

RECORDED BY 4/28/15

DOC # 4488251

07/08/2015 10:48:37 AM

Requested By
SPARKS CITY

Washoe County Recorder

Lawrence R. Burtness - Recorder

Fee: \$149.00 RPTT: \$0.00

Page 1 of 133

APN: (Not required
Per NRS 111.312.1)

When recorded, mail to
City of Sparks
431 Prater Way
Sparks, Nevada 89431
ATTN: Community Services Dep't



(Space above for recorder's use only)

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

AC-5156
6/8/2015
AI 9.14

Name of Development: Wingfield Springs
Name of Plan: Amended-Wingfield Springs Development Agreement Handbook
City No.: PCN12010
Date of Approval: June 8, 2015

NOTICE IS HEREBY GIVEN that on June 8, 2015, the City Council of the City of Sparks, Nevada, adopted an amendment of the final development handbook (PCN05007) for the above named development, whose legal description is attached as Exhibit A.

A table of the original approval and all amendments to the plan is set forth below. As amended hereby, the above named plan constitutes the development plan for the Development.

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

Dated this 18th day of June, 2015

City of Sparks, Nevada

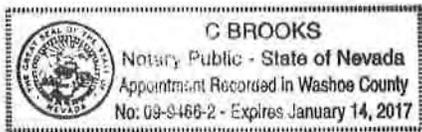


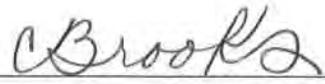
By Teresa Gardner
Teresa Gardner, City Clerk

2015 JUN 18 AM 10:58
 WASHOE COUNTY CLERK
 SPARKS, NEVADA

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

This instrument was acknowledged before me on June 18, 2015
 By TERESA GARDNER as the City Clerk of Sparks, Nevada





 Notary Public

Table of approvals of Wingfield Springs Development Handbook and amendments.

Date	Adopted/ Approved	City #	Recorded in Official Records of Washoe County:
11/7/1994	Original Handbook Approved by City Council.	Z-13-94 DA-1-94 A-2168	12/9/94 Doc # 1855532 Book 4207, Page 702
9/25/1995	First Amendment		8/9/96 Doc # 2019975 Book 4643, Pg 824
5/13/1996	Second Amendment		8/9/96 Doc 2019976 Book 4643, Page 840
12/23/1996	Third Amendment		Doc # 2077793 Book 4803 pg 799
7/14/1997	Fourth Amendment		March 13, 1998 Doc # 2188216 Book 5162 Pg 151
2/23/1998	Fifth Amendment		March 13, 1998 Doc # 2188223 Book 5162 page 181
1/11/1999	Sixth Amendment		March 10, 2000 Doc # 2429453

2/27/2001	Annexation, rezoning, PD Handbook amendment for 139.82 acres	A-9-00 Z-16-00 MISC 8-00	
04/08/2002	Annexation, Amendment to add 163 acres and change resort site and development standards	PCN02009	
05/09/2005	Amendment of page V1-5	PCN05007	<i>To be recorded with PCN05072</i>
08/27/2007	Amended Development Agreement Handbook	PCN05072	October 22, 2007 Doc# 3586520
05/09/2005	Amendment of page V1-5	PCN05072 (Page previously approved by City Council for PCN05007)	December 3, 2007 Doc# 3599230
07/12/2010	Amended Development Agreement Handbook	PCN08012	January 13, 2011 Doc #3973227
06/08/2015	Amendment to Final Planned Development Handbook	PCN12010	

EXHIBIT A

LEGAL DESCRIPTION

All that certain real property situate within portions of Sections One (1), Two (2) and Fourteen (14) and all of Sections Twelve (12) and Thirteen (13), Township Twenty (20) North, Range Twenty (20) East, Mount Diablo Meridian, City of Sparks, Washoe County, Nevada, more particularly described as follows:

Beginning at the Southwest corner of said Section Twelve (12), said point to be the POINT OF BEGINNING;
THENCE along the West line of said Section Twelve (12), North 01°51'41" East 5286.38 feet to the common corner of Sections One (1), Two (2), Eleven (11) and Twelve (12);
THENCE North 89°25'43" West a distance of 15.79 feet;
THENCE North 01°01'47" East a distance of 1329.08 feet;
THENCE South 89°23'44" East a distance of 3655.36 feet;
THENCE South 00°19'07" East a distance of 1327.28 feet to the North line of said Section 12;
THENCE along said North line, South 89°25'51" East a distance of 1202.58 feet to the Northeast corner of said Section Twelve (12) and the Southeast corner of said Section One (1);
THENCE along the East line of said Section Twelve (12) South 00°35'01" East a distance of 2660.17 feet to the East One Quarter Corner (E1/4) of said Section Twelve (12);
THENCE continuing along said East line, South 01°34'14" West a distance of 2658.80 feet to the Southeast corner of said Section Twelve (12) and the Northeast Corner of said Section Thirteen (13);
THENCE along the East line of said Section Thirteen (13), South 00°25'02" West a distance of 5259.04 feet to the Southeast Corner of said Section Thirteen (13);;
THENCE along the South line of said Section Thirteen (13), North 89°23'26" West a distance of 2637.06 feet to the South One Quarter Corner (S1/4) of said Section Thirteen (13);
THENCE continuing along said South line, North 89°23'06" West a distance of 2651.43 feet to the common corner of Sections Thirteen (13), Fourteen (14), Twenty-three (23) and Twenty-four (24);
THENCE along the South line of said Section Fourteen (14), North 89°16'42" West a distance of 2539.50 feet to the South One Quarter Corner (S1/4) of said Section Fourteen (14);
THENCE North 00°33'22" East a distance of 2645.52 feet;
THENCE South 89°24'07" East a distance of 138.47 feet;
THENCE North 01°18'37" East a distance of 2598.11 feet to the North One Quarter Corner (N1/4) of said Section Fourteen (14);
THENCE along the North line of said Section Fourteen (14) North 89°44'21" East a distance of 2354.36 feet to the Northeast Corner of said Section Fourteen (14) and the Northwest Corner of said Section Thirteen (13);
THENCE along the North line of said Section Thirteen (13), North 89°44'21" East a distance of 288.81 feet to the Southwest Corner of said Section Twelve and the POINT OF BEGINNING.

Containing 1652.92 acres of land, more or less.

Prepared by Wood Rodgers, Inc.



Michael J. Hagan P.L.S. 11184

SCANNED 27/11/2015



Wingfield Springs

Development Agreement Handbook



**Approved by the
Sparks City Council**

April 2015

TABLE OF CONTENTS

I. Introduction	
Applicant.....	I-1
Project Overview	I-1
Background	I-3
Goals, Policies and Procedures	I-6
Overall Project Goal	I-6
Policies.....	I-6
Procedures	I-7
II. Existing Conditions	
Site Overview	II-1
Existing Ownership/Uses/Access.....	II-1
Topography	II-1
Existing Lakes and Wetlands	II-4
Hydrology.....	II-7
Vegetation	II-7
Geologic Conditions.....	II-8
Archaeological Resources	II-8
Air Quality.....	II-12
III. The Master Plan	
Master Plan.....	III-1
Compatibility with Surrounding Properties	III-7
Phasing Strategy.....	III-7
Flexibility	III-8
IV. Infrastructure and Public Services	
Access and Circulation.....	IV-1
Roadway System.....	IV-1
Arterial Streets	IV-4
Parkways.....	IV-6
Collector Streets	IV-6
Local Streets	IV-7
Pedestrian and Recreational Circulation System	IV-10
Sidewalks.....	IV-10
Pedestrian/Bicycle Pathways.....	IV-11
Golf Cart Paths	IV-11
Multi-Use Trails	IV-11
Utilities	IV-15
Water Service.....	IV-15
Estimated Project Water Demand.....	IV-15
Sanitary Sewer Service	IV-16
Storm Drainage	IV-16
Natural Gas	IV-17
Electrical Service	IV-17

Fire Protection IV-17
 Police Protection..... IV-18
 Schools IV-18
 Parks IV-18

V. Development Standards

Introduction V-1
 Residential:
 Ridgetop Lots..... V-2
 Hillside Lots..... V-4
 Executive Lots V-6
 Amenity Lots V-8
 Builder Lots V-10
 Patio Homes V-12
 Golf Cottages V-14
 Resort Condominiums V-16
 Apartments..... V-18
 Cluster Court Homes..... V-36
 Multi-Family..... V-38
 Non-Residential:
 Golf Facility..... V-20
 Neighborhood Commercial Center V-22
 Village Commercial Center V-24
 Resort Complex V-26
 Golf Course..... V-28
 Equestrian Center..... V-30
 Parks & Open Space V-32
 School / Park Site..... V-34

VI. Design Guidelines

Introduction VI-1
 Architecture..... VI-1
 Signage VI-3
 Lighting VI-6
 Fencing VI-7
 Golf Course VI-8
 Landscape..... VI-8
 Open Space..... VI-12
 Grading / Revegetation..... VI-12
 Storm Drainage..... VI-13
 Fire Protection and Prevention..... VI-14
 Water Conservation..... VI-14
 Energy Conservation VI-14
 Electric Service..... VI-15
 Air Quality..... VI-15
 Geotechnical..... VI-16

Appendix A: Glossary

Appendix B: Project Team

LIST OF FIGURES

Figure 1:	Location Map.....	I-2
Figure 2:	Sphere of Influence (PNSSOI) Plan	I-4
Figure 3:	Northern Parcel Topography Map	II-2
Figure 4:	Southern Parcel Topography Map	II-3
Figure 5a:	Wetland Jurisdictional Area, Northern Parcel	II-5
Figure 5b:	Wetland Jurisdictional Area, Southern Parcel	II-6
Figure 6a:	Archaeological Survey (East).....	II-10
Figure 6b:	Archaeological Survey (West).....	II-11
Figure 7a:	Master Plan – Northern Parcel.....	III-2
Figure 7b:	Master Plan – Southern Parcel.....	III-3
Figure 9:	Context Map	III-6
Figure 10a:	Vehicular Circulation Plan – Northern Parcel	IV-2
Figure 10b:	Vehicular Circulation Plan – Southern Parcel	IV-3
Figure 11a-c:	Arterial (Vista Boulevard) Street Sections	IV-5
Figure 12:	Entry Parkways.....	IV-6
Figure 13a-c:	Collector Streets	IV-8
Figure 14a-c:	Local Street Sections	IV-9
Figure 15a:	Pedestrian Circulation System – Northern Parcel	IV-13
Figure 15b:	Pedestrian Circulation System – Southern Parcel	IV-14
Figure 16:	Lake Crossing Detail	IV-15

SCANNED BY 4/2011

LIST OF TABLES

Table 1: Land Use Summary III-4

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

SECTION I – INTRODUCTION

INTRODUCTION

APPLICANT

The master developer of the overall Wingfield Springs project is Red Hawk Land Company, a Nevada Limited Liability Company. Red Hawk Land Company presently owns 1645± acres of the project site.

PROJECT OVERVIEW

The purpose of this document is to outline the master plan and overall development strategy for the Wingfield Springs Planned Community and set forth the standards which will guide its future development. This Wingfield Springs Development Agreement Handbook will also serve as a request for Master Plan Amendment and request for zone change consistent with the plan outlined herein. The Development Agreement Handbook is an exhibit to the development agreement between Red Hawk Land Company and the City of Sparks ("The Development Agreement").

The Wingfield Springs Planned Community consists of 1645± acres located within the Spanish Springs Valley; approximately 7 miles north of Interstate 80 (see Figure 1). The property includes two unique parcels of land. The parcel north of Vista Boulevard, hereafter referred to as "the northern parcel", includes level and gently sloping terrain with wetlands, two large spring fed lakes and a number of mature cottonwood trees. The parcel south of Vista Boulevard, hereafter referred to as "the southern parcel," includes gently sloping hills as well as steeper terrain which provide excellent views of the lakes and the valley and surrounding mountains beyond.

The entire project site has been annexed into the City of Sparks, rezoned to Planned Unit Development and the City has entered into a Development Agreement with the developer. Both parcels (previously known as Wingfield Springs and Wingfield Hills) also have approved master plans, Development Standards Handbooks, and Tentative Maps which were secured by the previous project developers. A Special Use Permit for hillside development was also approved for the southern parcel. The current request is for approval of the Development Agreement including a revised Master Plan and Development Agreement Handbook, Master Plan Amendment and appropriate zone change for the entire project consistent with the visions of the current developer. Technical information relating to the project sites in general has been previously submitted with the original projects.

The revised project is designed to provide the City of Sparks with a unique and exciting planned community featuring a variety of residential villages and amenities. The plan features 36 holes of golf, with 18 holes located on the northern parcel and 18 holes on the southern parcel. Also included are clubhouse facilities, a resort complex, a neighborhood and village commercial center, parks and an expansive open space network. The plan proposes a mixture of residential development on the northern and southern portions of the project at a density of about 1.56 units per acre.

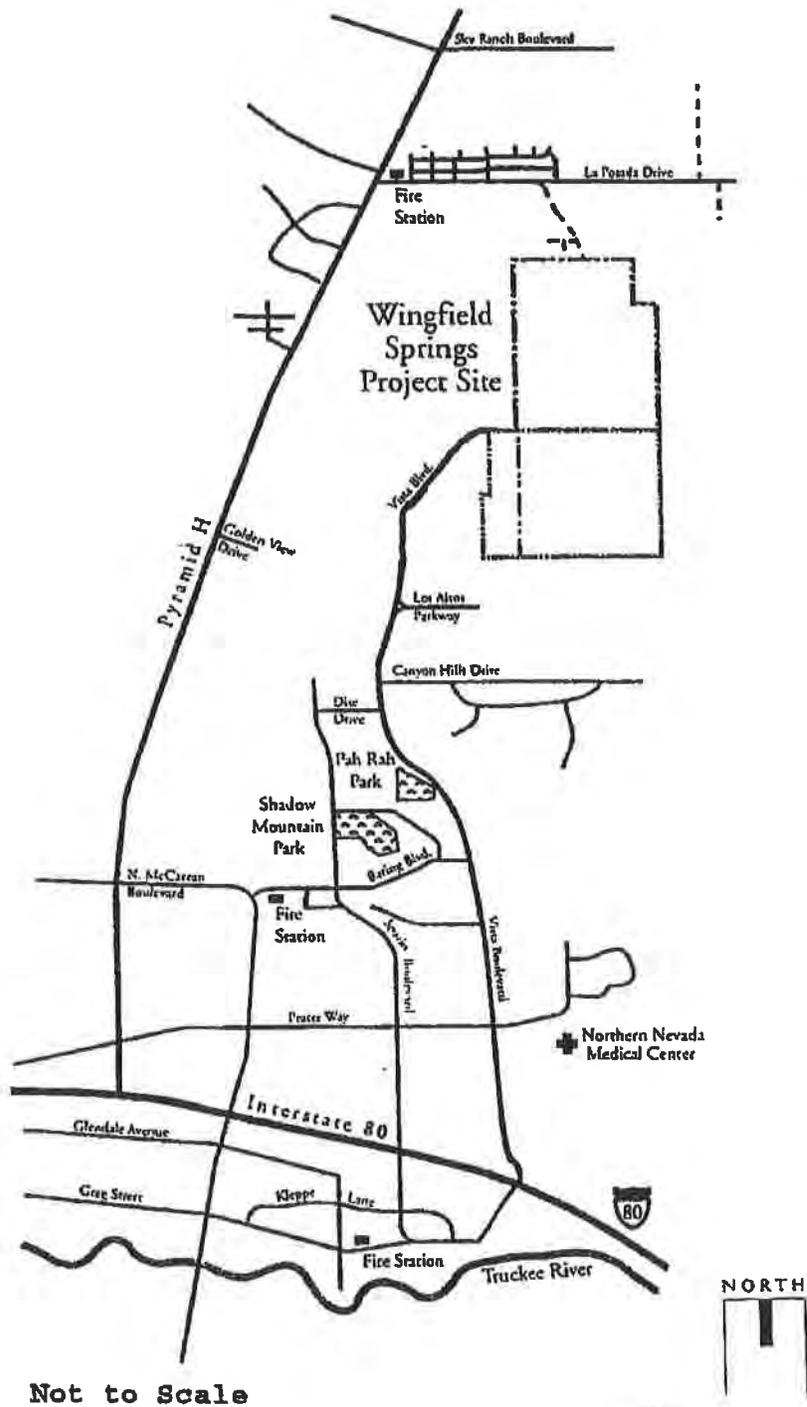


Figure 1: Location Map

BACKGROUND

The planning process for the Wingfield Springs Planned Community Development was initiated in August 1990, by a prior owner, the Spanish Springs Development Limited Partnership (SSDLP), who retained Pyramid Engineers and Land Surveyors to provide the planning and preliminary engineering and surveying services for the Wingfield Springs portion of the project. At that time, the SSDLP owned 123 acres of the northern parcel and had an option to purchase the remaining 575 acres from Alice Paulsen and Royce Hardy. Initially the southern parcel was not included in the development plans for the community. Both the northern and southern parcels, however, were located in the Spanish Springs Planning Area of Washoe County, outside of the Sphere of Influence (SOI) for the City of Sparks. The County Land Use Plan identified a portion of the northern parcel for low density suburban uses.

The majority of both parcels, however, were identified as "non-designated areas". County zoning on the northern and southern parcels was A-5 (1 dwelling unit per 10 acres) and A-7 (1 unit per 40 acres).

Regional Planning

In the early 1990's (as a result of the Regional Planning process), a number of exciting policy changes affecting the development potential of the Spanish Springs Valley and the Wingfield Springs' site occurred. Involvement in the Regional Planning process, however, increased the number of requirements to be satisfied prior to governmental consideration of any development projects.

While the Regional Plan was being formulated, a number of major property owners in the Spanish Springs Valley approached the City of Sparks and with the consent of the City, requested to be included in the SOI. Inclusion in the SOI would allow property to be considered for annexation into the City of Sparks before 2007. A request to designate the area for urban and suburban development on the Regional Land Use Diagram was also made and the owners and developers agreed to participate with the City of Sparks and Washoe County in formulating a master plan for the SOI. The need for a new plan for the area in Spanish Springs outside of the SOI was also discussed.

The Regional Plan identifying the SOI and designating the area for "Urban and Suburban" uses was approved by the Regional Planning Governing Board on March 21, 1991 (see Figure 2). The master planning process, which was initiated in October 1990 resulted in the completion of a final plan, entitled "Plan for Northern Sparks Sphere of Influence Area in the Spanish Springs Valley", (NSSOI) in October 1991. The plan was funded by a number of the major property owners and developers in the valley and prepared jointly by their consultants with input from the City of Sparks, Washoe County and various public and private entities. The SSDLP contributed towards the funding of the plan and participated fully in the plan development. Washoe County staff members concurrently developed a plan for the area of Spanish Springs outside of the SOI.

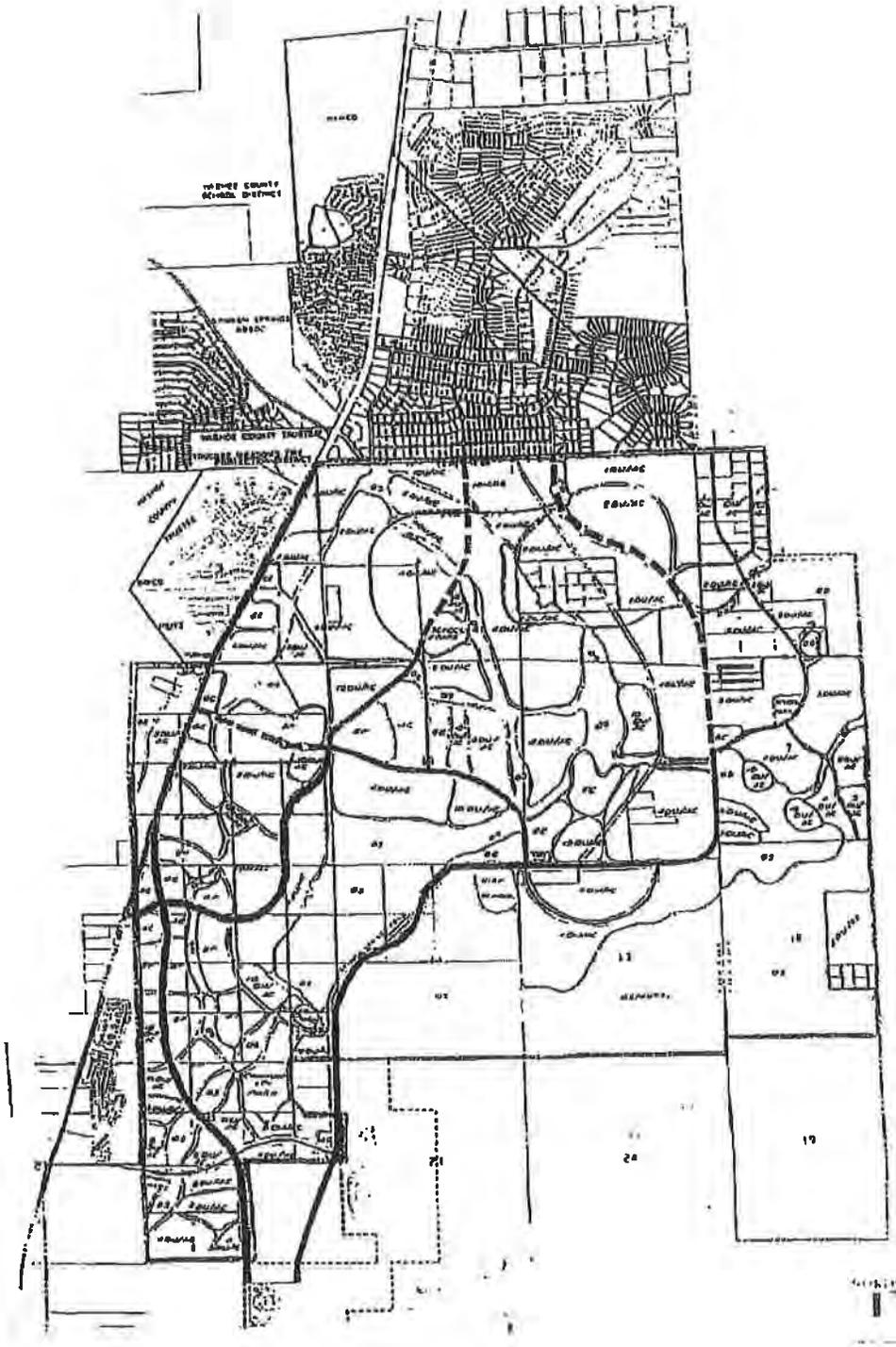


Figure 2: Sphere of Influence (PNSSOI) Plan

Both plans were approved by the Washoe County and Sparks Planning Commissions and the Regional Planning Commission in January and February 1992. Subsequent to the approval at the commission level, however, concerns were raised regarding whether TMWA or Washoe County would provide water service to the valley. Approval of the NSSOI and County plan, by the County Board of Commissioners and the Sparks City Council, which left the water service options open was granted on March 23, and 24, 1992. Final adoption of the plans by the Regional Planning Governing Board was granted on May 14, 1992.

Final adoption of the plans satisfied the Regional Plan requirement for the preparation of land use plans for the Sparks SOI and the county area of Spanish Springs outside of the SOI. Implementation of the plans, however, required the resolution of the water service issue, as well as the concerns identified in the plans such as infrastructure financing.

Additional mandates of the Regional Plan required the City of Sparks to obtain approval by the Regional Planning Commission of the Sparks Master Plan and an Annexation Program to identify areas to be considered for annexation in the next seven years. The Annexation Program area included the entire Wingfield Springs property. Final adoption of the Annexation Program and the Sparks City Master Plan was granted on April 21, 1992.

Subsequent governmental action has included the annexation of the northern parcel (Wingfield Springs) on March 23, 1992 and the approval of a Tentative Map, master plan and Development Standards Handbook on June 22, 1992 with SSDLP as the applicants. The southern parcel (Wingfield Hills) was annexed to the City on October 13, 1992. The project applicant was Jeff Bumb, one of the partners in the SSDLP. At that time, Mr. Bumb had an option to purchase the property from Alan and Marcia Oppio. A Tentative Map, special use permit, zone change, master plan, and Development Standards Handbook were also approved on May 10, 1993 with a one year time extension granted on April 25, 1994.

Ownership Transfer

In December of 1993, the options on both the northern and southern parcels were transferred from the SSDLP and Jeff Bumb to Red Hawk Land Company. Currently, Red Hawk Land Company owns the northern parcel and has an option to purchase the southern parcel from Alan and Marcia Oppio. With the transfer of the property ownership/option, new ideas and concepts regarding the development of the property emerged. Red Hawk Land Company worked closely with the City of Sparks regarding their proposed changes and has continued to move forward with the project by securing approval of a zone change to Planned Unit Development and approval of the first Final Map for the northern parcel on June 13, 1994.

Since the transfer of ownership, other issues associated with development in Spanish Springs have been and are continuing to be addressed. The water service issue was resolved on May 11, 1994 with TMWA being authorized to serve the southerly portion of Spanish Springs Valley (including the entire Wingfield Springs Project) and Washoe County to serve the northerly portion of the valley.

A sewer financing Development Agreement has been executed between Red Hawk Land Company and the City of Sparks (a copy of which is attached with the Development Agreement). An ordinance allowing for the establishment of Development Agreements in the City of Sparks was approved by the City Council on June 11, 1994. It is the intent of Red Hawk Land Company to enter into a Development Agreement with the City for the overall Wingfield Springs Community.

GOALS, POLICIES AND PROCEDURES

The master plan for the Wingfield Springs Community is consistent with the plans, policies and action programs identified in the NSSOI. The specific goals and policies to guide the development of the project are outlined below:

OVERALL PROJECT GOAL

To provide the City of Sparks with an exciting, environmentally sensitive planned community featuring a mix of quality residential, commercial, open space and recreational uses within the unique setting of lakes, wetlands and hills.

POLICIES

- Provide for continuity in the development of the residential and non-residential aspects of the project and ensure compatibility between uses through the approval of a Development Agreement, the establishment of a Design Review Committee (DRC), the use of a Development Agreement Handbook and the recordation of Covenants, Conditions and Restrictions (CC & R's).
- Develop 36 championship golf holes to provide recreational opportunities for residents of the project, and others within the City of Sparks and elsewhere in the region.
- Provide for a maximum overall density of two units per acre by encouraging a mix of housing densities, sites, styles and settings through the establishment of unique and individual residential villages.
- Provide for a safe, efficient and aesthetically pleasing access and circulation network which will include roadways and pathways of varying types and styles within the project.
- Require the design and use of compatible and coordinated lighting, signage and fencing throughout the project.
- Maintain existing lakes, wetlands and steep slopes as significant site features.
- Develop an open space network by integrating public and private open space and recreational areas into the project and providing for connections to trails outside of the project boundaries.

Administrators

The Sparks City Engineer and the Sparks Community Development Director shall be the administrators, hereinafter referred to individually or collectively as the "Administrator," of this process. Each administrator shall have the principal authority to interpret and make decisions based on the plans, standards, and guidelines contained herein according to the scope of the responsibilities granted to them in Titles 15, 17 and 20 of the Sparks Municipal Code.

Review Process

All proposed development under this Development Agreement Handbook shall require review and approval in the following manner:

Pre-Application Conference

The master developer, sub-developers or individual builders, hereinafter referred to as the "Applicant," shall request a pre-application conference with the Administrator and representatives of City agencies to clarify the requirements, standards and policies as identified in this Development Agreement Handbook after such Applicant has received approval for such request from the Design Review Committee established by the CC&R's adopted by the property owner. The Applicant shall present plans describing the general nature and intent of their proposed development.

The Administrator shall determine whether the Applicant's proposed development is clearly consistent with the intent of this Development Agreement Handbook. If deemed consistent, the Administrator shall instruct the Applicant to proceed directly with preparation of a Final Development Plan and Final Map. If the proposed development is deemed not consistent, the Administrator shall require the Applicant to first submit a Preliminary Development Plan for review and approval. The Administrator shall furnish written comments and recommendations to assist the Applicant in preparing their next submittal.

Preliminary Development Plan

If requested by the Administrator, the Applicant shall prepare and submit a Preliminary Development Plan including:

- a. A site survey and site analysis of the parcel and its immediate surroundings (min. scale of 1"=40'). The survey shall include a vicinity map, data defining the acreage of the property area, R.O.W. and easement lines, topography at one foot intervals and at critical spot elevations, location and description of existing vegetation, relationship of adjoining roadways, development parcels, wetlands, lakes and other site features. Included with the survey shall be a brief site analysis report including information on existing vegetation to remain, soil data including soil boring logs and geotechnical evaluation for structural limitations, topographic and drainage constraints and other natural or man-made elements which affect development of the site.
- b. A preliminary site plan (min. scale of 1"=40') showing the proposed lotting, building envelopes and/or building locations; drives, parking and walkway configurations,

walls/fencing, approximate site grading, landscape concept, site lighting fixtures, and utility and mechanical equipment locations. Also, a general description of the proposed development including density, percentage of building and/or impervious area coverage, building height, development phasing and functional relationships.

- c. A project schedule showing the remaining design time, permitting and construction scheduling including target dates for the beginning and completion of construction.
- d. Such information as may be reasonably requested by the Administrator and Planning Commission to allow him to positively consider the factors listed in NRS 278.349(3).

The Administrator and the Planning Commission shall review the Preliminary Development Plan within 60 days for consistency with this Development Agreement Handbook and furnish written comments, conditions, and recommendations to assist the Applicant in preparing their Final Development Plan submittal.

Conformance Review Process

Single Family Detached villages in the Southern Parcel will require a Conformance Review consisting of the following:

Preliminary Map

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

- a. A site plan (minimum scale = 1 inch = 40 feet) indicating the proposed platting of the lots (including the proposed building setbacks);
- b. A site plan (minimum scale = 1 inch = 40 feet) indicating proposed locations of utilities; and
- c. A site plan (minimum scale = 1 inch = 40 feet) indicating preliminary grading illustrating existing and proposed contours at one-foot intervals, proposed spot grades, proposed finish floor elevations, and proposed drainage patterns;
- d. A site plan (minimum scale = 1 inch = 40 feet) indicating street landscaping and project entry landscaping / monument locations and details (including proposed building materials and colors); and
- e. Preliminary architectural building elevations of all four (4) sides of the proposed single family detached / attached / multi-family model(s) (including proposed building materials and colors).
- f. F. An assessment of the applicability of the City of Sparks Slopes, Hilltops, and ridges Ordinance (SMC 20.99). If Section 20.99 applies to the proposed development, the application requirements of SMC Section 20.99.050 shall be provided with the submittal. A special use permit shall not be required for the Conformance Review submittal.

The preliminary map submittal shall only be delivered to the City for review on the same dates as the City of Sparks Tentative Subdivision Map submittal deadline dates.

SCANNED 07/14/2015

The Applicant shall provide sufficient numbers of the preliminary map submittal to the City to ensure that City staff shall distribute these copies to the City staff charged with reviewing tentative subdivision maps and those agencies as set forth in Nevada Revised Statutes 278.335.

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

If at the Plan Review meeting the proposed preliminary map submittal is determined to be in compliance with the Wingfield Springs Development Standards Handbook, then the preliminary map approval shall follow the standards as stated in Nevada Revised Statutes 278.360 in regard to presentation of a final map or series of final maps, extensions of time and termination of the preliminary map approval.

If at the Plan Review meeting the preliminary plan is determined to not be in compliance with the Wingfield Springs Development Standards Handbook, then the Administrator shall notify the Applicant in writing as to the manner in which the application has been deemed not in compliance with the Wingfield Springs Development Standards Handbook. The Applicant can appeal the decision of the Administrator to the Planning Commission or re-submit at the next available tentative map submittal date.

Final Development Plan

The Applicant shall prepare and submit a Final Development Plan and Final Map prepared in accordance with NRS 278.372, this Development Agreement Handbook, and the Development Agreement including:

- a. A final site plan, (min. scale 1"=40'), showing the proposed lotting, building envelopes and/or building locations; drives, parking and walkway configurations, walls/fencing, approximate site grading, landscape concept, site lighting fixtures, and utility and mechanical equipment locations. Also, a general description of the proposed development including density, percentage of building and/or impervious area coverage, building height, development phasing and functional relationships.
- b. A utility plan (min. scale of 1"=40') showing sanitary sewer line locations, sizes and materials, water line location and sizes, and telephone, gas, and electric connections, including service lines to site lighting fixtures.
- c. A grading and drainage plan (min. scale of 1"=40') indicating existing and proposed contours at one foot intervals and spot grades, finished floor elevations, stem wall elevations, drainage patterns, erosion and sedimentation control measures.
- d. A landscape plan (min. scale of 1"=40') showing existing vegetation and relocated vegetation to remain and the location, species, quantity and size of all proposed new plant material.
- e. An irrigation plan (min. scale of 1"=40') showing the proposed locations and coverage of irrigation heads, laterals, and valve control equipment.

