in site and architectural design. Simple alterations in building design can enable the use of the sun, wind, landform, and vegetation to provide for supplemental heating, cooling, and insulation for a structure.

Energy Conservation Guidelines

All buildings should be located and oriented to benefit from passive solar heating. The desirable exposure is towards the south, southeast, or southwest. The simple east-west orientation of a rectangular building in northern Nevada has been found to reduce energy consumption by 40%. Site development should use plant materials and landforms to enhance energy conservation. Coniferous trees planted along the windward side of the property can act as a windbreak to deflect winter winds. Shrubs and trees planted against the structure can help to insulate the building. Deciduous trees planted on the south side of the structure will shade the building during the summer and enable sun to penetrate during the winter. The creation of earth berms on the windward side can reduce heat loss due to wind and help to insulate the structure. (Refer to the Minimum Landscape Elements - Figure 3-A page 11) The structure should be designed to keep energy needs for heating and cooling to a minimum. Passive energy conservation measures include the following:

- Good insulation.

- Location of active living spaces on south side

- Location of closets, mud-room, garages, or storage space on north and east sides

- Air-lock entries

- Concentration of windows on south side

- Reduction in number and size of openings on north side.

- Maximum use of double-glazing

- Building overhangs to shield windows from summer sun and to admit winter sun

- Use of paved surfaces, rock or masonry on south side to absorb radiation

Active solar energy systems shall be permitted if the solar panels are integrated into the architectural design. If not integrated into the roof or body of the structure, they may not be placed on the roof and they must be screened from public view.

Domestic Water Allocation

The Warm Springs Specific Plan mandates compliance with a per lot water allocation. The designated water allocation for this project is 1.12 acre-feet/year per lot, which is equivalent to 364,896 gallons per year. Domestic water use for the average household is 70,260 gallons per year and landscape water use is at a minimum of 75,208 gallons per year. This leaves 217,428 gallons of water for selection of optional landscape elements. Livestock pasture irrigation may require dedication of additional water rights beyond the 1.12 acre-feet/year. Each lot owner is required to incorporate the following list of minimum required landscape elements into their landscaping. No less than 50% of the required landscaping shall be oriented to the front yard of the lot.

The plant selection includes only drought tolerant and low water demand material. Those aspects of the permitted plants contribute to the decreased average annual residential demand for water that is mandated for implementation of this plan.

The landscaping and irrigation plans must be submitted to the Architectural Control Committee for review and approval. This should be done at time of building permits for structures but may also be done separately.

The minimum landscape elements for each lot shall be:

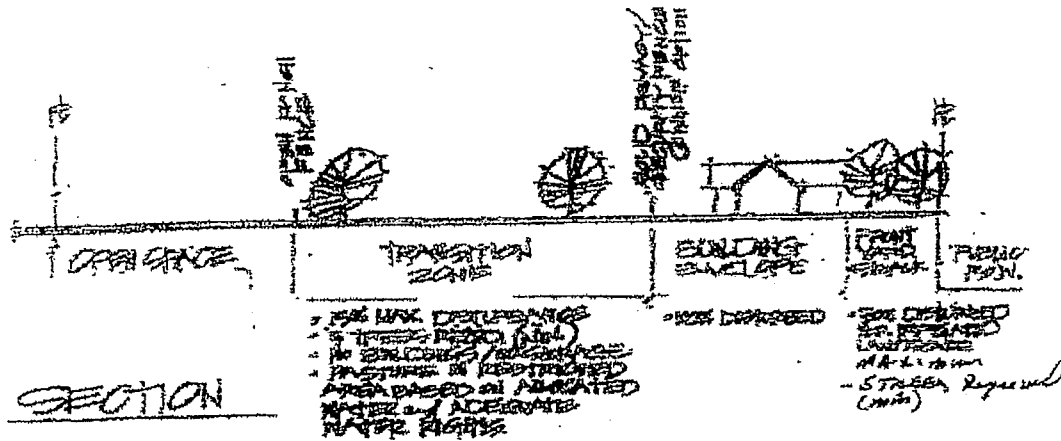
2,000 square feet of lawn area. Half of which can be in the rear yard.

5 evergreen or deciduous trees within the front yard setback (1 must be a specimen tree, (15 gallon minimum); 5 deciduous or evergreen trees within the building envelope (15 gallon minimum); 12 evergreen shrubs (1 gallon minimum); and 12 deciduous shrubs (1 gallon minimum.)

A minimum of five (5) trees are required within the front yard(s) as defined by Washoe County Code. Plant material per neighborhood, should be kept similar to strengthen neighborhood unity and identity. (Refer to Figure 3-A, page 11)

For a list of suggested shrub/groundcover and trees for home owner review, see Appendix A.

Figure 3A
Minimum Landscape Elements for each lot



The required landscape elements, plus the estimated domestic water use, utilize approximately 147,468 gallons per year. 217,428 gallons per year remains for optional use.

Table 2
Residential Water Usage- Gallons Per Year

Lot	Allocated Water	Domestic Use	Required Landscaping	Total	Residential/Optimal Available
+/- # of acres ⁶	1.12 AFY or 364,896 gal.	70,260 gal.	77,208 gal.	147,468 gal.	217,728 gal.

Table 2A provides a list of optional water use estimates for differing types of landscaping. These may be used in any combination on any lot provided the water allocation per lot is not exceeded. The intent is to mandate compliance with the designated water allocation while at the same time providing alternatives to permit variety in individual landscape designs. The plant selection includes only drought tolerant and low water demand material. Those aspects of the permitted plants contribute to the decreased average annual residential demand for water that is mandated for implementation of this plan.

Selection of materials should contain a mixture of plants with fast, medium and slow growth rates and a variety of sizes should be planted to provide a more natural appearance.

All surface water drainage ways within the subdivision shall be graded to resemble a natural drainage swale and incorporated in the overall design. There will be no linear, uniform width drainage ways. Drainage ways should be lined with native wildflowers, grasses, shrubs, and scattered rocks and boulders to slow water velocities.

The amount of water required for one acre of pasture irrigation is 4 acre-feet/year. For 1 1/4 acres of pasture, a total of 5 acre-feet/year is required. As many as 5 acre-feet/year per lot of water rights may be permitted through the State Engineers Office. These water rights will be used to irrigate the pasture and/or livestock on each lot.

Table 2A
Optional Landscape Uses - Water Consumption

Item	Quantity	Yearly Water Use
Turf	100 sq. ft.	2,108 gallons
Vegetable/Flower Garden	100 sq. ft.	1,612 gallons (based on 16 week watering season)
Deciduous Shrub	1 each	744 gallons
Evergreen Shrub	1 each	930 gallons
Deciduous Tree	1 each	1,330 gallons
Evergreen Tree	1 each	1,662 gallons
Livestock	1 each	7,300 gallons
Pasture	1,000 sq. ft.	29,645 gallons

ⁱⁱⁱ The Water Allocation for Pasture applies only when additional water rights have been purchased from a private party and transferred to the receiving parcel by the State Engineer.

As long as no more than 1,800 gallons per day are utilized, additional optional landscaping may be installed. The total utilization does not equal 364,896 gallons due to the fact that much less water is used during the winter months. (Refer to Optional Landscape use Table 2-A)

Additional information on the constraints placed upon the use of water and the standards employed are located within the Warm Springs Specific Plan (WSSP) are included with this document as Appendix B, Excerpted and Abridged Information from the Warm Springs Specific Plan.

Maintenance

All plant material and lawn areas shall be kept in healthy condition. Any dead plant material shall be removed and replaced within 30 days.

References

Appendix B includes an abridged excerpt from the Warm Springs Specific Plan that explains the water budget for the hydrographic basin and provides part of the rationale for stringent landscaping and irrigation requirements. The excerpt has been slightly amended from the text of the actual plan to reflect some updates and actions by the State Engineer.

Revegetation of Open Space/Drainage ways

All open space areas, other than those in agricultural use, shall be left in native material.

Areas designated as Open Space that are currently in agricultural use will allow grading. If noxious weeds are in abundance, the owner may employ a weed management plan developed by an appropriate land reclamation specialist. As development occurs and agricultural practices are abandoned, it will be the property owner's responsibility to ensure that these areas will be over-seeded with a native grass mixture as described in Table 3, page 14. A gradual transition of plant material is desired.

The soils and precipitation in Warm Springs Valley greatly reduce plant species available for revegetation. The species selected will survive with no supplemental irrigation water being applied after establishment. After two years there will not be any temporary water to the revegetation. The revegetation seed mix should be tied to the agricultural soils and modified as recommended by the seed company.

Indian Ricegrass must be drill seeded at 3-4 inches below the surface. Pubescent Wheatgrass and Globe Mallow should be drill seeded to a depth of one-half inch below the surface. Kochia and Winterfat should be hydro seeded.

Basin Wildrye (*Elymus cinereus*) should be substituted for ricegrass in clay soil areas. Wildrye is not adapted to shallow soils and placement should be monitored. The seed should be drill seeded no deeper than 1/2 inch below the surface. Wildrye will require more supplemental irrigation water than ricegrass during the first year, but once established will survive with no additional water.

Seeding should be completed during late fall. This will assure seed is placed ready to germinate when soil moisture and temperature conditions are ideal the following spring. Temporary above ground irrigation is not recommended but may be necessary in order to establish plants if seed is installed during summer months.

To improve establishment chances, seeded area should be hydro mulched at a rate of 1,000 lbs. /acre with 180 lbs. /acre of tackifier added. Supplemental irrigation water can be applied the first growing season. Irrigation should be light and infrequent. This will promote root development that will be essential once irrigation water is eliminated. Water used for this purpose must be deducted from the given available water. After the system is abandoned, the water may be relocated to other uses.

Table 3
Seed Mix for the Conversion of Agricultural Land

Common Name	Botanical Name	Amount Pure Live Seed
Scarlet Globe Mallow	<i>Sphaeralcea coccinea</i>	1 lb./acre
Indian Ricegrass	<i>Oryzopsis Hymenoides</i>	8 lbs./acre
Immigrant Forage Kochia	<i>Kochia prostrata</i>	2 lb./acre
Winterfat	<i>Eurotia lanata</i>	6 lbs./acre
Pubescent wheatgrass	<i>Elytrigia Intermedia</i>	8 lbs./acre

Irrigation

Irrigation Requirements

Each residential lot will be required to install an irrigation system with automatic controller and back flow prevention device to meet Washoe County/State health codes. The irrigation system shall include an overhead spray system for any turf areas, with uniform head to head coverage and matched sprinkler head precipitation rates. Temporary irrigation systems may be in use for two (2) seasons only. The system shall also include a drain down method for winterization. All trees, shrubs, and ground covers shall be watered with standard controllers allowing each tree, shrub, or ground cover to be watered with individual drip emitters or collectively in groups with micro sprayers.

Landscape and Irrigation Plan Submittal Requirement

Each future homeowner or builder will be required to submit landscape, grading, and irrigation plans to Homeowners Association and the Architectural Review Committee for approval as a part of the building permit application process. The plans shall be prepared by a qualified landscape industry professional, landscape contractor, or a landscape architect.

The landscape plan shall include a site base map prepared to a 1"=20' minimum scale with the house and driveway footprint, property lines, utility locations, etc. This base map must clearly show proposed landscape areas with square footage area calculations to meet the water usage requirement specified in this document. In addition to the above, the landscape plan must include:

- A plant species list keyed to plant locations on the plan. The plant list must include plant sizes and quantities;
- The amount of water calculated for established landscape;
- An indication of surface material(s) in non-landscaped areas; and
- Agricultural soils test results and proposed soils improvement/amendment methods.

The irrigation plan shall be prepared to scale on the same base map as the landscape plan. The irrigation plan must include the following:

- Point of connection to water source;
- Location, type of installation detail of back flow prevention device;
- Remote control valve location, manufacturer's name, product number, size and gallons per minute for each lateral zone;
- Irrigation main and lateral line type, size, and depth of bury;
- Sprinkler head locations, manufacturer's name, product number, nozzle size and number, radius gallons per minute and pounds per square inch (psi) operation rate;
- Drip system valve locations and sizes, lateral line type and location, emitter type, product number, and amount per plan and;
- Controller's manufacturer's name, product number, and installation location.

The grading plan shall be prepared to scale on the same base map as the landscape and irrigation plan. The grading plan must include the following:

- Limits of grading and construction.
- Dust control plan/permit measures required by Washoe County Code.
- Existing and proposed contours, including berming for energy conservation and drainage away from structures;
- Paving or surface treatment for walkways and driveways;
- Location and type of temporary fencing to protect open space and native vegetation from construction traffic; and
- Revegetation of disturbed areas, seeding quantity, and need for temporary irrigation. The revegetation seed mix should be tied to the agricultural soils test and modified as recommended by the seed company.

Maintenance

All irrigation systems shall be maintained in good operating condition. The irrigation system shall be extended to any new plant material at the time of installation.

Within twelve (12) months of completion of the main dwelling unit, each lot or parcel shall be completely landscaped with automatic irrigation systems in place and operating. All landscaping shall be maintained to harmonize with and sustain the attractiveness of the development.

Fencing

General Considerations:

All property from the building envelope to the street shall be kept free and open. Fencing will be consistent within the neighborhood for this development. Wood fencing will be treated with a light or medium brown stain that will increase wood durability. Stains should be consistent in tone on the individual properties but no one property will be required to match exactly with neighbors. Owners are required to keep fencing in good working order and have a well-maintained appearance. The type of fence will be controlled by the Architectural Review Committee.

Solid Wood or Synthetic Material (with the appearance of wood) Privacy Fence:

Privacy fence with a height of up to 6 feet, may be constructed within the building envelope as long as it is limited to the rear of the house. Such a fence may be used in the side yard for screening such features as RV storage area, satellite dishes, trash receptacles, fuel storage tanks, dog runs, or a patio. Otherwise, side yards will not be enclosed with a privacy fence. Fences should tie into a structure or other terminus point. (Refer to Privacy Fencing, page 19 under Figure 5.)

Open Ranch Style Fencing:

May be used in the side and rear yards within the building envelope, transition zone, or open space, may be used to define space and circulation areas or accent gardens and will be limited to no more than four feet in height. (Refer to Split Rail Fencing, page 19 under Figure 7) The fencing should be of a consistent height and end at some transition point such as the house. The fencing may be stained but not painted.

White Rail Synthetic Material Fencing:

This material may be used to enclose pasturelands, stable runs, corrals, and the perimeter of the property other than in the front yard area between the residence and the street. (Refer to White Rail Fencing, page 19 under Figure 6.) White rail PVC fencing may also be constructed within the designated building envelope in substitute for the Open Ranch Style Fencing. Fencing for pasture beyond the limits of the building envelope will not be permitted unless pasture is established and grasses are irrigated in accordance with Table 2A, (page 12). Under this scenario, pasture fencing may be the white PVC rail and the irrigated pasture area should adjoin the building envelope on a least two sides.

Chainlink Fence, Woven Wire, or other wire fence:

This fence material may be used for backyard pet enclosures, vegetable gardens, or swimming pools. (Specialty fences, in accordance with Washoe County Code.) The wire fencing, posts, and rails will be vinyl or plastic coated in a color to harmonize with building colors, or be a dark brown or black. No barbed wire fencing will be allowed.

Exterior Lighting.

The functional objectives in providing exterior area lighting are to illuminate areas necessary for safe and comfortable use. In certain situations, area lighting can add to the aesthetic appeal of a site by highlighting architectural features of a building or illuminating pathways and landscape plantings. In these instances, only the special features of a building or landscape should be illuminated. It should be noted that the standards and guidelines contained in this section address area lighting on individual properties, and not overhead street lighting along public and private rights-of-way.

Standards.

Exterior lights shall not blink, flash, or change intensity. String lights, building or roofline tube lighting, reflective or luminescent wall surfaces are prohibited. Exterior lighting shall not be attached to trees except for the Christmas season. Driveway, walkway, and building lights shall be directed downward. Fixture mounting height shall be as low as possible and appropriate to the purpose. Illumination for aesthetic or dramatic purposes of any building or surrounding landscape utilizing exterior light fixtures projected above the horizontal is prohibited. Seasonal lighting displays and lighting for special events which conflict with other provisions of this section may be permitted on a temporary basis.

Guidelines.

Lighting Design

Exterior lighting should be designed as an integral part of the architecture and landscape and should be located in a manner that minimizes the impact of lighting upon adjacent structures and properties.

Lighting Levels

Avoid consistent overall lighting and overly bright lighting. The location of lighting should respond to the anticipated use and should not exceed the amount of light actually required by users. Lighting for pedestrian movement should illuminate entrances, changes in grade, path intersections, and other areas along paths, which if left unlit, would cause the user to feel insecure. Lighting suppliers and manufacturers have lighting design handbooks that can be consulted to determine fixture types, illumination needs, and light standard heights.

Fixture Design

Exterior lighting fixtures should be simple in design and should be well integrated with other architectural site features.

Structural Lighting

Night lighting of building exteriors should be done in a selective fashion: highlight special recognizable features; keynote repeated features; or use the play of light and shadow to articulate the facade. The purpose of illuminating the building should be to add visual interest and support building identification. Harsh overall lighting of a facade tends to flatten features and diminish visual interest.

Lighting Height

As a rule, the light source should be kept as low to the ground as possible while ensuring safe and functional levels of illumination. Area lighting should be directed downward with no splay of lighting directed off-site. The height of light fixtures or standards must meet Washoe County standards. Lighting should be directed downward in order to avoid sky lighting. Any light source over 10 feet height must incorporate a cutoff shield to prevent the light source from being directly visible from areas off-site. The height of luminaries should be in scale with the setting.

Permitted Land Uses.

High Density Rural

Minimum Lot size 2.5 acres.

Construction of Extension of Grass Valley Road.

Grass Valley Road will be constructed to Palomino Valley General Improvement District standards, for their consideration for acceptance and maintenance.

Figure 5
Privacy Fencing
Example only for home owner review

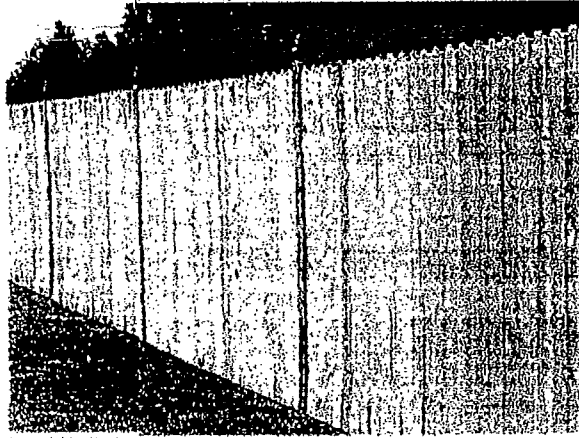


Figure 6
White Rail Fencing
Example only for home owner review



Figure 7
Split Rail Fencing
Example only for home owner review

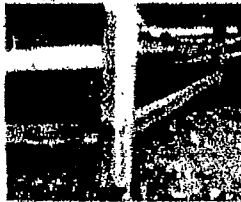


Figure 8a
Conceptual "Western Ranch" Theme Home
(Conceptual only for home owner review)

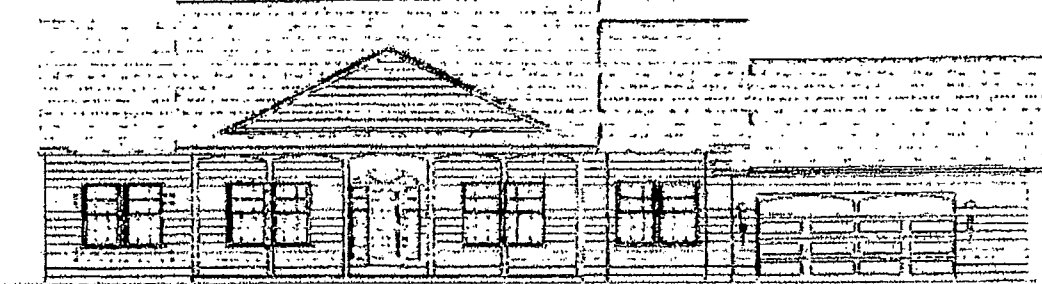
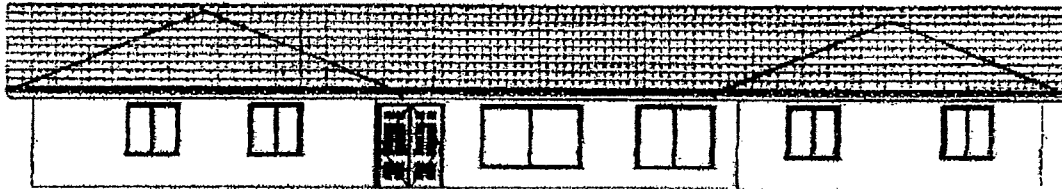


Figure 8b
Conceptual "Western Ranch" Theme Home
(Conceptual only for home owner review)



ATTACHMENT A

Legal Description

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

Parcel 16-2-1-1, as shown on Record of Survey map filed in the office of Washoe County Recorder, Washoe County, Nevada on October 29, 1975, under file No. 383409, 383410 and 383412 and Division of land map filed October 29, 1975, under file No. 383418, Palomino Valley Unit 1.

A portion of the North West 1/4 Sec 16 township 22 North , Range 21 East M.D.E.& M; in the county of Washoe, state of Nevada, being more particularly described as follows;

Commencing at the NW corner of Sec 16; then South 89 Degree 28' 24" East, 46.12' thense S 89 Degree 28' 26E 2,603.98 feet thense N 1 Degree 01' 36E 1,321.95 feet, thense S 89 Degree 29' 20" E 2,025.00 feet thense North 416.50 N31 Degree 21' 36" West 1,066.96 feet to true point of beginning.

APPENDIX A

Suggested Tree List

Common Name	Botanical Name
Russian Olive	<i>Elaeagnus angustifolia</i>
Cherry Plum	<i>P. cerasifera</i>
Globe Norway Maple	<i>Acer platanoides</i> 'Globosum'
Arizona Cypress	<i>Cupressus glabra</i> (<i>C. arizonica</i>)
European Mountain Ash	<i>Sorbus aucuparia</i>
Ponderosa Pine	<i>Pinus ponderosa</i>
List compiled from Fact Sheet	88-73, University of Nevada-Reno, College of Agriculture

Suggested Shrub/Groundcover

Common Name	Botanical Name
Silver Mound	<i>Artemisia stellerana</i>
Creeping Cotoneaster	<i>Cotoneaster adpressus</i>
Winged Euonymus	<i>Euonymus alata</i>
Oregon grape holly	<i>Mahonia aquifolium</i>
Snowberry	<i>Symphoricarpos albus</i>
Adams Needle Yucca	<i>Yucca filamentosa</i>
List compiled from Fact Sheet	89-05, University of Nevada Reno, College of Agriculture

APPENDIX B

APPENDIX B

EXCERPTED AND ABRIDGED INFORMATION FROM THE WARM SPRINGS SPECIFIC PLAN

WATER BUDGET

INTRODUCTION

The Specific Plan Area (SPA) is within the Warm Springs Valley Hydrologic Basin No. 84. The average annual precipitation in the basin is estimated to be 9.76 inches. There are no perennial streams in the SPA, but intermittent external drainage to Pyramid Lake does exist. The Nevada State Engineer has designated the Warm Springs Valley Basin as an area requiring additional water resource supervision. Various reconnaissance level studies have been conducted to estimate the potential amount of groundwater resources in the basin.

In general, an estimate of the available water resource and the current consumption patterns will be used to identify the total number of residential dwelling units and commercial or quasi-public uses that can be served from the available supply. Land areas have been identified based on the maximum number of residential dwelling units and desired development densities achievable based on the water available to the SPA and the location of existing water rights. The total number of acres assigned to each land use category, with appropriate allowance factors, will provide an adequate base to develop the projected number of residential units at buildout.

It is important to recognize that new techniques are being developed to improve in the prediction of safe groundwater yields. The estimates used in this plan will probably be superseded with new information resulting in the need for refined land use allocations. This water budget, therefore, is a useful tool for generating a plan for the Warm Springs SPA, but it should not be considered as the final water budget for the basin.

Specific Plan 3,000 ACRE FEET PERENNIAL YIELD

The position of the State Engineer is that only the Water Resources Reconnaissance Series Report No. 43 can be used to establish the perennial yield for the basin. This report specifies 3,000 acre-feet as the perennial yield. The perennial yield is the amount of water that is naturally replenished when a long-term average is considered.

The following table, Table A-4, establishes the water allocation for the SPA when 3,000 acre-feet is used as the planning perennial yield. The table summarizes the Warm Springs Area Plan Water Budget, and details the allocation remaining for the SPA.

Table A-4

WARM SPRINGS SPA AT 3,000 AFY PERENNIAL YIELD

Residential Development Potential	Number of Units	Quantity /AFY
Equivalent Dwelling Units		
Existing Parcels @ 1.12 AFY	78	87
New Units @ 1.12 AFY at 75%	<u>1,120</u>	<u>1,254</u>
Total Equivalent	1,198	1,341
New SPA Parcels		
Parcels @ 1.12 AFY at 75%	179	200
Parcels @ 0.70 AFY at 75%	<u>1,505</u>	<u>1,053</u>
Total Potential Parcels	1,684	

Residential

According to the current Warm Springs Area Plan, the subdivision of parcels creating new residential lots on individual domestic wells will require the dedication of 2.5 acre-feet/year (AFY) of water rights to Washoe County. The residential section of the budget is based on allocating water available per residential lot on an individual well at 1.12 acre-feet/year. This number is based on a mandatory water conservation program with low water demand vegetation landscaping and low demand water fixtures in the "Warm Springs Area Plan" of the Washoe County Comprehensive Plan dated December 3, 1991, page 5B, paragraph 2 and Action Program WS.4.6.1. The water use calculation is based on the following water consumption elements:

1. Domestic Use

- a. The average per capita domestic water use (not including irrigation), is 77 gallons/person/day. This is based on a non-conserving household. A conserving household using water conservation fixtures will reduce the domestic per capita water use to 60 gpd. Using current technology, ultra low flow fixtures could reduce domestic per capita water consumption to 52 gpd. (Source: "Residential Water Conservation Project, Summary Report" by Brown and Caldwell, June 1984.)
- b. The average household size is projected to be 2.5 persons.
 $77 \text{ gallons/day} \times 365 \text{ days} \times 2.5 \text{ people} =$
 $70,262.5 \text{ gallons/house/year} =$
 $0.216 \text{ AF/house/year}$
- c. A monitoring system will be required to determine actual use and mandate design and allocation changes based on actual use. The monitoring system should include tensiometers on trees/shrubs at sample facility.