- f. Building floor and roof plan(s), (min scale of 1/4"=1'-0"), indicating the location of uses within the structure, door and window locations, adjoining patios, deck or screened enclosures, and garages.
- g. Building elevations (min. scale of 1/4"=1'-0") indicating exterior materials, color, finishes and textures, roof and chimney treatments, door, window, porch, patio and screened enclosure treatments, and building lighting.
- h. An updated schedule showing permitting and construction scheduling including target dates for the beginning and completion of construction.

The Administrator shall distribute the Final Development Plan and Final Map to appropriate City Departments and commenting agencies and shall then review the Final Development Plan and Final Map for consistency and compliance with the Development Agreement and this Development Agreement Handbook. The Administrator shall recommend approval, recommend approval with modifications, or recommend disapproval of the Final Development Plan and Final Map offering written comments and recommendations to help the Applicant understand what is necessary to receive approval within 90 days after receipt of a complete submission package. The City Council shall review and approve the Final Map if such map is consistent with the Development Agreement entered into between the City of Sparks and Red Hawk Land Company and this Development Agreement Handbook. The Applicant shall make such changes in the Final Map or Plan as may be necessary to implement such changes as required by the City prior to approval by the City Council.

Special Use Permits

Upon receipt of a Development Plan application requesting a use defined in this Development Agreement Handbook as requiring a Special Use Permit, the Administrator shall notice the application both in a general public notice and to all property owners as required by NRS and within twenty days of receipt of such request for special use.

If no opposition to the use is received in any form by the Administrator in response to the notice, the Administrator shall review the Development Plan for special use consistency and compliance with this Development Agreement Handbook. The Administrator shall recommend approval, recommend approval with modifications, or recommend disapproval of the Development Plan offering written comments and recommendations to help the Applicant understand what is necessary to receive approval.

If a negative response is received to the required notice, the Administrator shall schedule a public hearing with the City Council. The City Council shall then approve, approve with modifications, or disapprove the Final Development Plan for Special Use.

Flexibility

The master land use plan, development standards and design guidelines contained herein are intended to depict the general nature and relative intensity of residential and non-residential development at Wingfield Springs, while allowing sufficient flexibility to permit detailed planning and design at the time of actual development. The configuration of development parcels and phases

SPARKS ZONING ORDINANCE

may be altered from those shown on the master land use plan to accommodate detailed site conditions and revisions to the project's implementation strategy, providing the reconfiguration does not conflict with the general intent or specific conditions described in this Development Agreement Handbook. Residential and non-residential density may also be transferred between development parcels providing this transfer does not conflict with the general intent of specific conditions described in this Development Agreement Handbook and does not exceed the total approved project unit count.

Omissions

When issues arise that are not covered in this Development Agreement Handbook, the provisions and definitions of the City of Sparks Zoning Ordinance and Subdivision Regulations in effect at the time submission of a Final Development Plan shall apply.

Deviations

The Administrator shall have the authority in his/her sole discretion to administratively approve minor deviations in the plans, standards and guidelines as requested by the Developer prior to the submission of a Final Development Plan for each phase. Minor deviations include such items as parcel configurations, parcel sizes, irregular lots, and special setback conditions. The Administrator shall process requests requiring substantial deviations as amendments to the Development Agreement or to the Development Agreement Handbook.

Amendments to Final Development Plans

Once a Final Development Plan has been approved, the Applicant may only amend the Plan subject to the Administrator's review and approval of the amendment. Final Map amendment shall be processed in accordance with applicable State law.

Appeals

The Applicant may appeal any decision, comments or recommendations of the Administrator to the City Council. The City Council shall hear the appeal and either affirm, modify or reverse the determination of the Administrator. Such decision of the City Council may be appealed as provided by applicable law.

EXISTING CONDITIONS

SITE OVERVIEW

Site opportunities and constraints relating to the property were carefully considered and balanced with the overall desired project concepts and goals. The site overview as discussed below summarizes the physical characteristics of the properties and provides the foundation for the development of the two master plan scenarios.

EXISTING OWNERSHIP/USES/ACCESS

The 712± acre northern parcel includes the 575± acre former Wingfield Ranch, the 14± acre out parcel and the 123± acre property adjacent to the ranch on the southeast. The Wingfield Ranch property has been historically used for grazing purposes. Two unoccupied ranch houses and miscellaneous agricultural buildings were previously located on the property. The 643± acre southern parcel was previously undeveloped and under the ownership of Alan and Marcia Oppio. The BLM exchange added 290± acres to the southern parcel. Current access to both properties is from Vista Blvd. approximately 7 miles north of Interstate 80. The total project area is 1,645± acres.

TOPOGRAPHY

The northern parcel includes flat terrain sloping to the southwest at a gradient of 1% or less, as well as gently sloping terrain to the northwest. Slopes on the southerly portions of the northern parcel are up to 15% and provide magnificent views of lakes, wetlands and Spanish Springs Valley. The southern parcel has much more dramatic topography, which ranges in elevation from 4,470 feet at the northwest corner to 5,070 feet towards the southeast for a total relief of about 600 feet. Slopes range from 2% to over 30%. The northern half of the property is generally the most suitable for development; therefore much of the steeper slopes will remain in open space.

SCANNED 07/14/2015

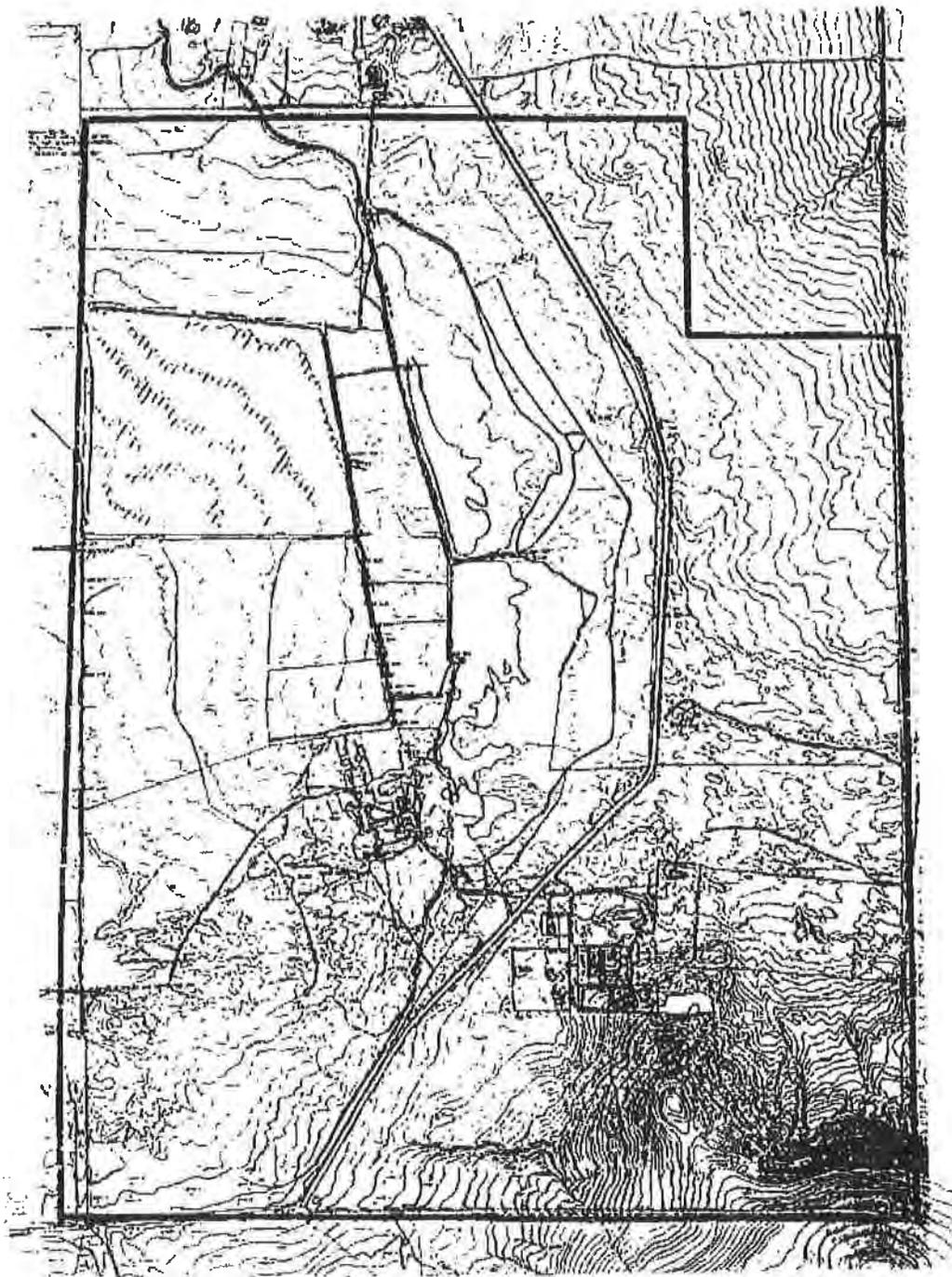
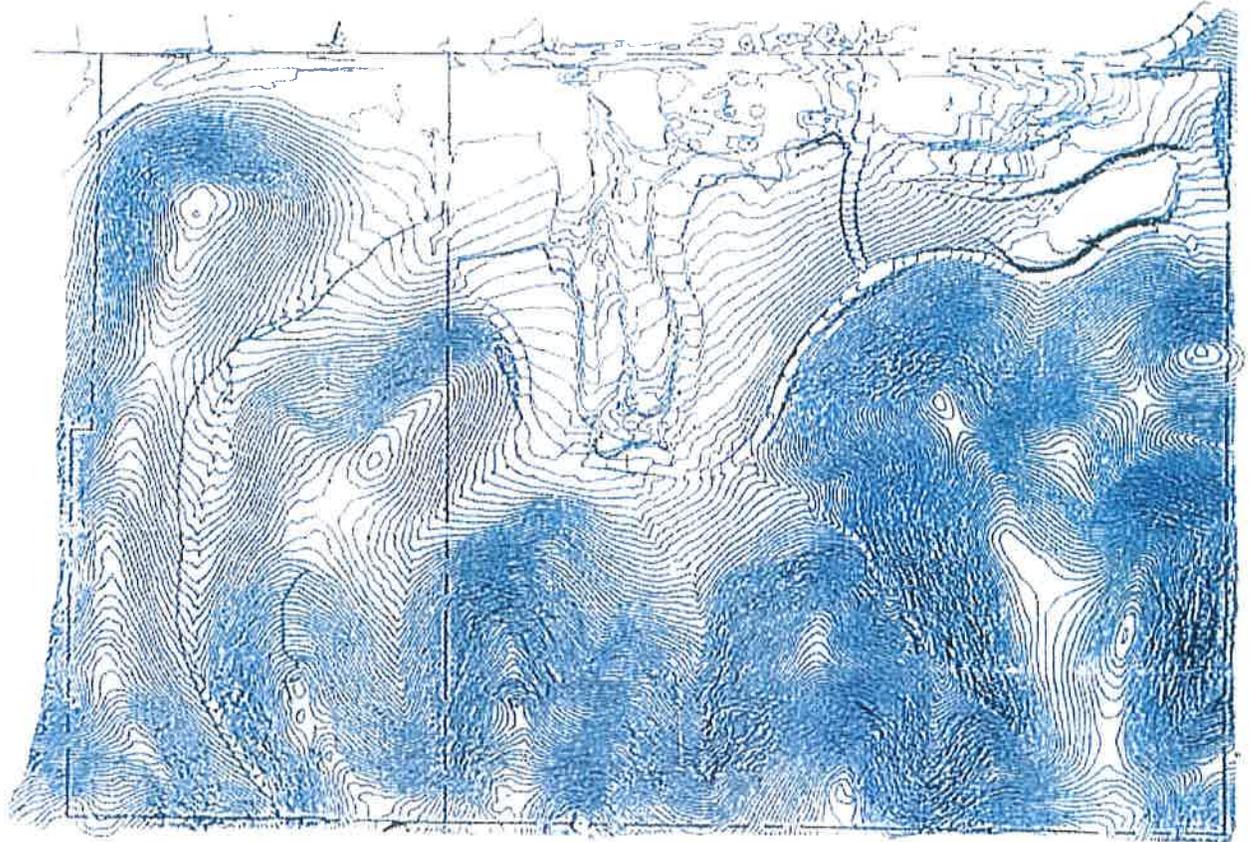


Figure 3: Northern Parcel Topography Map

Note: Contour Interval = 1' - 0"

SCANNED 07/14/2015



Note Contour Interval = 5 +0

Figure 4: Southern Parcel Topography Map

EXISTING LAKES AND WETLANDS

The Orr Ditch enters the Wingfield Springs site at the north property line and flows in a southeasterly direction into two lakes which total approximately 29 acres in area. A narrow strip of upland, ranging from 20 to 65 feet in width separates the upper lake from the lower lake. Culverts under the strip of land provide water flow between the lakes. Water from the Orr Ditch has been used for many years to irrigate the Wingfield Ranch and other nearby lands for grazing purposes. Several man-made ditches which divert water from the Orr Ditch and the lakes are present on the site. A small pond is located south of the ranch houses and receives overflows from the lower lake and drainage from the east. The pond is an aesthetic feature of the property and will be integrated into the landscaping theme for the project.

A small artesian well located to the northeast of the existing ranch houses is presently pumped for domestic purposes. A second, larger well is also located to the southeast of the lower lake. The well has been used to feed the lakes to provide irrigation for the ranch. According to a 1987 report prepared by Watersource, the peak day capacity appears to exceed 1,000 gpm and is of excellent quality. Strong recharge characteristics are also evident.

Certificated groundwater rights consist of 361.90 acre feet. The existing well is currently planned to be used to irrigate the first 18 holes of golf, until other more appropriate and economic water resources are available for use by the development. According to the Project's golf course architect, Robert Trent Jones, Jr., the first 18 golf holes (135± acres of irrigated area) should not require more than 359± acre feet of water per year maximum. Additional water needed for common area irrigation and additional golf holes will be secured through the use of the existing 378 acre feet of surface water rights appurtenant to the property, and/or the purchase of additional water rights, and/or the use of reclaimed water.

Preliminary general mapping by the U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Department indicated the potential existence of wetlands on the Wingfield Ranch portion of the site. Huffman and Associates were subsequently retained to delineate the U.S. Army Corps of Engineers jurisdictional wetlands. A total of 42 acres of jurisdictional wetlands were identified and verified by the U.S. Army Corps of Engineers (see figures 5a and 5b).

In accordance with the NSSOI, the identified wetlands will primarily remain undeveloped and are incorporated into the overall open space network for the project. Red Hawk Land Company is currently pursuing a U.S. Army Corp of Engineers Section 404 nationwide dredge and fill permit for the minimal area (4.2 ± acres) where golf improvements or roadway/pedestrian facilities impact these wetlands. A copy of the Section 404 permit application will be provided to the City upon submittal.

The Orr Ditch will also be incorporated into the open space system with pedestrian and roadway crossings anticipated. Residential lots adjacent to the ditch will be developed in accordance with the NSSOI with low, open fencing to maintain the open space feeling required. It is anticipated that the lakes, wetlands and Orr Ditch corridor will either be dedicated to Washoe County or be retained under the ownership of either the golf course entity or the property owners within the development.

SCANNED 07/14/2015

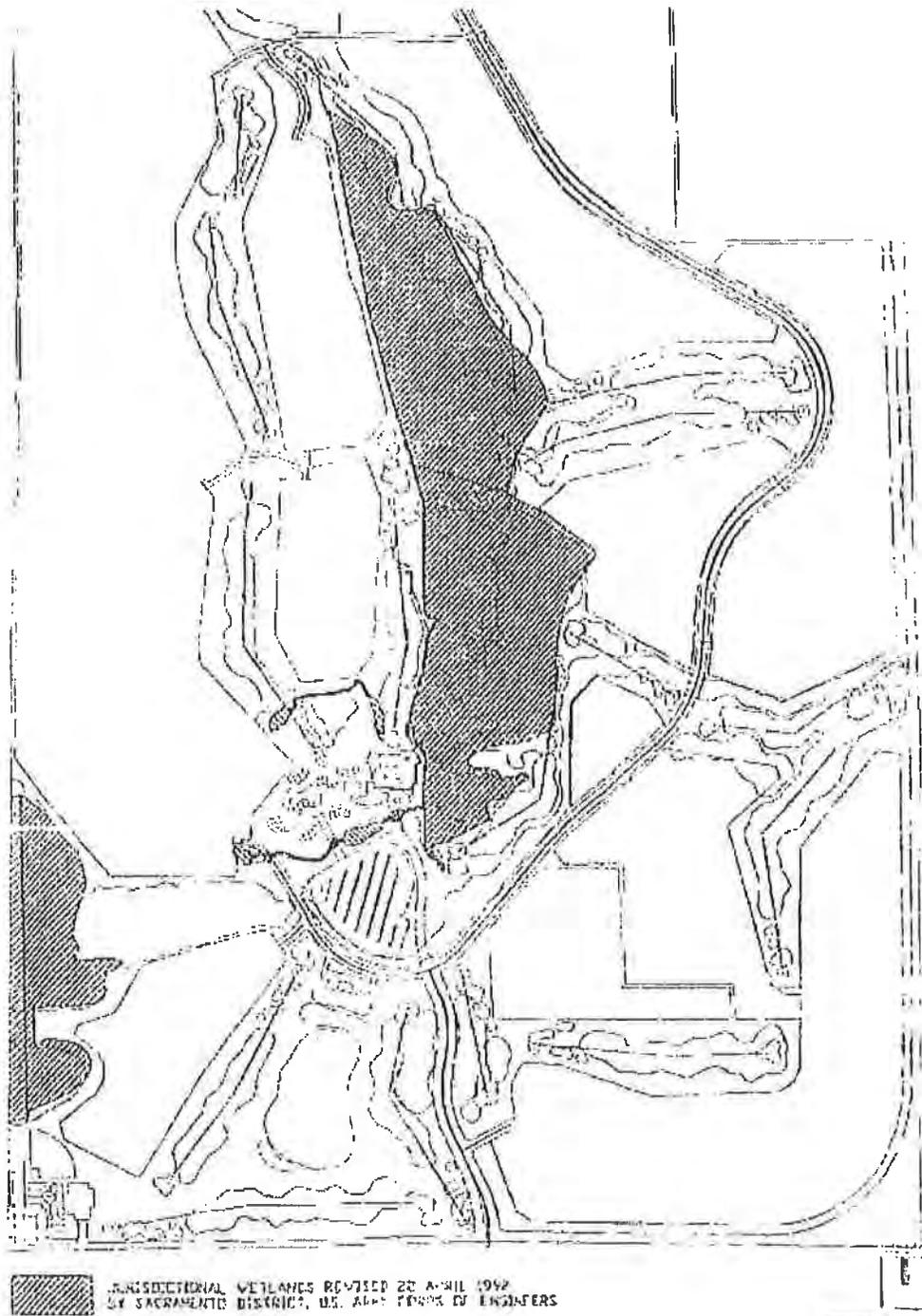
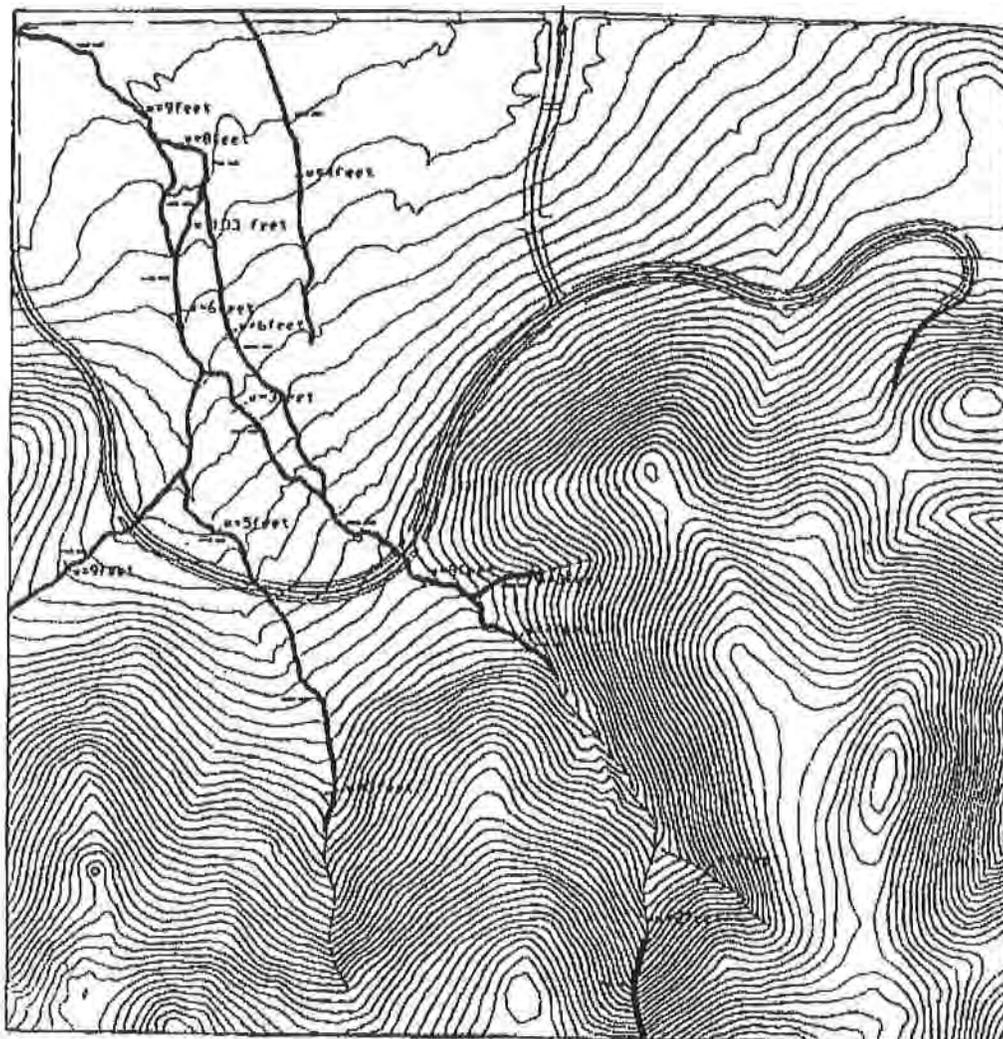


Figure 5a: Wetland Jurisdictional Areas - Northern Parcel



LEGEND

- Intermittent drainage potentially subject to Corps jurisdiction, average widths listed
- Contour Line
- Site Boundary
- Impacts to waters of the U.S. not to scale



Figure 5b: Wetland Jurisdictional Areas - Southern Parcel

HYDROLOGY

Contributing drainage areas to the northern parcel consists of approximately 10.66 square miles of hills and alluvial fans of the Pah Rah Range and Spanish Springs Canyon Drainage Basins. The Federal Emergency Management Agency's Flood Insurance Rate Map studies have determined that the 100-year recurrent storm flow passing through the northern parcel site is approximately 900 cfs. This flow creates an "AO(1)" zone on a portion of the site. This zone is described as an area of 100-year shallow flooding where average depths of inundation are one (1) foot; no flood hazard factors are determined.

The contributing drainage area to the southern parcel is comprised of approximately 2 square miles. Several minor, intermittent drainage channels are located on the property. In general, the channels are well defined in the steeper southerly portions of the site but lose definition as they approach the northerly half of the property. Therefore, during major storm events, concentrated flows revert to sheet flow as they approach the northern portion and exit the site at the northwest corner of the property. The Federal Emergency Management Agency's Flood Insurance Rate Map has delineated the southern parcel as lying within flood zone C which is defined as an area of minimal potential flooding during the 100-year storm event.

Preliminary hydrology studies and maps for both the northern parcel and southern parcel have previously been submitted to the City. These studies investigated flooding potential and proposed preliminary mitigation measures for building protection and stormwater conveyance. Final hydrology reports, including a HEC-2 analysis for the northern parcel, will be provided to the City prior to development of the property. New reports and analysis shall be provided as necessary with future development.

VEGETATION

Vegetation on the northern parcel ranges from pasture grasses in irrigated areas and northern desert shrub at slightly higher elevations, to riparian vegetation in the vicinity of designated wetland areas. The predominant plant type in non-disturbed areas is from the northern desert shrub family.

Portions of the northern parcel under direct irrigation contain Baltic rushes, caric sedges, buttercup, saltgrass and bulrushes. Higher elevated areas, not under direct irrigation, support sagebrush, black greasewood, bud and wild rye, shadscale, rabbit brush, caric sedge, Indian rice grass, white sage and other grasses.

The wetland areas on the northern parcel support some hydrophytic species including caric sedges, buttercup, Baltic rush, and bulrushes. Around the lake bodies, isolated groups of willows, bulrushes and cottonwoods are prevalent. Large mature cottonwoods are southwest of the lower lake. Every attempt will be made to integrate and preserve healthy trees on the property.

The southern parcel has not been irrigated. Vegetation consists of low grasses and bushes at the lower elevations and becomes very sparse at higher elevations. Vegetation generally includes the

northern desert shrub family species such as sagebrush, black greasewood, bud and wild rye, shadscale, rabbit brush, caric sedges, Indian rice grass, white sage and other grasses.

GEOLOGIC CONDITIONS

Preliminary geotechnical studies of both the northern and southern parcels were performed by Kleinfelder, Inc. and were previously submitted to the City. The reports indicated there were no active faults on the property. The nearest known fault is located approximately two miles southeast of the site.

Geologic conditions on the northern parcel include expansive soils in the north and central portions, shallow bedrock with possible near surface expansive soil areas in the southeast and shallow ground water conditions in the low portions of the site near the wetlands. Most other parts of the site contain soils of low expansion potential which should be suitable for reuse as compacted structural fill. Most areas of the site are expected to provide moderate bearing capacities for conventional, shallow spread foundations.

Geologic conditions on the southern parcel include soil covered with scattered cobbles and boulders on the flatter portions of the property and boulder size rocks on the steeper slopes and ridges. Bedrock outcrops are also present along the ridge tops and peaks on the southern portions of the property. Near surface clay soils, which are moderately to highly expansive are present across a majority of the site and will most likely require modification in the approach to site grading and support of structures and pavement. Shallow bedrock will require ripping or blasting of excavations deeper than a few feet.

Final design level geotechnical reports will be provided prior to development. A summary of Kleinfelder's geotechnical report on the northern and southern parcels is provided in Appendix F.

ARCHAEOLOGICAL RESOURCES

A survey for historic and prehistoric resources has been completed by Kautz Environmental Consultants, Inc. and has been reviewed and approved by the Nevada Division of Historic Preservation and Archaeology, the City of Sparks, and representatives of the Washoe Tribal Council, the Reno-Sparks Indian Colony, and the Pyramid Lake Tribal Council. A mitigation plan with an emergency discovery clause is currently being circulated among these same reviewers for comment. This work is being completed in conformity with the Conservation Element of the Truckee Meadows Regional Plan.

The northern parcel was found to contain a total of 72 nonsignificant isolated finds, 14 prehistoric archaeological sites, 5 historic sites, and 2 sites that contain components from both time periods (see Figures 6a and 6b). Five of the prehistoric sites had been previously recorded. One site that should have been rediscovered during the current project was not relocated and has to be presumed to have been destroyed since the time when it was initially recorded. Two sites were also

systematically probed to determine the significance of their below-surface assemblage and were determined not significant based upon those limited probes.

A total of 13 of the prehistoric sites were determined to be temporary encampments or localities utilized for limited objectives for short periods of time (flint knapping, food preparation, seed grinding, sleeping, etc.). Three of the large sites were determined to represent village or winter village sites. The historic sites are composed of three roadside dump locations, a small portion of the Orr Ditch dated 1872, and the Spanish Springs Ranch complex.

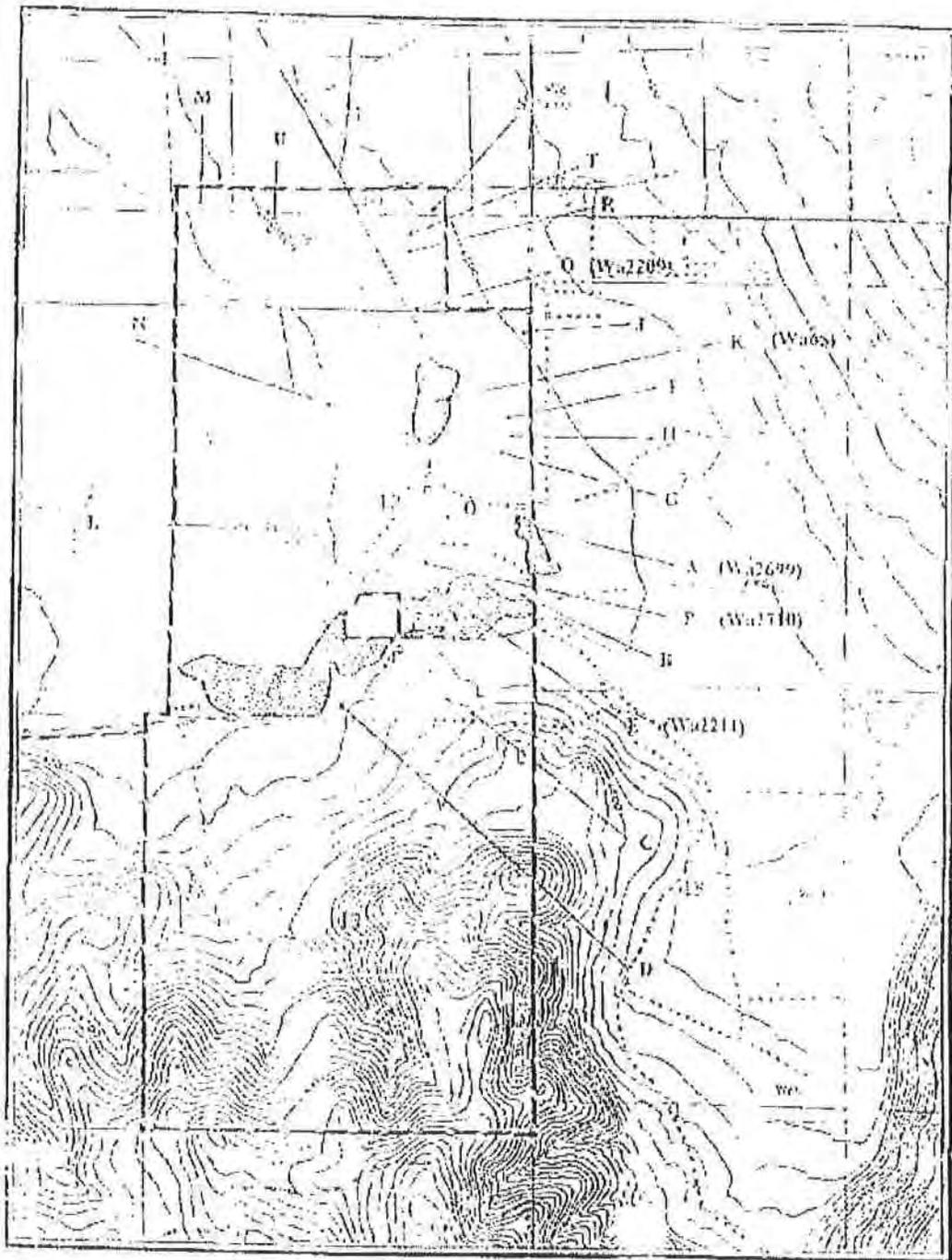
Three Native American village sites were recommended as significant resources and mitigation should the project proceed. The Orr Ditch segment and the Spanish Springs Ranch were also determined important resources; however, it was recommended that as both the ditch and the ranch complex have been altered to the extent that their original integrity has been lost, they no longer should be considered significant or eligible for nomination to the National Register of Historic Places.

The southern parcel was found to contain only 42 isolated finds. These isolated finds were deemed not significant and were found to be almost exclusively located on the toe of the alluvial fan. No evidence of prehistoric upland use could be determined.

An archaeological review was conducted on 296± acres of land located west of the existing southern parcel of Wingfield Springs. Three potential finds were located on the 296 acres. Only one site was deemed significant. Red Hawk Land Company has entered into an agreement with the Pyramid Lake and Washoe Tribes to preserve the petroglyph on site. The site is located in an area that will not be disturbed by construction of the golf course and will remain in its natural state.

Guidelines for development and operation of this project are consistent with the Mitigation Plan and Emergency Discovery Plan once approved by the parties listed above. These documents are currently being circulated for approval. In the interim, the following preliminary guidelines will be followed:

1. Prior to development, an approved Mitigation Plan and Emergency Discovery Plan shall be implemented.
2. Should any prehistoric or historic material be discovered outside the context of an approved mitigation activity, all work shall stop within 25 ft. of the discovery and the project archaeologist shall be notified within 24 hours. Given the lace of fragile structures on the property, Dr. Kautz, the project archaeologist, recommends this distance is adequate.
3. The project archaeologist will inspect the find and if it is deemed a new and important discovery, will immediately notify a representative of the Nevada Division of Historic Preservation and Archaeology.