2. Landscape Irrigation Use

a. Lawn Watering

The watering requirements for the Warm Springs area are determined as follows:

Water 0.5" twice per week for 16 weeks; water 0.75" twice per week for 12 weeks during the summer months. For a 100 square foot lawn area, we used the following calculation:

$$\begin{aligned} (-.5 \times 2 \times 16 \times .62) &= 9.92 \times 100 = 992 \text{ gallons} \\ (.75 \times 2 \times 12 \times .62) &= 11.16 \times 100 = \underline{1,116 \text{ gallons}} \\ &2,108 \text{ gallons} \\ (*1" \text{ of water applied to one square foot surface area} &= .62 \text{ gallons}) \end{aligned}$$

b. Trees and Shrubs

The shrub and tree water consumption budget figures were determined using the following method:

The bermed saucer watering area of a mature tree was determined to be 4' diameter (3' for mature shrubs). The area of a 4' diameter saucer equals 12.5 square feet (7 sq. ft. for shrubs). The square footage area was multiplied by two feet to represent the preferred depth of watering to promote deep rooting and resistance to adverse conditions. This number represents cubic foot volume of soil to be watered which is multiplied by the water holding capacity of the soil (1.33 gallons per cubic foot of clay loam soil, Source: "Effectively Irrigating Landscape Trees" by Janet Hartin). The resulting number of gallons represents the amount of water to be applied per watering:

$$\begin{aligned} \text{mature tree } (12.5 \text{ s.f.} \times 2 \times 1.33 \text{ gallons}) &= 33.25 \text{ gallons} \\ \text{mature shrub } (7.0 \text{ s.f.} \times 2 \times 1.33 \text{ gallons}) &= 18.60 \text{ gallons} \end{aligned}$$

The watering frequency was determined as follows:

For an evergreen tree or shrubs, water twice per week for the 12 week summer season, once per week for the remaining 16 weeks of the growth season and twice per month for the additional five months of the year.

$$\text{evergreen trees and shrubs } (2 \times 12) + (1 \times 16) + (2 \times 5) = 50 \text{ waterings}$$

For a deciduous tree or shrubs water twice per week for the 12 week hot summer season and once per week for the remaining 16 weeks of the growth season. No additional water is required for the winter months.

$$\text{deciduous trees and shrubs } (2 \times 12) + (1 \times 16) = 40 \text{ waterings}$$

The per tree water consumption budget figures are then derived by multiplying the amount of water per application times the watering frequency =

$$\begin{aligned} \text{evergreen tree } 33.25 \text{ gallons} \times 50 \text{ waterings} &= 1,662 \text{ gallons} \\ \text{evergreen shrub } 18.60 \text{ gallons} \times 50 \text{ waterings} &= 930 \text{ gallons} \\ \text{deciduous tree } 33.25 \text{ gallons} \times 40 \text{ waterings} &= 1,330 \text{ gallons} \\ \text{deciduous shrub } 18.60 \text{ gallons} \times 40 \text{ waterings} &= 744 \text{ gallons} \end{aligned}$$

We have averaged the yearly water consumption of mature deciduous and evergreen trees to determine the budget amount per tree in our figures (1,496 gallons). The average yearly water consumption of mature deciduous and evergreen shrubs equals 837 gallons.

c. The intent of the plan is to mandate compliance the per lot water allocation while at the same time providing alternatives to permit variety in individual landscape designs. The following chart provides a list of optional water use estimates that can be used in any combination on any lot provided the water allocation per lot is not exceeded.

Table A
OPTIONAL LANDSCAPE USES - WATER CONSUMPTION

Item	Quantity	Yearly Water Use
Turf	100 sq. f	2,108 gallons
Vegetable / Flower Garden	100 sq. ft.	1,612 gallons (based on 16 wee. watering season)
Deciduous Shrub	1 each	744 gallons
Evergreen Shrub	1 each	930 gallons
Deciduous Tree	1 each	1,330 gallons
Evergreen Tree	1 each	1,662 gallons

3. Animal Use

Livestock uses an average of 20 gallons of water per day:

$$20 \times 365 = 7,300 \text{ gallons/animal/year}$$

Per Policy WS.3.1.A, uses such as pastures, require dedication of water rights in addition to domestic rights.

4. Residential Water Use

Residential water usage figures by average lot size are listed utilizing the following water demand figures.

Lawn: The water requirement for lawn areas is as follows:

Water 0.5" twice per week for 16 weeks and water .75" twice per week for 12 weeks during summer months

$$(.50 \times 2 \times 16 \times .62^* = 9.92 \text{ x sq. ft.}) = \text{gallons per 16 weeks}$$

$$(.75 \times 2 \times 12 \times .62^* = 11.16 \text{ x sq. ft.}) = \text{gallons per 12 weeks}$$

gallons total per season

(* 1" of water applied to one square foot surface area = .62 gallons)

Tree: Number trees X 1,496 = gallons per season

1,496 = an average of deciduous and evergreen trees from Table A-8

Domestic Use: Average household gallons per day based on 2.5 persons per household.

a. 2 acre and larger - 1.12 acre feet/year = 364,930 gallons

The recommended limit of lawn area for the 2 – 2 ½ acre or larger lots is 4,000 square feet.

9.92x4,000 = 39,680 gallons
~~11.16 x 4,000 = 44,640 gallons~~
 84,320 gallons

The plan requires five trees per lot:

5x 1,496 = 7,480 gallons
 Domestic use = 70,260 gallons
 162,060 gallons
 364,930 gallons
~~-162,060~~ gallons
 202,870 gallons

Optional uses: This leaves 202,870 gallons for selection of optional landscape elements (see Table A for landscaping usage figures).

Table B
 RESIDENTIAL WATER USAGE - GALLONS

Lot Size	Water Allocation	Domestic Use	Required Trees	Required Turf	Total	Residual/Optional Usage
2 acre & larger	1.12 AFY 364,930 Gals.	70,260	7,480	84,320	162,060	202,870

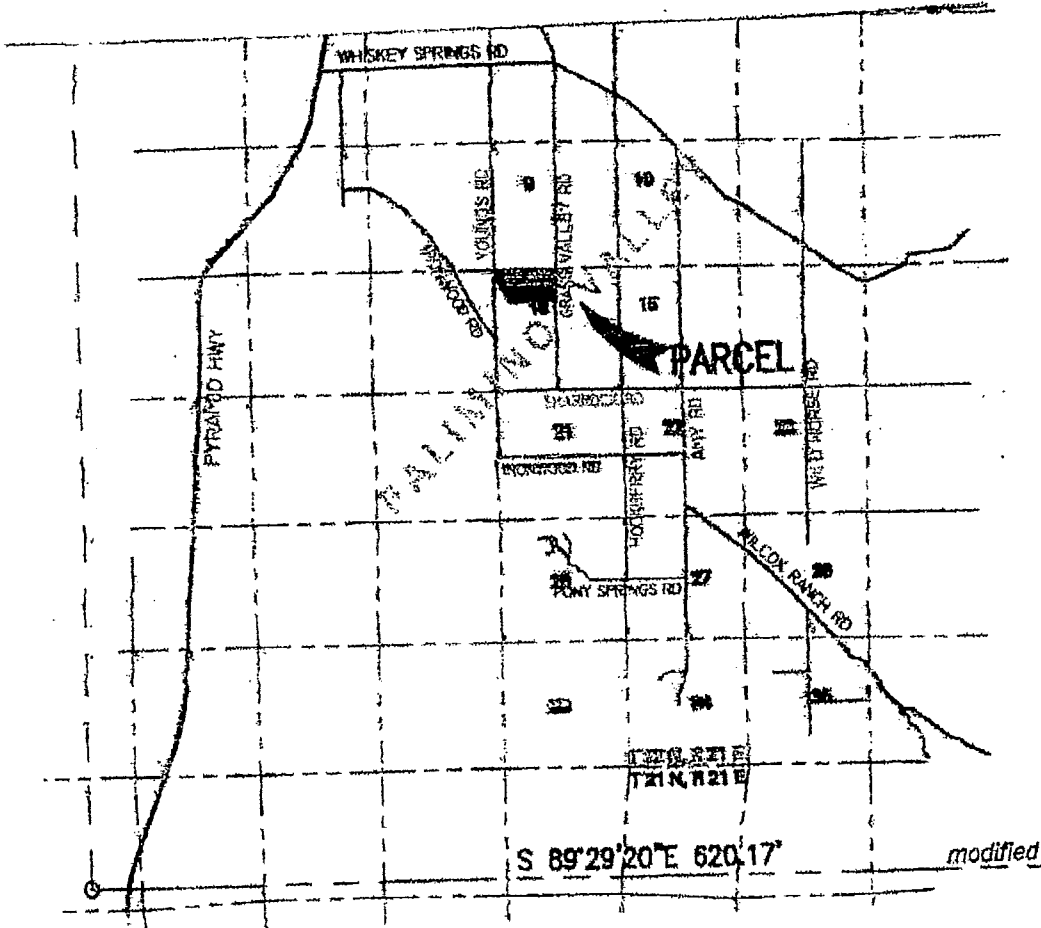
5. Irrigation Requirements

Each residential lot will be required to install an irrigation system with automatic controller and backflow prevention device to meet Washoe County/State health codes. The irrigation system shall include an overhead spray system for any turf areas, with uniform head to head coverage and matched sprinkler head precipitation rates. The system shall also include a drain down method for winterization.

All trees, shrubs, and groundcovers shall be watered a drip system with a separate control clock or a dual program controller. Each tree, shrub, or groundcover shall be watered with individual drip emitters or collectively in groups with micro sprayers.

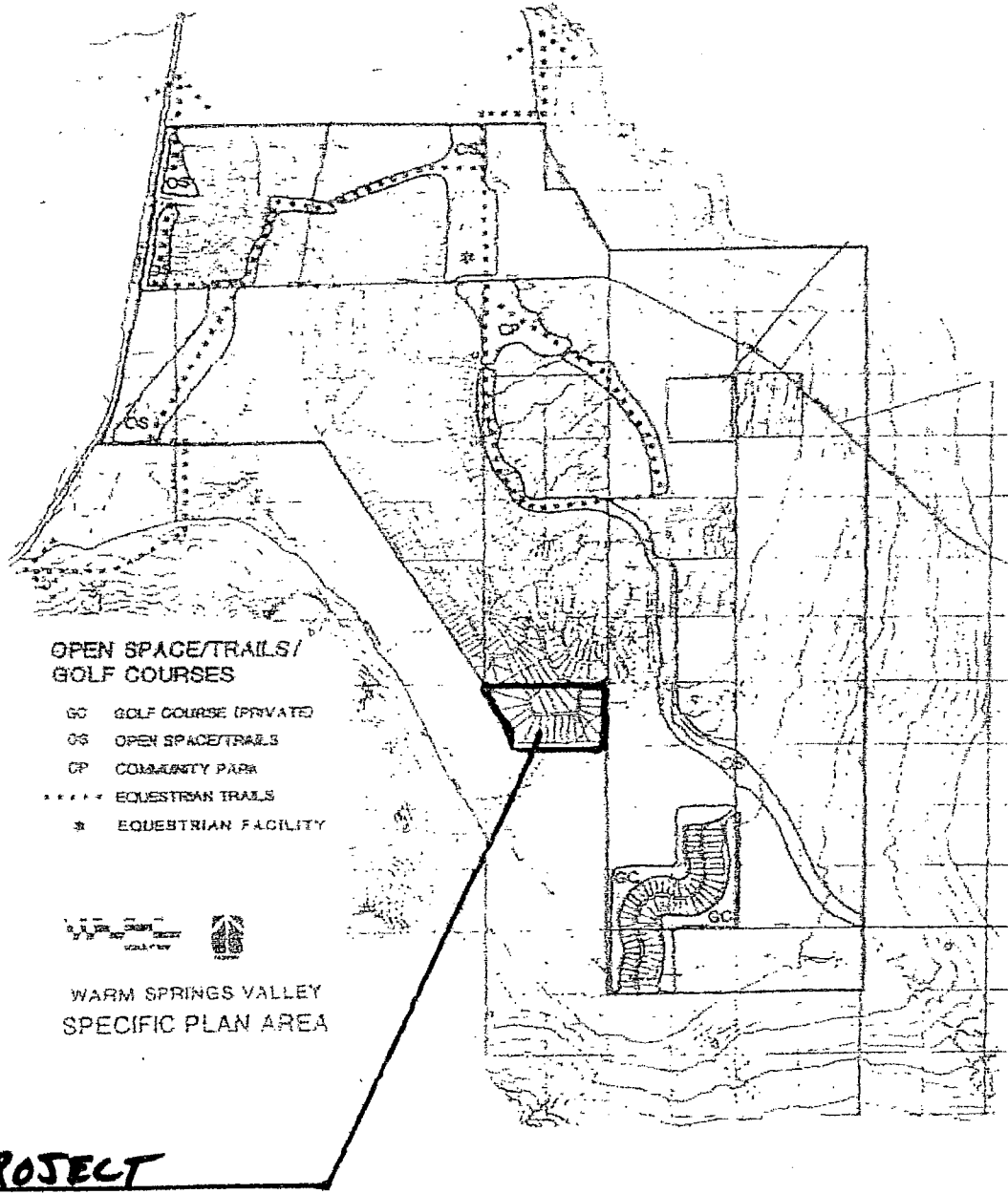
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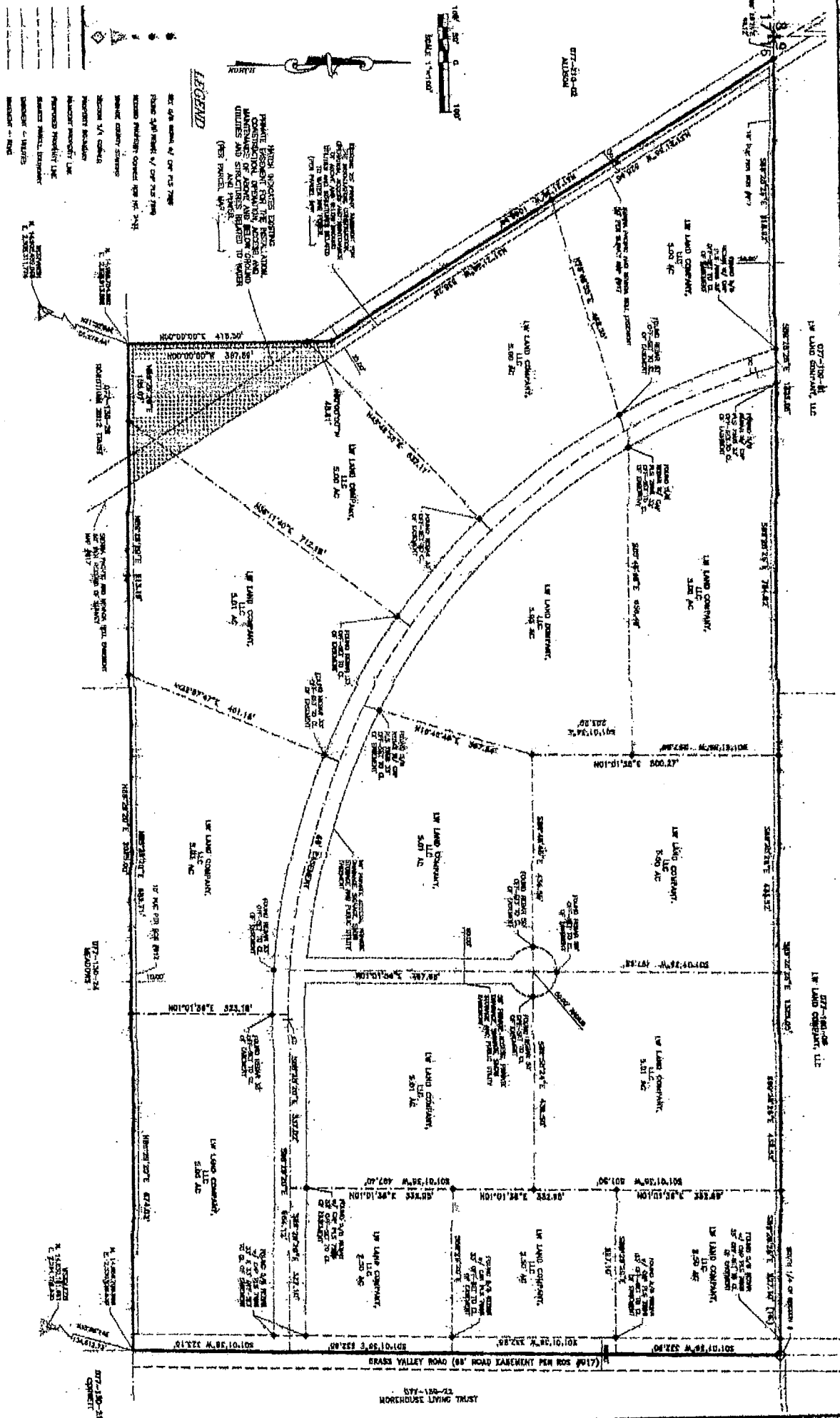
APPENPIX C



APPENDIX D

Plate 9
 OPEN SPACE/TRAILS/GOLF COURSES





LEGEND

- 1. 1/4" = 100' SCALE
- 2. NORTH ARROW
- 3. BOUNDARY OF PARCEL SUBJECT TO DEED OF TRUST
- 4. BOUNDARY OF PARCEL SUBJECT TO DEED OF TRUST (SEE PARCEL MAP)
- 5. BOUNDARY OF PARCEL SUBJECT TO DEED OF TRUST (SEE PARCEL MAP)
- 6. BOUNDARY OF PARCEL SUBJECT TO DEED OF TRUST (SEE PARCEL MAP)
- 7. BOUNDARY OF PARCEL SUBJECT TO DEED OF TRUST (SEE PARCEL MAP)
- 8. BOUNDARY OF PARCEL SUBJECT TO DEED OF TRUST (SEE PARCEL MAP)
- 9. BOUNDARY OF PARCEL SUBJECT TO DEED OF TRUST (SEE PARCEL MAP)
- 10. BOUNDARY OF PARCEL SUBJECT TO DEED OF TRUST (SEE PARCEL MAP)
- 11. BOUNDARY OF PARCEL SUBJECT TO DEED OF TRUST (SEE PARCEL MAP)
- 12. BOUNDARY OF PARCEL SUBJECT TO DEED OF TRUST (SEE PARCEL MAP)
- 13. BOUNDARY OF PARCEL SUBJECT TO DEED OF TRUST (SEE PARCEL MAP)
- 14. BOUNDARY OF PARCEL SUBJECT TO DEED OF TRUST (SEE PARCEL MAP)
- 15. BOUNDARY OF PARCEL SUBJECT TO DEED OF TRUST (SEE PARCEL MAP)
- 16. BOUNDARY OF PARCEL SUBJECT TO DEED OF TRUST (SEE PARCEL MAP)
- 17. BOUNDARY OF PARCEL SUBJECT TO DEED OF TRUST (SEE PARCEL MAP)
- 18. BOUNDARY OF PARCEL SUBJECT TO DEED OF TRUST (SEE PARCEL MAP)
- 19. BOUNDARY OF PARCEL SUBJECT TO DEED OF TRUST (SEE PARCEL MAP)
- 20. BOUNDARY OF PARCEL SUBJECT TO DEED OF TRUST (SEE PARCEL MAP)

EXHIBIT
PARCEL MAPS 1-5
LW LAND COMPANY, LLC

Page 36

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DEVELOPMENT AGREEMENT
Washoe County and LW Land Company, LLC

This Development Agreement (the "Agreement") is effective on the date of recordation by Washoe County of this Agreement following its adoption by ordinance by the Washoe County Board of Commissioners ("Effective Date"), and is entered into by and between Washoe County, Nevada (hereinafter "County") and LW Land Company, LLC his agents and successors including developers and eventual subdivided-parcel-owners (hereinafter "Owner") (collectively hereinafter the "Parties").

WITNESSETH:

WHEREAS, the County is authorized, pursuant to Nevada Revised Statutes ("NRS") 5278.0201, *et seq.*, and Washoe County Development Code ("Code") 110.814.00, *et seq.*, to enter into binding development agreements with persons having legal or equitable interests in real property for the purpose of establishing and strengthening long range plans for property development and providing for developer funding of certain public facilities to serve new development;

WHEREAS, Owner represents that he has complete and sole fee title ownership of the subject real property, the legal description of which is set forth on Exhibit "A" attached hereto and shown in the next identified exhibit (hereinafter the "Property");

WHEREAS, Owner has submitted and County has tentatively approved the initial preliminary parcel maps for development of the Property ("Project"), copies of which are attached hereto as Exhibit "B" ("Maps"), and the expiration dates of which were recently extended by the parties until October 10, 2017 pursuant to an "interim development agreement" and ordinance approved by the County;

WHEREAS, the Parties desire to enter into this Agreement in accordance with NRS and Code, as applicable, to promote the health, safety and general welfare of the County's inhabitants; to help provide some public services, uses and infrastructure, for which Owner voluntarily offers to pay, to secure to Owner certain land development safeguards and rights, and to achieve the goals and purposes for which development agreement law was enacted;

WHEREAS, it is further the Parties' desire that this Agreement satisfy certain of the infrastructure and development provisions of the County's specific plan for part of the general

Warm Springs area in which this Property is located; the specific plan being known as the Warm Springs Specific Plan ("WSSP"), which was approved by the Washoe County Board of Commissioners on September 22, 1992, and amended to add a financing plan by said Commission on April 18, 1995; and

WHEREAS, the County is underway with a review and update of the formal area plan for the general Warm Springs area ("Area Plan"), which may produce significant changes to the WSSP this year, including possible updated fees and schedule, different development vision, and altered infrastructure needs and financing structure.

NOW, THEREFORE, the Parties agree as follows:

1. **Incorporation of Recitals.** The foregoing recitals are incorporated herein by this reference and shall aid in the interpretation of this Agreement.
2. **Permitted Uses, Density, Height, and Size of Structures.** Pursuant to NRS 5278.0201 and Code 5110.814.20, this Agreement must set forth the maximum height and size of structures to be constructed on the Property as well as the density of uses and the permitted uses of the land. The Parties agree that the Property shall be divided and the Project constructed strictly for single residential purposes in accordance with the Maps, the WSSP, the Code, and the NRS all in effect on the date of the County's tentative parcel map approval of the Maps and as reflected in this Agreement, including its attached exhibits. Owner shall subdivide to a density only as shown on the Maps. However, Owner and his successors reserve the option to further subdivide the Property and its parcels in the future, pursuant to then existing law, if and when the WSSP, Area Plan, Code and the Washoe County Health Department permit it. This Paragraph 2 is, however, made subject to the provisions of Paragraph 6 below.
3. **Development And Infrastructure.**

3.1 **Development Standards Handbook.** The Parties have jointly drafted, in accordance with the Code and WSSP, the Project's Development Standards Handbook ("Handbook"), which is attached hereto as Exhibit "C" and incorporated herein by this reference. Construction and use of the Project shall be in accordance with the Handbook.

3.2 **WSSPHOA& CC&Rs.** As set forth in the WSSP, the Property shall be made subject to a master homeowners' association and master declaration of covenants, conditions and restrictions ("cc&rs") governing the entire WSSP area for the purposes identified in the WSSP, until the related WSSP requirements are modified or repealed, if at all, through the Area Plan update process. The association and the cc&rs shall be completed to the satisfaction of the County Community Development Department and the Washoe County District Attorney.

3.3 **Disclosure Statement.** The Parties have jointly drafted, in accordance with the Code and WSSP, a Disclosure Statement ("Disclosure"), which is attached hereto as Exhibit "D" and incorporated herein by this reference. The purpose of the Disclosure is to provide all buyers specific information about certain aspects of the WSSP and this Agreement, and how those may affect their long-term ownership. The Disclosure is not intended to be comprehensive in all aspects of the acquisition of certain parcels. It is meant to only provide basic information about aspects of the WSSP and this Agreement that are required to be disclosed. A signed and notarized copy of the Disclosure must be provided to all future property owners and must accompany all building permit applications submitted to the County. The purpose of this

requirement is to ensure that all future owners of property within the Warm Springs community are aware of the requirements of the WSSP and this Agreement.

3.4 ~~Water and Septic.~~ Owner does not intend at this time to subdivide at any greater density than as shown on the Maps, which permits Owner to install septic and well facilities on each new parcel instead of connecting to community water and sewer facilities likely to be built by another area property owner known as the Warm Springs Ranch. Owner waives connection to community water and sewer systems at this time. Owner shall install the referenced septic and well facilities pursuant to applicable law and regulations existing at the time of issuance of each of the related well and septic permits. Owner and his successors may in the future connect to a community water or sewer system, pursuant to then existing law, if and when the WSSP, Area Plan, Code and the Washoe County Health Department permit it.

4. Financing.

4.1 Infrastructure Related Fees.

4.1.1 *Fee Commitments.* Owner offers to and agrees hereby to pay all fees described in this Agreement and its exhibits. The duty to pay said fees and any increased or decreased fees negotiated as mentioned below, shall run with the Property and be binding upon and inure to the benefit of the successors and assigns of the Parties. These fees shall be paid to County on or before the time of the recording of each final parcel map.

4.1.2 *Fee Area.* The area encompassed within the WSSP is hereby designated as the "Fee Area" for the imposition of fees and the collection of funds under the provisions of this Agreement.

4.1.3 *Special Fee Revenue Fund.* Except as otherwise specifically provided in this Agreement, all fees collected pursuant to this Agreement shall be placed in a special, segregated, interest-bearing revenue fund (a "Special Fund") for each fee category and shall be used solely for the purpose of constructing the applicable capital improvements or providing refunds or reimbursements (as defined in Paragraph 4.6 herein) in accordance with this Agreement. The County, through its Director of Community Development and/or its Finance Director, shall maintain detailed records to identify the development(s) from which fees were collected, for which purpose and how said fees were spent.

4.1.4 *Fee Changes.* So long as the Project does not change from the use described in the Maps and conditions thereto, and except as otherwise provided in this Agreement, the fees set forth in this Agreement shall not increase without the written consent of the Parties except that the fees shall be adjusted to reflect changes in actual construction costs, but only as such costs are adjusted during the regular review of the Capital Improvements Program (CIP) for the WSSP. The CIP is attached as Exhibit "E," entitled Financing Concept Plan for the WSSP, and is incorporated herein by this reference. Notwithstanding this, Owner's fee obligations as defined in this Agreement may be altered or repealed, but not increased, subject however to Paragraph 5 below, by the update to the Area Plan and WSSP, possibly to include refunds of certain fees paid. Owner understands and agrees that no guarantee is expressed herein by the County and that this Agreement does not affect the update process nor ultimate amended Area Plan and WSSP in any respect whatsoever.