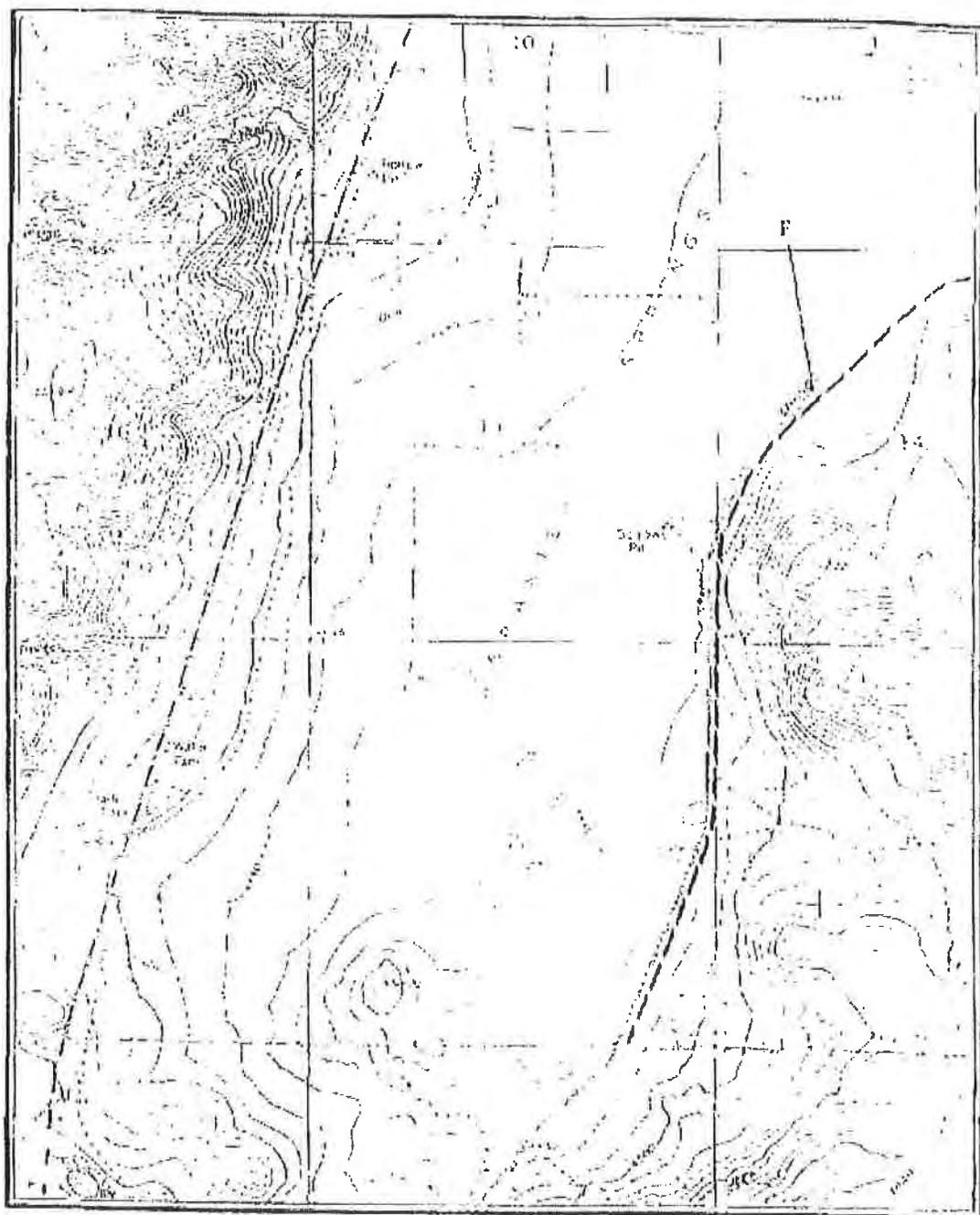


Location of Site in Eastern Portion of Project Area. USGS Maps No. 6, Nevada, 2.5' (1987) and Orford City, Nevada, 7.5' (1980), 1:2000, R.201 - Spanish Springs Survey, KFC-1, 1994



Figure 6a: Archaeological Survey (East)

SCANNED 07/17/2011 11:07:47 AM



Location of Sites in Western Portion of Project Area. USGS Map Vista, Sev., T. 5 (PR 1982), T. 20N, R. 20E. Spanish Springs Survey, KFC-1, 1991



Figure 6b: Archaeological Survey (West)

AIR QUALITY

The property is located within an air quality attainment area; however, the Regional Planning Governing Board adopted regulations for non-attainment areas in the Spanish Springs Sphere of Influence on June 10, 1993. Only stoves on the Low Emitting List or decorative gas appliances shall be installed. Prior to the commencement of construction of each phase or partial phase of this project, a Dust Control Plan shall be submitted to the Air Quality Management Division of the Washoe County District Health Department for review and approval. All construction shall be conducted in accordance with the conditions placed upon the applicable approved Dust Control Plan, as prescribed in Section 040.030(A) of the Washoe County District Board of Health Air Quality Regulations.

SECTION III – THE MASTER PLAN

THE MASTER PLAN

The overall Master Plan was developed with sensitivity to the physical characteristics of the site, preserving natural features and enhancing open space. Streets, land use patterns and densities in the project have also been planned to be in compliance with the NSSOI.

The Master Plan proposes a mix of uses including residential villages with a range of unit types, lot sizes and densities and 36 holes of golf with 18 holes located on the northern parcel and 18 on the southern parcel. The project also includes clubhouse facilities; commercial complexes; a public facility site; and a parks and open space network with an extensive pedestrian/bicycle pathway system linking different areas of the project. The Master Plan, illustrative plan and land use and acreage summaries are presented on the following pages.

**FIGURE 7a: MASTER PLAN - NORTHERN PARCEL
LANDUSE SUMMARY**

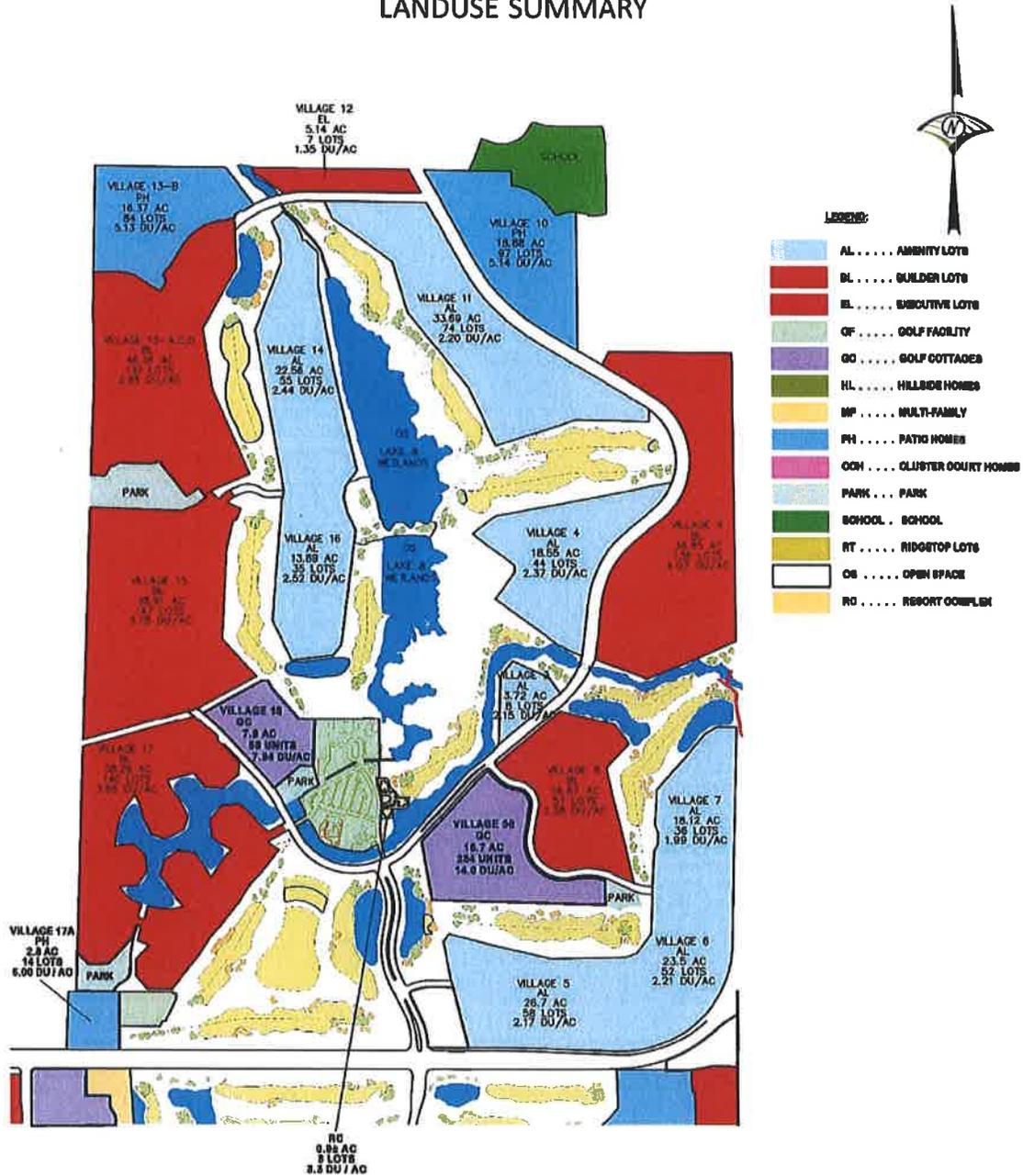


Figure 7a: Wingfield Springs Master Plan – Northern Parcel

**FIGURE 7b: MASTER PLAN - SOUTHERN PARCEL
LANDUSE SUMMARY**

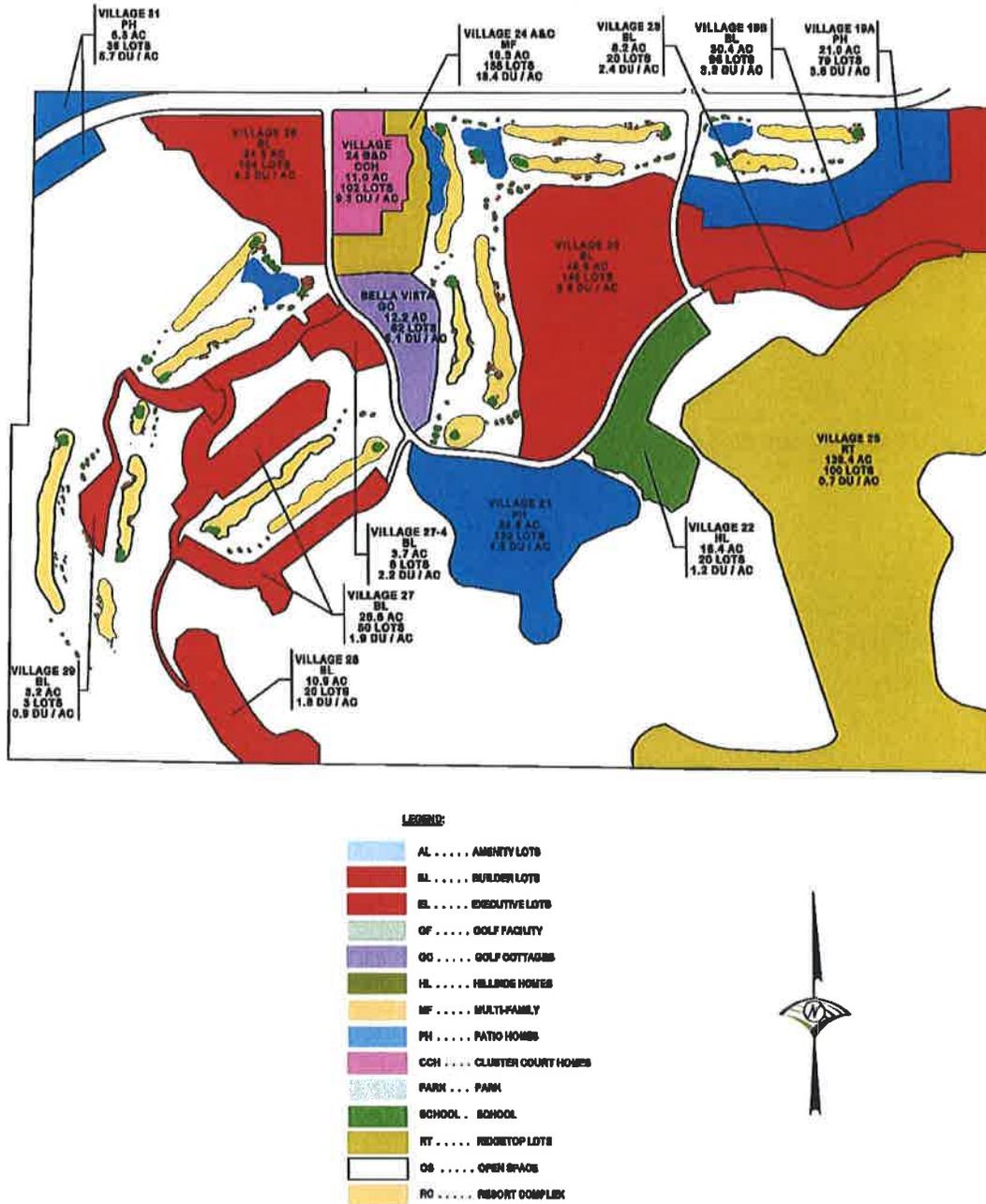


Figure 7b: Wingfield Springs Master Plan – Southern Parcel

LAND USE SUMMARY
RESIDENTIAL

Village	Units	Designation	Acreage	Density (du/ac)	Sparks LUM Designation	Sparks LUM Units
1	-	-	-	-	-	-
2	-	-	-	-	-	-
3	8	AL	3.7	2.2	4	14.9
4	44	AL	18.6	2.4	4	74.2
5	58	AL	26.7	2.2		
6	52	AL	23.5	2.2	4	273.6
7	36	AL	18.1	2.0		
8	57	BL	16.9	3.4	4	67.5
9	136	BL	36.9	3.7	4	127.4
10	97	PH	18.9	5.1	4	75.5
11	74	AL	33.7	2.2	4	134.8
12	7	EL	5.1	1.4	2	10.3
13	216	PH/BL	62.7	3.4	4	251
14	55	AL	22.6	2.4	4	90
15	147	BL	38.9	3.8	4	155.7
16	35	AL	13.9	2.5	4	55.4
17	140	BL	38.3	3.7	4	153.2
17A	14	PH	2.8	5.0	GC	
18	58	GC	7.9	7.3	15	118.5
30	234	GC	16.7	14.0	4	66.8
19	175	PH/BL	51.4	3.4	4	205.4
20	140	BL	49.9	2.8	4	199.7
21	130	PH	32.8	4.0	4	131.2
22	20	HL	16.4	1.2	1	16.4
23	Note 1	BL	8.2	-	4	49.2
24	240	CCH/MF	21.3	11.3	10 & 15	276
25	Note 2	RT	138.4	-	1	136.9
26	104	BL	24.5	4.2	4	97.8
27 Phases 1 & 2	50	BL	26.6	1.9	4	236.5
27 Phase 4	8	BL	3.7	2.2	4	14.8
28	20	BL	10.9	1.8	4	43.5
29	3	BL	3.2	0.9	4	12.9
31	36	PH	6.3	5.7	GC	
Bella Vista	62	GC	12.2	5.1	6	73.1
Northern Parcel Sub-Total	1468		405.9	3.6		
Souther Parcel Sub-Total	988		405.62	2.4		
Residential Subtotal	2456		811.7	3.0		

NON-RESIDENTIAL

	Units	Designation	Acreage	Density
Northern Parcel:				
Resort Complex	3	RC	0.9	3.3
Golf Facility		GF	11.3	
Golf Course (inc. 2.6 ac of golf maintenance)			164.1	
Community Roads			15.0	
Southern Parcel:				
Golf Course			162.5	
Community Roads			21.0	
Non-Residential Subtotal			374.8	

OPEN SPACE

	Acreage
Northern Parcel:	
Parks	10.0
Wetlands	41.1
Lakes	33.0
Other Open Space	42.0
Southern Parcel:	
Other Open Space	332.4
Open Space Subtotal	458.5
GRAND TOTAL	2459
	1645.0
	1.5

Please see notes applicable to the Land Use Summary on the following page.

1. *Village 23. Village 23 is legally described as APN 520-020-39 and is owned by Red Hawk Land Company (formerly known as Loeb Enterprises Ltd.) as of September 18, 2009. Village 23 is entitled for 20 total units. No additional units shall be final mapped in Village 23 without the express written consent of the Master Developer, Red Hawk Land Company.*

2. *Village 25. Village 25 is legally described as APN 520-020-39 and is owned by Red Hawk Land Company (formerly known as Loeb Enterprises Ltd.) as of September 18, 2009. Village 25 is entitled for 100 total units based on the following conditions: the land owner or its successors or assignees has immediate handbook entitlement rights for 75 units and the additional 25 units shall not be final mapped in Village 25 without first obtaining the express written consent of the Master Developer, Red Hawk Land Company.*

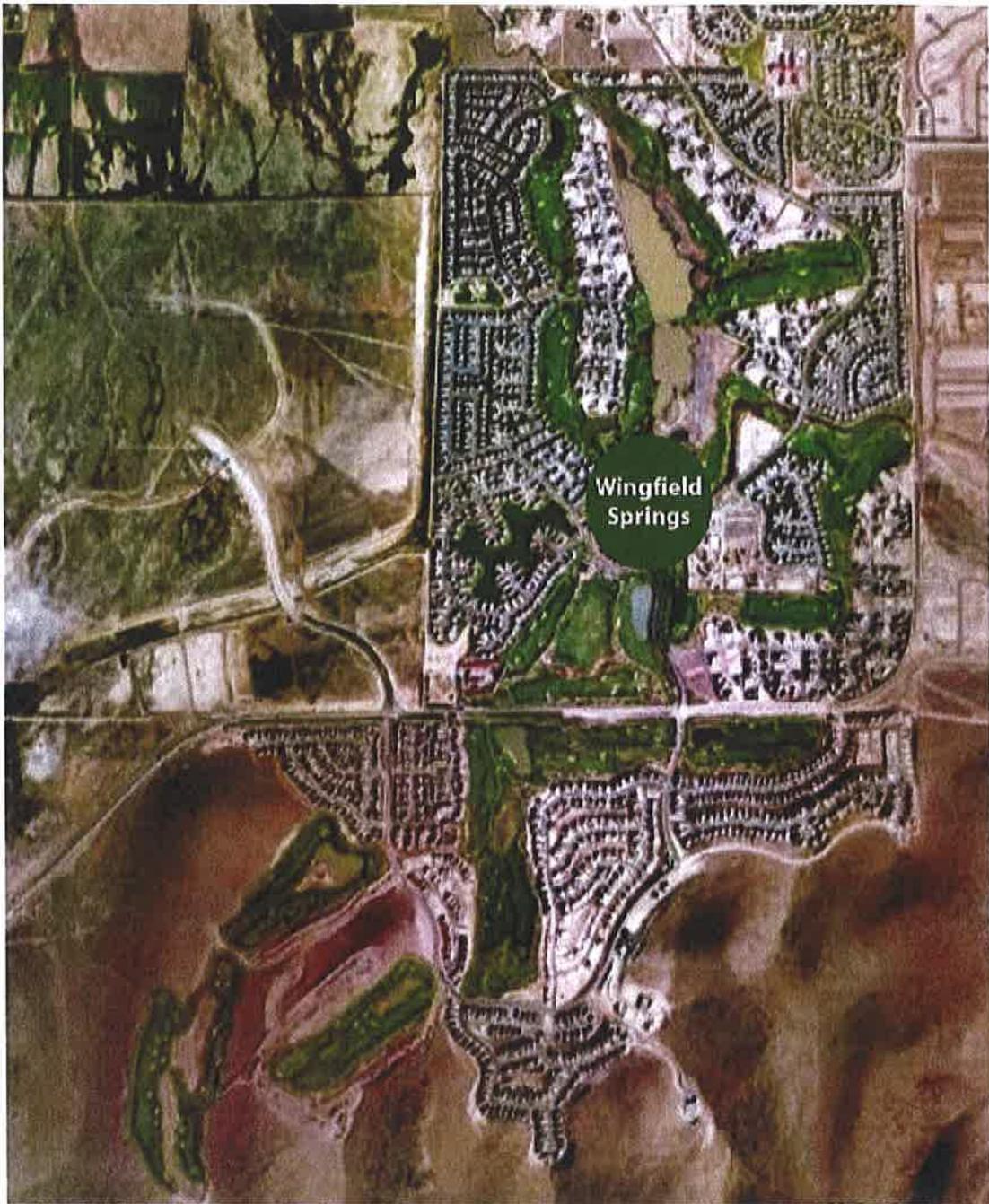


Figure 9: Context Map

COMPATIBILITY WITH SURROUNDING PROPERTIES

Surrounding properties to the north, south, east and west of Wingfield Springs are presently developed. A few single family residences are located in Baldwin Estates adjacent to the northerly property boundary of the Wingfield Springs project. The proposed Bighorn single family residential development is also located north of Wingfield Springs.

The Master Plan has been developed with sensitivity to the existing uses, as well as planned land use designations identified in the NSSOI. The relationship between the project Master Plan and the NSSOI are shown in Figure 9, which illustrates that the single family residential densities and open space connections around the perimeter of the property are in substantial compliance with the NSSOI. The Master Plan offers densities lower than those identified in the NSSOI and in addition provides 10 acres of parks and a 25-foot open space buffer along the westerly property line.

Commercial uses at the southwestern corner of the northern parcel and at the northwest corner of the southern parcel are also in compliance with the NSSOI.

The new Wingfield development will also provide important trail system linkages to adjacent properties, including equestrian, bicycle, and hiking trails.

PHASING STRATEGY

Initial phases of construction to facilitate development of the project are somewhat easier to identify and predict than later phases which will be dependant on market conditions, absorption rates, builder performance and construction logistics.

The first phase of development will involve master grading, construction of the entrance parkways, re-routing of the existing Spanish Springs Road through the northern parcel, and construction of the first 18 holes of the golf course and a temporary clubhouse facility on the northern parcel property, and development of the rough "development parcel pads" for the initial residential villages.

Grading of the golf course on the northern parcel will require borrow grading on the southern parcel. Grading of the northern parcel will create some conflicts and the relocation of Spanish Springs Road. Traffic detours and public information programs will be employed to minimize the inconvenience to residents both north and east of the project site. The final master grading plan will be approved by the City Engineer.

Prior to the opening of the golf course, Vista Boulevard will be extended from its present terminus, approximately 2 1/2 miles to the project entrance of Wingfield Springs. The extended roadway will be improved two travel lanes, which will be the first phase of the ultimate roadway as generally depicted in the Concept Financing Plan. Vista Boulevard from its present terminus to the project entrance is expected to be widened by the City

from two to four lanes when the volumes associated with this project exceed 12,080 Average Daily Trips (ADT). The developer will dedicate the ultimate right-of-way for Vista Boulevard that bisects the property to the City of Sparks and has dedicated 1/2 of the right-of-way for the continuation of the roadway which borders the easternmost boundary of its property.

Utilities including gas, electric and sewer will most likely be extended within the Vista Boulevard corridor to the project entrances. Water service from TMWA will also be provided during this phase.

Following the construction of the golf course, the Vista Boulevard extension, the entrance parkway to the northern parcel, the new collector road, and the phase one residential villages will be developed as the market demands.

The actual timeframes associated with buildout will depend on market forces. It is anticipated that individual lots may be sold in some of the residential villages for custom homes while other entire villages may be sold to individual builders. The resort complex and commercial areas are expected to be developed when justified to meet market demands and the service needs of the project residents, as well as nearby residents in Spanish Springs Valley.

A fire station is being considered at the community school site. The school would be remodeled into a fire station.

Residential amenities, including the equestrian trails and pedestrian and bicycle pathways will be developed with construction of the individual residential villages. Completion of the various parks will be tied to buildout thresholds to ensure the needs of the residents are met. The community park on the northern parcel site will be completed with construction of the Neighborhood Commercial Center. The pocket parks will be completed on or before the buildout of the residential villages adjacent to the specific parks.

Residential Construction Tax revenue collected in the interim and credits against future revenues will be used by the developer to construct the parks in accordance with the City of Sparks Parks Department requirements. Upon completion, the parks will be dedicated to the City of Sparks.

FLEXIBILITY

The master plan and phasing strategy contained herein are intended to depict the general nature and relative intensity of residential and non-residential development at Wingfield Springs, while allowing sufficient flexibility to permit detailed planning and design at the time of actual development. The configuration of development parcels and phases may be altered from those shown on the master plan to accommodate detailed site conditions and revisions to the project's implementation strategy providing that the reconfiguration

does not conflict with the general intent or specific conditions of the Development Agreement and this Development Agreement Handbook. Residential and non-residential density (including Patio Homes) may also be transferred between development parcels providing this transfer does not conflict with the general intent or specific conditions of the Development Agreement and this Development Agreement Handbook.

Specific conditions which limit this flexibility include:

1. Total residential units shall not exceed 2,564 (1.56 dwelling units per acre).
2. Total commercial uses shall not exceed 275,000 GSF of freestanding commercial uses, and 175,000 GSF of golf club and related uses. The golf club, neighborhood commercial, and village commercial developments shall remain in the areas shown on the master plan identified herein although precise acreage and configuration may vary.
3. The total number of Patio Homes, Resort Condominiums, Cluster Court Homes, Multi-Family and Golf Cottages shall not exceed 984 lots.

SCANNED 27/11/2015

SECTION IV – INFRASTRUCTURE AND PUBLIC SERVICES

INFRASTRUCTURE AND PUBLIC SERVICES

ACCESS AND CIRCULATION

Overall traffic impacts for the buildout of the SOI were analyzed by the Regional Transportation Commission (RTC) during the preparation of the master plan. Recommendations and policies regarding transportation in general are included in the NSSOI. Specific roadway development and transportation alternatives relating to the Wingfield Springs Community will conform to the NSSOI.

Traffic reports for the previously approved master plans which outlined overall trip generation and distribution, and provided an analysis of off-site and on-site infrastructure requirements, have been submitted to the City of Sparks and are also provided in the technical supplement Appendix. Both the previous reports and the update, recommend continuous monitoring of the traffic situation as the project develops. An update to these traffic studies/reports is provided in Appendix C. Traffic monitoring will be completed at periodic intervals in accordance with these recommendations.

Access

Access to the project is presently provided by Vista Boulevard from the south (previously known as Spanish Springs Road) and Spanish Springs Road/La Posada Drive from the north.

Vista Boulevard has been extended to the project entry parkways located near the center of the northern and southern parcels. These parkways provide the entry statements into the communities and connect to the main collector roads of each project.

Upon development, several types of streets and pathway systems will provide access to and within the Wingfield Springs Community. Pedestrian and bicycle pathways will be included within the street right-of-ways, as well as within interior portions of the project. Equestrian trails and golf cart paths are also planned within the development. It is anticipated that in the future, bus service will most likely be provided to the area. The developer will work with the RTC and the Washoe County School District to identify future bus routes and stops.

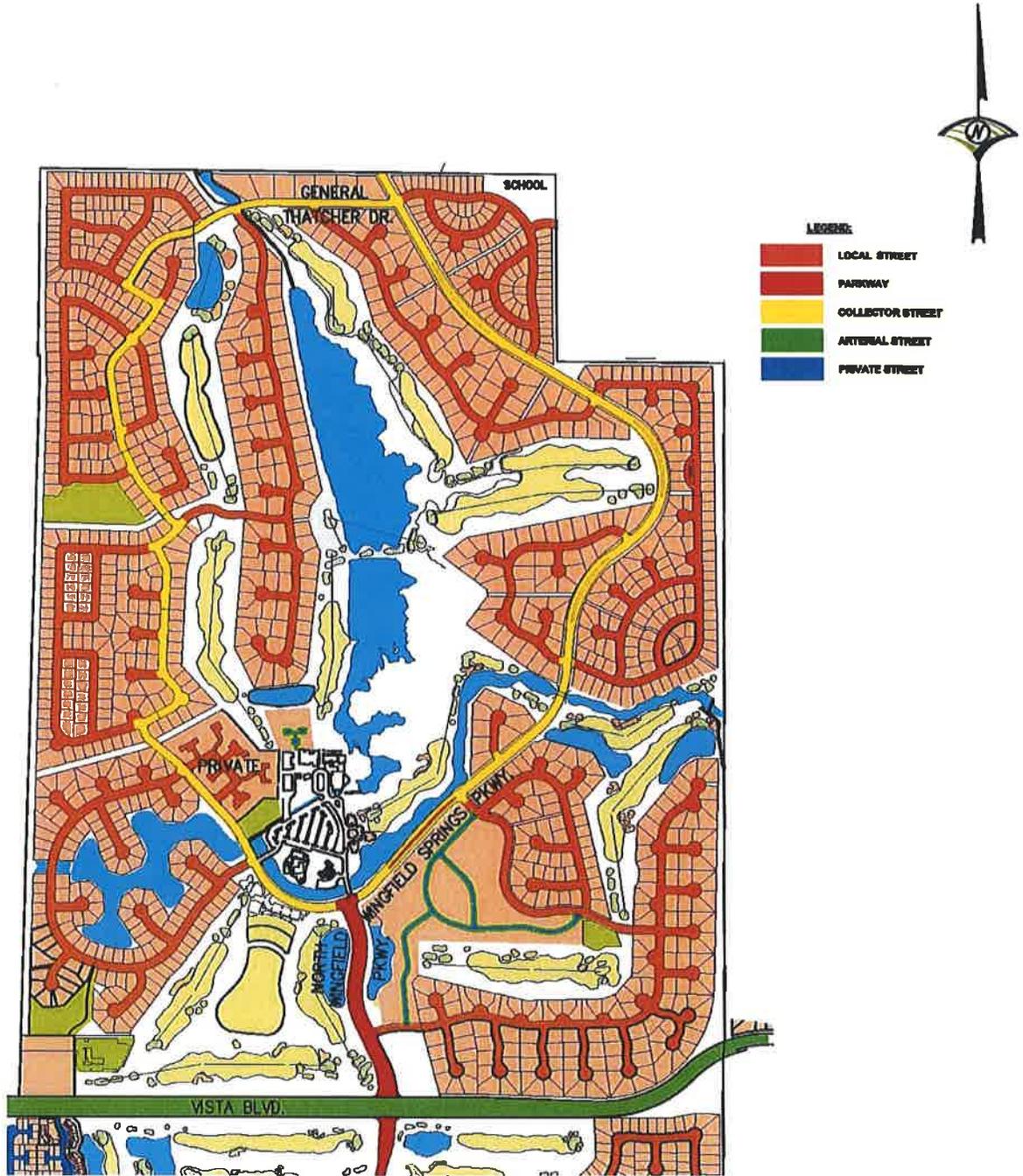
The access and circulation aspects of the roadway and pathway/trail systems are as follows:

ROADWAY SYSTEM

The roadway system hierarchy includes arterial, parkway, collector and local streets as shown in Figures 10a and 10b.

According to the RTC, the proposed plan for Vista Boulevard is for the eventual buildout of a four lane major arterial within a six lane right-of-way to the main entrances to Wingfield Springs (northern and southern parcels). East of this dual project entry, the road is planned for four lanes with a transition to two lanes.

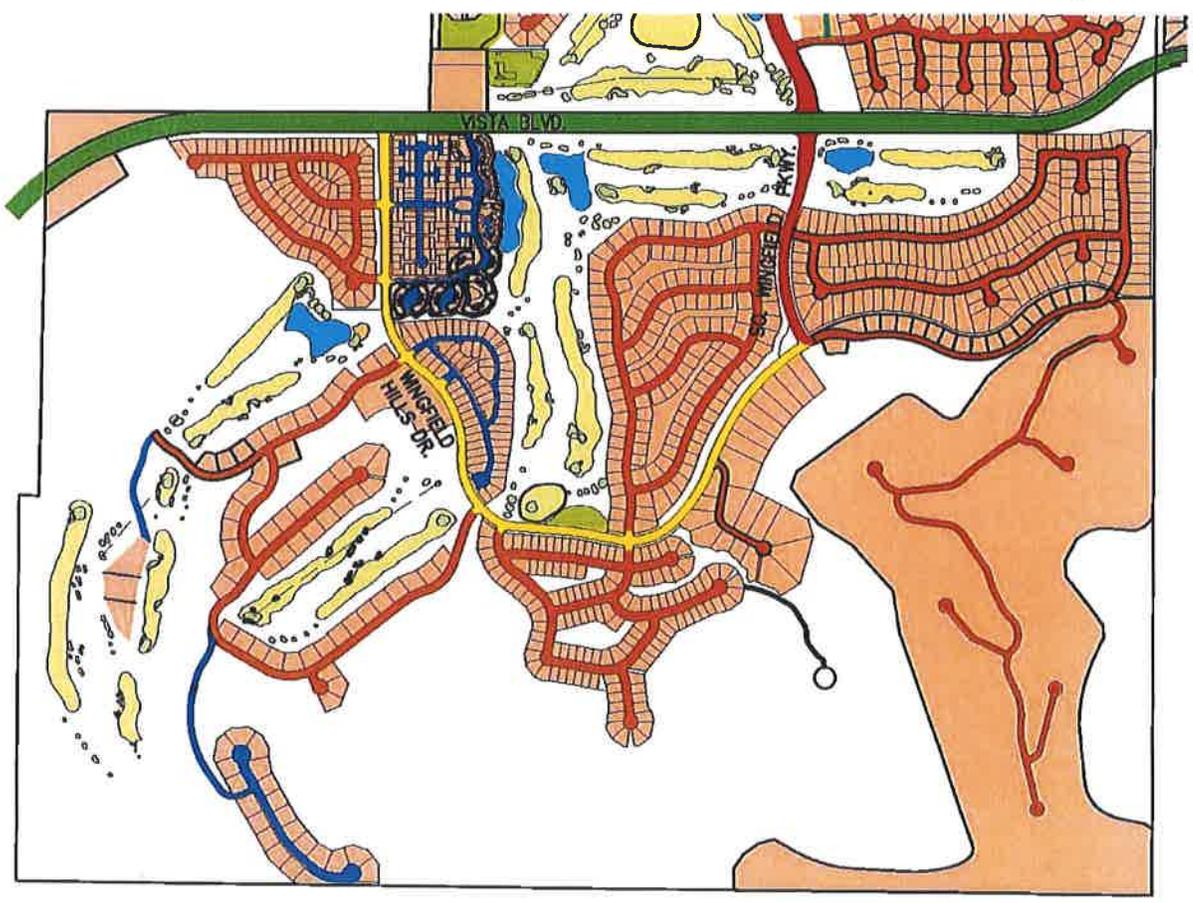
FIGURE 10a: VEHICULAR CIRCULATION PLAN NORTHERN PARCEL



NOTE:
PROPOSED ROADS ARE SHOWN SCHEMATICALLY ONLY.