4.2 Fees — Roads, Drainage, Planning, Water, Parks, Open Space, and Utilities. At the recording of each final map for any phase of the Project, the fees set forth in this Agreement shall be paid by Owner to County as follows:

4.2.1 *Roadway Fees.* Owner agrees to pay to the County all roadway fees shown in the Fee Schedule for the Project attached hereto as Exhibit "F" (hereafter "Roadway Fees"). These fees shall be set aside in a Special Fund specifically for the construction of the first phase of the Spine Road or other collector roads as defined in the phasing plan for roadways set forth in Exhibit "E". County shall disburse these fees for the purpose of design and construction of the roadways or to reimburse Owner if Owner constructs collector roads to County specifications. These fees are separate and apart from the Regional Road Impact Fee (RRIF) (Paragraph 4.3.1), which is collected at building permit. The Roadway Fees are also separate and apart from the property owners' current fees collected by PVGD for the maintenance of public roadway easements.

4.2.2 *Storm Drainage Fees.* Owner agrees to pay to the County all storm drainage fees shown in the Fee Schedule for the Project attached hereto as Exhibit "F" (hereafter "Drainage Fees"). These fees shall be set aside in a Special Fund specifically for the construction of Spine Road Drainage Improvements as defined in the plan for storm drainage set forth in Exhibit "F". These fees shall be reimbursed to Owner only if Owner constructs said drainage improvements to County specifications.

4.2.3 *Planning Fees.* Only those planning fees paid pursuant to this Agreement (hereafter "Planning Fees") shall be placed in a Special Fund specifically for the repayment of certain planning costs incurred by particular property owners as noted in the CIP (Page G-xxii of Appendix G of the WSSP). Owner shall be credited Planning Fees as noted in the Fee Schedule attached as Exhibit "F". Pursuant to Paragraph 4.6.2 below, all Planning Fees accumulated in the Special Fund shall be used to reimburse said particular property owners who paid the cost of preparing the WSSP. Owner would otherwise pay Planning Fees as shown in the Fee Schedule (Exhibit "F").

4.2.4 *Community Water System Fees.* Owner agrees to pay to the County all community water system fees shown in the Fee Schedule for the Project attached hereto as Exhibit "F" (hereafter "Water System Fees"). These fees shall be placed in a Special Fund specifically for the purchase of land for, as well as the design and construction of, the Community Water System as defined in the plan set forth in Exhibit "E". All Water System Fees accumulated in the account shall be applied by the County or other government entity to design and construct this water system or used to reimburse Owner if Owner constructs said system to County specifications.

4.2.5 *Parks and Open Space Fees.* Owner agrees to pay to the County all parks and open space fees shown in the Fee Schedule for the Project attached hereto as Exhibit "F" (hereafter "Park Fees"). These fees shall be placed in a Special Fund specifically for the purchase of land for, as well as the design and construction of, certain parks and open space as defined in the plan set forth Exhibit "E". All Park Fees accumulated in the account shall be applied by the County or other government entity to design and construct the parks and open space or used to reimburse Owner if Owner constructs said parks and open space to County specifications. The Park Fees are separate and apart from the Residential Construction Tax (Paragraph 4.3.2 below), which is collected at building permit.

4.2.6 Public Facilities Fees—Police and Fire. Owner agrees to pay to the County all public facilities' fees shown in the Fee Schedule for the Project attached hereto as Exhibit "F" (hereafter "Facilities' Fees"). These fees shall be placed in a Special Fund specifically for the purchase of land for, as well as the design and construction of, the police and fire public facilities otherwise known in and defined in Exhibit "E" as "Community Facilities". All Facilities' Fees accumulated in the account shall be applied by the County or other government entity to design and construct these public facilities or used to reimburse Owner if Owner constructs these facilities to County specifications.

4.3 Existing RTC and County Fees.

4.3.1 Existing RTC Regional Road Impact Fee (RRIF). Owner understands and agrees that in addition to the Roadway Fees discussed in Paragraph 4.2.1 above, the Project is subject to the current RRIF, which shall be paid by Owner to County pursuant to applicable RRIF law at issuance of building permits.

4.3.2 Existing Park Residential Construction (RCT). Owner understands and agrees that in addition to the Park Fees discussed in Paragraph 4.2.5 above, the Project is subject to the current RCT for parks to be paid by Owner to County pursuant to applicable RCT law at issuance of building permits or as otherwise may be lawfully agreed to in by Washoe County Department of Regional Parks and Open Space. If Owner constructs the parks and open space to County specifications, then Owner shall be credited or refunded in accordance with such procedures for credit or refund.

4.4 Credits. The County's Director of Community Development shall make determinations of credit in accordance with this Agreement. Credits apply only to the respective Special Fund set forth in Paragraph 4.2 above and shall not be transferable to other Special Funds. Credits may only be used upon substantiation of the completion of improvements, or in the case of planning fees, evidence of payment of fees.

4.4.1 Credits for Roadway Fees, Drainage Fees, Water System Fees, Park Fees, and Facilities' Fees. Credit against fees paid to Special Funds shall be based on the actual cost of the provision of those facilities or the independently appraised value of the dedication, whichever is applicable. The actual cost or value shall be credited against the total amount due based upon the Per Fee Unit that is established by this Agreement and identified in Exhibit F hereto.

4.4.2 Credits for Planning Fees. Only those particular property owners who paid the cost of preparing the initial WSSP, or their successors, shall be eligible for Planning Fees credit. Owner is eligible for Planning Fees' credit as one of the original payees and the total amount of credits for the Maps, assuming all parcels are recorded, is estimated at the amount set forth in Exhibit F hereto.

4.5 Credit Waiver. Owner must apply any Credits at the time of the filing of a final parcel map. Owner's failure to do so for a particular final map shall be deemed a waiver of those Credits to that particular final map. Said Credits may be used on future parcel maps.

4.6 Refund/Reimbursements of Fees.

4.6.1 *Refunds*. Except as otherwise provided in this Agreement, upon completion of that category's capital improvements as identified in the CIP for the entire WSSP area, the County shall refund to current WSSP property owners all remaining fees in that category's fund (the "Refund"), less an administrative fee equal to the administrative costs incurred by the County. Refunds may be awarded only if the Director finds from all circumstances and evidence that: (i) the actual cost of all improvements made in that category of CIP improvement is less than all respective fees paid into that category; (ii) excess funds exist in the Special Fund; and (iii) no additional funds are required to complete the respective improvements required within the WSSP.

4.6.2 *Planning Fees Reimbursement*. In addition to the Credits provided for in this Agreement, the Owner may choose to be reimbursed for the actual Planning Fees paid through a reimbursement (the "Reimbursement"). However, in no event shall the combination of Credits and Reimbursements total more than the actual Planning Fees paid. Any Reimbursement made shall reduce the amount of Credit available. Conversely, any Credit obtained shall likewise reduce the amount of Reimbursement available. A request for Reimbursement shall be submitted by Owner to the County's Community Development Department within 30 days of the postmark date of notice mailed to Owner of the determination of actual costs made by the County's Director of Community Development. Should the Planning Fees Special Fund not have sufficient funds to allow for full Reimbursement, then the County shall repay, on a quarterly basis, from whatever funds have been collected during the preceding quarter into said fund until the full amount of Reimbursement is paid.

4.6.3 *Prorata Refunds/Reimbursements*. If more than one valid application for a Refund or Reimbursement is made and approved, the County shall allocate the funds available for reimbursement between the applicants based on the ratio of the actual costs incurred in each respective fee category or the ratio of the planning fees paid by the applicants.

4.6.4 *Director's Decision and Appeals*. Administrative decisions regarding Refunds or Reimbursements may be appealed by the affected Owner to the Washoe County Planning Commission by filing with the County's Department of Community Development a statement of the grounds of the appeal within ten (10) days of the postmark date of notice mailed to Owner of the administrative decision. The County's Director of Community Development will schedule such appeal on the Planning Commission agenda for the next regularly scheduled meeting occurring at least twenty-one (21) calendar days after receipt of the appeal statement. If the Planning Commission reverses the decision of the Director of Community Development, it shall direct the Director to recalculate the fee in accordance with its findings. In no case shall the Planning Commission have the authority to negotiate the amount of the fee. If the Planning Commission affirms the decision of the Director of Community Development, the affected Owner may appeal to the County Board of Commissioners within ten (10) calendar days of the Planning Commission hearing by filing a notice of appeal with the County's Department of Community Development. The County shall consider and render a decision on the appeal in a prompt manner.

4.7 Dedication and Maintenance of Facilities. Owner may be required to offer certain facilities, to include roadways, for dedication to the County at the time of the filing of a final map. Dedication of facilities or roadways to PVGID may also be required.

5. SADs and GIDs. Owner offers to and hereby agrees to waive protest to participation in any special assessment or general improvement district proceedings and agrees to cooperate fully therewith.

6. Reliance, Uncertainties and Subsequent Actions.

6.1 Reliance by the Parties. The Parties understand and acknowledge that the other relies upon the assurances, arrangements and promises set forth in this Agreement and its exhibits, all of which permit the construction and completion of the Project in accordance with the terms of and the uses, densities, heights, sizes and other similar matters defined in this Agreement and its exhibits.

6.2 Uncertainties. The Parties understand and acknowledge that circumstances beyond the control of either party could defeat their mutual intent that the Project be constructed in the manner contemplated by this Agreement. Among such circumstances is water availability or other limited natural resources, waste disposal limitations, federal regulation of air and water quality, and the Area Plan update and possible amended WSSP. The parties recognize that unforeseeable circumstances could affect each other's ability to perform obligations hereunder.

6.3 Subsequent Actions. Owner acknowledges and agrees this Agreement does not relieve the from compliance with existing, changed, modified or amended rules, regulations, laws, ordinances, resolutions, fees or codes of other governmental agencies. Such rules, regulations, laws, ordinances, resolutions, fees or codes of governmental entities must be complied with by the Owner and are not locked in nor a part of this Agreement. Owner further acknowledges and agrees this Agreement does not prevent the County in a subsequent action applicable to the Property from adopting different law, provisions or conditions that do not conflict with the terms in and the law governing this Agreement, except that any subsequent action by the County shall not prevent the development of the Property pursuant to this Agreement. It is not the intent of the Parties nor shall this Paragraph be construed as excusing the County of any obligation hereunder or depriving Owner of any right under this Agreement, which can be performed and without impairment of the County's emergency powers and obligation to obey and enforce state and federal law (Code 110.814.05(c) and (d)).

6.3.1 Exceptions.

6.3.1.1 Amended WSSP. Notwithstanding this Paragraph 6 and any other contradictory term in this Agreement, Owner understands and agrees that certain possible changes to the WSSP as adopted through the current update process to the Warm Springs Area Plan shall be binding upon Owner, successors and the Property no matter whether the final map or a building permit has been approved or issued, and Owner agrees to immediately cooperate and comply with such changes as may be contained within the updated Area Plan and amended WSSP. This Paragraph 6.3.1.1 is limited to those certain possible changes to the WSSP that concern homeowners' associations, cc&rs, water and sewer, non-paved-road maintenance and related costs and fees. This Paragraph 6.3.1.1 shall also constitute a covenant running with the land of the Property.

6.3.1.2 Public Health & Safety Law. Notwithstanding this Paragraph 6 and any other contradictory term in this Agreement, Owner understands and agrees that at the time of submission to the County for any map or permit (including without limitation final maps and building permits) related to the Project the then existing laws (whether local, state or federal)

affecting public health and safety (as typically used for example in the building, health and fire codes' sectors) shall apply. This Paragraph 6.3.1.2 shall constitute a covenant running with the land of the Property.

7. Conflicting Laws.

7.1 Conflicting State or Federal Rules. In the event that any conflicting state or federal laws or regulations enacted after the date of this Agreement prevent or preclude compliance with one or more provisions of this Agreement or require changes in plans, maps or permits approved by the County, this Agreement shall remain in full force and effect as to those provisions not affected, and the conflicting laws or regulations shall not be applied retroactively.

7.1.1 *Notice and Copies.* Either party, upon learning of any such matter, will provide the other party with written notice thereof and provide a copy of any such law, regulation or policy or an account of any such action or inaction together with a statement of how any such matter conflicts with the provisions of this Agreement; and

7.1.2 *Modification Conferences.* The parties shall, within thirty (30) calendar days of the notice referred to in the preceding subsection, meet and confer in good faith and attempt to modify this Agreement to bring it into compliance with any such federal or state law or regulation, or accommodate any such action or inaction.

7.2 County Commission Hearings. In the event County believes that an amendment to this Agreement is necessary pursuant to this Paragraph 7, the proposed amendment shall be scheduled for hearing before the County Commission and noticed pursuant to law (including NRS 5278.0205(2)). The County Commission shall determine the exact nature of the amendment or suspension necessitated by such federal or state law or regulation or action or inaction. Owner shall have the right to offer oral and written testimony at the hearing. The Commission's decision is subject to judicial review as set forth in Paragraph 9.3 below.

7.3 Cooperation in Securing Permits. County shall use its best efforts to cooperate with Owner in securing any County permits, licenses or other authorizations that may be required as a result of the Commission's decision. It is the responsibility of the owner to pay all applicable fees in connection with securing the permits.

8. Review Default and Termination.

8.1 Frequency of Reviews. As required by NRS 278.0205 and Code 110.814.35, at least once every twenty-four (24) months during the Term of this Agreement Owner shall provide to the County's Community Development Department and County shall review in good faith a report demonstrating Owner's good faith and material compliance with the provisions of this Agreement and outlining any issues regarding the County's performance during the preceding twenty-four (24) months. The County's Director of Community Development shall promptly report to the County Commission on the topics of the Owner's report and satisfaction of this Agreement. If at the time of review an issue not previously identified in writing is required to be addressed, the review, at the request of either party, shall be continued to afford sufficient time for response.

8.2 Opportunity to be Heard: Any party requesting an opportunity to be heard by the County Commission on this review matter shall be given such opportunity within a reasonable time following submission of the Director's report to the Commission.

8.3 Procedures in the Event of Default. In the event of any default with any provision of this Agreement, the nondefaulting party shall send by regular mail to the other a courtesy notice not less than thirty (30) calendar days prior to declaring a default under this Agreement. This thirty-day period shall be measured from the date of postmark of the notice. The courtesy notice shall detail the alleged default, any action necessary to cure the default and, where appropriate, the manner and period of time in which the alleged default may be satisfactorily cured. During the period of time the default letter is pending, the defaulting party shall not be considered in default for the purposes of termination or institution of legal proceedings. If the default is corrected, then no default shall exist and the noticing party shall take no further action. If the default is not corrected within thirty (30) calendar days, the following shall occur:

8.3.1 Set Hearing Notice and Possible Freeze. The party noticing a default shall set the matter for hearing before the County Commission. This hearing shall occur at the Commission's meeting that follows after the minimum seven (7) business days mentioned in this Paragraph 8.3.1 plus the time necessary for publication and noticing pursuant to law. Said parties shall send a letter to the other party, by certified mail return receipt requested, and by regular mail, providing notice of intent to present the matter to the Commission, the date set for the Commission's public hearing of same, and notice of at least seven (7) business days before the hearing date of an additional opportunity to correct the default. The seven (7) or more business days will be measured from the date of postmark of the certified and regular mailing of the letter. If the default remains uncured at the expiration of these seven days the Commission shall conduct its hearing on the matter. Furthermore, if the Owner is the alleged defaulting party then the Director of Community Development may also immediately direct County staff to condition all future zoning, land use, and mapping applications for the Property so that the building permits to be issued as a result of those approvals shall not be issued until the default is corrected, subject to review by the Commission.

8.3.2 Review by County Commission. Following consideration of the evidence presented before the County Commission and a finding based on substantial evidence that a default has occurred by the alleged defaulting party and the default remains uncorrected, the County Commission shall, in the event County is the defaulting party, direct County staff to immediately cure the default, and, if Owner is the defaulting party, the County may amend or terminate this Agreement and/or may ratify or authorize the suspension of building permits for the Development. Termination shall not in any manner rescind, modify, or terminate any vested right in favor of Owner, existing or received, as of the date of the termination. Should Owner elect to appeal, Owner shall have twenty-five (25) calendar days after the date of the Commission's hearing to institute legal action as set forth in Paragraph 9.3 below to determine whether the County Commission abused its discretion.

8.3.3 Waiver. Failure or delay in giving any notice provided for herein shall not constitute a waiver of any default. Except as otherwise expressly provided in this Agreement, any failure or delay by any party in asserting any of its rights or remedies in respect to any default shall not operate as a waiver of any default or of any such rights or remedies, or deprive such party of its right to institute and maintain any actions or proceeding which it may deem necessary to protect, assert, or enforce any of its right or remedies.

~~8.4 Unavoidable Delay or Default, Extension of Time for Performance.~~ Neither party hereunder shall be deemed to be in default, and performance shall be excused, where delays or defaults are caused by war, acts of terrorism, insurrection, strikes, walkouts, riots, floods, earthquakes, fires, casualties, acts of God, restrictions imposed or mandated by governmental entities, failure of governmental agencies (other than County) to perform acts or deeds necessary for the performance of this Agreement, enactment of conflicting state or federal laws or regulations or similar matters beyond the control of the parties. If written notice of any such delay is given to County within thirty (30) calendar days after the commencement thereof, an automatic extension of time, unless otherwise objected to by County within ten (10) business days of such written notice, shall be granted coextensive with the period of the enforced delay, or longer as may be required by circumstances or as may be subsequently agreed to between County and Owner.

9. General Provisions.

~~9.1 Expiration of Agreement.~~ The Term of this Agreement shall be for three (3) years commencing on the date of this Agreement as defined at the beginning hereof. Owner may apply once to the County Board of Commissioners for a two-year-extension of this Term provided that the law and regulations existing at the time of action by the Board to grant the extension shall thereafter govern the Property, the Project, the Maps and this Agreement. The Board's action shall be at its discretion.

~~9.2 Amendment or Cancellation of Agreement.~~ Except as otherwise permitted by NRS 278.0205 and this Agreement, this Agreement may be amended from time to time or canceled only upon the mutual written agreement of the Parties.

~~9.3 Legal Action, Damages and Venue.~~ The County and Owner agree that the County would not have entered into this agreement if it were liable for damages under or with respect to this Agreement. Accordingly, the County and the Owner may pursue any remedy at law or equity available for breach, except that neither the Owner nor the County shall be liable to the other or to any other person or entity for any monetary damages whatsoever. Prior to the institution of any legal action, the party seeking legal action must give the thirty (30) day notice of default as set forth in Paragraph 8.3 above. Following such notice, a public hearing must be held by the County Commission where the allegations will be considered and a decision regarding their merits will be reached. Any judicial review of the County Commission's decision or any legal action taken pursuant to this Agreement will be heard by a court under the standard review appropriate to court review of zoning actions, and the decision of the County Commission shall be overturned or overruled if its decision is clearly arbitrary and capricious. Judicial review of the decision of the County Commission shall be limited to the evidence presented to the County Commission at the public hearing. Any judicial review or other action to enforce or interpret this Agreement shall occur in and rest exclusively with the Second Judicial District Court, State of Nevada.

~~9.4 Governing Law.~~ This Agreement shall be construed and enforced in accordance with and shall be governed by the law of the State of Nevada.

9.5 Assignment

9.5.1 *Transfer to an Affiliate of Owner.* The rights of Owner under this Agreement may be freely transferred or assigned to any entity, partnership, or corporation, which Owner

controls; or in which Owner has a controlling interest, or which controls Owner; provided, such entity shall assume in writing all obligations of Owner hereunder.

9.5.2 *Third Party Assignment.* The rights and obligations of Owner under this Agreement may be freely transferred or assigned to a third party not affiliated with Owner; provided such third party assumes in writing all obligations of Owner hereunder as to the assigned or transferred portion of the Project along with a copy of the sale, transfer, conveyance, or assignment agreement wherein the third party assumes the obligations of the Owner. Upon any such assignment hereunder, the Owner shall be relieved of all obligations and liabilities under or in connection with this Agreement. In connection with the conveyance of any portion of the Property, Owner shall provide County with written notice of any sale, transfer, conveyance or assignment of any unimproved portion of the Project.

9.5.3 *Financial Transactions.* Owner has full discretion and authority to transfer, assign or encumber the Project or portions thereof in connection with financing transactions, without limitation on the size or nature of any such transaction, the amount of land involved or the use of the proceeds there from, and may enter into such transaction at any time and from time to time without permission of or notice to County.

9.6 *Indemnity, Hold Harmless.* Except as expressly provided in this Agreement, Owner shall hold County, its officers, agents, employees, and representatives harmless from liability for damage or claims for damage for personal injury, including death and claims for property damage which may arise from the direct or indirect operations of Owner or those of its contractors, subcontractors, agents, employees, or other persons acting on Owner's behalf, which relate to construction of the Project. Owner agrees to and shall defend County and its officers, agents, employees, and representatives from any claims and actions for damages caused or alleged to have been caused by reason of Owner's activities in connection with the Project. Owner agrees to indemnify, hold harmless, and provide and pay all costs for a defense for County in any legal action filed in a court of competent jurisdiction by a third party challenging the validity of this Agreement. The provisions of this Paragraph 9.6 shall not apply to the extent such damage, liability, or claim is solely caused by the intentional or negligent act of County, its officers, agents, employees, or representatives.

9.7 *Binding Effect of Agreement.* The burdens of this Agreement bind, and the benefits of this Agreement inure to, the parties' respective successors in interest and shall run with the land until the completion of performance of this Agreement or its earlier revocation or termination as provided herein.

9.8 *Relationship of Parties.* It is understood that the contractual relationship between County and Owner is such that Owner is an independent contractor and not an agent of County for any purpose.

9.9 *Notices.* Unless otherwise provided in this Agreement, all notices, demands and correspondence required or provided for under this Agreement shall be in writing and delivered in person or sent by overnight courier or mailed by certified mail postage prepaid, return receipt requested. Notices shall be addressed as follows:

To County: WASHOE COUNTY
Department of Community Development
Current Planning Division
PO Box 11130
Reno, NV 89520-0027

To Owner: E.W. Land Company LLC
A Nevada Limited Liability Company
Brian Murphy
695 Mile Circle Drive
Reno, Nevada 89511

~~Either party may change its address by giving notice in writing to the other and thereafter notices, demands and other correspondence shall be addressed and transmitted to the new address. Notices given in the manner described shall be deemed delivered on the day of personal delivery or the delivery date by overnight courier or mail is first attempted.~~

9.10 Entire Agreement. This Agreement constitutes the entire understanding and agreement of the parties. This Agreement integrates all of the terms and conditions mentioned herein or incidental hereto and supersedes all negotiations or previous agreements between the parties with respect to all or any part of the subject matter hereof.

9.11 Waivers. All waivers of the provisions of this Agreement must be by written consent of all parties hereto.

9.12 Recording Amendments. Promptly after County's execution of this Agreement, an ~~executed original of this Agreement shall be recorded in the Official Records of Washoe County, Nevada.~~ All amendments hereto must be in writing signed by the appropriate officers of County and Owner in a form suitable for recordation in the Official Records of Washoe County, Nevada. Upon the completion of performance of this Agreement or its earlier revocation or termination, a statement evidencing said completion or revocation signed by appropriate officers of County and Owner shall be recorded in the Official Records of Washoe County, Nevada.

9.13 Headings, Exhibits, Cross-references. The headings and captions used in this Agreement are for convenience and ease of reference only and shall not be used to construe, interpret, expand or limit the terms of this Agreement. All exhibits attached to this Agreement and the recitals at the front of this Agreement are incorporated herein by the references thereto contained herein. Any term used in an exhibit hereto shall have the same meaning as in this Agreement unless otherwise defined in such exhibit. All references in this Agreement to Paragraphs, Sections and Exhibits shall be to Paragraphs, Sections and Exhibits of or to this Agreement, unless otherwise specified. ~~Copies of the Exhibits shall be retained and maintained~~ by the Department of Community Development at 1101 East Ninth Street, Reno and shall be available for inspection.

9.14 Severability of Terms. If any term or other provision of this Agreement is held to be invalid, illegal or incapable of being enforced by any rule of law or public policy, all other

conditions and provisions of this Agreement shall nevertheless remain in full force and effect, provided that the invalidity, illegality or unenforceability of such term does not materially impair the parties' ability to consummate the transactions contemplated hereby. If any term or other provision is invalid, illegal or incapable of being enforced, the parties hereto shall, if possible, amend this Agreement so as to affect the original intention of the parties.

9.15 Voluntary Agreement. Owner acknowledges that he had the option of conducting his own public facilities needs assessment but instead voluntarily chose to accept the WSSP. Owner further acknowledges and agrees that he voluntarily, willingly and without protest and duress freely enters into this Agreement and accepts the terms and conditions herein.

IN WITNESS WHEREOF, this Agreement has been executed by the parties on the date stated.

COUNTY OF WASHOE

OWNER

By: _____
Bob Lucey, Chair
Board of County Commissioners

_____ LW Land Company LLC
Brian Murphy

ATTEST:

County Clerk

STATE OF NEVADA)
)ss.
COUNTY OF WASHOE)

On this ____ day of _____, 2017, personally appeared before me, a Notary Public in and for said County and State, _____ known to me and who acknowledged to me that he executed the foregoing instrument freely and voluntarily and for the uses and purposes therein mentioned.

NOTARY PUBLIC

EXHIBIT A

LEGAL DESCRIPTION

Legal Description

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

Parcel 16-2-1-1, as shown on Record of Survey map filed in the office of Washoe County Recorder, Washoe County, Nevada on October 29, 1975, under file No. 383409, 383410 and 383412 and Division of land map filed October 29, 1975, under file No. 383418, Palomino Valley Unit 1.

A portion of the North West $\frac{1}{4}$ Sec 16 township 22 North , Range 21 East M.D.E. & M, in the county of Washoe, state of Nevada, being more particularly described as follows;

Commencing at the NW corner of Sec 16; then South 89 Degree 28' 24" East, 46.12' thense S 89 Degree 28' 26" E 2,603.98 feet thense N 1 Degree 01' 36" E 1,321.95 feet, thense S 89 Degree 29' 20" E 2,025.00 feet thense North 416.50 N 31 Degree 21' 36" West 1,066.96 feet to true point of beginning.

EXHIBIT B

MAP

EXHIBIT C

**Palomino Ranch Estates
Development Standards Handbook**

EXHIBIT D

Disclosure Statement

DISCLOSURE STATEMENT

Because you are considering the purchase of a parcel of property or a home in the Warm Springs area of Washoe County you need to know about the formal plans and rules that govern your purchase and your use of the property. This Disclosure Statement is required by the Warm Springs Specific Plan (WSSP), which is a formal document adopted by Washoe County for the purpose of planning land development and the public services needed to serve this development.

This Disclosure Statement will not tell you everything you need to know about buying and using property in Warm Springs pursuant to the WSSP. You need to study all documents related to your purchase and legal use of Warm Springs property, which are available from your seller and Washoe County. These documents may include a proposed purchase agreement and escrow instructions, title report, seller's property advisories, the WSSP, the WSSP Development Standards Handbook, the project-specific Development Standards Handbook, a development agreement with Washoe County, and a possible declaration of covenants, conditions, and restrictions. This Disclosure Statement will attempt to summarize some of the major features of the WSSP and its exhibits.