Figure 10a: Vehicular Circulation Plan (Northern Parcel)

FIGURE 10b: VEHICULAR CIRCULATION PLAN SOUTHERN PARCEL



- LEGEND:**
- LOCAL STREET
 - PARKWAY
 - COLLECTOR STREET
 - ARTERIAL STREET
 - PRIVATE STREET

NOTE:
PROPOSED ROADS ARE SHOWN SCHEMATICALLY ONLY.

Figure 10b. Vehicular Circulation Plan (Southern Parcel)

The final design of street configurations, and intersections, shall be considered at the time of preliminary design, and shall be subject to the Public Works Director's and Fire Chief's approval.

Conceptual roadway design sections consistent with the NSSOI are provided in Figures 11-14.

ARTERIAL STREETS

The design sections for arterials (Figure 11a and b) include a median and a separated pathway on one side of the street. Utilities will be accommodated within the right-of ways where possible. Where this is not feasible, Public Utility Easements (PUE's) shall be included adjacent to the right-of-way on each side of the street.

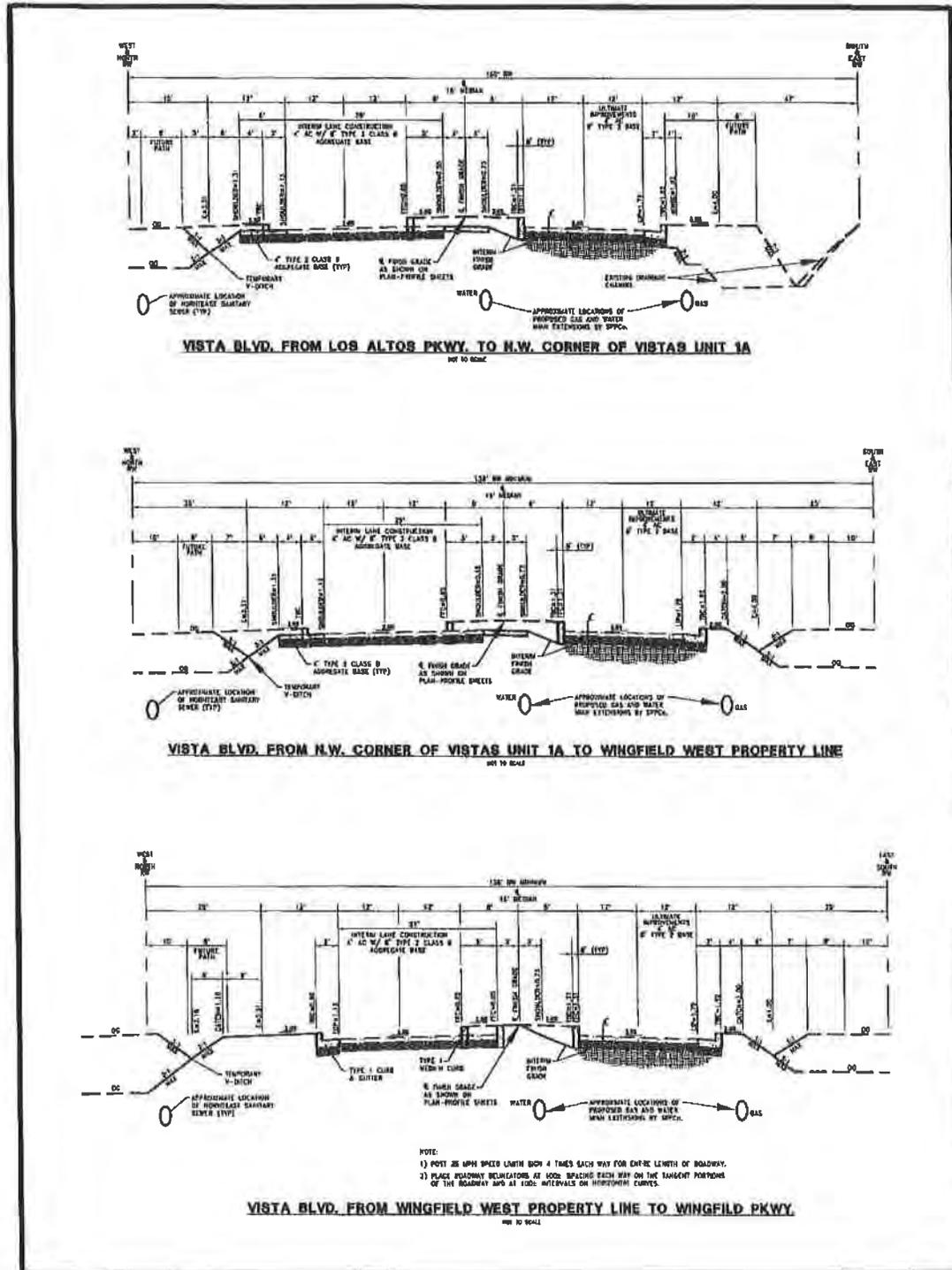
The NSSOI requires property owners adjacent to planned arterials to dedicate the right-of-way for the ultimate roadway widths. Development of a plan to determine the mechanisms for financing various public improvements including arterial roadways in the NSSOI was also required. The Northern Sparks Sphere of Influence financing concept plan was approved by the Sparks City Council on March 28, 1994.

In conformance with the NSSOI, Red Hawk Land Company has dedicated one-half of the right-of-way for the ultimate arterial roadway width adjacent to each property. Two travel lanes of the Vista Boulevard extension were constructed from the previous end of the pavement at the Vistas to the main project entrances.

According to an updated traffic study (Reference Appendix C), the two lane improvement (Figure 11a) will serve an acceptable level for the entire development. Further improvements to this section of Vista will depend upon the ultimate buildout of the project. Periodic traffic reports may be provided to address internal circulation and to track the cumulative off-site traffic volumes on Vista Boulevard if reasonably requested by the City. The need for the creation of a signalized intersection at Vista Boulevard and the main project entrances will be based on the buildout of the project and the overall development activity in the area.

The Vista Boulevard extension is the only arterial street serving the project site. The ultimate street is anticipated to be constructed in general accordance with the NSSOI.

- Where feasible, Public Utility Corridors (PUC's) will be provided within the landscaped area of the right-of-way on each side of the street. Where this is not feasible, Public Utility Easements (PUE's) shall be included adjacent to the right-of-way on each side of the street. (Refer to PUE's under Local Streets section)
- The right-of-way for the ultimate arterial roadway through and adjacent to the property shall be dedicated to the City of Sparks and if not previously constructed by others, two travel lanes (Figure 11a, 11b and c), shall be constructed by Red Hawk Land Company from the present end of the pavement at the Vistas to the main project entrance.



J:\Jobs\1309-wingfield_Springs\Handbook\Civil\Exhibits\Exp_CROSS_SECTIONS_8x11.dwg 12/17/07 11:17am gprobert

- If the Vista Boulevard extension is constructed solely by this developer, with acceptance of the two lane improvement (Figure 11a), the project shall be assured future approvals up to a level of development that would generate 12,080 Average Daily Trips.
- Further extension and improvement of Vista Boulevard will be the responsibility of the Regional Transportation Commission (RTC) with funds raised from their infrastructure financing fees or other sources.

PARKWAYS

Entry parkways, north and south, will be developed as divided roadways connecting to interior collector streets. The right-of-way section for the parkways will vary with variation of the median widths with rights of way from 60 to 130 feet. Two travel lanes will be provided in each direction at the intersection with Vista then transition to a single lane in each direction on the Southern Parcel. Pedestrian paths and bicycle lanes are also planned on the parkway segments.

Typical street sections for the Parkways are provided in Figure 12.

- The main entrance roads north and south into the project will be constructed as divided parkways, with two travel lanes in each direction that will accommodate acceleration, deceleration, and turning movements within a variable right-of-way from Vista Boulevard.
- Where feasible, PUC's will be provided within the landscaped area of the right-of-way on each side of the street. Where this is not feasible, PUE's shall be included adjacent to the right-of-way on each side of the street (Refer to PUE widths under Local Streets section).
- Access along these parkway streets shall be limited with no more than one shared direct access point to residential villages and no on-street parking permitted.

COLLECTOR STREETS

The collector street on the northern parcel is located on the east side of the existing lakes,

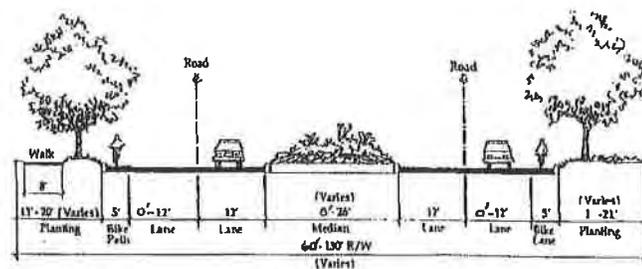


Figure 12: Entry Parkways (North & South Parcels)

connecting to the existing Spanish Springs Road north of the property and will be the only access to the north until the planned arterial portion of Vista Boulevard beyond the project entrances is extended by the City. The collector street on the southern parcel connects to Vista Boulevard at two locations, at the entry parkway and west of it.

The collector streets will be designed as two lane roadways within a 60-80 foot right-of-way with limited access points, no lots backing directly onto the street (except the hillside lots onto the south side of the collector on the southern parcel) and no on-street parking. Bicycle lanes, additional landscaping and separate pathways on one side of the street are also planned. The collector right-of-way may be designed to accommodate a landscape median wherever practical to encourage slower vehicular speeds.

Typical street sections for the Collector Streets are provided in Figures 13a through 13c.

- Collector streets include Springs Drive from the north parkway street to the north property line and Hills Drive from the south parkway street eastward to the equestrian center and westward to an intersection with Vista Boulevard.
- These collector streets shall be designed with limited access points, no on-street parking except for in front of the Hillside lots and limited direct access from a maximum of 40 residential lots on the south side of Hills Drive.
- The streets will be developed with two travel lanes and a separate pedestrian/bicycle pathway on one side within a 50 - 80 foot right-of-way.
- Springs Drive will include paving and traffic treatments to keep travel speeds slow.
- Where feasible, PUC's will be provided within the landscaped area of the right-of-way on each side of the street. Where this is not feasible, PUE's shall be included adjacent to the right-of-way on each side of the street (Refer to PUE widths under Local Streets section).

LOCAL STREETS

Due to the location and amenities associated with the Wingfield Springs Community, the residential villages are intended to portray a unique, high quality image beyond the standard urban subdivision appearance. The image will be created in part by the housing designs, lot sizes, fencing, setbacks, but also by the street sections. In terms of the local streets within the residential villages, the design will include one travel lane in each direction and landscape areas and separate sidewalks on each side of the street. Local streets serving Ridgetop Lots, shall not have on street parking. Local streets serving Hillside, Executive and Amenity Lots shall provide on-street parking on one side of the street, except as provided herein. Local streets serving Builder Lots, Patio Homes or Golf Cottages may provide on-street parking on both sides of the street or provide off-street parking (either on-site or off-site as allowed by the Development Standards section of this handbook). These street sections are shown in Figures 14a-c.

SCANNED 07/14/2013

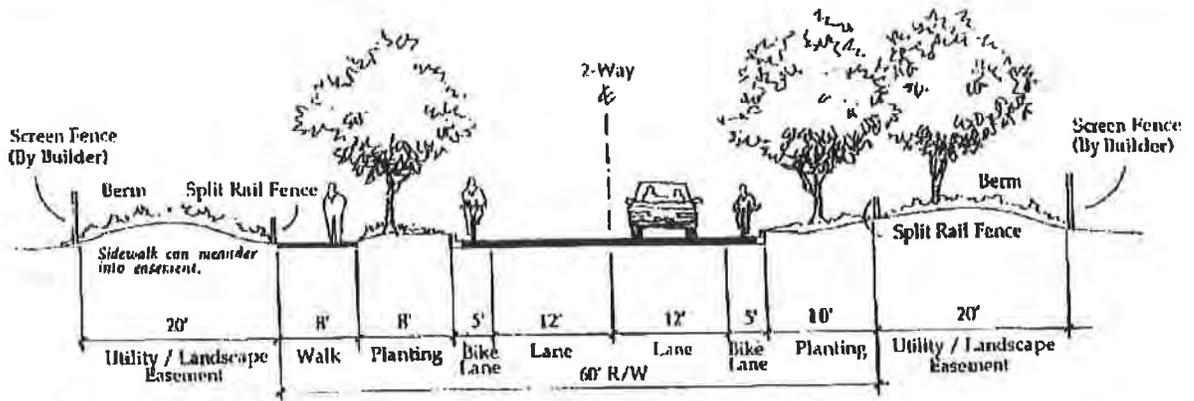


Figure 13a: Collector Streets

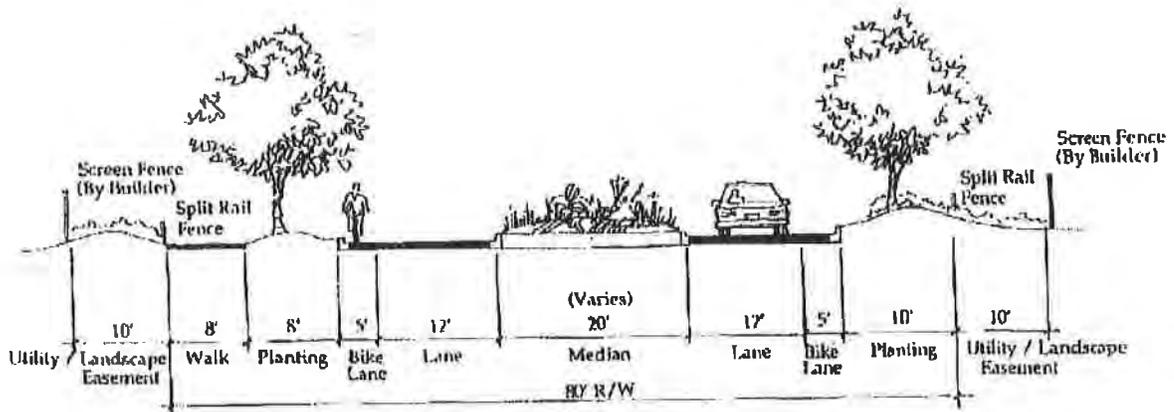


Figure 13b: Collector Streets, Divided Sections

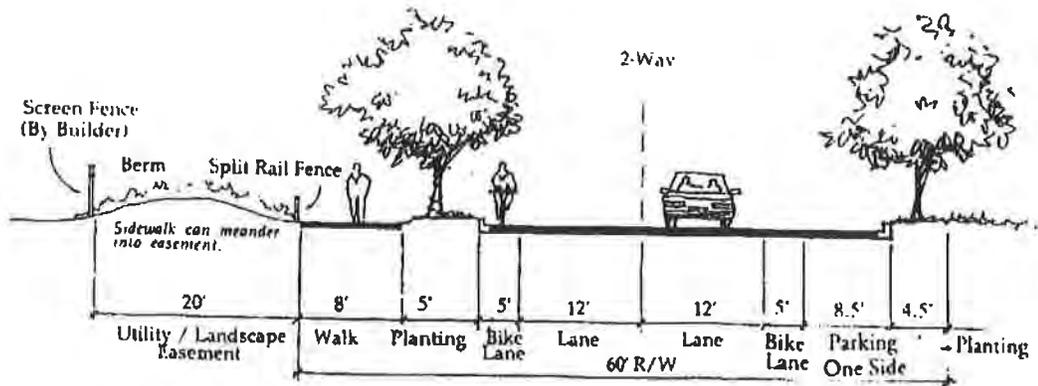


Figure 13c: Collector Streets with Lots Fronting Street

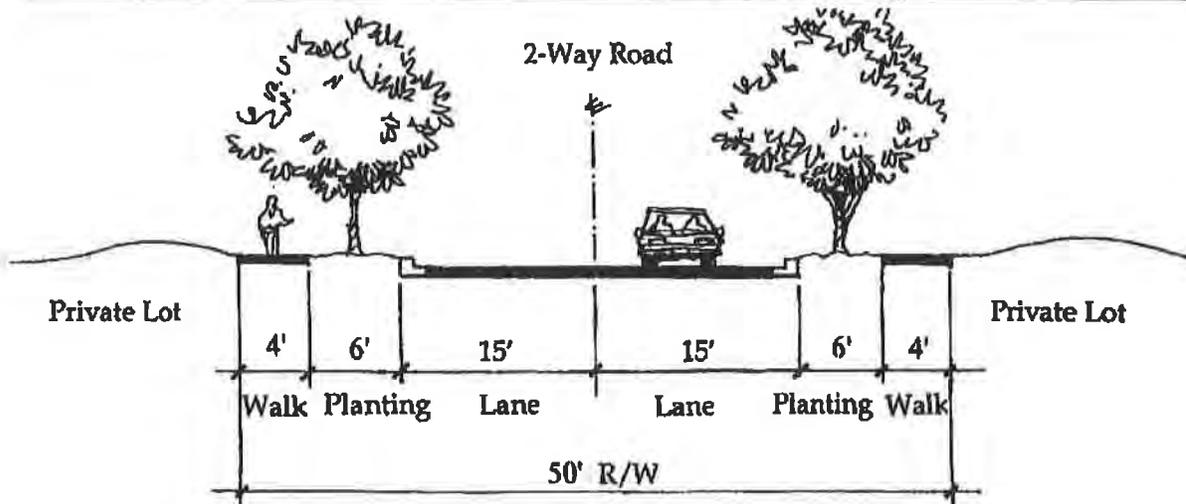


Figure 14a: Local Streets: Ridgetop Lots and Hillside Lots (Sidewalks Not Required). Executive Lots (Sidewalks Required).

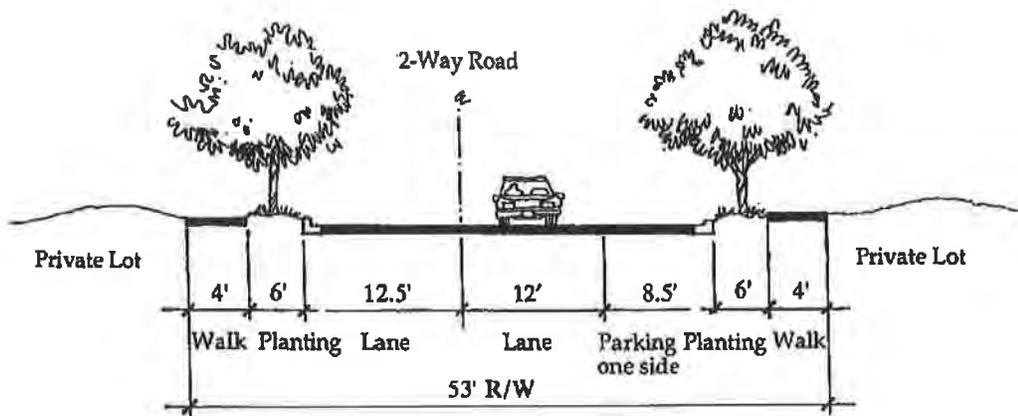


Figure 14b: Local Streets: Amenity Lots, Hillside Lots, Executive Lots (Typical)

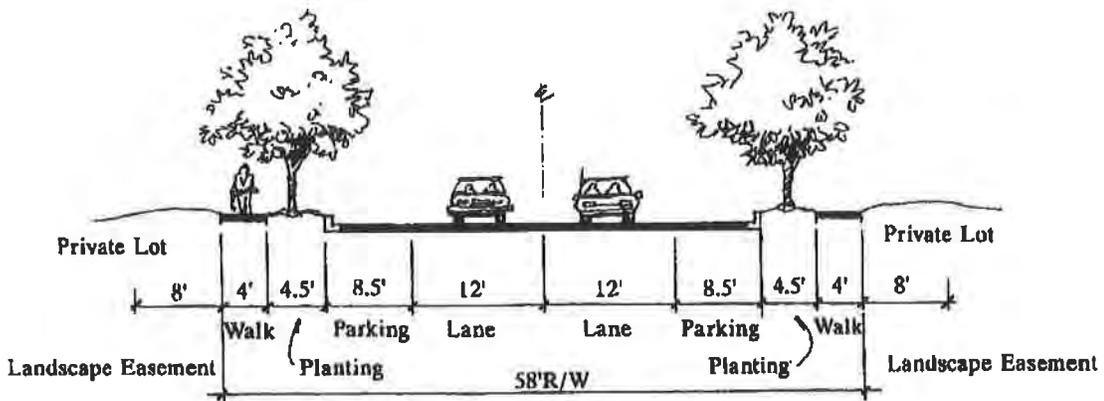


Figure 14c: Local Streets: Builder Lots, Patio Homes and Golf Cottages

In a very few instances local streets within villages have been designed with cul-de-sacs having one direct access point. The purpose for such a design is either to create an exclusive setting or to limit street crossing disruptions between golf course fairways. In these situations where a second means of access is necessary, gated fire emergency access easements, with 29 feet of stabilized subsurface will be constructed.

With any of the options, a public improvement easement will be required adjacent to the street right-of-way on each side of the street.

Public Utility Easements on lots are as follows:

- 7.5' along front property line
- 2.5' on each side property line
- 5' along rear property line.

The individual builders or developers of each village will be required to present the selected street option and justification to the City of Sparks with the submittal of individual phase Development Plans. In certain situations (i.e. topography of the land, single loaded streets) a reduced street section may be used at the approval of the administrator.

Private streets may be desired by builders in certain villages. Street widths, adequate visitor parking and pedestrian access shall be addressed with each project.

PEDESTRIAN AND RECREATIONAL CIRCULATION SYSTEM

The pedestrian and recreational circulation system includes bicycle and pedestrian pathways within street right-of-ways, interior pathways, sidewalks, golf cart paths and equestrian trails.

Pathways, trails and residential village sidewalks shall generally be developed in accordance with the pedestrian circulation system as depicted in Figures 15a and 15b. It is understood, however, that as the project develops, path and trail locations may require modification. Pathways, trails and appropriate lighting will be reviewed by the City of Sparks with each subsequent Development Plan application.

A. Sidewalks

1. Sidewalks and meandering pathways will be provided within the street right-of-ways and throughout the interior portions of the project to provide links between the residential villages, parks, the open spaces areas, the clubhouse and commercial areas.
2. As designated in Figures 12, 13 and 14 sidewalks may be provided on one side of the street only on Arterial, Parkway and Collector Streets.
3. Sidewalks will be a minimum of four (4) feet width in residential areas and five (5) feet width in commercial areas and constructed of concrete. (Low impact development alternatives may be considered on a project by project basis).

4. Sidewalks shall be designed to connect to interior pathways and paths within street right-of-ways, where possible. Sidewalks will be maintained by the adjoining lot owners or the project's homeowners association.

B. Pedestrian/Bicycle Pathways

1. Bicycle lanes are primarily provided within the street right-of-ways. The provision of a linked pathway system will provide an alternative to automobile travel, as well as recreational enjoyment.
2. Pathways shall meander and widths shall vary between 4-10 feet depending on user type, traffic areas and sight distance considerations.
3. Paths within street right-of-ways shall be constructed of concrete.
4. Pathway crossings of streets will be made at intersections for safety purposes.
5. Potential pathway conflicts with golf cart paths, equestrian trails, village sidewalks and streets shall be minimized to the approval of the Public Works Director.
6. Interior paths shall be designed with connection points to paths and sidewalks within street right-of-ways.
7. Pathways shall be owned by the City of Sparks and maintained by adjoining lot owners or the project's homeowners association. Temporary pathways may be unpaved and unimproved.

C. Golf Cart Paths

1. Golf cart paths shall be independent of pedestrian/bicycle pathways throughout the project. Special treatment of any necessary crossings of pedestrian/bicycle pathways, village sidewalks, streets and equestrian trails shall be required.
2. Golf cart paths will be owned and maintained by the owner or operator of the golf course.
3. The existing lake crossing separating the upper and lower lakes will be used as a shared pedestrian, bicycle and golf cart crossing (see Figure 16).
4. Careful planning of the pathways will be required to minimize conflicts with golf cart paths and equestrian trails and provide for safe street crossings. Final design of the street and lake crossing will be approved by the Public Works Director.
5. Golf cart paths will be provided with the final golf course design and will be separated from the pedestrian/bicycle paths. It is anticipated that (1) grade-separated (tunnel) crossing will be used under the ultimate build-out section of Vista Boulevard with appropriate controlled, lighted, pedestrian access. Special paving treatment at the on-grade crossings may be used on the collector roads.

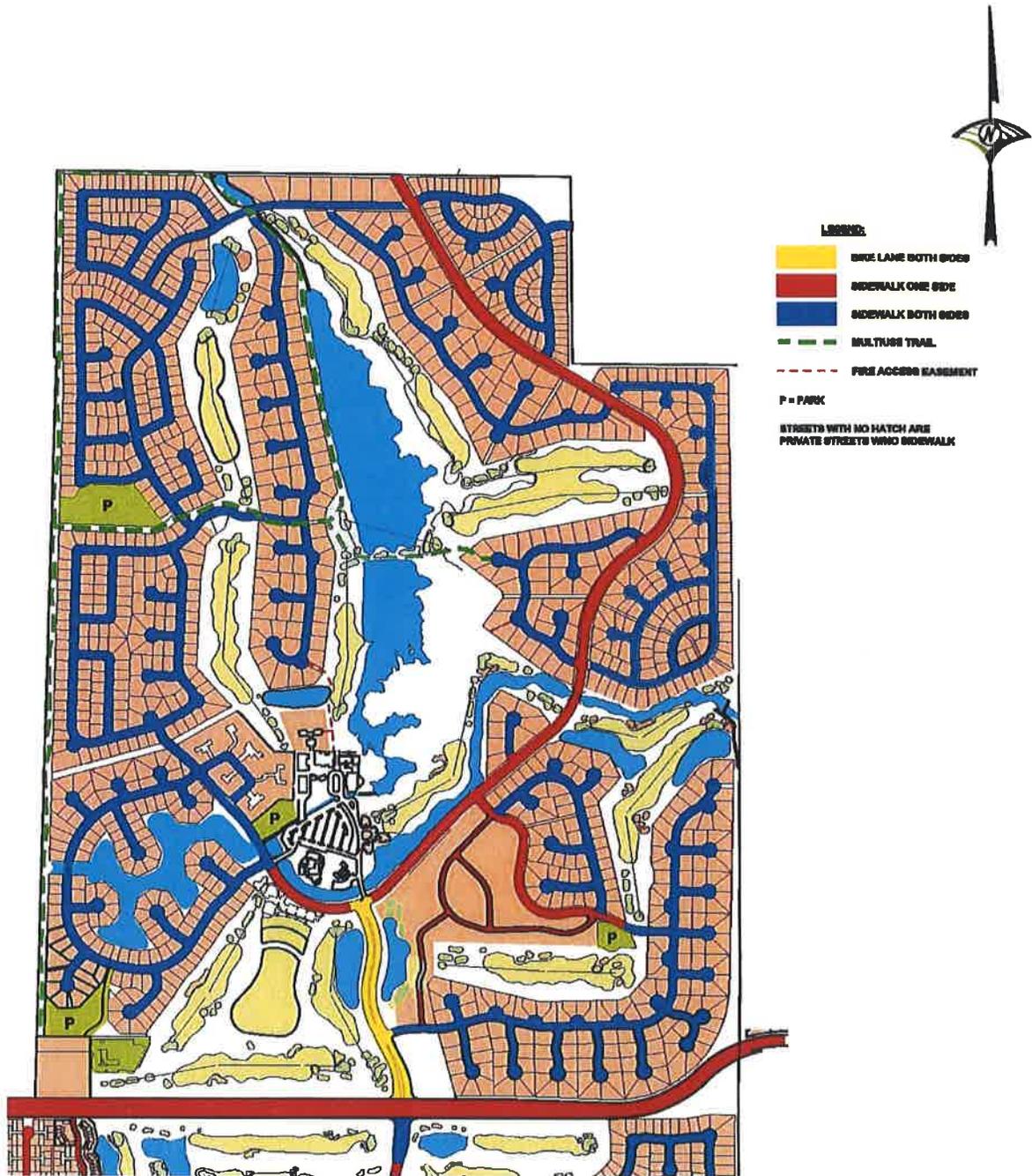
D. Multi-Use Trails

1. A multi-use trail network will be incorporated into the open space system identified in the NSSOI. These trails within the project have been

carefully planned to provide future connections to the overall network and prevent conflicts with the golf course, residential villages and wetlands areas.

2. Multi-use trails will accommodate horseback riding and off-road recreational bicycling and hiking. These trails are planned along the northerly property lines to provide connections from the Orr Ditch to properties to the east and west, on the southern parcel connecting the equestrian center of the property to the east and west.
3. Trails will be owned and maintained by the project's homeowners association.
4. Final design of any necessary crossings of streets, sidewalks or pathways shall be to the approval of the Public Works Director. Connections to the overall open space network identified in the NSSOI will also be provided.

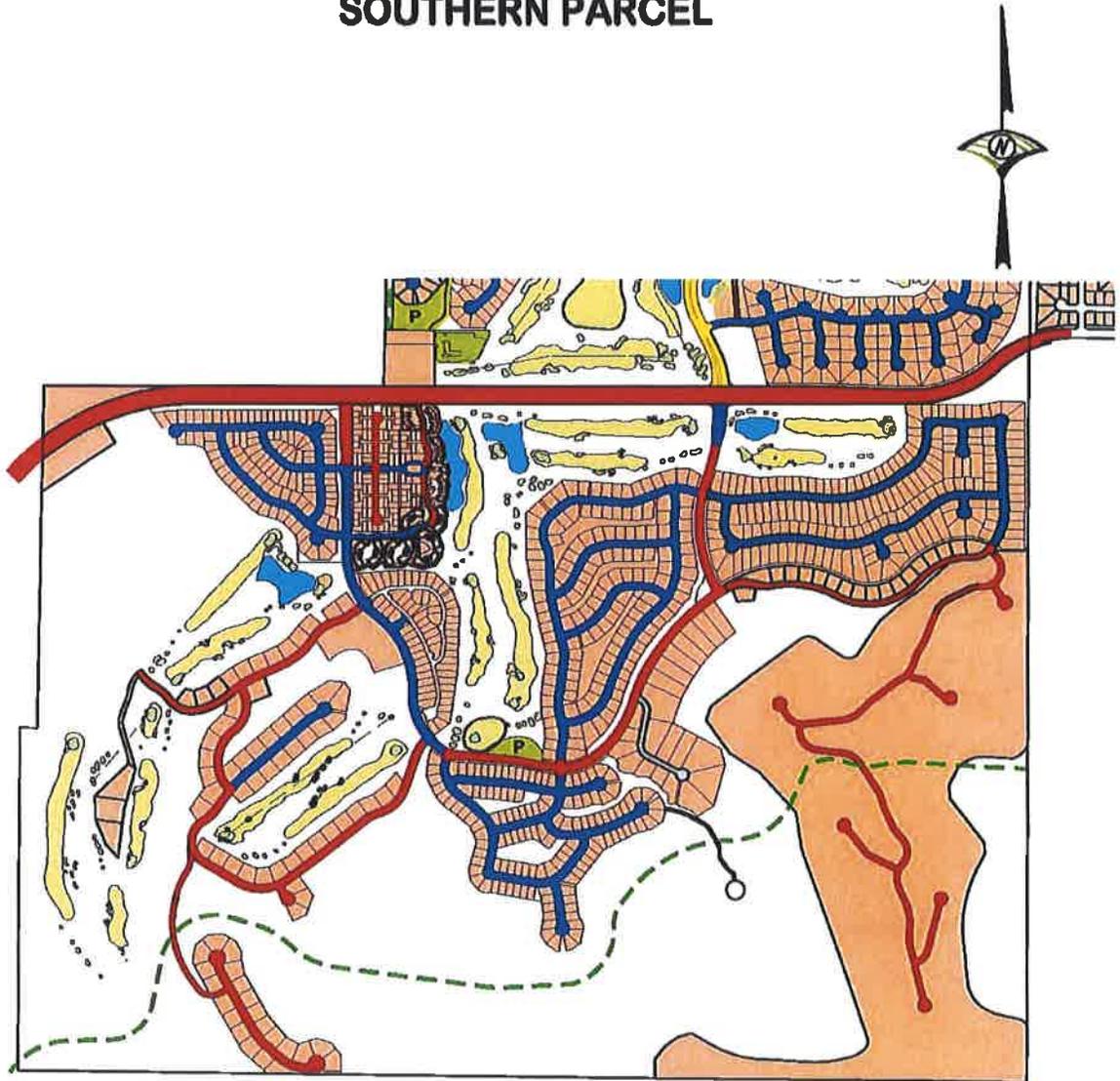
FIGURE 15a: PEDESTRIAN CIRCULATION SYSTEM NORTHERN PARCEL



NOTE:
PROPOSED ROADS ARE SHOWN SCHEMATICALLY ONLY.