THE WSSP

There are several attachments to this Disclosure Statement, which convey in summary manner some of the major features of the WSSP. They are referred to as exhibits. Exhibit A is a colored map that illustrates all of the land use types and densities currently approved under the WSSP. Exhibit B is a copy of a part of the Washoe County Development Code (Washoe County Code Chapter 110, Article 302), which displays the legal and illegal uses of both your property and neighboring properties. Exhibit C is a copy of another part of the Development Code (Article 304), which describes the use types set forth in Exhibit B. Exhibit D is a copy of a part of the County's Area Plan Regulations for the Warm Springs Area (Article 226 of the Development Code).

It is important that you study these exhibits at a minimum and understand what you are allowed to do with your property. Your property is within the area that has been outlined on Exhibit A, and your signature on this Disclosure Statement ensures that you were informed of all land uses permitted on and adjacent to your property as well as within the entire Warm Springs Specific Plan community. Please note that you are agreeing NOT to file any written or verbal complaints or any lawsuits or other legal proceedings regarding any existing legal agricultural uses.

WARM SPRINGS AREA PLAN UPDATE

Washoe County is conducting this year of 2006 a review and update of the formal area plan for the general Warm Springs area ("Area Plan"), of which the WSSP is a part. This update may produce significant changes to the WSSP this year, including possible updated fees and schedule, different development vision, and altered infrastructure needs and financing structure. A few of these possible changes could apply to you now and require certain actions or payments. This is all discussed in the development agreement entered into by your developer/seller and Washoe County, a copy of which is attached as Exhibit E. Please read it now.

DEVELOPMENT AGREEMENT

Exhibit E is the referenced development agreement. It controls what may happen to and on the property you are buying or have bought. It requires, among other things, certain appearances to your home and landscape, the payment of certain fees (which your seller may or may not have satisfied), and your possible participation in a homeowner's association as well as special assessment or general improvement districts. Please study this agreement.

HANDBOOK FOR DESIGN

All development within the WSSP community must satisfy the minimum criteria established in the WSSP Development Standards Handbook as well as the more specific criteria set forth in the project's specific development standards handbook created by the developers of the project in which you may be purchasing property. These two handbooks are intended to provide future homeowners and businesses with design guidelines to be followed to conserve natural resources, primarily water supply, enhance the quality of the community, and ensure long-term design consistency and land use consistency, as

envisioned by the WSSP. A copy of this Project's Development Standards Handbook is included as Exhibit F. This handbook is attached to this Disclosure Statement for your reference at the time you prepare to design your future home or business.

INFRASTRUCTURE FEE PAYMENT

The WSSP contains a plan for funding, building and maintaining public services needed for the development of Warm Springs, such as roads, drainage, water, parks, police and fire. This plan is referred to as the financing plan, and it requires payment of fees to cover a proportionate share of these community services. The amount and payment of these fees was established by your property developer in the Development Agreement (Exhibit E). If the property you may purchase is located within a subdivided area in Warm Springs, you will be bound by the development agreement and must pay a fair share at purchase. Note that some of the fees apply only to property that will subsequently be subdivided. Other fees are applicable to parcels that will not be further subdivided.

Attached as an exhibit to the Development Agreement (Exhibit E) is a copy of the Schedule of Fees. The WSSP Development Standards Handbook notes that there will be a yearly escalation of these fees, based upon the Consumer Price Index.

ROADWAY MAINTENANCE

The Palomino Valley General Improvement District (PVGID) will review public roadways, major or minor, for acceptance for maintenance. PVGID probably affects your property. Any private roads must be the responsibility of your homeowners association, if any, and will not be maintained by PVGID or Washoe County.

FUTURE ASSESSMENT DISTRICTS

Please be advised that an assessment district or general improvement district could be created in the future to provide community water service, community sewer service, drainage systems, or roadways in the WSSP area. At the time you file for a building permit, such a district may or may not be in place. The attached waiver (that will require your signature at the closing of your property) will limit your ability to oppose any future assessment district that may be imposed to fund a community water system, community sewer service, drainage system, or roadway construction/maintenance.

ACCEPTANCE

I-(we) have read and understand all the provisions of this Disclosure Statement and agree to all the stated provisions.

_____	_____
Signature	Signature
STATE OF NEVADA)	
) ss.	
COUNTY OF WASHOE)	

On this ____ day of _____, 2006, personally appeared before me, a Notary Public in and for said County and State, _____, known to me and who acknowledged to me that he executed the foregoing instrument freely and voluntarily and for the uses and purposes therein mentioned.

NOTARY PUBLIC

EXHIBIT E

Financing Concept Plan

GENERAL

The major element of each development agreement to be entered into by a subdividing property owner and Washoe County would be the capital improvement program elements, which have significance within the entire WSSP area, or are required to serve more than one development. These elements form the "backbone" of the infrastructure system. The development agreement identifies specific elements of the infrastructure system that must be funded or constructed prior to issuance of certificates of occupancy by the County. The Capital Improvements Program (CIP) for the WSSP is found in Appendix G of the Warm Springs Specific Plan and is incorporated herein by this reference.

EXHIBIT F

Fee Schedule

FEE SCHEDULE 2017

RESIDENTIAL, Single-Family	
Community/ Water Fee per unit	\$702.00
Roadway Fee per unit	\$2,915.00
Storm Drainage Fee per unit	\$390.00
Park Fee per unit	\$790.00
Public Facility Fees per unit	\$1,506.00
WSSP Planning Fees per unit	\$20.00
Park Tax Fees	NA
Interim Roadway Impact Fee per ADF	\$105.00

EXHIBIT G

**Palomino Ranch Estates
CC&R's**

WHEN RECORDED RETURN TO:

LW Land Company LLC
695 Mile Circle Drive
Reno, NV 89511

DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
OF
PALOMINO RANCH ESTATES

This declaration made this _____ day of _____
2017 by LW Land Company LLC, a
Nevada Limited Liability Company, hereafter
referred to as 'DECLARANT'.

WHEREAS, DECLARANT is the owner of that certain real property located in the County of Washoe evidenced by the certain official subdivision map recorded in the office of the County Recorder of the County of Washoe, State of Nevada, on, in Book _____ of Subdivision Maps, at Page _____, and more particularly described as Palomino Ranch Estates and

WHEREAS, DECLARANT desires to impose upon said lots mutual and beneficial covenants, conditions and restrictions under a plan of improvement for the benefit of all owners and future owners thereof.

NOW THEREFORE, DECLARANT hereby declares that said lots, numbered _____ through _____ inclusive, are held and shall be held, conveyed, hypothecated, used, improved and occupied subject to the following covenants, conditions, restrictions, easements and agreements which are imposed pursuant to a common plan and are intended to create equitable servitudes designed to preserve the quality of said land for the benefit of the various owners thereof, their heirs, successors in interest and assigns. To wit:

RESTRICTIVE PROVISIONS

1. Use and Improvements

No buildings, other than one detached single-family private dwelling, private garage for the use of the occupants of such dwelling and a barn or other usual and appropriate outbuildings strictly incident and appurtenant to a private dwelling, shall be erected or maintained on any lots, except that a guest house may be permitted subject to County requirements. No use whatsoever, except in connection with its use and improvement as a site and grounds of a private dwelling as above set forth shall be made of any lot or plot therein and furthermore, no driveway, road, right of way, or any easements for public or private use shall be granted for any reason whatsoever, across or through any lot to any other piece of property without complying fully with County requirements.

2. Temporary Dwellings. Outbuildings and Accessory Outbuildings

No trailers, except temporary contractors' trailers used in connection with construction and not provided for dwelling accommodations, tents, garage or other outbuildings shall be used as a temporary or permanent residence, nor shall any residential structure be moved on to the tract from some other location, nor shall "used" lumber be utilized in the construction of any building, whether it be of temporary or permanent nature, unless approved prior to use by an architectural control committee. No accessory outbuildings shall be erected on any lot prior to the erection of a dwelling thereon. In no event shall any such accessory outbuilding, partially-completed or temporary structure ever be used for human occupancy or habitation.

3. Minimum Building Requirements

The construction of all dwellings on all lots, regardless of size of dwelling, must conform to F. H. A. or better specifications.

On all lots, no dwelling shall be erected or permitted to remain thereon having a ground floor area, exclusive of open porches and garages, of less than 1,500 square feet for a one-story building, or 750 square feet for a two-story building, with the total size no less than 1,500 square feet.

4. Building Setback Requirements

On lots 10,000 square feet or smaller, building setbacks will vary, providing a more rural atmosphere in the streetscape. No building or projection thereof shall be located nearer than 20 feet to any street or driveway access easement.

No building shall be located nearer than 25 feet to any rear lot line. All lots larger than 10,000 square feet will have an established building envelope with a minimum setback of 30 feet.

Buildings may be located anywhere within the envelope; however, all buildings, structures or storage of any type, will be confined to this area on each lot. The size and shape of envelope may vary from lot to lot. The envelopes depth and setback will be related to overall lot size. These established setback lines notwithstanding, no structure shall be located nearer than 100 feet from any perennial stream. Areas within 100 feet of said perennial streams shall be maintained in their natural state. In accordance with fish and game codes, the Department of Fish and Game must be notified at least 30 days prior to any activity that alters a stream. Stream crossings and culvert installations are subject to this code section.

5. Heating and Fireplaces

The use of efficient, non-polluting heating systems shall be encouraged within the SPA Primary heating sources for residences

shall be standard conventional electric or propane gas systems distributing heat through ducts within the home. Applicants who prefer stoves as the major heat source in the home will be encouraged to use pellet stoves. Approved pellet stoves will be accepted as a major heat source within the residence. Wood-burning stoves and fireplace inserts are prohibited as a major heat source. Applicants with standard conventional electric or propane heating systems designed for use as the major heat source within the residence will be allowed the installation of one wood stove as a secondary backup heat system, provided the wood stove meets the new County clean-burning, low-pollution standards. Open fireplaces are prohibited except for gas burning fireplaces which have false logs and are used purely for aesthetic purposes and are not considered a heat source within the residence.

6. Architecture

All buildings must incorporate a "western ranch" theme or identity architecturally, in a manner that is complementary and compatible with the plan area and its surroundings. No mobile homes are allowed except for construction purposes within the SPA. To enhance the development and maintain its rural character, buildings and structures shall adhere to the following guidelines:

- a. Exterior Walls and Trim. Wood, brick, stucco, or stone material finishes are required for all exterior walls. Siding must run one consistent direction on all exterior walls. Exterior colors must be earth tone and harmonize with the surrounding landscape. No true primary or secondary colors are allowed, nor any gloss or semi-gloss finishes. All reflective metal such as chimney stacks, flashings, exhaust vents and pipes, must be painted to match or blend with surrounding materials. All draperies

and window coverings should also be of materials and colors which harmonize with the surroundings. Aluminum windows, door frames, solar panels, and skylights must be bronzed or anodized. Steel windows and door frames must be painted to match or blend with surrounding materials.

- b. Animals. On lots greater than one acre, horses or 4-H animals, limited to cattle or sheep, will be allowed provided they are not adjacent to the center spine road, village center, community facilities center, or school sites. No lot shall have more than two such animals. All other lots may have the usual household pets provided they are not kept for commercial purposes and are kept reasonably confined so as not to become a nuisance. Horses, animals, and household pets shall not unreasonably interfere with the comfort, privacy, or safety or other properties. No lot shall have more than four household pets.

If horses/4-H animals are to be allowed in an area, that area shall be designated on tentative and final maps for those uses, and water rights dedicated to provide irrigated pasture in areas where the animals must be kept when not stabled.

- c. Roofs. Roofs must be constructed of fire-retardant materials.

The use of standard wooden shakes or shingles will be prohibited. Roofing materials shall be restricted to tile, asphalt, fiberglass, fire-retardant treated shakes, or any new fire-retardant roofing materials in use which have pleasing aesthetic values. Roofing materials shall be of a color that harmonizes

with the surrounding area and color scheme of the structure. Flat roofs will be discouraged.

- d. Mailboxes. Architectural structures of natural materials and natural colors shall be provided for grouped neighborhood mailboxes. The grouped neighborhood boxes of 15 or less per site shall be placed at neighborhood entry points, with adequate access from main roadways.
- e. Garbage and Refuse Disposal. There shall be no burning of trash, garbage or other like household refuse, nor shall any property owner accumulate on their lot junked or unsightly vehicles or litter, refuse or garbage, except in receptacles provided for such purposes.
- f. Concealment of Fuel Storage Tanks and Trash Receptacles. Fuel storage tanks and every receptacle for ashes, trash, rubbish or garbage shall be so placed and kept as not to be visible from any street, lot, parcel, or open space in the SPA, except at the times when refuse collections are made.
- g. Travel Trailers. Motor Homes and Boat Storage. Travel trailers, motor homes (R.V.), or boats and trailers shall be stored within the building envelope and screened from any street, lot, parcel, or open space area by screen fences. If stored in side yards, the minimum side yard shall be 12 feet.
- h. Nuisances. No noxious or offensive activities, odors, or nuisances shall be permitted on any lot or parcel in the development. No refuse, unsightly or abandoned vehicles, debris, noxious material, discarded personal effects, or construction materials not for immediate use shall be permitted on any lot or portion thereof. It is incumbent

upon all property owners to maintain their lots and yards in a neat, orderly and well-groomed manner, whether said lots are vacant or improved.

i. Completion of Construction. Construction of any improvement, once commenced, shall be pursued diligently to completion. Improvements not so completed or upon which construction has ceased for 90 consecutive days, or which have been partially or totally destroyed and not rebuilt within a reasonable period, shall be deemed nuisances. The County may remove any such nuisance or repair or complete the same at cost to the owner provided the owner has not commenced required work within 30 days from posting a notice to commence such work upon the property. Such notice shall state the steps to be taken to eliminate the nuisance.

j. Clothes Lines. No clothes lines shall be constructed or erected which would be visible from any street, other lot, or open space.

k. Garage. Every single-family dwelling unit constructed within the SPA shall have on the same lot or parcel enough covered and completely enclosed automobile storage space for at least two automobiles. On one-acre or large lots, garage doors shall be encouraged to face side yards away from streets.