Figure 15a: Pedestrian Circulation System (Northern Parcel)

FIGURE 15b: PEDESTRIAN CIRCULATION SYSTEM SOUTHERN PARCEL



EQUESTRIAN CENTER

LEGEND:

- BIKE LANE BOTH SIDES
- SIDEWALK ONE SIDE
- SIDEWALK BOTH SIDES
- NO SIDEWALKS (PUBLIC STREET)
- MULTI-USE TRAIL
- FIRE ACCESS EASEMENT

P = PARK

STREETS WITH NO HATCH ARE PRIVATE STREETS WITH NO SIDEWALKS

NOTE:
PROPOSED ROADS ARE SHOWN SCHEMATICALLY ONLY.

Figure 15b: Pedestrian Circulation System (Southern Parcel)

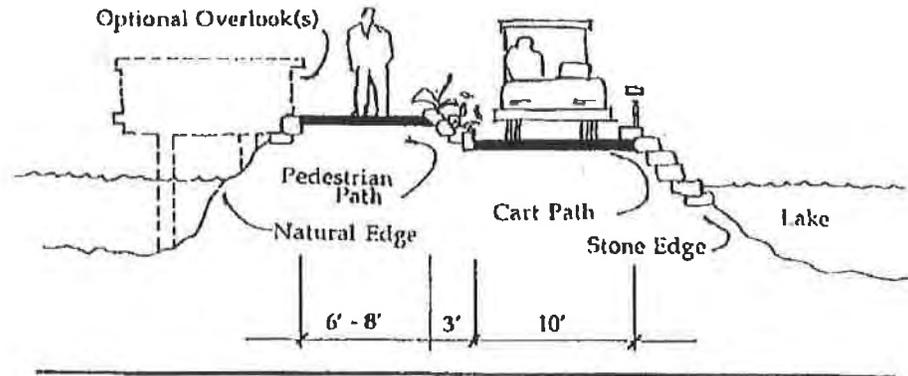


Figure 16: Preliminary Lake Crossing Detail (Looking West)

UTILITIES

Water Service

The water service provider for the Wingfield Springs Community is TMWA. TMWA currently holds the water franchise within the City of Sparks. The Public Service Commission of Nevada ("PSC") has approved the expansion of TMWA water service boundary to serve this project and the southern part of the Spanish Springs Valley.

Service to Wingfield Springs will require dedication of additional surface water rights to TMWA. The water system facilities plan and design, to and within the project, has been completed by TMWA, subject to the existing tariffs and rules approved by the PSC and execution of appropriate service agreements.

Estimated Project Water Demand

The estimated water demand for residential and commercial uses on the project is approximately 1415 acre feet per year. Considering the 58% drought year factor required by SPPCo, approximately 2,100 acre feet would have to be dedicated for the overall development. Demands for parks and open space are not included in this calculation. These estimates are based on the TMWA water demand sheet included in Appendix D. Such calculations may be revised if SPPCo's drought year yield is modified. Final calculations will be made with each phase of development.

Presently 138± acre feet of Truckee River surface water rights are appurtenant to the property. Certified groundwater rights consist of 637± acre feet from an existing well located on the

southeasterly side of the lower lake on the northern parcel and a second back up well currently being drilled.

The golf course and common areas will be irrigated with groundwater and groundwater rights from the existing on-site well. Treatment of the groundwater will not be necessary.

Surface water rights will be used to supplement groundwater resources and/or dedicated to TMWA for residential and non-residential uses. Additional water rights to serve the project as it progresses will be purchased and dedicated to TMWA.

Water meters will be required throughout the development. Water conservation concepts including the use of drought tolerant landscaping designs as well as the best available water conserving irrigation systems, fixtures and appliances shall be required.

Sanitary Sewer Service

The estimated sewage generation for the Master Plan is 1,035,200 gallons per day. The sewage generation worksheet estimate is in Appendix E.

The Wingfield Springs developer, Red Hawk Land Company, in conjunction with Bighorn Development II, Ltd. and Countryside Development, Inc. entered into a Development Agreement with the City of Sparks for construction of a trunk sanitary sewer facility to serve their projects.

Storm Drainage

Preliminary hydrology reports which addressed storm drainage for the previously approved projects were submitted to the City and are included in the Appendix. The golf course and open space areas will be designed as an integral part of the stormwater management plan for the project. Runoff which is generated on-site will be transported via a series of catch basins, channels, and underground storm drainage systems to detention basins within the golf course or open space. The detention basins will serve to delay the arrival time of potential flood flows thereby eliminating any negative impact to downstream landowners. The existing lakes on the northern parcel will have standpipes and weirs installed so that during major storm events the water levels can be maintained at elevations below the existing or improved lake edges. The golf course will be designed to accommodate the storm drain system. The development shall contribute to the NSSOI storm drainage financing plan.

The routing of the 100-year storm event, generated off-site, is tentatively proposed to be accomplished by the construction of temporary "interceptor" channels along the north and east property lines of the northern parcel. These channels will capture the off-site flows as they enter the property providing conveyance to the golf course storm drainage system to the southwest. The channels will be abandoned when Vista Boulevard is extended adjacent to the east property line. Vista Boulevard will then serve to channel the runoff to the natural low point along the east property line and thence into the golf course storm drainage system. Culverts under Lake Springs Drive will be constructed to pass the 100-year recurrent storm event while allowing for all-weather access within the project.

Prior to development of the project, a final hydrology report, which includes a HEC-2 analysis for the northern parcel will be required to determine the most effective methods for intercepting and routing the 100-year event through the project without adversely affecting downstream property owners. In conjunction with stormwater interception and routing plans, site grading will also be used to protect future residents from flooding. Building pads in the AO zone will most likely be raised above the base flood elevations. A FEMA Letter of Map Amendment will be obtained as required.

Natural Gas

Natural gas within the SOI shall be provided by SPPCo. A schematic distribution system is included in the PSSNOI. The ultimate natural gas distribution system outside of and within the project will be designed by Sierra Pacific Power Company. Natural gas shall be provided to every residential property.

Electrical Service

Electrical service for the SOI will be provided by SPPCo and is discussed in the NSSOI. It is anticipated that the SOI will be surrounded with backbone overhead electrical lines. Underground distribution feeders will then be installed within each individual project.

To serve the Wingfield Springs Community, three phase electrical service has been extended by SPPCo underground along the Vista Boulevard right-of-way from the intersection of Vista and Los Altos Parkway to the project's western-most property line as well as from overhead lines north of the project the underground to the project's northeast corner. The ultimate electrical distribution design, outside, as well as within the project will be provided by SPPCo.

FIRE PROTECTION

The Wingfield Springs Community is served by fire station Number 5 on Vista Boulevard in The Foothills project. Fire protection is governed by the Automatic Aid Development Agreement between the City of Sparks and Truckee Meadows Fire Protection District which ensures adequate fire protection for the area.

The site was proposed by the Master Developer to be located in The Foothills project on Vista Boulevard. The Master Developer constructed the station and entered into a Construction Credit Agreement with the City of Sparks.

The Infrastructure Financing Concept Plan for the NSSOI which addresses public facilities including fire protection has been adopted. The land set aside by this project for a public facility site shall be considered as a credit toward the fees required of this developer.

Fire prevention measures within the project shall require Class A roofing, excluding wood shake shingles, sprinklers in commercial buildings (where required by local codes), and emergency

access roads to provide secondary access. It should also be noted that the existing lakes and irrigated open space will act as fire breaks.

POLICE PROTECTION

As the property is within the City of Sparks, police protection will be provided by the Sparks Police Department.

SCHOOLS

A number of future school sites have been identified in the NSSOI Wingfield Springs residents are currently zoned for Beasley Elementary School, Mendive Middle School and Reed High School, all located within 4 miles of the project. An elementary school site had been approved for purchase/construction by the Washoe County School District at the northeastern corner of the Wingfield Springs site. This school will be shared by the Wingfield Springs and Cimarron projects. A new high school and middle school site has also been identified by the School District at the corner of Spanish Springs Road and Pyramid Highway (Eagle Canyon site).

PARKS

Parks shall be designed to meet city standards, including telephone lines to the parks if required by the City Parks & Recreation Director. If water rights are provided for park usage by the City of Sparks, Red Hawk Land Company shall be given appropriate credit.

SECTION V – DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS

INTRODUCTION

The Wingfield Springs Master Plan identifies a series of residential and non-residential development parcels. The configuration of development parcels and phases may be altered from those shown on the master plan or phasing strategy to accommodate detailed site conditions and revisions to the project's implementation strategy, providing that the reconfiguration does not conflict with the general intent or specific conditions of the Development Agreement and this Development Agreement Handbook. Residential and non-residential density may also be transferred between development parcels providing this transfer does not conflict with the general intent or specific conditions of the Development Agreement and this Development Agreement Handbook.

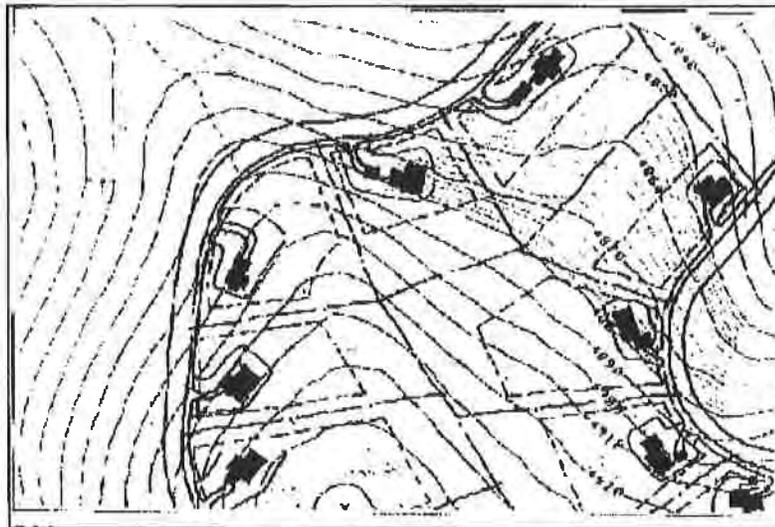
The following development standards are intended to direct the nature and intensity of residential and non-residential uses at Wingfield Springs. These standards shall be used by the Administrator in determining the acceptability of individual final development plans submitted for each phase of development. Where issues arise that are not covered by these standards, the City of Sparks Title 20 Zoning and Land Use Controls shall apply. The development standards contained in the Development Agreement and the Development Agreement Handbook may be amended at any time by mutual consent of Red Hawk Land Company, its representatives and assigns and the City of Sparks.

Accessory structures are permitted in each land use category as follows:

Accessory uses and buildings are permitted in all cases in which they are incidental to and do not alter the character of the premises in respect to uses permitted in the district. All accessory structures must be located within the lot's designated building envelope.

One-story detached accessory buildings used as tool and storage sheds, playhouses and similar uses, provided the projected roof area does not exceed 120 square feet do not require a building permit and may be located on the side and rear property lines. However, these accessory buildings may not encroach into the front and side yard setback areas from the main building or structure.

One-or-more-story detached accessory buildings used as tool and storage sheds, playhouses and similar uses, when the projected roof area exceeds 120 square feet, require a building permit. These accessory buildings may not encroach into the front yard setback, shall be a minimum of five feet from the side and rear property lines, and shall be a minimum of ten feet from the main building or structure.



RIDGETOP LOTS

Description:

Ridgetop lots are very large lots to be located only in the ridge top area on the southern parcel overlooking the valley. Lots are irregular in size to conform to the varied and often steep topography.

Principal Permitted Uses:

- Single Family dwellings of a permanent nature and their accessory buildings and uses.
- Stables and corrals (maximum 2 horses per acre).
- Temporary sales offices and model homes.
- Recreational facilities (for the sole use of residents of the immediate neighborhood).
- In-home child care for the number of children one care giver may care for in accordance with the city's rules and regulations for childcare facilities.
- Accessory structures.

Uses Requiring a Conditional Use Permit:

- Private recreation clubs.
- Bed and breakfast inns.
- Public utility structures.

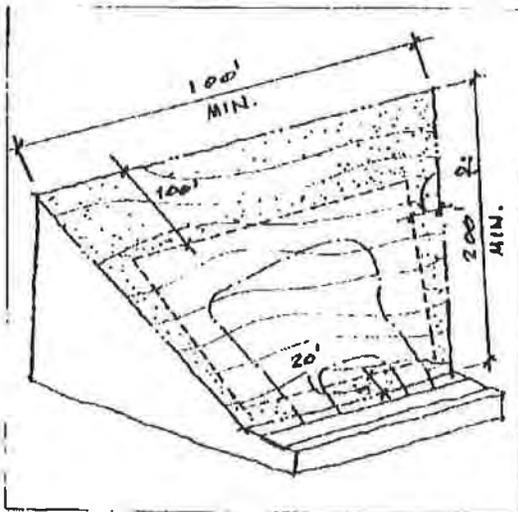
Prohibited Uses:

- All uses not specifically identified above.

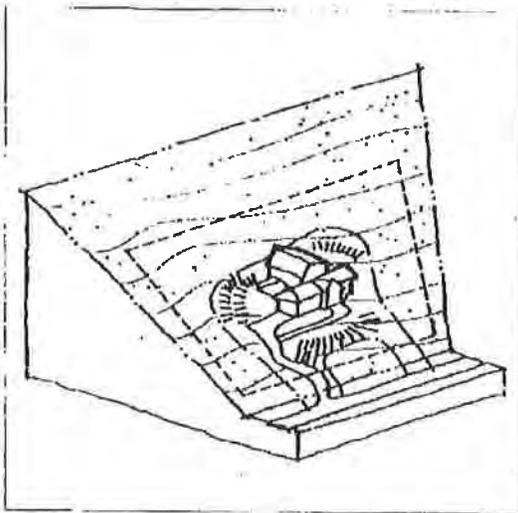
RIDGETOP LOTS

Lot Characteristics

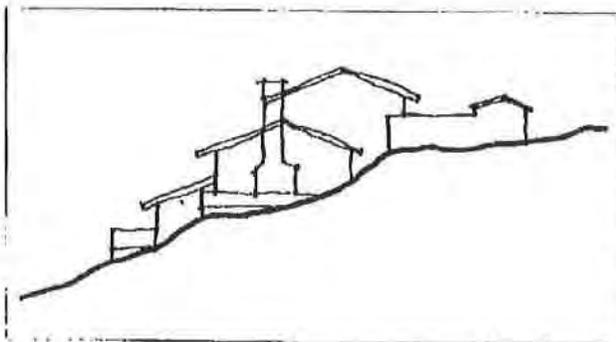
- Minimum Lot Size: 43,560 Square feet
- Minimum Lot Depth: 100 Feet
- Minimum Lot Width: 100 Feet
- Minimum Lot Frontage: 40 Feet
- Front Yard Setback: 20 Feet
- Side Yard Setbacks: 10% of Lot Width, Each Side
- Rear Yard Setback: 100 Feet (20 feet with Building Envelope)
- Max. Building Height: 30 Feet (2 stories)
- Max. Building Coverage: 10% of Lot Area
- Minimum Size of Residence: 2,000 Square feet



Typical Lot



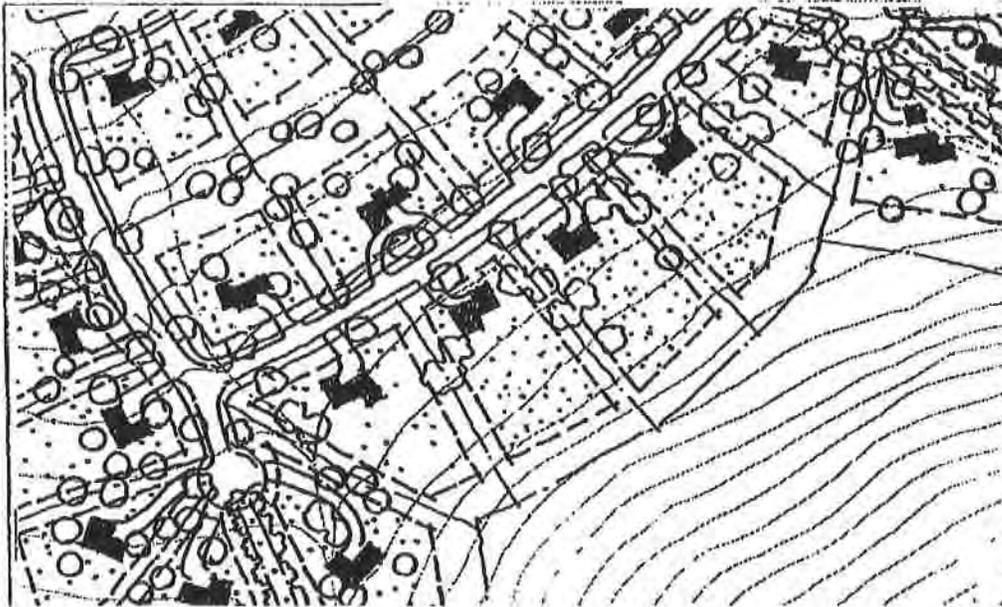
All Structures Within Building Envelope



Houses Sited to be Compatible with Existing Topography

Special Conditions:

- A building envelope shall be designated on every Ridgetop lot. All site disturbances (construction of buildings, site work, grading, etc.) must be contained within this envelope. Alternative envelopes shall be allowed if two or more lots are used for one single family dwelling.
- Houses and other structures shall be sited to minimize excessive grading and shall be compatible with existing topography as approved on Final Map. The placement of homes on or near ridges shall show a high degree of sensitivity to terrain and its visual impacts.
- All graded, sloped banks facing the street shall not exceed a 2:1 gradient, nor shall they exceed ten feet in height without a horizontal terrace. A series of terraces with rockery walls < 5 ft. tall are preferred over 1 or more acre cut slopes.
- Side or rear entry garages are encouraged wherever possible, garage doors should not directly face the street. Each lot shall have a maximum of two driveway cuts joining the street.
- Driveways shall provide sufficient area to accommodate up to 4 additional visiting vehicles.
- Residential fire sprinklers are required for each dwelling.



HILLSIDE LOTS

Description:

Hillside Lots are very large lots to be located along Hills Drive in the southern parcel with dramatic views to the valley below.

Principal Permitted Uses:

- Single family dwellings of a permanent nature and their accessory buildings and uses.
- Recreational facilities (for the sole use of residents of the immediate neighborhood).
- Temporary sales offices and model homes.
- In-home child care for the number of children one care giver may care for in accordance with the city's rules and regulations for childcare facilities.
- Accessory structures.

Uses Requiring a Conditional Use Permit:

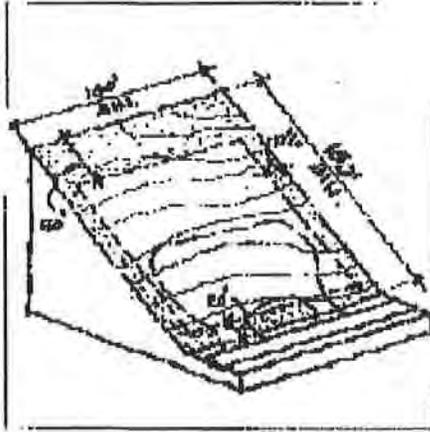
- Bed and breakfast inns.
- Public utility structures.

Prohibited Uses:

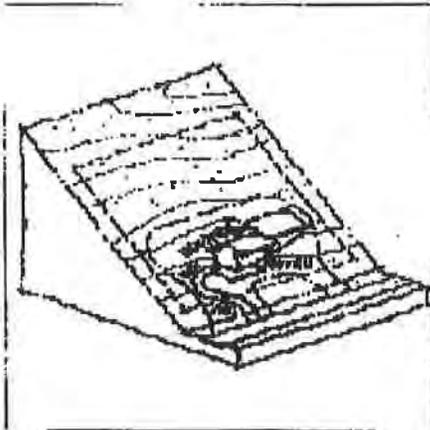
- All uses not specifically identified above.

HILLSIDE LOTS

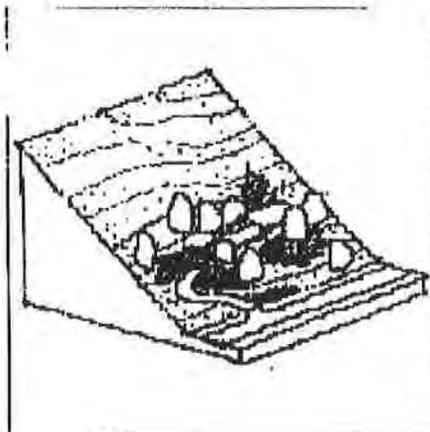
Lot Characteristics



Typical Lot



Min. Setback on Sloped Bank Building Envelope

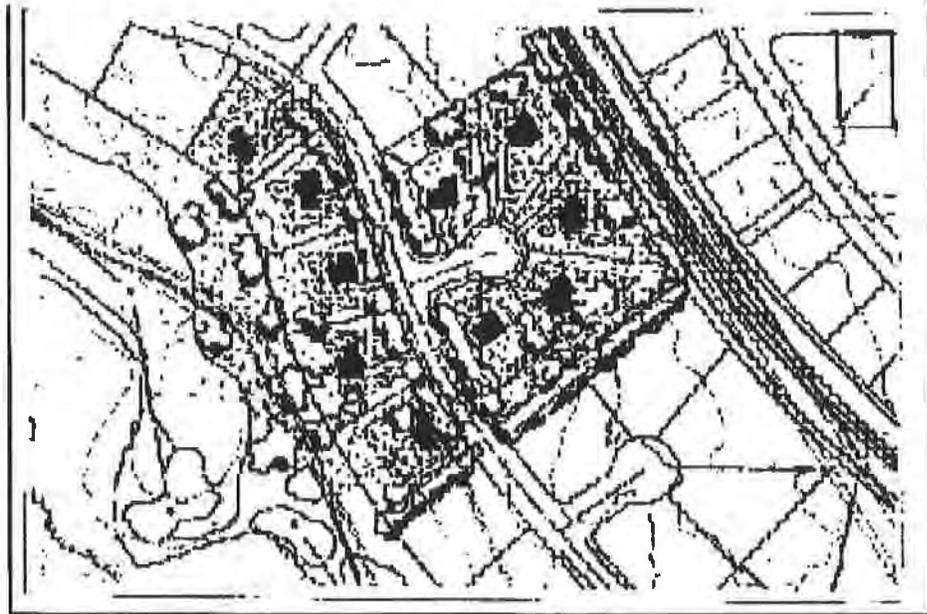


Landscaping on Common Elevation

- Minimum Lot Size: 20,000 Square feet
- Minimum Lot Depth: 150 Feet
- Minimum Lot Width: 100 Feet
- Minimum Lot Frontage: 40 Feet
- Front Yard Setback: 20 Feet
- Side Yard Setbacks: 10% of Lot Width, Each Side
- Rear Yard Setback: 50 Feet (20 feet with Building Envelope)
- Max. Building Height: 30 Feet (2 stories)
- Max. Building Coverage: 20% of Lot Area
- Minimum Size of Residence: 2,000 Square feet

Special Conditions

- A building envelope shall be designated on every Hillside lot. All site disturbances (construction of buildings, sitework, grading, etc.) must be contained within this envelope. Alternative envelopes shall be allowed if two or more lots are used for one single family dwelling.
- Houses and other structures shall be sited to minimize excessive grading and shall be compatible with existing topography as approved in Final Map.
- All graded, sloped banks facing the street shall not exceed a 2:1 gradient, (if recommendation by a geotechnical engineer is obtained for 1.5:1 slopes they may be allowed, with approval from the engineering manager) nor shall they exceed ten feet in height without a horizontal terrace. A series of terraces with rockery walls 6 feet in maximum height are preferred over lacre cut slopes.
- Adjacent lots along Hills Drive shall have shared driveways wherever possible.
- Side or rear entry garages are encouraged wherever possible, garage doors should not directly face the street.
- Driveways shall provide sufficient area to accommodate up to 2 additional visiting vehicles.



EXECUTIVE LOTS

Description:

Executive Lots are large lots many of which are oriented to site amenities such as the existing lakes, wetlands, golf course, parks and open space. These lots are anticipated to be sold to individuals or builders for custom home construction.

Principal Permitted Uses:

- Single Family dwellings of a permanent nature and their accessory buildings and uses.
- Recreational facilities (for the sole use of the residents of the immediate neighborhood).
- Temporary sales offices and model homes.
- In-home child care for the number of children one care giver may care for in accordance with the city’s rules and regulations for childcare facilities.
- Accessory structures.

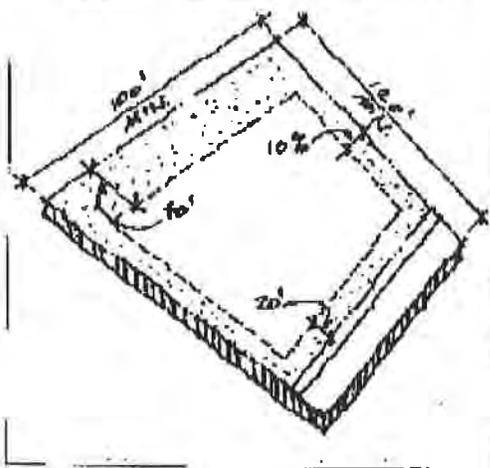
Uses Requiring a Conditional Use Permit:

- Bed and breakfast inns.
- Public utility structures.

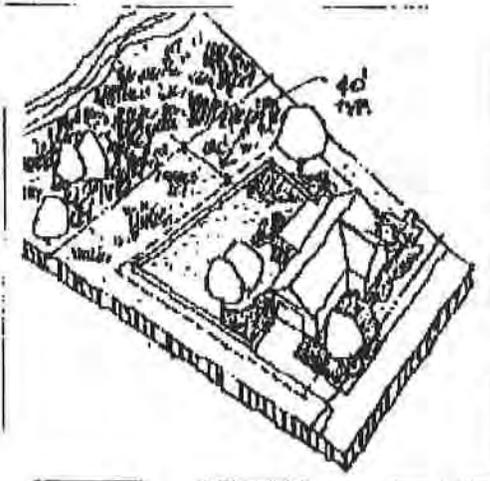
Prohibited Uses:

- All uses not specifically identified above.

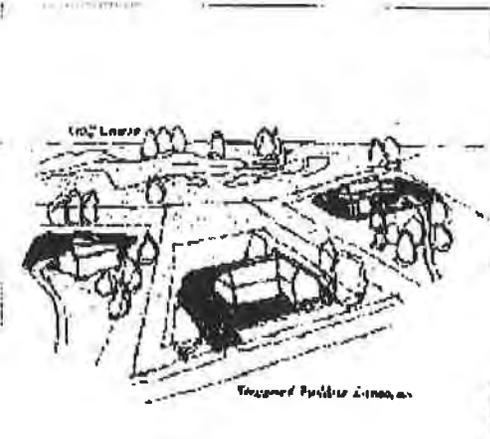
SCANNED 07/14/2015



Typical Lot



Lots Fronting Lakes/Wetlands



Lots Fronting Golf Course

EXECUTIVE LOTS

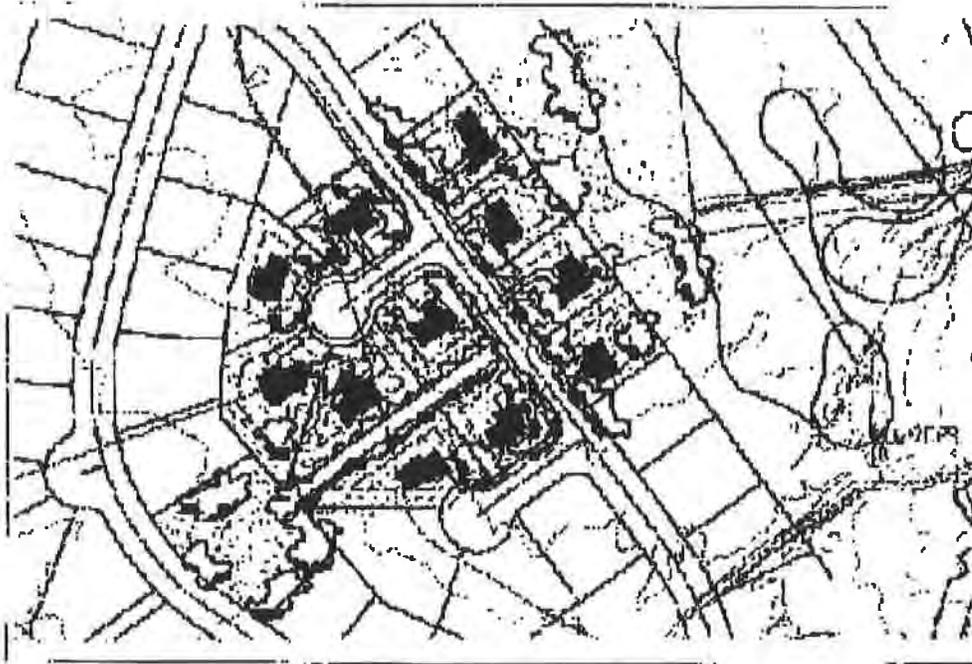
Lot Characteristics

- Minimum Lot Size: 15,000 Square feet
- Minimum Lot Depth: 120 Feet
- Minimum Lot Width: 100 Feet
- Minimum Lot Frontage: 40 Feet
- Front Yard Setback: 20 Feet
- Side Yard Setbacks: 10% of Lot Width, Each Side
- Rear Yard Setback: 40 Feet (10 Feet with Building Envelope).
- Max. Building Height: 30 Feet (2 stories)
- Executive Lots on northern-most property line of project are limited in height to 20' (1 story)
- Max. Building Coverage: 30% of Lot Area
- Minimum Size of Residence: 2,000 Square feet

Special Conditions

- The rear setback on lots directly fronting on the existing lakes/wetlands is subject to USACOE section 404 permit wetland buffer restrictions (40' buffer typical).
- A building envelope shall be located on every Executive lot directly fronting on the golf course. All houses, accessory structures, and hardscape improvements must be located within this area. Alternative envelopes shall be allowed if two or more lots are used for one single family dwelling.
- Executive lots located on hillside sites (with slopes averaging greater than 15%) shall also have a designated building envelope. All houses, accessory structures, and hardscape improvements must be located within this area.
- A minimum of 50% of all garages shall be side or rear entry. Garage doors shall not directly face the street.
- Driveways provide sufficient area to accommodate up to 2 additional visiting vehicles.

SCANNED BY 7/14/2015 11:53:15 AM



AMENITY LOTS

Description:

Amenity lots are large lots, many of which are oriented to site amenities such as the lakes, golf course, parks and open space.

Principal Permitted Uses:

- Single Family dwellings of a permanent nature and their accessory buildings and uses.
- Recreational facilities (for the sole use of the residents of the immediate neighborhood).
- Temporary sales offices and model homes.
- In-home child care for the number of children one care giver may care for in accordance with the city's rules and regulations for childcare facilities.
- Accessory structures.

Uses Requiring a Conditional Use Permit:

- Public utility structures.

Prohibited Uses:

- All uses not specifically identified above.

2015
 12/15/15
 10:50 AM
 10/15/15

AMENITY LOTS

Lot Characteristics

Minimum Lot Size: 10,000 Square feet (except it may be 9,000 square feet for a maximum of 25% of the lots in Unit 5)

Minimum Lot Depth: 100 Feet

Minimum Lot Width: 80 Feet

Minimum Lot Frontage: 40 Feet

Front Yard Setback: 20 Feet

Side Yard Setbacks: 10 Feet or 10% of Lot Width Each Side (whichever is greater)

Exterior side yard setback: 15 feet

Rear Yard Setback: 20 Feet (the rear yard setback may be reduced to 10 feet upon the recommendation of the Design Review Committee, taking into consideration the placement of the house on the lot, the type of amenity it abuts (at the rear) and the proximity of the golf course, if applicable)

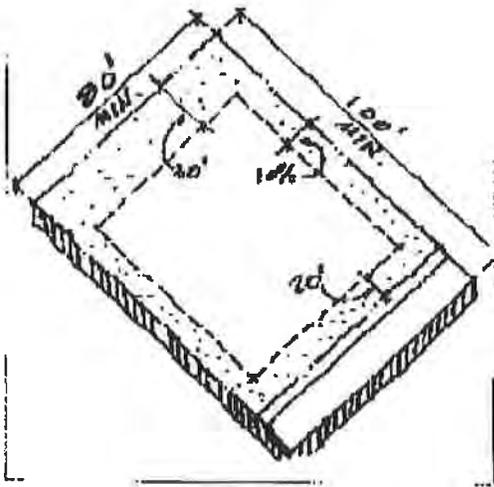
Max. Building Height: 30 Feet (2 stories)

Max. Building Coverage: 35% of Lot Area

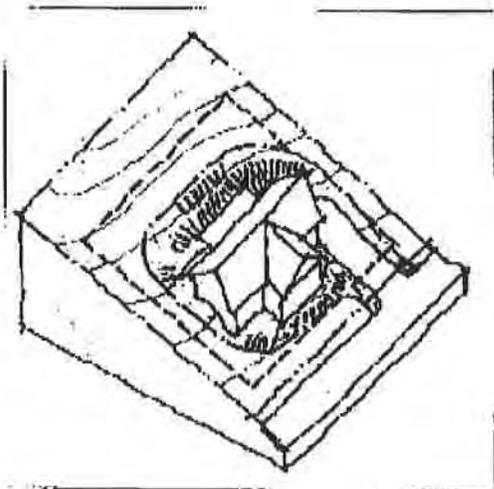
Minimum Size of Residence: 1,600 Square feet

Special Conditions

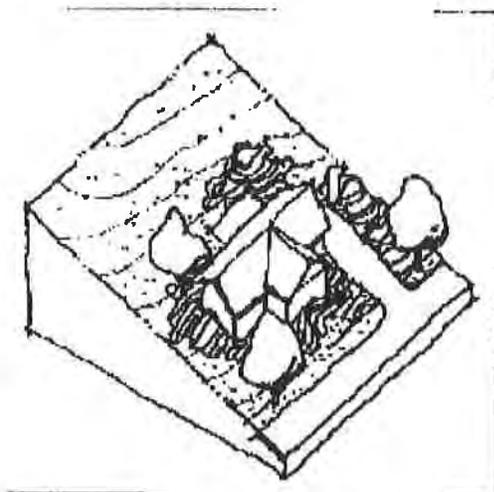
- Amenity lots may have a designated building envelope to control the siting of structures on the lot when the lot abuts (at the rear) an amenity (golf course, lake, open landscape area, park, but not to include hedgerows).
- Corner lots shall be a minimum of 100' width.
- Houses and other structures must be sited to minimize excessive grading and shall be compatible with existing topography as approved on Final Development Plan.
- Amenity lots of 120' or greater width will have side or rear entry garages. Garage doors are encouraged to not directly face the street.
- Driveways shall provide sufficient area to accommodate up to 1 visiting vehicle.



Typical Lot

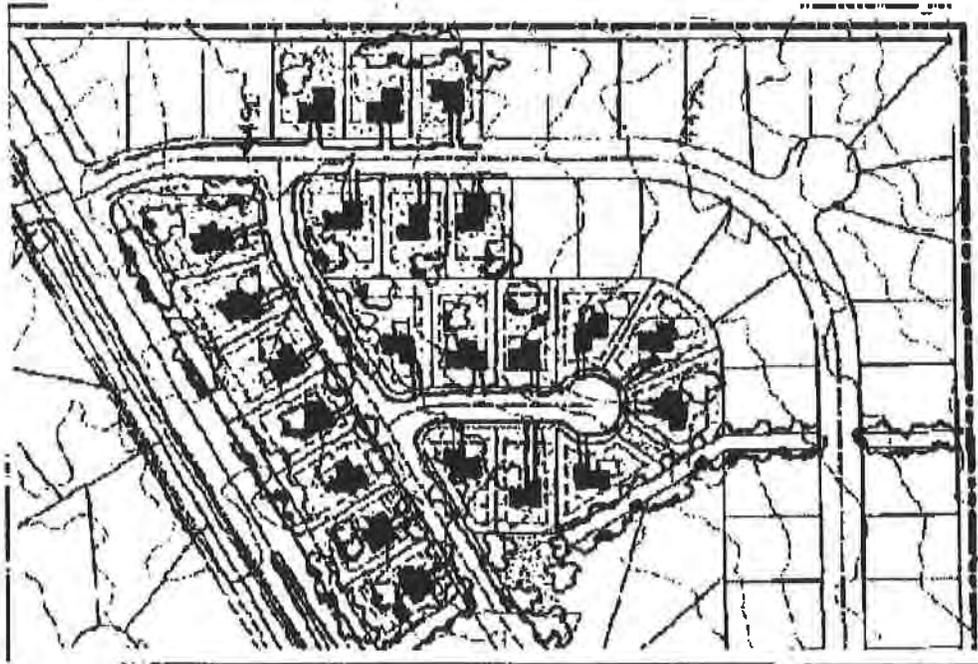


All Structures Within Building Envelope



Landscaping to Control Erosion

20110303 09:14:23 AM



BUILDER LOTS

Description:

Builder lots are medium sized lots anticipated to be sold to builders in parcels for their development. Builder lot parcels are generally located around the perimeter of the project with less orientation to project amenities.

Principal Permitted Uses:

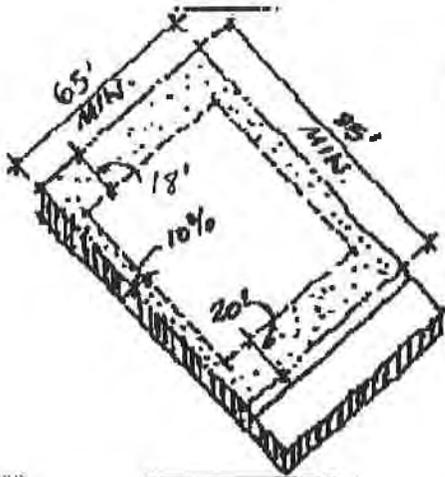
- Single Family dwellings of a permanent nature and their accessory buildings and uses.
- Recreational facilities (for the sole use of the residents of the immediate neighborhood).
- Temporary sales offices and model homes.
- In-home child care for the number of children one care giver may care for in accordance with the city's rules and regulations for childcare facilities.
- Accessory structures.

Uses Requiring a Conditional Use Permit:

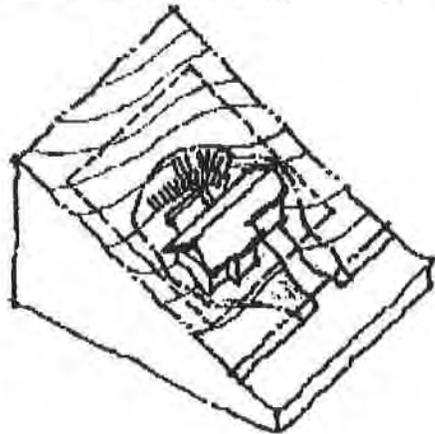
- Public utility structures.

Prohibited Uses:

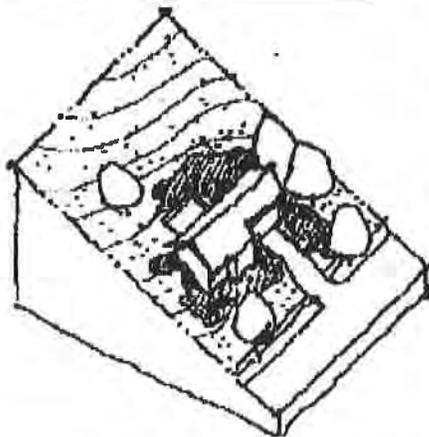
- All uses not specifically identified above.



Typical Lot



4B Structure Within Building Envelope



Landscaping to Control Erosion

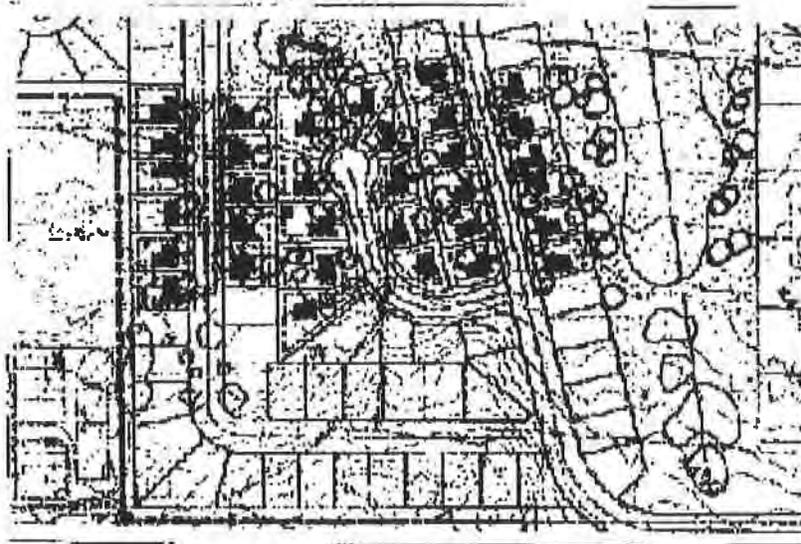
BUILDER LOTS

Lot Characteristics

- Minimum Lot Size: 6,000 Square feet
- Minimum Lot Depth: 85 Feet
- Minimum Lot Width: 65 Feet
- Minimum Lot Frontage: 40 Feet (30' with building envelope)
- Front Yard Setback: 20 Feet; 15 Feet with a side-load garage.
- Side Yard Setbacks: 7.5 feet minimum
- Exterior Side Yard Setback: 7.5 Feet
- Rear Yard Setback: 18 Feet (10 feet with building envelope abutting amenities)
- Max. Building Height: 30 Feet (2 stories)
- Max. Building Coverage: 45% of Lot Area
- Minimum Size of Residence: 1,400 Square feet

Special Conditions

- Corner Lots shall be a minimum of 70' wide.
- Builder lots may have a designated building envelope to control the siting of structures on the lot when the lot abuts (at the rear) an amenity (golf course, lake, open landscape area, park, but not to include hedgerows) or lots located on hillside sites with slopes averaging greater than 15%.
- Houses and other structures should be sited to minimize excessive grading and shall be compatible with existing topography.
- Garage doors are encouraged to have architectural detailing to help minimize their impact on the street frontage.



PATIO HOMES

Description:

Patio Homes are smaller individual lots which encourage unit clustering. Patio Home parcels will form more compact neighborhoods where zero lot line and other innovative siting techniques are encouraged. Patio home parcels must meet building code requirements for fire and safety.

Principal Permitted Uses:

- Single Family dwellings of a permanent nature and accessory buildings.
- Recreational facilities (for the sole use of the residents of the immediate neighborhood).
- Temporary sales offices and model homes.
- In-home child care for the number of children one care giver may care for in accordance with the city's rules and regulations for childcare facilities.
- Accessory structures.

Uses Requiring a Conditional Use Permit:

- Public utility structures.

Prohibited Uses:

- All uses not specifically identified above.

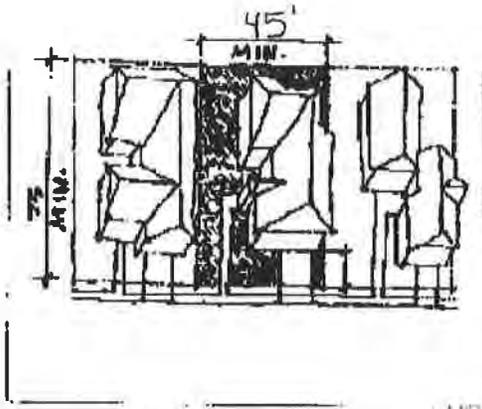
PATIO HOMES

Lot Characteristics

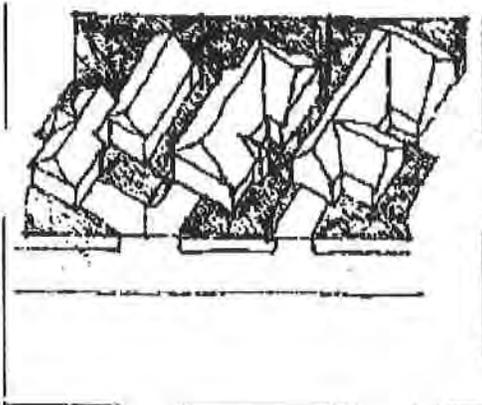
- Minimum Lot Size: 4,000 Square feet
- Minimum Lot Depth: 75 Feet
- Minimum Lot Width: 45 Feet
- Minimum Lot Frontage: 35 Feet (25 Feet Frontage allowed in 25% of lots within a Village)
- Front Yard Setback: 15 feet from attached living area, 18 feet from front load garage, 10 feet from side load garage or accessory structure if a courtyard is provided behind said structure with a minimum square footage equal to 550 square feet. The side load garage or accessory structure width may not exceed 50% of the Lot Width.
- Side Yard Setbacks: (4 Feet) or (0 Feet, 8 Feet)
- Rear Yard Setback: 10 Feet
- Max. Building Height: 30' Feet (2 stories)
- Max. Building Coverage: 55% of Lot Area
- Minimize Size of Residence: 1,250 Square feet
- Exterior Side Yard Setback: 10 Feet

Special Conditions

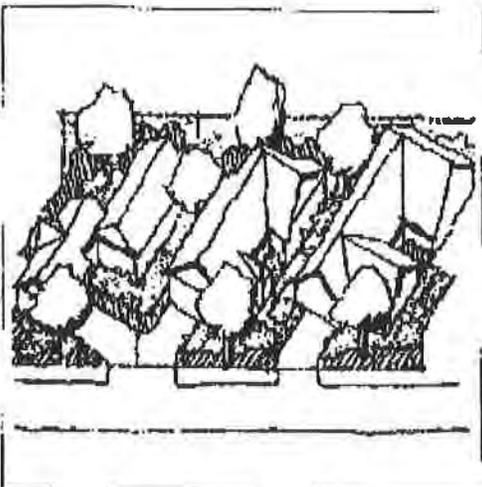
- Zero lot line conditions are acceptable between adjacent lots.
- All site disturbances, (house construction, sitework, grading, etc.) must be contained within the lot lines.
- Corner lots shall be a minimum of 50 feet wide.
- Special attention should be paid to providing architectural diversity and visual variety in the street scene.
- Side entry garages may be constructed within 15 feet of the front property line provided that there is sufficient room to allow vehicles to utilize the driveway into the garage. In addition, the proposed patio home garage must be large enough to allow for interior parking of vehicles.



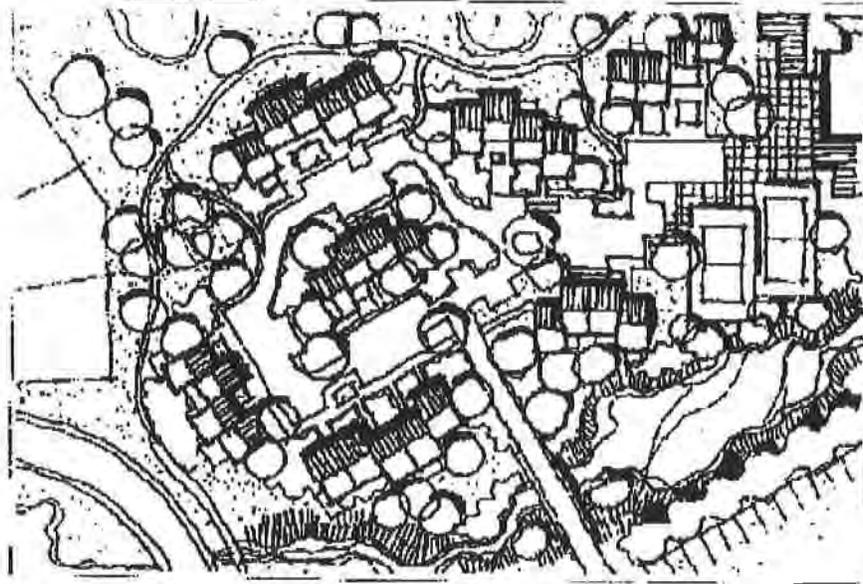
Typical Lot Formation



2-Story Alternative



Landscaping to Ensure Privacy



GOLF COTTAGES

Description:

Golf Cottages are attached or detached townhouse or condominium units oriented toward the golf course. It is anticipated that the cottages will be constructed by multiple builders. Cottages located adjacent to the golf club will be allowed to restrict vehicular access to golf carts and maintenance vehicles providing that sufficient parking is available in the adjoining golf club/course parking lot. Golf cottages must meet building code requirements for fire and safety.

Principal Permitted Uses:

- Single or multiple family dwellings of a permanent nature and their accessory buildings and uses.
- Recreational facilities (for the sole use by the residents of the immediate neighborhood).
- Temporary sales offices and model homes.
- Timeshare or interval ownership units.
- Accessory structures.

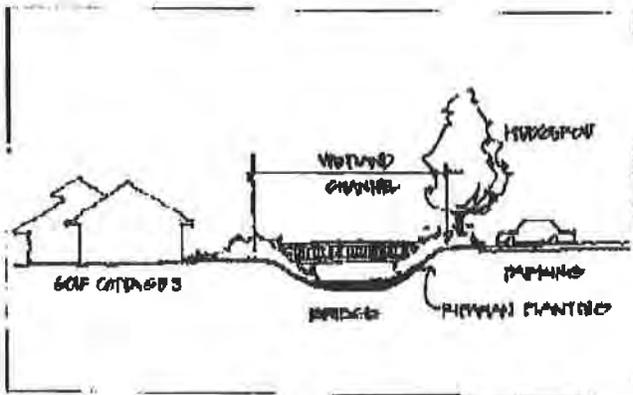
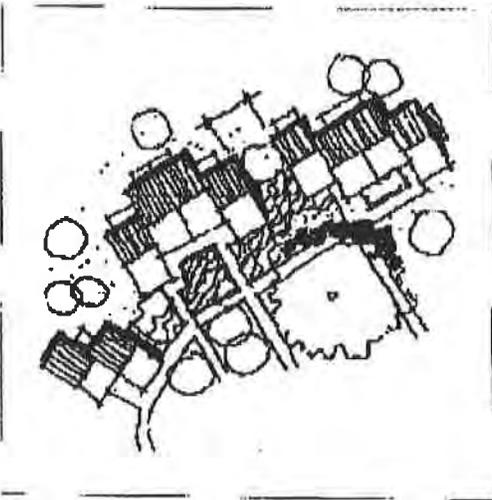
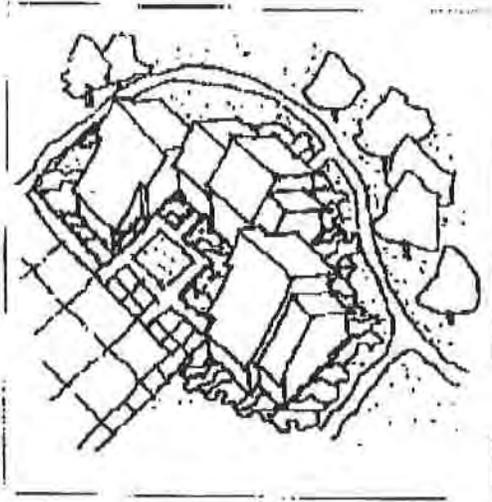
Uses Requiring a Special Use Permit:

- Public utility structures.

Prohibited Uses:

- All uses not specifically identified above.

GOLF COTTAGES



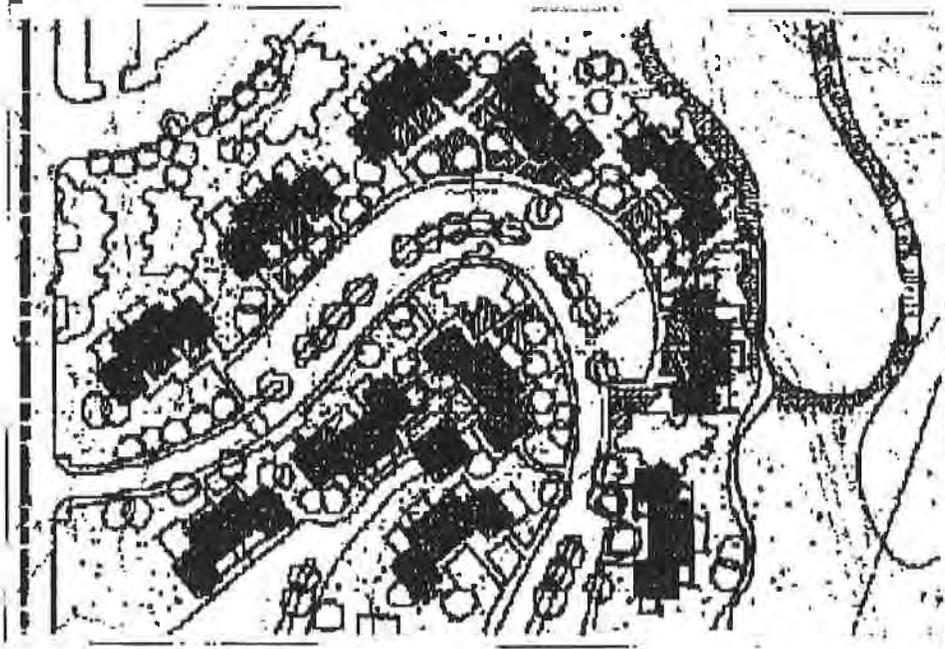
Unit Characteristics

- Maximum Density: 16 du/ac.
- Maximum Impervious Coverage: 70% (project wide).
- Front Setback: 15 Feet to living/5 Feet or greater than 20 Feet to front load garage/10 Feet to parking.
- Exterior Project Side Setback: 15 Feet
- Side Setbacks: 0,5 feet (10 Feet Between Buildings)
- Rear Setback: 5 Feet
- Max. Building Height: 50 Feet (4 stories)
- Max. Units per Bldg: 20
- Parking: one space per bedroom (minimum 1 per unit (provided on-site), the remainder may be shared with golf club/course parking requirements if applicable).

Special Conditions

- Vehicular access to golf cottages adjoining the golf club site may be restricted to golf carts, valet carts and maintenance vehicles, providing sufficient parking is provided in adjoining golf club/course parking area.
- Existing mature trees on site must be protected during construction to the maximum extent practical.
- Creative massing and siting techniques are required. Cottages shall be oriented with clear views of the golf course (if possible).
- Sustainable or “green” design features are encouraged.
- Parking may be provided within the footprint of the building.
- Ground floor units should have patios to provide outdoor space. Upper floor units should provide decks or balconies.
- Lots for Single family detached homes shall use the lot characteristics for Patio Homes.

20110307 07/14/2011



RESORT CONDOMINIUMS

Description:

Resort Condominiums are attached units located on the northern parcel with golf frontage. Units will be arranged in 4 story maximum buildings and will have access to both private and shared private open space. Resort condominiums are an alternative use to apartments should market conditions dictate.

Principal Permitted Uses:

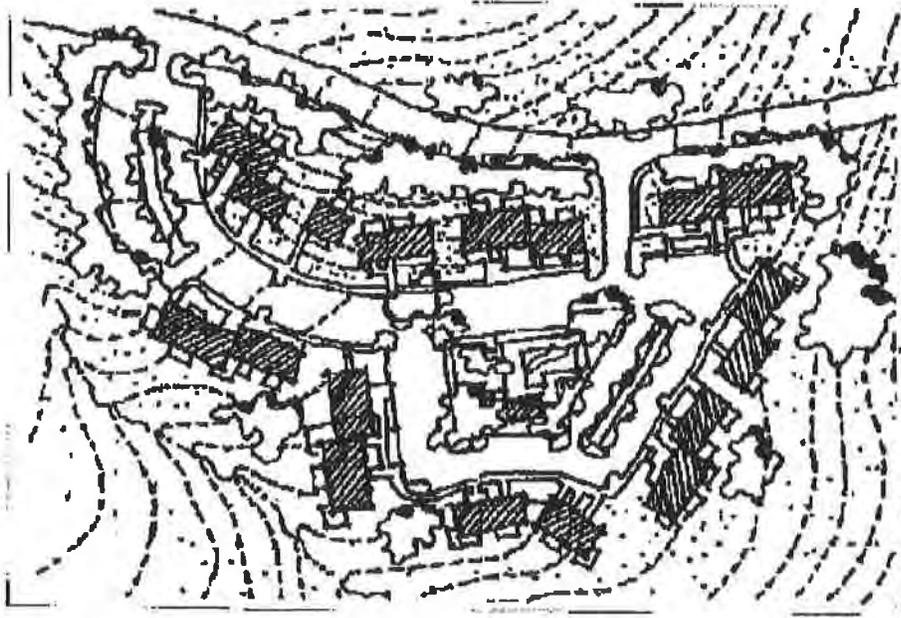
- Multiple family dwellings of a permanent nature and their accessory buildings and uses.
- Recreational facilities (for the sole use by the residents of the immediate neighborhood).
- Temporary sales offices and model homes.
- Accessory structures.
- Golf Cottages.

Uses Requiring a Special Use Permit:

- Public utility structures.

Prohibited Uses:

- All uses not specifically identified above.



APARTMENTS

Description:

Apartments are attached units located on the southern parcel adjacent to the Village Center and Resort Complex. Units will be arranged in 4 story maximum buildings and will have access to shared private open space.

Principal Permitted Uses:

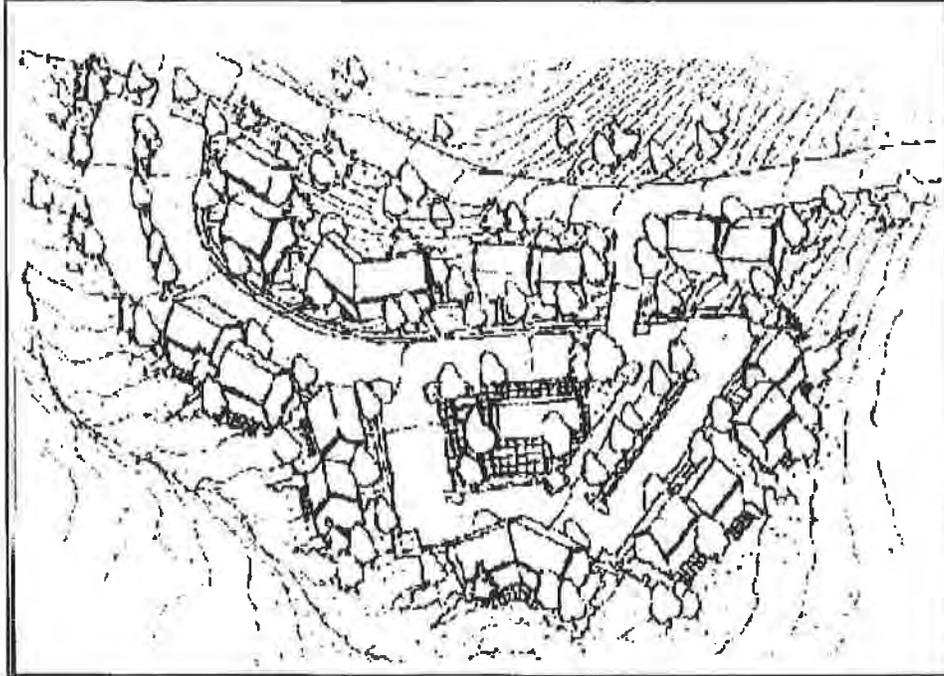
- Multiple family dwellings of a permanent nature and their accessory buildings and uses.
- Recreational facilities (for the sole use by the residents of the immediate neighborhood).
- Temporary sales offices and model homes.
- Accessory structures.

Uses Requiring a Conditional Use Permit:

- Public utility structures.

Prohibited Uses:

- All uses not specifically identified above.



APARTMENTS

Characteristics

- Maximum Density: 26 du/ac
- Maximum Bldg. Coverage: 50% plus 10% for covered parking, garages, separate storage space, etc. (Total Project).
- Maximum Impervious Coverage: 80%
- Front Setback: 25 Feet (10 Feet from Parking)
- Exterior Project Side Setback: 20 Feet (10 Feet Between Buildings)
- Rear Yard Setback: 5 Feet
- Maximum Building Height: 50 Feet (4 stories)
- Maximum Units per Building: 40
- Parking: 1 space per bedroom

Special Conditions:

- Buildings must respect existing drainage patterns. Building massing must step with the natural grade.
- Surface parking areas shall be landscaped and terraced with the natural grade.
- Landscaped outdoor common areas shall be incorporated into the site plan.
- Ground floor units should have patios to provide a private outdoor space. Upper floor units should have porches or balconies.
- Garages incorporated into the building massing are encouraged.
- Residential units must be buffered from adjoining commercial and hotel loading and service areas.

GOLF FACILITY

Description:

The Golf Club is located in the heart of the northern parcel within the mature Cottonwood trees surrounding the old Wingfield Ranch building. The Club and associated parking areas encompass approximately 11 acres and are located on the westerly side of the existing southern lake. The clubhouse will be the focal



point of the development where golf course play will begin and end. Architecture will be ranch style in character with views to the wetlands, lakes and the golf course.

Permitted Uses:

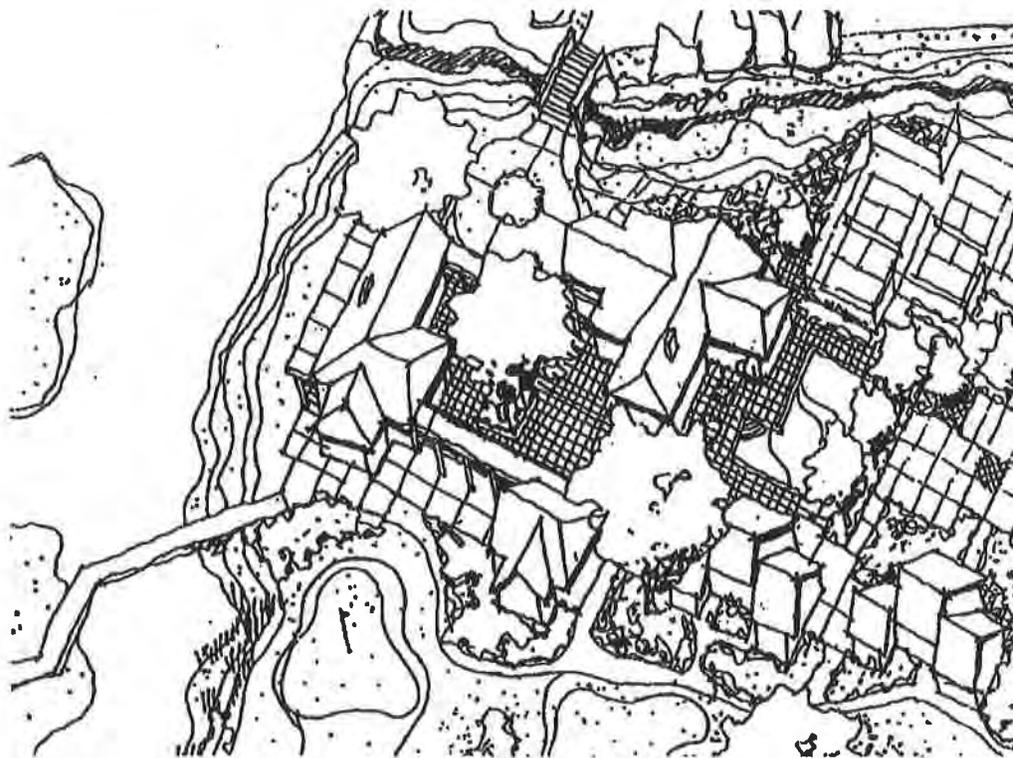
- Retail.
- Restaurant, cafes and food service facilities, including banquet and catering facilities.
- Bars, taverns, brew-pubs, lounges and cabarets.
- Temporary or permanent golf club with or without membership (For profit or non-profit including locker rooms, member's lounges, etc.) and its ancillary buildings and uses.
- Recreational facilities including tennis courts, swimming pool, spa, fitness center, salon, etc.
- Restricted gaming.
- Convention and meeting space.
- Integrated residential dwellings and their accessory buildings and uses within the golf club complex.
- Accessory structures.
- Child care facilities requiring more than one caregiver.
- Professional/medical offices.
- Drive through facilities.
- Personal Services.
- Dry Cleaner.
- Bank branch offices with drive through.
- Grocery store or market.

Uses Requiring a Special Use Permit

- Public utility structures.
- Indoor tennis or skating rink structures.

Prohibited Uses:

- All uses not specifically identified above.