7. Landscaping

Landscape design should fit the particular use and blend with the natural environment. The lot concept limits the area in which a home owner may provide landscaping. The plant material must be selected from a predetermined list incorporated in this plan. The plant selection includes only drought tolerant and low water demand material. These factors contribute to a decreased average annual

residential demand that is mandatory for implementation of this plan.

A specified number of trees are required in the front yard setback and transition zone to provide a "sense of place". Plant material selected from the incorporated list, per neighborhood, should be kept similar to strengthen neighborhood unity and identity.

Selection of materials should contain a mixture of plants with fast, medium, and slow growth rates and a variety of sizes should be planted to provide a more natural appearance.

The use of plants around dwelling units to reduce heating and cooling needs is encouraged. Evergreens along the north and west act as a windbreak to deflect winter winds. Deciduous trees planted on the south around the perimeter of the unit are encouraged to provide summer shade while allowing winter sun. Creation of earth berms to the windward side can also reduce heat loss.

Drainageways should be lined with native wildflowers, grasses, shrubs, and rocks and boulders to slow velocities. They will be graded to resemble a natural drainage swale and incorporated in the overall design. Irrigation of plant material will utilize drip irrigation and other water conservation features as practical. The use of plumbed gray water storage systems will be investigated with the Health Department.

Within nine months of completion of the main dwelling unit, each lot or parcel shall be completely landscaped consistent with the landscape design guidelines and water budget incorporated in this plan. All landscaping shall be maintained to harmonize with and sustain the attractiveness of the development.

8. Fencing

All property lines from single-family dwelling units to the street shall be kept free and open.

A solid privacy fence may be constructed within the building envelope and limited to the rear of the house. Side yards will not be enclosed with a privacy fence in lots larger than 10,000 square feet. Fences shall be constructed of wood or masonry material and no fence will be over six feet in height. Developers will establish a typical privacy fence per neighborhood to promote neighborhood unity.

The transition zone and side yard may be fenced with open ranch style fencing. Fencing will be consistent within all neighborhoods. There shall be no chain link, woven wire or any type of wire fence within the development except for back yard pet enclosures and swimming pools.

9. Public Street and Monument Signs

On public streets the style of signage will be unique to the SPA. It will be uniform in style throughout the area. Subdivision entry signage shall be limited to monument signs of native materials and in conformance with design guidelines set forth in the commercial section of the plan.

10. Exterior Lighting

The functional objectives in providing exterior area lighting are to illuminate areas necessary for safe and comfortable use. In certain situations, area lighting can add to the aesthetic appeal of a site by highlighting architectural features of a building or illuminating pathways and landscape plantings. In these instances, only the special features of a building or landscape should be illuminated. It should be noted that the standards and guidelines contained in this section address area lighting on individual

properties, and not overhead street lighting along public and private rights-of-way.

On public streets, the style of lighting standard will be unique to the SPA. It will be decorative and uniform in style and intensity throughout the area. Lighting shall be directed downward with no splay of lighting directed outward.

a. Standards.

i. Exterior lights shall not blink, flash or change intensity. String lights, building or roofline tube lighting, reflective or luminescent wall surfaces are prohibited.

ii. Exterior lighting shall not be attached to trees except for the Christmas season.

iii. Driveway, walkway, and building lights shall be directed downward.

iv. Fixture mounting height shall be appropriate to the purpose.

v. Illumination for aesthetic or dramatic purposes of any building or surrounding landscape utilizing exterior light fixtures projected above the horizontal is prohibited.

vi. Seasonal lighting displays and lighting for special events which conflict with other provisions of this section may be permitted on a temporary basis.

b. Guidelines.

i. Lighting Design. Exterior lighting should be designed as an integral part of the architecture and

landscape and located in a manner that minimizes the impact of lighting upon adjacent structures and properties.

ii. Lighting Levels. Avoid consistent overall lighting and overly bright lighting. The location of lighting should respond to the anticipated use and should not exceed the amount of light actually required by users. Lighting for pedestrian movement should illuminate entrances, changes in grade, path intersections, and other areas along paths which, if left unlit, would cause the user to feel insecure. Lighting suppliers and manufacturers have lighting design handbooks which can be consulted to determine fixture types, illumination needs and light standard heights.

iii. Fixture Design. Exterior lighting fixtures should be simple in design and should be well-integrated with other architectural site features.

iv. Structural Lighting. Night lighting of building exteriors should be done in a selective fashion: highlight special recognizable features; keynote repeated features; or use the play of light and shadow to articulate the facade. The purpose of illuminating the building should be to add visual interest and support building identification. Harsh overall lighting of a facade tends to flatten features and diminish visual interest.

v. Lighting Height. As a rule, the light source should be kept as low to the ground as possible while ensuring safe and functional levels of illumination. Area lighting should be directed downward with no splay of lighting directed offsite. The height of light fixtures or standards must meet the County standards. Direct light downward in order to avoid sky lighting. Any light source over 10 feet high should incorporate a cut-off shield to prevent the light source from being directly visible from areas offsite. The height of luminaries should be in scale with the setting and generally should not exceed 10-12 feet.

11. Utilities

All utilities shall be underground on lots less than one acre. Undergrounding shall be encouraged for lots from one to two and a half acres and overhead on lots larger than two and a half acres. All individual services to each unit for all lot sizes shall be undergrounded from the neighborhood service line.

12. Prohibition Against Used Structures

No used buildings or structures, intended for use as a dwelling, shall be placed on any lot.

13. Ditches and Swales.

Each owner shall keep drainage ditches and swales located on his lot free and unobstructed and in good repair and shall provide for the installation of such culverts upon his lot as may reasonably be required for proper drainage.

14. Resubdivision or Joinder Lots

No lot shall be further subdivided, unless permitted by the SPA Plan and regulatory zoning category applicable.

15. Drilling and Mining

No drilling, refining, quarrying, or mining operation of any kind shall be permitted on any lot.

16. Television or Radio Antennae and Towers

No television or radio antennae or tower shall be erected or used outdoors, whether attached to a building or structure, or otherwise. The placement of satellite discs shall be screened from view from any adjacent parcels, streets, or open space by locating in rear yards behind screened fences at a minimum. At such time as a community antenna television (CATV) system may be installed to service the development, each lot owner shall pay his proportionate share of standby, installation or service charges made pursuant to the franchise governing such system. This is provided, however, that such charges shall be comparable to those of similar installations in the CATV industry.

17. Failure to Enforce.

The various restrictive measures and provision of this declaration are declared to constitute mutual equitable covenants and servitudes for the protection and benefit of each lot in said subdivision and failure by DECLARANT or any other person or persons entitled so to do shall not serve to create any liability or responsibility to DECLARANT for its alleged failure to act. Failure to enforce any measure or provision upon violation thereof shall not stop nor prevent enforcement thereafter or be deemed a waiver of the right so to do.

18. Severability

The various measures and provisions of this declaration are declared to be severable, and the invalidity of one measure or provision shall not affect any other measure or provision.

19. Subordination to Mortgages and Deeds of Trust

Nothing contained in this declaration shall impair or defeat the lien of any mortgage or deed of trust made in good faith and for

value, but title to any property is subject to this declaration obtained through the sale or satisfaction of any such mortgage or deed of trust shall thereafter be held subject to all of the restrictions and provisions hereof.

20. Enforcement and Remedy

Each grantee of a conveyance or purchaser under a contract or agreement of sale by accepting a deed or contract of sale or agreement of purchase accepts the same subject to all of other covenants, restrictions, easements and agreements set forth in this declaration and agrees to be bound by the same.

Damages for any breach of the terms, restrictions and provisions of this declaration are hereby declared not to be adequate compensation, but such breach and/or the continuation thereof may be enjoined or abated by appropriate proceedings by the DECLARANT, or by an owner or owners of any other lot or lots in said subdivision. Court costs and attorney fees shall be awarded the prevailing parties of any legal action as deemed appropriate and awarded by the court.

21. Terms of Restrictions

These covenants, restrictions and agreements shall run with the land and shall continue in full force and effect until _____ at which time the same shall be automatically extended for successive periods of five years unless by a duly executed and recorded statement of the then owners of 75% or more of the lots in said subdivision elect to terminate or amend these restrictions in whole or in part. Said declarations of restrictions can be amended or modified at any time when 75% of the owners election to do so, provided however; that said amendment or modification is in compliance with the provisions of the Washoe County Code.

Note:

The following two items will be applicable in the event of an active architectural control committee.

22. Maintenance of Lots

All lots, whether occupied or unoccupied, and any improvements placed thereon, shall at all times be maintained in such a manner as to prevent their becoming unsightly, unsanitary or a hazard to health. If not so maintained, the architectural control committee shall have the right, through its agents and employees, to do so, the cost of which shall be borne by the owner. Neither the architectural control committee, nor its agents, employees or contractors, nor the DECLARANT, nor its agents, employees, or contractors shall be liable for any damage which may result from any maintenance work as performed.

23. Real Estate Signs

Professionally prepared signs of customary and reasonable dimension may be displayed on any lot advertising it, together with any improvements located thereon, for sale or lease. All other signs, bill boards, or advertising structures of any kind are prohibited except upon application to and written permission from the architectural control committee.

Note:

The following is an example of the architectural control committee section of the C. C. & Rs. Not all development projects within the plan area will be required to have an architectural control committee. In the event a project does not have an architectural control committee, then applicants will be required to submit an application to the citizen advisory board with definitive design, materials and color combinations for their review and recommendation prior to submittal to the County of Washoe.

24. Architectural Control Committee

- a. General Powers. All improvements constructed or placed on any lot must first have the approval of the committee as

evidenced by the signatures of at least two of the members affixed to the plans submitted. Two sets of plans and specifications shall be submitted to the committee, which plans shall show the location of all improvements, if any, easting upon said lot, the location of the improvement proposed to be constructed, the color and composition of all exterior materials to be used, proposed landscaping, and any other information which the committee may require, including soil, engineering and geologic reports and recommendations.

b. Committee Membership. The committee shall be composed of three members, to be appointed by DECLARANT, at least one of whom shall be a representative of DECLARANT. Committee member shall be subject to removal by DECLARANT and any vacancies from time to time existing shall be filled by appointment by DECLARANT, or in the event of DECLARANTS failure to do so within two months after any such vacancy, the then majority of the lot owners. The power to appoint or remove Committee members shall be transferred permanently to the lot owners upon:

i. A lapse of 18 months between the filing of the final map of the development, provided that 90% of the aggregate number of lots of the development have been sold by the DECLARANT; or

ii. A lapse of three years from the date of Final Subdivision Public Report of the Nevada Department of Real Estate.

c. Grounds for Disapproval. The committee may disapprove any plan of development:

i. Because of the reasonable dissatisfaction of the committee with grading plans, location of the proposed improvement on a lot, finished ground elevation, color scheme, finish, design, proportions, architecture,

shape, height or style of the proposed improvement, the materials used therein, the kind, pitch or type of roof proposed to be placed thereon; or

ii. If, in the judgment of a majority of the committee reasonably exercised, the proposed improvement will be inharmonious with the development, or with the improvements erected on other lots.

d. Rules and Regulations. The committee may, from time to time, adopt written rules and regulations of general application governing its procedures which may include, among other things, required number of copies of plans and specifications: provisions for notice of approval or disapproval, including a reasonable timeperiod for approval by reason of failure to disapprove.

e. Variances. The committee may grant reasonable variances or adjustments from the provisions of this declaration where literal application thereof results in unnecessary hardship and if the granting thereof will not be materially detrimental or injurious to owners of other lots.

f. Certification of Compliance. At any time prior to completion of construction of an improvement, the committee may require a certification, upon such form as it shall furnish, from the contractor, owner, or a licensed surveyor, that such improvement does not violate any setback rule, ordinance or statute, nor encroach upon any easement or right-of-way of record.

g. Administrative Fees. As a means of defraying its expense, the committee may institute and require a reasonable filing fee to accompany the submission of plans and specifications, to be not more than one-fourth of 1% of the estimated cost of

the proposed improvement, subject to a minimum fee of \$75.00. No additional fee shall be required for resubmittal.

h. Liability. Notwithstanding the approval by the committee of plans and specification of its inspection of the work in progress, neither it, DECLARANT, nor any person acting in behalf of any of them shall be responsible in any way for any defects in any plans or specifications or other material submitted to the committee, nor for any defects in any work done pursuant thereto. Each person submitting such plans or specifications shall be responsible for the sufficiency thereof and the adequacy of improvements constructed pursuant thereto.

All covenants, conditions and restrictions herein contained which are required by the County of Washoe may also be enforced by the County of Washoe.

Palomino Ranch Estates

By: _____

[Notary]

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