GOLF FACILITY

Characteristics

Maximum Building Coverage : 35%
Maximum Impervious Coverage: 75%
Exterior Front Setback: 15' (10' From Parking)
Exterior Side Setback: 10'
Setbacks between buildings: 10'
Rear Setback: 5 Feet
Maximum Bldg. Ht.: 40 Feet (3 stories)
Parking: Per City code.

Special Conditions:

- Building massing and style should reflect the project's overall "ranch" theme.
- Club buildings and hardscape shall be sited to preserve existing trees to the maximum extent practical.
- Club service and loading facilities shall be completely screened from view from the club amenities, golf course, and nearby residential units.
- Creative massing and siting techniques are required.
- Building site plan shall respect existing wetlands surrounding the property.

SCANNED 07/14/2015

(Page left blank intentionally)

(Page left blank intentionally)

SCANNED 07/14/2015 11:41

SCHEIDT
7/14/2015

(Page left blank intentionally)

SCANNED 07/14/2015

(Page left blank intentionally)



RESORT COMPLEX

Description:

The resort complex is oriented to the golf course and is intended to include recreation, retail, dining and entertainment facilities.

Principals Permitted Uses:

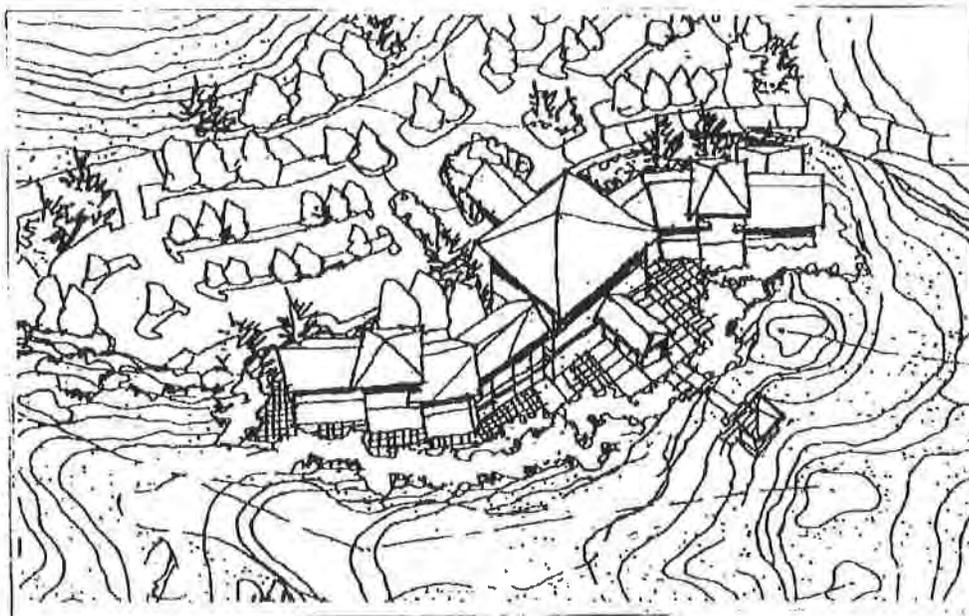
- Restaurant or cafe.
- Timeshare, interval ownership and lodging (Maximum number of units shall not exceed 43).
- Retail stores and offices.
- Bars, taverns and brew-pubs (with restricted gaming).
- Amusement and entertainment centers.
- Single and multiple family residential dwellings and their accessory buildings and uses.
- Golf halfway house including restaurant and food service facilities, bar or tavern, lockers, restrooms, retail specialty and golf related stores, pro-shop and related offices, concessions and shelters.
- Accessory structures.
- Resort Condominiums.
- Child care facilities requiring more than one caregiver.

Uses Requiring Conditional Use Permit:

- Clubs, lodges and social halls.
- Public utility structures.

Prohibited Uses:

- All uses not specifically identified above.



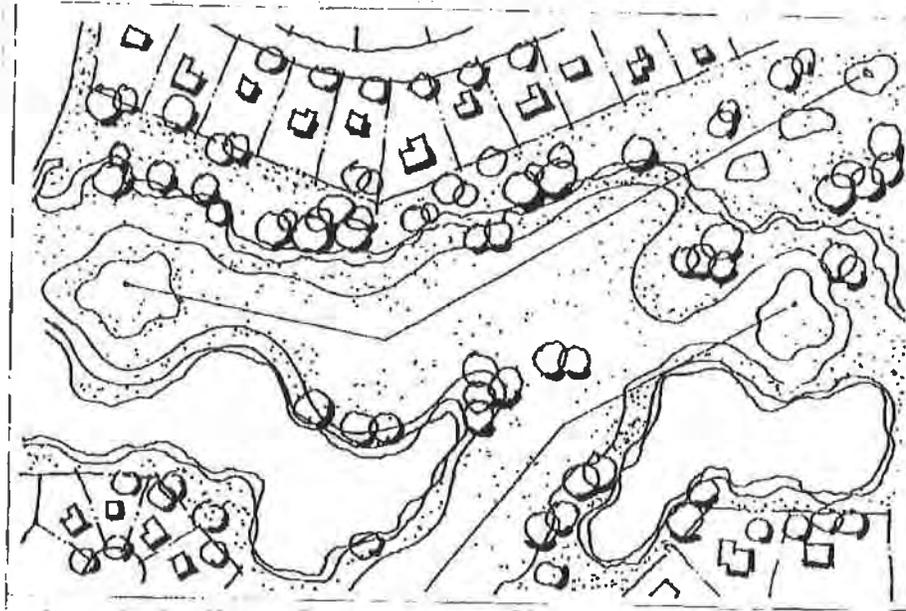
RESORT COMPLEX

Characteristics

Maximum Bldg. Coverage: 35%
Maximum Impervious Coverage: 75%
Front Setback: 50 Feet (10' from parking)
Side Setback: 20 Feet (10' between bldg.)
Rear Setback: 20 Feet
Max. Building Height: 50 Feet (4 stories)
Parking: 1 space per 300 square feet of net leasable retail floor area, and 1 space per 100 square feet of restaurant or bar floor area.
Support facility parking may be shared with Resort Complex parking.

Special Conditions:

- Building should be sited with respect to existing drainage patterns of the site per approval of Final Map. Building massing shall step with the natural grade.
- Surface parking areas should be landscaped and terraced with the natural grade as necessary.



GOLF COURSE

Description:

The golf course will include 36 holes of golf, a practice range, putting green(s) related restroom, shelter, concession and golf maintenance facilities.

Principal Permitted Uses:

- Golf course(s), practice range and putting greens.
- Golf learning center and temporary golf club house.
- Permanent and overflow parking—total stalls not to exceed 428.
- Restroom, concession and shelter facilities.
- Golf maintenance buildings, equipment storage, equipment and maintenance yards, equipment wash facilities, gasoline service, chemical storage facilities.
- Cart path and cart bridges.
- Retail specialty and golf-related stores (pro-shop).
- Caretaker's residence and caretaker's office.
- Accessory structures.

Uses Requiring a Conditional Use Permit:

- Public utility structures.

Prohibited Uses:

- All uses not specifically identified above.

GOLF COURSE

Parcel Characteristics

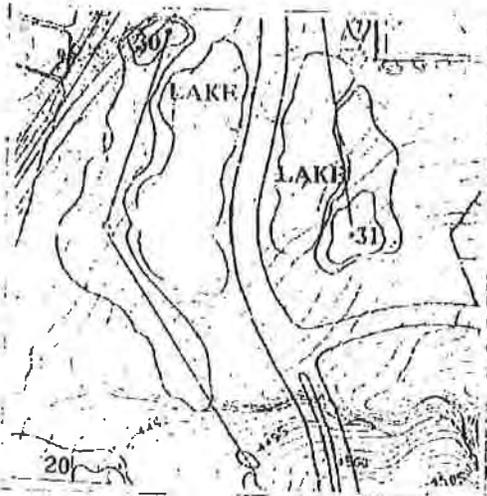
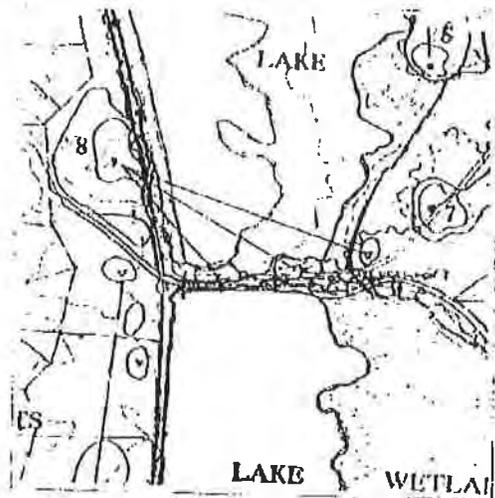
Setback for Buildings: 20 Feet from adjoining property or parcel boundary

Max. Building Height: 25 Feet

Parking: Not to exceed 428 permanent or overflow parking stalls

Special Conditions:

- Buildings, golf course, driving range and path should be sited with respect to existing drainage patterns per approval of Final Map.
- Building massing, golf course and driving range should step with the natural grade.
- Service, loading and maintenance facilities shall be completely screened from adjacent uses.
- Golf maintenance buildings and service/equipment yards shall be completely screened with berming, fencing, walls and/or vegetation from view from adjoining residential units both within the project and off-site.





EQUESTRIAN CENTER

Description:

The Equestrian Center is located on the eastern edge of the southern parcel and is generally intended to include equestrian uses and related facilities to serve residents of the project who own or wish to board horses.

Principal Permitted Uses:

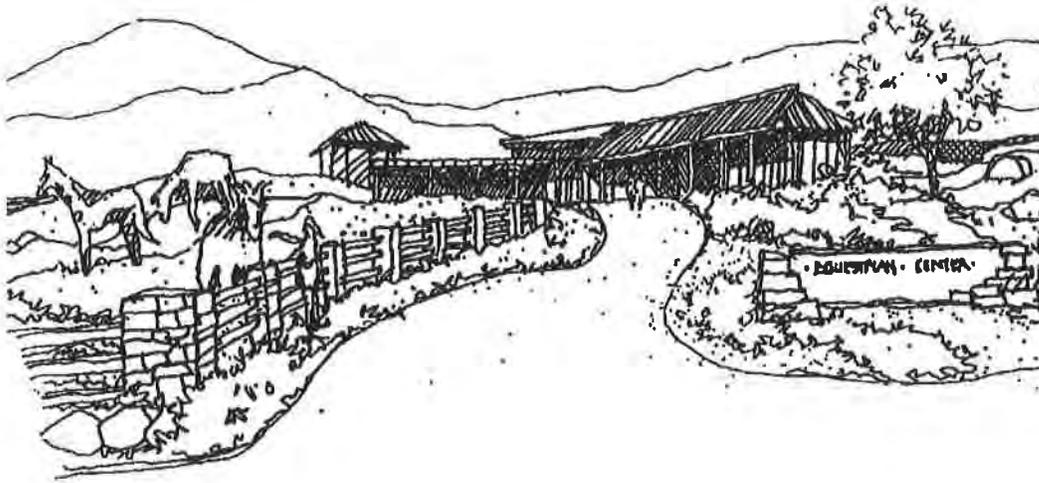
- Boarding and riding stables.
- Paddocks, pastures, and corrals.
- Equestrian related/retail.
- Caretaker's residence and caretaker's office.
- Restaurant, cafe or bar (with restricted gaming).
- Accessory structures.

Uses Requiring a Conditional Use Permit:

- Clubs, lodges, or social halls.
- Public utility structure.

Prohibited Uses:

- All uses not specifically identified above.



EQUESTRIAN CENTER

Parcel Characteristics

Setback for Buildings: 30 Feet from property or parcel boundary. 10 feet between paddock or corral fencing and property or parcel boundary.

Max. Building Height: 25 Feet, with special tower elements of less than 100 square feet permitted to maximum 50 feet.

Parking: 0.7 spaces per horse stall.

Special Conditions:

- Building should be sited with respect to existing drainage patterns to approval of Final Map.
- Building massing and pastures should step with the natural grade.
- Service, loading and maintenance facilities shall be completely screened from roads and residents.
- Facility should be sited in respect to multi-use trail network.



PARK & OPEN SPACE

Description:

Areas within the project which are designated for parks and open space are intended to provide passive and active recreational opportunities for project residents. Parks and open space facilities include a community park, neighborhood parks, trail system, wetlands, hedgerows, and natural open space areas.

Principal Permitted Uses:

- Trails (pedestrian, bike, equestrian).
- Recreational facilities including playfields/tot lots, tennis courts, swimming pools, basketball courts, etc.
- One interpretative center including a maximum of 2,500 square feet of pavilion type space with associated boardwalks, signage, and viewing platforms.
- Restroom facilities, park structures, gazebos and pavilions.
- Accessory structures.

Prohibited Uses:

- All uses not specifically identified above.

PARK & OPEN SPACE

Parcel Characteristics

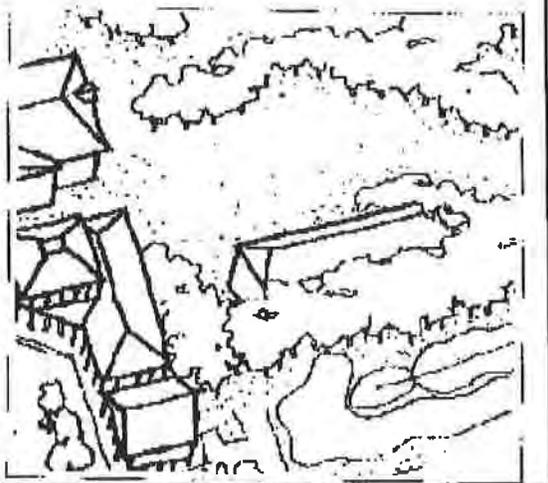
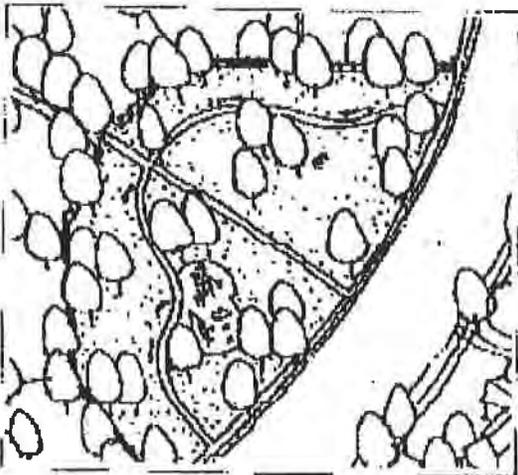
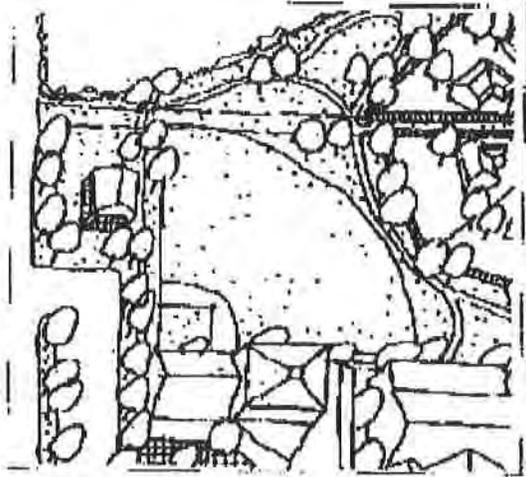
Setback for Buildings/Fields/Play Equipment: 20 Feet

Max. Building Height: 25 Feet

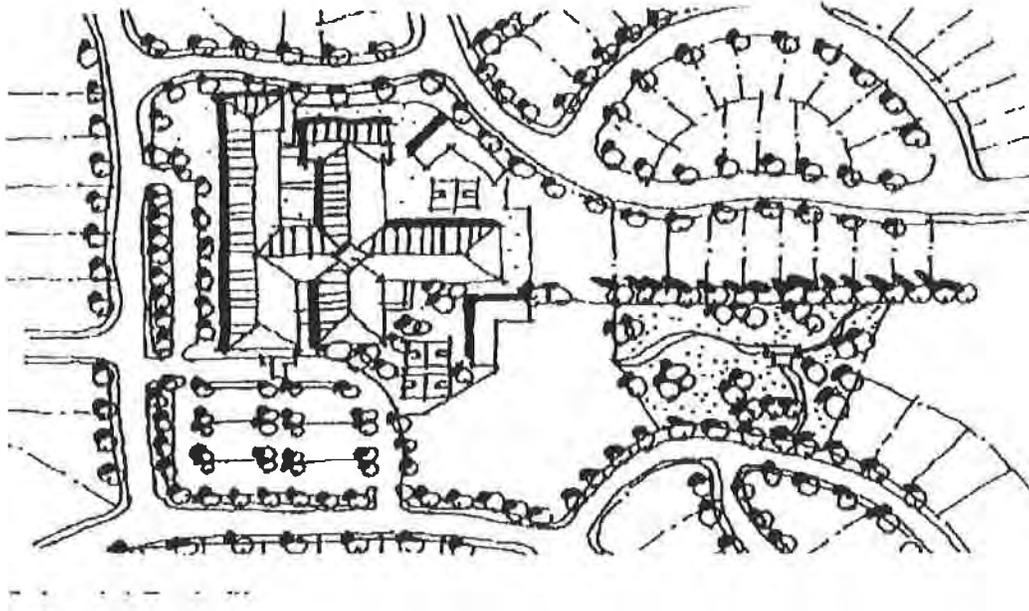
Parking: (none required)

Special Conditions:

- Trails and play field should be sited with respect to existing drainage patterns, solar orientation and prevailing winds.
- Service and maintenance facilities shall be completely screened from adjacent uses.
- Site lighting should be low intensity and utilize cut-off luminaries to minimize glare and impacts to surrounding residential areas.
- Where appropriate, neighborhood parks should be sited adjacent to a local public street for clear visibility.



SCANNED 07/14/2015



SCHOOL / PARK SITE

Description

The school / park site is located in the northeastern corner of the northern parcel allowing the facilities to service both Wingfield Springs and the Cimarron project to the north.

Principal Permitted Uses:

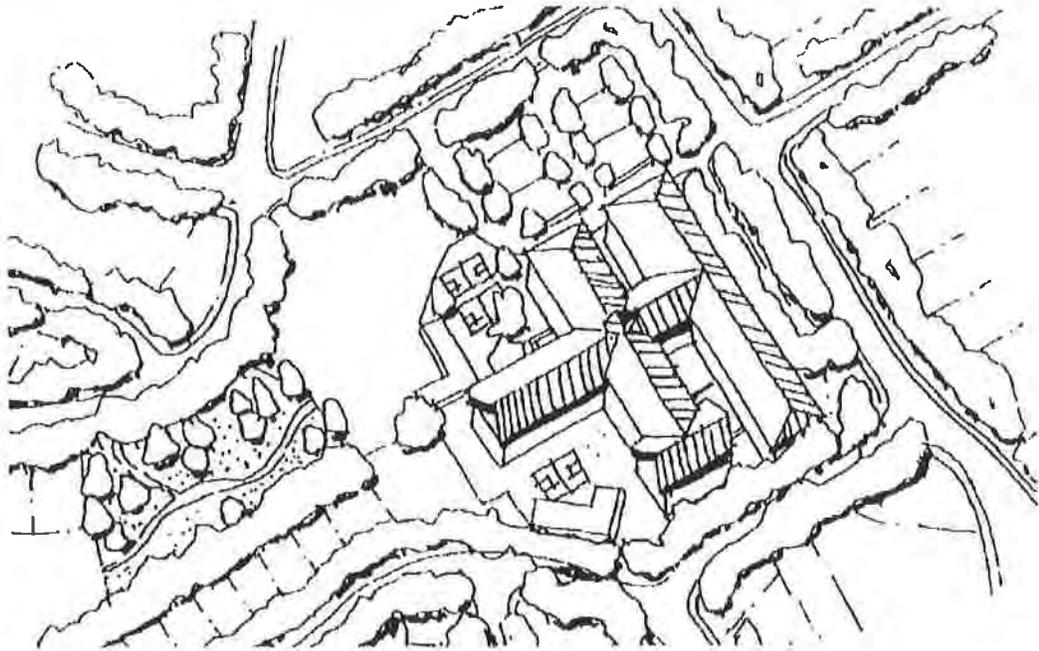
- Public school.
- Private school.
- Parks and recreational facilities, including playfields, tot lots, tennis courts, swimming pools, basketball courts, baseball diamonds, etc.
- Trails (pedestrian, bicycle and equestrian).
- Restroom facilities, park structures, gazebos and pavilions.
- Accessory structures.

Uses Requiring Conditional Use Permit:

- Clubs, lodges and social halls.
- Public utility structures.

Prohibited Uses:

- All uses not specifically identified above.



SCHOOL / PARK SITE

Characteristics

- Setback for principal buildings: 20 feet
- Setback for fencing, play equipment and accessory structures: 10 feet
- Maximum building height: 40 feet (3 stories)
- Maximum building coverage: 40%
- Maximum impervious coverage: 85%

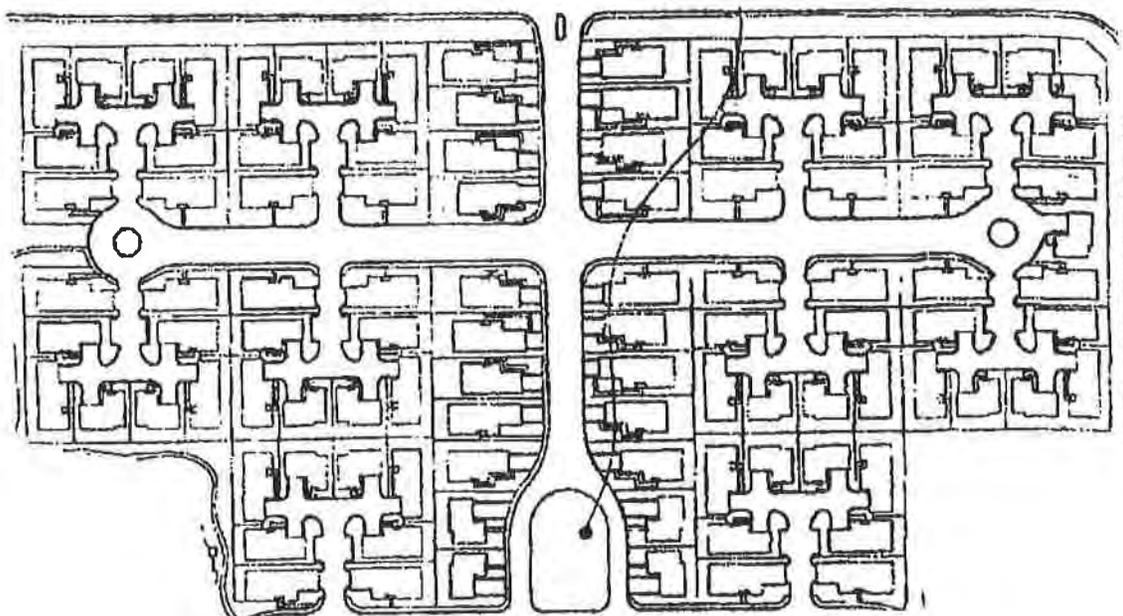
Parking

- For Park (none required)
- For School (per current WCSD standards)

Special Conditions:

- School recreation facilities and park facilities should be designed for maximum joint use within the constraints of Washoe County School District (WCSD) and City of Sparks Park & Recreation Department criteria.
- If school is not developed by WCSD, developer may develop private school or allow school site (8.7 acres) to become park and return some or all of park site (1.9 acres) to residential use.
- All structures and recreational facilities should be sited with respect to existing drainage patterns, solar orientation and prevailing winds.
- Service and maintenance facilities shall be completely screened from adjacent uses.
- Site lighting should be low intensity and utilize cutoff luminaries to minimize glare and light overspill to surrounding residential areas.

BOARD OF ZONING ADJUSTMENTS



CLUSTER COURT HOMES

Description

Cluster Court Homes are smaller individual lots which encourage unit clustering. Cluster Court Home parcels will form more compact neighborhoods where innovative siting techniques are encouraged. Cluster Court Home parcels must meet building code requirements for fire safety.

Principal Permitted Uses:

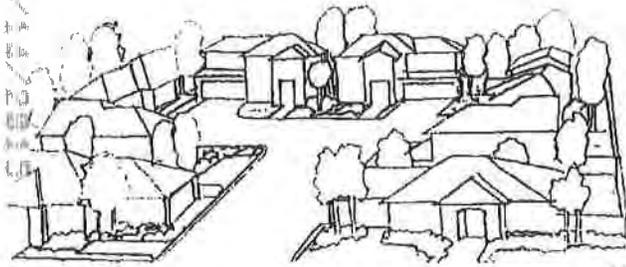
- Single Family dwellings of a permanent nature and accessory buildings.
- Recreational facilities (for the sole use of the residents of the immediate neighborhood).
- Temporary sales offices and model homes.

Uses Requiring a Conditional Use Permit:

- Public utility structures.

Prohibited Uses:

- All uses not specifically identified above.



CLUSTER COURT HOMES

Lot Characteristics

Minimum Lot Size: 2650 Square feet

Minimum Lot Depth: 53 Feet

Minimum Lot Width: 35 Feet

Minimum Lot Frontage: 35 Feet (except that 25 Foot Frontage is allowed in 25% of lots within a Village).

Front Yard Setback:

Adjoining public (perimeter) street: 10 Feet (to House), 8 Feet (to Porch)

Adjoining private drive or court: 8 Feet (to House), 6 Feet (to Porch)

Setbacks vary depending on if building facade is passive (i.e. without doorway, patio or access to home) or active (i.e. with doorway, patio or access to home).

Side Yard Setbacks: 5 Feet

Rear Yard Setback: 14 Feet - House 10 Feet - Fireplace/T.V. Ct.

Garage Setback: Apron at court entry = 4 Feet Drive at court = 18 Feet

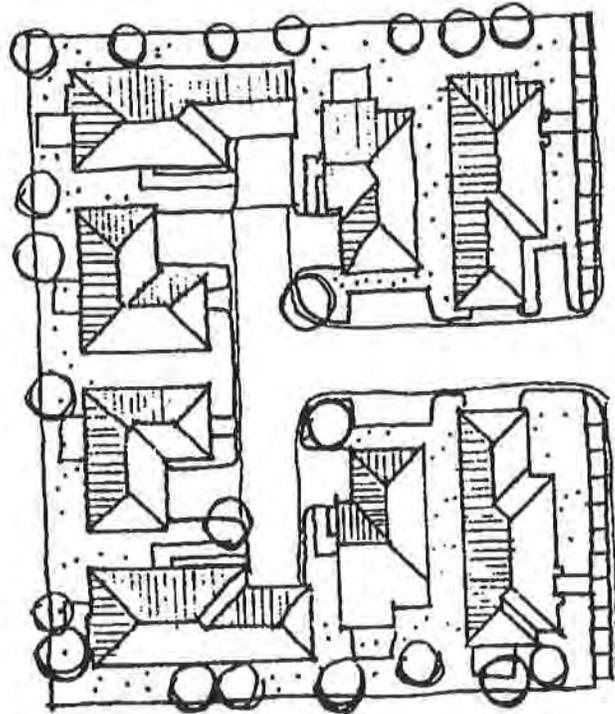
Drive at perimeter street = 18 Feet

Maximum Building Height: 30' Feet (2 stories)

Maximum Building Coverage 50% of Lot Area

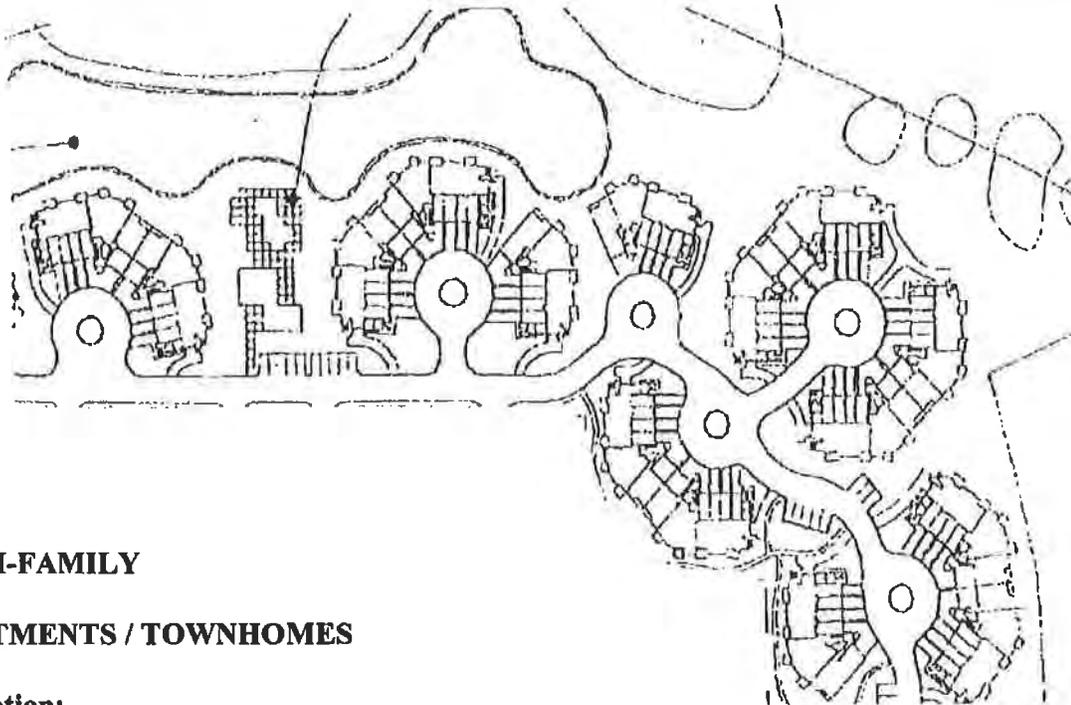
Minimum Size of Residence: 1100 Square feet

Parking: One (1) space per bedroom. Guest parking shall be provided in marked spaces outside travel lanes, not in common courts.



Special Conditions:

- All site disturbances, (house construction, sitework, grading, etc.) must be contained within corner lot lines.
- Corner lots shall be a minimum of 41 feet wide. Special attention shall be paid to providing architectural diversity and visual variety in the street scene
- Clusters shall be aligned so the access to the rear four lots is aligned for solar orientation (north/south).
Clusters shall back up to either a perimeter landscape area or a hedgerow of not less than fifteen feet in width.
- Fencing shall be consistent with Wingfield Springs design guidelines except that side fencing may contain an extension of up to two feet in front of windows to provide privacy opportunities.
- Builder shall demonstrate participation in special financing programs to minimize the down payments for these units.



MULTI-FAMILY

APARTMENTS / TOWNHOMES

Description:

Apartment /Townhomes are multi-family dwellings in 6-14 unit buildings with access to both private and shared public open space. All dwellings shall be eligible for inclusion in a rental program established and maintained by the Developer concurrent with the construction of multi-family units. "Rent-to-own" and "Lease-to-own" programs shall be encouraged along with innovative financing plans to encourage use by both mobile and single-parent segments of the residential market.

Principal Permitted Uses:

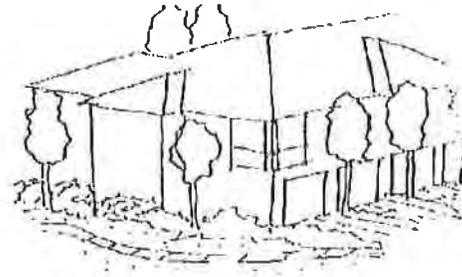
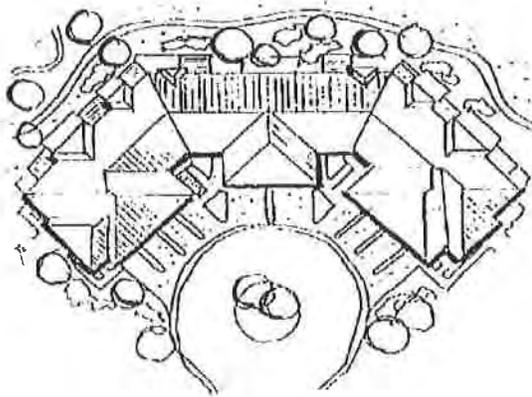
- Multi-family (attached) dwellings of a permanent nature and their accessory buildings and uses.
- Recreational facilities (for the sole use by the residents of the immediate neighborhood).
- Temporary sales offices and model homes.
- Accessory structures.

Uses Requiring a Conditional Use Permit:

- Public utility structures.

Prohibited Uses:

- All uses not specifically identified above.



MULTI-FAMILY

APARTMENTS / TOWNHOMES

Unit Characteristics

Maximum Density: 20 du/ac

Maximum Building Coverage: 60% plus 10% for covered parking, garages, separate storage space, etc.

Maximum Impervious Coverage: 75%

Front Setbacks: 10 Feet

Side Setbacks: 20 Feet Between Buildings

Rear Setbacks: 10 Feet

Max. Building Height: 40 Feet (3 stories)

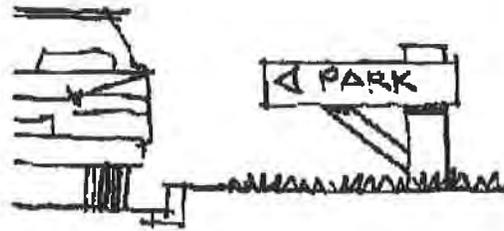
Max. Units per Building: 12

Parking: 2.25 spaces per unit

Special Conditions

- Buildings shall respect existing drainage patterns. Building massing must step with the natural grade.
- Surface parking areas shall be landscaped and terraced with the natural grade.
- Landscaped outdoor common areas shall be incorporated into the site plan.
- Ground floor units should have patios to provide a private outdoor space. Upper floor units should have porches or balconies.
- Garages incorporated into the building massing are encouraged.
- Residential units must be buffered from adjoining commercial and hotel loading and service areas.
- Special construction techniques shall be incorporated to mitigate potential noise between attached or stacked units.
- Builder shall demonstrate participation in special financing programs to minimize the down payments for these units.

SECTION VI – DESIGN GUIDELINES



1. General

- a. The Wingfield Springs logo shall be used as appropriate throughout the project.
- b. Lighting and landscaping shall be considered an integral part of all signage proposals.
- c. Signs constructed of native stone, wood, and other natural materials with painted or relief cut letters are encouraged.
- d. Prohibited signs shall include:
 - Signs which constitute a hazard to traffic of pedestrians;
 - Signs located within any stream or drainage channel;
 - Mobile signs or portable signs except as provided in Sparks Municipal Code;
 - Inflatable signs except as provided in Sparks Municipal Code;
 - Signs which produce odor, sound, smoke, flame, or other emissions;
 - Signs which imitate or simulate official signs, or which use yellow or red blinking or intermittent lights resembling danger or warning signals;
 - Signs using strobe lights or individual light bulbs exceeding 75 watts;
 - Signs on public property or right-of-way or signs attached to utility poles, street lights, fences, barns, sheds, or other similar structures; and
 - Roof signs.
- e. All signs shall be in accordance with the City of Sparks ordinances in effect at the time of use and subject to approval by the DRC and permitted by the City of Sparks.
- f. All house numbers shall be visible from street.

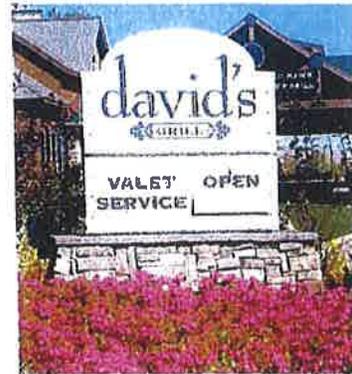
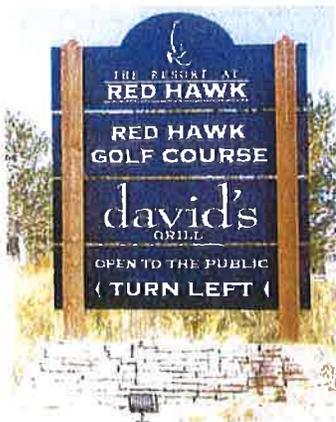
2. Identification signage

Identification signs will be provided at project entrances as part of the overall entry statement to Wingfield Springs. Each village shall have its own entry statement and signage theme or color combinations.

Monument signs, piers, walls, or freestanding monolith/pylons shall be used. Project identification entry signage shall not exceed 10' in height and 250 square feet total and may be provided on each side of the entry road. Residential identification signs shall not exceed 6 feet in height or 120 square feet in area and may be provided on each side of an entrance street. Lighting of project and village entrance identification signs shall be indirect with screened ground mounted or cove-mounted light sources.

3. Special purpose signs

- a. Directional and informational signs for the golf club, golf course, and accessory uses shall not exceed 12 feet in height or 108 square feet in sign face area and shall be consistent and compatible throughout the project. The sign shall have a maximum 2 foot high stone veneer base with a maximum combined sign face height of 8 feet, excluding air space. An additional 1 foot of height may be added to the sign to allow for architectural embellishment. The signs are to be located beyond the right of way and a maximum of five directional and/or informational signs are permitted for the entire Wingfield Springs Development. Lighting of directional and information signs shall be indirect with screened ground mounted or cove mounted light sources. Color and materials are subject to approval of the DRC and the Administrator.
- b. All temporary signs shall be in accordance with Sparks's ordinances and subject to approval by the DRC. Signs which are not located within the public right of way shall not create a visual barrier at street and driveway intersection, and shall be approved by the City Public Works Director.



General character of direction and informational signage

LIGHTING

Lighting shall be functional and efficient, while keeping with the design themes of Wingfield Springs. Lighting will vary from larger scale illumination of major roadways to intimate lighting of pathways, building entries or residential lots. In general, to reduce light pollution in the high visibility desert development, overall lighting shall be minimized. Lighting guidelines are outlined below.

All lighting shall be in accordance with City of Sparks ordinances in effect at the time of site plan approval and subject to approval by the DRC.

1. Fixtures will be of a scale consistent with use.
2. Light fixture style, type and color shall be consistent and compatible throughout the project. The style of light standards along public streets shall be subject to the approval of the City of Sparks. However, if such light type is not consistent with city standards, the Homeowner's Association shall be responsible for the cost of repair and replacements.
3. In all cases, lighting shall not extend beyond its property line. Cut-off fixtures shall be used.
4. Illumination levels shall not be in excess of what is required. Lighting design shall address specific functions of activity areas. Site lighting shall be indirect in character.
5. If lighting for signage is provided, it shall relate to signage and graphics and shall heighten the visibility and appearance of signage.
6. Lighting fixtures shall be located as to minimize shadows and interference.
7. Spillover lighting shall not be permitted. Lighting shall reflect away from adjoining properties.
8. Energy consumption shall be considered in determining lighting fixtures.



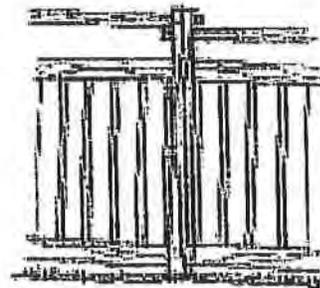
FENCING

Fencing will be used for safety and security purposes, sound abatement, to control pets, enhance village themes, delineate uses and for screening. All fencing shall be approved by the DRC.

1. A consistent fencing theme will be required throughout each individual village and along Wingfield Springs Drive.
2. If fencing is desired on rear or side yards adjacent to the golf course, lakes, or other open space areas, open fencing such as buck and pole or split rail, or other transparent fencing approved by the DRC not to exceed 42" in height, shall be used to preserve vistas and maintain an open space feeling. Fencing in these areas may be replaced by additional landscaping, berming or in the case of owners with dogs, "invisible fencing."
3. Open fencing is generally encouraged to maximize views: however, solid fencing for safety, security and privacy purposes may be considered where lots are not adjacent to the golf course, lakes, or open space areas. Solid fencing shall be consistent in design, shall not exceed 6 feet in height and may be constructed of wood with stone or masonry accents.
4. Fencing within the front yard shall be limited to low, transparent fences, not to exceed 48" in height. Within the front yard, walls or hedges shall not exceed 36 inches in height. Taller and more opaque rear and side yard fencing should terminate into the side wall of residential buildings at least 5 feet behind streetside facade(s). All sight triangles at intersections shall be maintained.
5. The use of chain link fence shall be restricted to pet and pool enclosures and tennis courts. Black vinyl coated chain link fence will be required when chain link fencing is necessary and approved by the DRC. Pet enclosures shall not be used as a property fence.
6. Adequate sight distance shall be maintained along roadways and intersections according to accepted engineering practices and roadway design speeds.



Split Rail Fence



Screen Fence

GOLF COURSE

The golf courses at Wingfield Springs are the central amenity of the project. Development parcel improvements should blend with the golf course improvements, including grading, landscaping, signage, roads, walls, fences and screening.

1. Development parcel configurations may require adjustment to accommodate the final golf course route to minimize cross traffic, protect individual homes, and encourage clear access from hole to hole.
2. To the greatest extent possible, the number of lots with fairway frontage shall be maximized.
3. Amenities such as water features, trees and topography shall be incorporated into the design.
4. Multiple tee placements to create various levels of difficulty of play shall be considered to accommodate beginners, as well as more accomplished players.
5. The golf course shall be designed to assist in stormwater control through functional grading. Where necessary, portions of fairways shall double as detention basins and/or allow for stormwater control as required by the final hydrology studies.
6. The golf course is one of the main elements of the project. As such, all signage and related facility construction such as restroom, concession and shelter structures shall be consistent with the overall development theme.
7. The golf cart paths will be independent of pedestrian pathways throughout the project to avoid conflict of purposes.
8. Golf cart access from the residential and resort villages shall be encouraged.
9. Landscaping and irrigation relating to the golf course shall be designed with an emphasis on water conservation and shall follow the guidelines outlined in the landscaping section of this document. A fertilizer management plan for the golf course shall also be prepared.

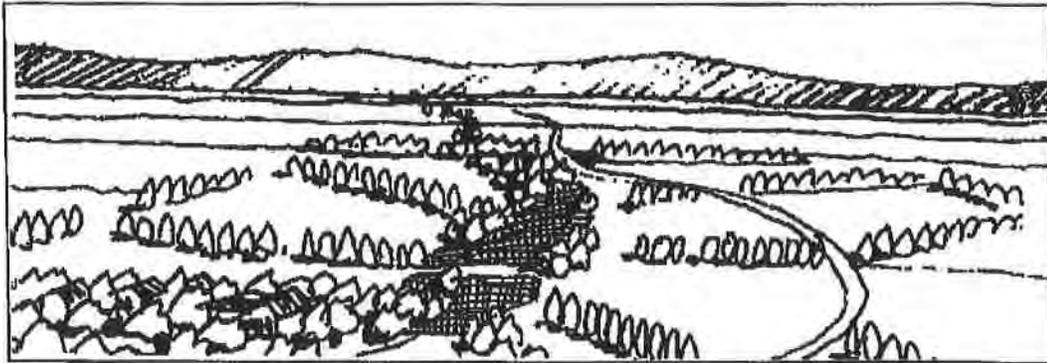
LANDSCAPE

Landscaping within Wingfield Springs shall integrate resource efficient design measures and environmentally compatible plants to ensure drought resistant and water conserving vegetation as an integral part of the design. All landscaping within the project shall be provided in accordance with the City of Sparks Landscaping Ordinance unless stricter requirements are

identified in this Development Agreement Handbook. Conformance review shall be conducted by the Design Review Committee prior to Building Permit Submittal.

1. Colors and textures of plant material should be consistent within the overall project common areas yet vary within the individual parcels in order to create unity in the common areas and variety in the individual villages.
2. The ultimate mature size of plants will be evaluated on maintenance, life span and functional requirements. In areas where screening is needed, plants shall be selected upon their form and branching density.
3. New plantings are encouraged to be informal and clustered to relate to the existing landscape.
4. Landscape design should encourage appropriate native plants; low, natural massings and no abrupt transitions of plant materials, especially on the hillsides and ridgetops.
5. A series of linear rows of trees, or "hedgerows," shall be planted in the non-hillside areas to help maintain the site's rural character and reduce the large scale of the residential villages. Hedgerow trees shall be columnar in growth habitat, and shall be suitable to the desert climate.
6. Trees shall also be encouraged to shade paved surface areas and consequently minimize reflected solar heat.
7. All plant materials shall be evaluated in terms of how well they enhance the architecture, existing plant material, enclose spaces and link various activities within Wingfield Springs.
8. Climate influences shall be considered in order to get the maximum gain out of plant material. Evergreens along the north and west sides of buildings will be encouraged; as they will diffuse the winter winds. Deciduous plants adjacent to buildings will be recommended since they provide summer shade while allowing winter sun to enter the building. Special consideration shall be given to trees with tap roots and/or non-evasive root growth.
9. Drought tolerant principles shall be used when applicable. Plants selected shall be grouped and zoned according to water consumption rates and soil requirements. To aid in water conservation, plants should be confined to planting beds, and the use of mulches at a minimum of 1 inch depth is encouraged.
10. Native high desert plant materials are encouraged.

11. Plants which require little maintenance should be favored over those which require constant spray and pruning. Special attention shall be given to appropriate plant spacings, as this will reduce unwarranted pruning.
12. Plant life cycle should be considered with plant materials. An appropriate mix of slow, medium and fast growth rates shall be encouraged. The result of a proper mix will be a long living, increased drought tolerant and disease resistant stand of vegetation.



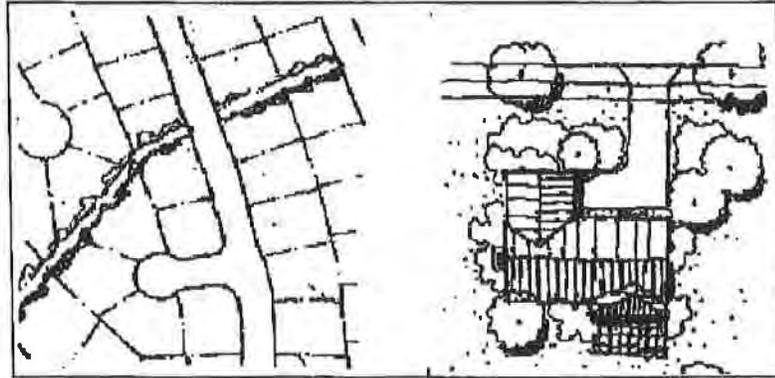
Hedgerows are planned to define open spaces in the valley floor

13. Fire retardant and low fuel plants are encouraged within 30 feet of all buildings. A minimum of 10' vegetation clearance must be maintained around chimneys. Wetlands and their setbacks are excluded.
14. Proper turf management aids in soil erosion control, dust stabilization, temperature moderation and high groundwater recharge. The type and selection of turf areas should be selected in the same manner as all other plantings. Hydromulching is permitted.
15. Existing trees over 6" in diameter should be preserved to the greatest extent possible. No grading shall occur within its dripline. Trees are to be protected during construction. (See Grading Guidelines, VI-11.)
16. Irrigation is critical for healthy plant material with deep watering the best way to apply water. This promotes deeper roots which are not as susceptible to drought.
 - a. All permanent systems are to be below ground and fully automatic. Use of water conserving systems including, but not limited to, drip irrigation and moisture sensors is strongly encouraged. Irrigation heads, where used, are to be adjusted to minimize permissible run-off. All irrigation heads adjacent to paved areas, curbs and in turf shall be of the pop-up type.

- b. Backflow control devices are to be located so as to minimize their adverse visual impact. In addition, such control devices shall be screened by shrubs.
- 17. Undeveloped sites or portions of sites held in reserve for future development need not be irrigated or fully landscaped; however these areas shall, at a minimum, be seeded with a drought resistant clover/wildflower mix to minimize weed growth and erosion. The use of temporary on-grade irrigation systems shall be permitted in these areas.
- 18. Landscaping adjacent to the golf course will be required to blend with the construction of the course. Yards shall open onto the course. A plant palette shall be created for the golf course perimeter which will be applicable to adjacent development.
- 19. Turf areas should be limited in size. Where used, turf shall be of a drought tolerant type.
- 20. Decomposed granite, stone, and gravel beddings are encouraged.

OPEN SPACE

The open space areas are an integral part of the development providing expansive vistas, windbreaks, wildlife habitat, and passive and active recreational opportunities and identity.



Open Space Guidelines

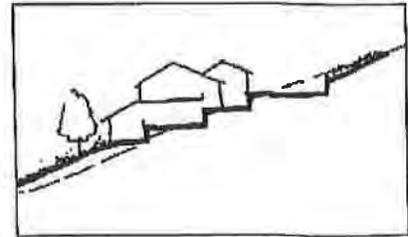
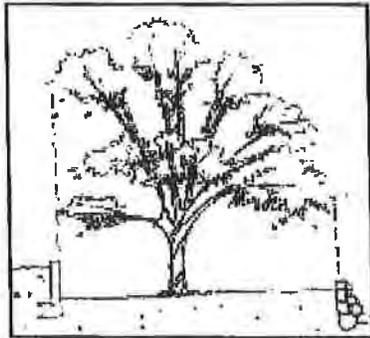
1. Any Future Neighborhood parks and recreational amenities shall be constructed with input from the City of Sparks.
2. Hedgerows will be required in designated areas.
3. Wetlands are to be protected and preserved on site according to local, state and federal regulations.

GRADING/REVEGETATION

Grading will be coordinated with the golf course design and storm drainage plans for the property. Detention basins and ponds will be constructed to delay storm water flows in some locations. Lots in many of the villages will be individually graded in a site sensitive manner to reduce impacts. Cut and fill slopes along roadways will be carefully designed to minimize visual impacts. Grading and revegetation guidelines are outlined below and shall comply with Washoe County Health Department and the City of Sparks requirements including Hillside Development Standards, and with Soil Conservation Services requirements.

1. All disturbed areas will be revegetated or restored, with proper erosion and dust control methods. Stockpiling, erosion and the loss of topsoil shall be minimized.
2. Seeding shall be done as soon as possible after finish grading has been completed.

3. Topsoil that is removed shall be centrally located with respect to construction phasing. The stockpile shall be protected by seeding, watering, mulching or covering or by other method.
4. All grading shall follow the City of Sparks requirements. Slopes of 3:1 or less are preferred with overall finish grades contoured and blending with natural land forms to the greatest extent possible. Slopes of 2:1 are permitted provided these slopes are revegetated with native seed mixes and erosion control matting (i.e. coconut matting or equal). 2:1 slopes shall also have temporary irrigation installed until native grasses/plants are substantially established. The Wingfield Springs Community Association shall retain a maintenance easement across all 2:1 slopes to allow for repair and replanting in case of future erosion. The use of custom retaining walls of native rock and landscaping to screen cut slopes and fill areas shall be encouraged.
5. Individual site sensitive grading, as well as appropriate hillside adaptive construction shall be provided on slope sensitive lots and shall be reviewed and approved by the DRC.
6. Detention basins will be developed in conjunction with other earthwork operations for use in sediment and drainage control during construction.



STORM DRAINAGE

Storm drainage will be accommodated through a combination of piping and surface drainage in accordance with the results of the final hydrology study.

1. A final hydrology study shall be prepared prior to development of each project phase/village.
2. Detention basins and ponds to be constructed shall be incorporated into the golf course and open space landscaping designs as project amenities. Drainage channels shall be natural in appearance, not concrete lined.

3. Accumulated sediments shall be removed and maintenance performed as necessary by the City of Sparks, the project's homeowner's association or golf course operator, as established pursuant to further agreement.
4. Catch basins shall include oil/sand separators or other measures to provide for the pretreatment/removal of petrochemicals and silts.

FIRE PROTECTION/PREVENTION

A fire station and other public facility site will be provided within the neighborhood commercial center parcel. The design and construction of the fire station will be coordinated with the adjoining general store and related uses.

1. The developer shall contribute their fair share to the financing of the public facility in accordance with the Infrastructure Financing Concept Plan.
2. The development shall comply with all applicable fire codes and requirements for construction, including the provision of secondary access, hydrant locations, class A roofing, fire breaks, etc. The irrigated open spaces and golf course will act as fire breaks throughout the project. It is further anticipated that fire sprinklers shall be installed in residences on ridgetop lots and may be installed on other private residences.

WATER CONSERVATION

1. Water meters will be required for all uses within the project.
2. Resource efficient landscaping, water conservation irrigation systems and domestic water fixtures shall be required throughout the project in accordance with City of Sparks Ordinances.
3. Builders shall be encouraged to provide state-of-the-art water conserving fixtures and appliances in residential and non-residential developments.
4. If feasible in the future, the reuse of treated effluent may be considered for golf course irrigation.

ENERGY CONSERVATION

The Sierra Pacific Power Company (SPPCo.) in cooperation with the Builders Association of Northern Nevada participates in an energy-efficiency program known as "Good Cents." Good Cents is a nationwide program, introduced to Northern Nevada in 1989 to improve the energy

efficiency of homes. Homes built according to the program's guidelines are inspected and certified by Sierra Pacific representatives.

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

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

ELECTRIC SERVICE

It is anticipated that electrical service will most likely be provided along Vista Boulevard with overhead service to the western boundary of the project and underground service along Vista Boulevard bisecting the site. The interior portions of the project shall be developed with underground electrical lines.

AIR QUALITY

The Wingfield Springs development is located within an air quality attainment area however the Regional Planning Governing Board adopted regulations for non-attainment in the SOI on June 10, 1993. Traffic reduction is encouraged within the project through the provision of an extensive pedestrian and bicycle pathway system. Guidelines relating to maintaining air quality within the project are provided below.

1. Parking spaces designated for "Park and Ride" purposes shall be provided within the neighborhood commercial center parcel.
2. The developer will work with the Washoe County School District and the Regional Transportation Commission to identify bus stop locations for future bus service to the project.
3. Wood burning devices shall comply with Environmental Protection Agency Standards in accordance with Washoe County District Health Department and City of Sparks regulations.
4. Dust control mitigation measures shall comply with Washoe County District Health Department Standards.

GEOTECHNICAL

A preliminary geotechnical report has been prepared for the project site. According to the report, there are no severe constraints which would prevent development of the property.

1. Final geotechnical reports shall be required prior to the construction of on and off-site infrastructure improvements, as well as for each specific development within the project. Reports shall address site preparation, excavation, cuts and fills, grading, foundation requirements and pavement section requirements.
2. Construction shall follow the requirements of the final geotechnical reports with testing required to verify compliance.

SCANNED BY PLANFILE

APPENDIX A: GLOSSARY

ACCESSORY STRUCTURES	“Accessory Structures” means a detached building or structure which is subordinate to, and the use of which is incidental to that of the main building, structure, or use of the same parcel or lot of land, including mother in law quarters on Executive Lots or larger.
ADMINISTRATOR	See Procedures, Section 1, page 8.
APARTMENT HOUSE	“Apartment House” means a multiple dwelling, as that term is defined in this title.
AVERAGE DAILY TRAFFIC (ADT)	“Average Daily Traffic” (ADT) is the total volume of vehicles in both directions during a given time period (in whole days), greater than one day and less than one year, divided by the number of days within that time period.
BUILDING	“Building” means any structure having a roof supported by columns or walls used for the enclosure of persons, animals or chattel, but not including a trailer coach or mobile home.
BUILDING ENVELOPE	“Building Envelope” is a specified area of a lot or parcel of land with which may be coextensive with the setbacks required herein.
BUILDING FOOTPRINT	“Building Footprint” is the area encompassed by the exterior walls of a fully enclosed dwelling unit, garage, or other structure.
BUILDING HEIGHT	“Building Height” means vertical distance from the average level of the highest and lowest points of that portion of the lot covered by the building to the ceiling line of

the topmost floor.

BUILDING MASSING

“Building Massing” means that three-dimensional bulk and scale of a building.

BUILDING SETBACK

“Building Setback” means the distance between the property line and the nearest portion of the structure on the property.

BUILDING SETBACK PROJECTIONS

Projections into the building setbacks may be allowed under the following circumstances with the approval of the Design Review committee (DRC). Fireplaces, chimneys, greenhouses, window bays and wall pop-outs may project into the building setback. The encroachment into the setback shall not be more than 25 square feet and the depth of the encroachment may not be more than 2.5 feet. All encroachments shall comply with the Uniform Building Code requirements.

CHILD CARE FACILITY

“Child Care Facility” means any place or home, institution or establishment in which children are received, cared for or maintained for an period of time with or without compensation.

CLUB

“Club” means a profit or nonprofit association of persons organized solely or primarily to render a service which is usually a commercial enterprise.

COMMON AREAS

“Common Areas” means those portions of the project site which do not fall within a residential or commercial parcel and will ultimately be owned in “common” by the Homeowners Association.

COMMUNITY FACILITY

“Community Facilities” means an office and/or meeting facility to conduct the business of the Homeowners Association. In addition, the facility could be used by

residents of the community for games, meetings, exhibits, or other community resident activities.

DENSITY, GROSS

“Gross Density” means the ratio of total number of dwelling units to the total land area contained within the application.

DENSITY, NET

“Net Density” is the ratio of the total number of dwelling units or lots contained within privately held land to the amount of area within that privately held land.

DESIGN REVIEW COMMITTEE (DRC)

The “DRC” will consist of a committee of individuals appointed by the land owner or Homeowners Association to review issues of planning, architecture and landscape design related to this project.

DEVELOPMENT AGREEMENT

“Development Agreement” means the agreement entered into between the City of Sparks and Loeb Enterprises Limited Liability Company.

DWELLING

“Dwelling” means any building or portion thereof used exclusively for residential purposes, but shall not include hotels, clubs, boarding or rooming houses, fraternity or sorority houses, institutions or mobile homes.

DWELLING UNIT

“Dwelling Unit” means one or more rooms in a dwelling or multiple dwelling or apartment hotel used for occupancy by one family (including necessary employees of such family) for living or sleeping and having only one kitchen.

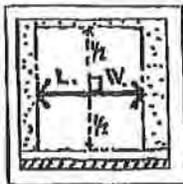
EASEMENT

“Easement” is the right of one party to use the land of another for a specified purpose or purposes.

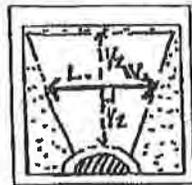
FINISHED GRADE	“Finished Grade” is the final elevation of the ground surface conforming to the approved grading plan.
FLOOR AREA, GROSS	“Gross Floor Area” is the sum of the gross horizontal areas of the several floors of a building, or portion thereof.
GAMING	“Gaming” includes all legally authorized activities consistent with the currently applicable NRS Ch. 463.
GARAGE, PRIVATE	“Private Garage” means the space intended for the use by the private vehicles of families’ resident upon the lot.
GOLF COTTAGE	“Golf Cottages” are the attached <i>or detached</i> townhouse or condominium type units with views of the golf course and are in close proximity to the golf club.
HEDGEROW	“Hedgerow” means a linear public easement used for tree planting and pedestrian circulation.
LOT	“Lot” means a distinct part of a parcel of land divided with the intent to transfer ownership or for building purposes which abuts upon a means of access.
LOT DEPTH	“Lot Depth” means the distance between the front and rear lot lines.
LOT FRONTAGE	“Lot Frontage” means the narrowest lot dimension fronting on a street.

LOT WIDTH

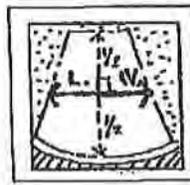
“Lot Width” means the distance between the side lot lines measured at right angles to the lot depth at the midpoint between the front and rear line. This is where minimum lot width is measured



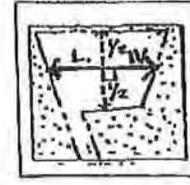
Lot Width on
"Rectilinear" Lot



Lot Width on
"Cut-de-Sac" Lot



Lot Width on
"Wedge" Lot



Lot Width on
"Flag" Lot

LOT LINES

“Lot Lines” are the property lines bounding the lot.

NATIVE VEGETATION

“Native Vegetation” means plant materials indigenous to the region surrounding Sparks, Nevada.

MULTIPLE-FAMILY DWELLING

“Multiple-Family Dwelling” means a building to be used to house three or more families living independently of each other, having their own kitchen facilities and including the necessary employees of each family including apartments, condominiums, and town homes.

NATURAL AREAS

“Natural Areas” are areas of untouched natural landscape, wetland, or desert areas.

NATURAL GRADE

“Natural Grade” is the slope of natural or undisturbed ground surface prior to any grading operation.

NET USABLE FLOOR AREA

“Net Usable Floor Area” means the sum of the gross floor area minus the following areas measured from the center of the inside walls: areas used for public corridors, interior stairways, public lobbies, interior courts, public rest rooms; mechanical

SCANNED BY 4/20/08 11:57:42 AM

equipment areas; elevators and elevator shafts and such other areas.

NONCONFORMING USE

“Nonconforming Use” is a building, structure or premises legally existing and/or used at the time of adoption of this Development Agreement Handbook or any amendment thereto, and which does not conform with the use regulations of the district in which located. Any such building, structure or premises conforming in respect to use but not in respect to height, area, yards, or courts, or distance requirement from more restricted districts or uses shall not be considered a nonconforming use.

OPEN SPACE

“Open Space” is the area of land which remains undeveloped for the purposes of maintaining existing character.

PARCEL OF LAND

“Parcel of Land” means any unit or contiguous units of land, in the possession of or recorded as the property of one owner.

PRINCIPAL PERMITTED USE

“Principal Permitted Use” means the main use of land buildings as distinguished from a subordinate or accessory use.

RECREATIONAL CLUB PRIVATE

“Recreation club” means a group or association formed as a legal entity to provide recreational services to its members, either for profit or non-profit.

RECREATIONAL VEHICLE

“Recreational Vehicle” means a vehicular type unit primarily designed as temporary living quarters for travel, recreational, or camping use which may be driven or towed on a highway, and which may be self-propelled, mounted upon, or drawn by a motor vehicle. Recreational vehicle includes any travel trailer, camping trailer, motor home, pickup coach, or slide-in camper.

SCANNED 07/14/2011 11:53:11

RIGHT-OF-WAY	“Right-of-Way” means land which by deed conveyance, dedication, or process of law is reserved for use by the general public for roadway improvements, drainage facilities, and other public utilities.
SINGLE-FAMILY DWELLING	“Single-Family Dwelling” means a building containing one kitchen designed or used or designed and used to house not more than one family, including necessary employees of such family.
SITE	“Site” means a parcel or combination of parcels or lots which share a common development plan or which are dependent upon one another for access, parking or utilities.
STREET	“Street” means a public or private thoroughfare which affords a primary means of access to a butting property.
STREET, ARTERIAL	“Arterial Streets” are thoroughfares used primarily for carrying fast and/or heavy traffic.
STREET, COLLECTOR	“Collector Streets” are thoroughfares used primarily for carrying traffic from minor streets to arterials.
STREET, CUL-DE-SAC	“Cul-de-Sac” is a dead-end street provided with a vehicular turn around at its terminus.
STREET, LOCAL	“Local Streets” are streets used exclusively for access to private lots.
STREET, PRIVATE	“Private Street” is any parcel of land used for a street, road, lane or way or similar designation which is maintained by a private party or has not been officially accepted for perpetual maintenance on behalf of the

public.

STRUCTURE

“Structure” means any construction except a tent, trailer, mobile home or vehicle.

USE

“Use” is the purpose for which land or a building thereon is designed, arranged or intended, or for which it is occupied or maintained, let or leased.

YARD

“Yard” means an open space on the same lot or parcel with the building, extending from the building to the nearest lot line.

YARD, FRONT

“Front Yard” means the yard lying between the front wall of the main building and the front property line and extending across the full width of the lot or parcel.

YARD, REAR

“Rear Yard” means the yard between the main building and the rear line and extending across the full width of the lot or parcel.

YARD, SIDE

“Side Yard” means the yard lying between the side lot line and the main building and extending from the front yard line to the rear yard line.

ZERO-LOT-LINE

“Zero-Lot-Line” means a property line where there is no minimum building setback requirement on an interior side yard, on two (2) interior side yards or on an interior side yard and rear yard.

APPENDIX B: PROJECT DESIGN TEAM

The project design team for the Wingfield Springs Development consists of the following members:

EDAW, Inc –

EDAW's responsibilities include development of the final site plans, landscape concepts and assemblage of the original Development Agreement Handbook.

ERA (Economics Research Associates) –

ERA has performed market studies for the project and has provided input into the site plans with regard to the golf course and product types and mixes.

Hale Irwin –

Hale Irwin is the professional golf course architect for The Hills Course on the southern parcel.

Huffman and Associates –

Huffman and Associates performed the wetlands delineation for the property and is responsible for coordinating with the U.S. Army Corps of Engineers as the project develops.

Kautz and Associates –

Kautz and Associates have performed archaeological investigations of the property and are responsible for coordinating with the Nevada Department of Conservation and Natural Resources.

Kleinfelder, Inc. –

Kleinfelder has performed preliminary geotechnical investigations on the property for the tentative map process, as well as a hydrologic study for planning purposes. Kleinfelder will be responsible for providing more in depth investigations with regard to geotechnical matters and groundwater as the project develops.

Lionel Sawyer and Collins –

Lionel Sawyer and Collins has provided legal counsel and coordination assistance through the permitting process.

Pyramid Engineers and Land Surveyors –

Pyramid Engineers and Land Surveyors has been involved in the project since its inception in August of 1990 providing project coordination, governmental processing, planning, civil engineering, environmental engineering, mapping and surveying services.

Red Hawk Land Company –

Red Hawk Land Company has provided legal counsel, coordination assistance and assemblage of the Development Agreement Handbook.

Robert Trent Jones Jr. –

Robert Trent Jones Jr. is the professional golf course architect for The Lakes Course on the northern parcel

Rosaschi Construction Company, Inc. –

Rosaschi Construction has provided construction and cost estimate assistance as well as feasibility analysis.

Wood Rogers –

Wood Rogers has provided planning, civil engineering, environmental engineering, mapping and surveying services.

RECORDED
INDEXED



WASHOE COUNTY RECORDER

OFFICE OF THE RECORDER
LAWRENCE R. BURTNES, RECORDER

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

LEGIBILITY NOTICE

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

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


Signature

7.8.15

Date

Marilie E. Smith

Printed Name