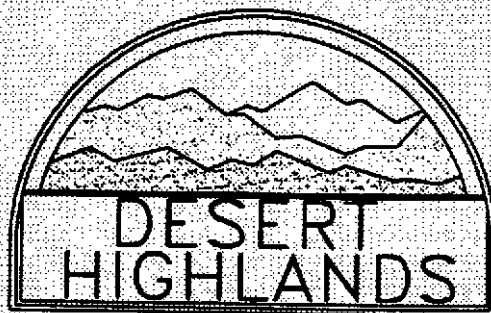


2-16-96

DEVELOPMENT STANDARDS HANDBOOK

FOR

DESERT HIGHLANDS DEVELOPMENT (*A Planned Development*)



PREPARED BY:

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ENGINEERING DEPARTMENT

Council Approved, November 12, 1996

DEVELOPMENT STANDARDS HANDBOOK

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SECTION I - GENERAL

INTRODUCTION:

The purpose of this document is to outline, policies, procedures, developmental standards, goals and objectives for the *Desert Highlands Development. (A Planned Development)*

This *Desert Highlands Development Standards Handbook* will also serve as a request for annexation into the City of Sparks, a Master Plan Amendment and a zone change. This document will also serve as the basis for a Development Agreement between Barker Homes and the City of Sparks.

APPLICANT/OWNER/DEVELOPER

Barker Homes has been a member of the Sparks community since 1951. This family owned business has developed thousands of acres of property providing jobs and prosperity to the residents of Sparks. Barker Homes has been building in "The Vistas" for the past six (6) years and currently has over 260 units left to build. (The Vistas and Canyon Hills are contiguous to Desert Hills.) Barker Homes would appreciate your review and support of this application.

GOALS/POLICIES/PROCEDURES

OVERALL PROJECT GOAL:

To efficiently meet the community of Sparks future projected housing needs, at an affordable price, while maintaining and managing natural resources efficiently and effectively without sacrificing the quality of the project.

POLICIES:

- To provide a mix of housing types and sizes that reflect expected demands.
- To orient the housing to compliment the site's natural environment.
- To build energy efficient housing through the use of energy savings measures which are cost effective.
- To retain and provide access to natural open space.
- To cluster buildings and parking in certain areas designated to minimize environmental effects.
- To ensure that sensitive areas remain in a natural state.
- To design and build in such a manner that disruption of the environment and existing natural features are minimized.
- To ensure that the project is well maintained and groomed, a strict set of C.C. & R.'s will be incorporated with each development.

SECTION II - MASTER PLAN

PROJECT OVERVIEW

Desert Highlands is located in Sparks, in Section 25 and a portion of Section 26, Range 20E, Township 20N M.D.M. The development will consist of 508 Single Family units, 520 Multi Family units and 24 Commercial acres.

There will be approximately 24 plus acres of Neighborhood Commercial Development. Fifteen (15) acres will consist of 1,000 units of Mini Storage and 300 Boat and RV parking. Thirty-Seven (37) acres of this development will be set aside for possible future access to abutting property if necessary (refer to AC Zoning classification for more detail). Three acres will be set aside for a neighborhood park. Again, refer to Park Zoning for more detail.

There will be approximately **281 acres of Common Area** or open space included with this development. The standard for a P.D. is 20%, this development exceeds that requirement by 277%.

RESIDENTIAL LAND USE SUMMARY

	# Lots	Acres	Lot Size
<i>Desert Hills Unit #1</i>	122	40	7,000 SF
<i>Desert Hills Unit #2</i>	49	11	5,000 SF
<i>Desert Hills Unit #3</i>	43	11	5,000 SF
<i>Desert Hills Unit #4</i>	285	59	5,000 SF
<i>Desert Hills Unit #5</i>	9	5	6,000 SF

NEIGHBORHOOD COMMERCIAL

	Acres	Unit/Type
Mini Warehouse Storage	15.+	Mini Warehouse 1,000 + Storage 300 Parking
NC-Zoning	9.+	

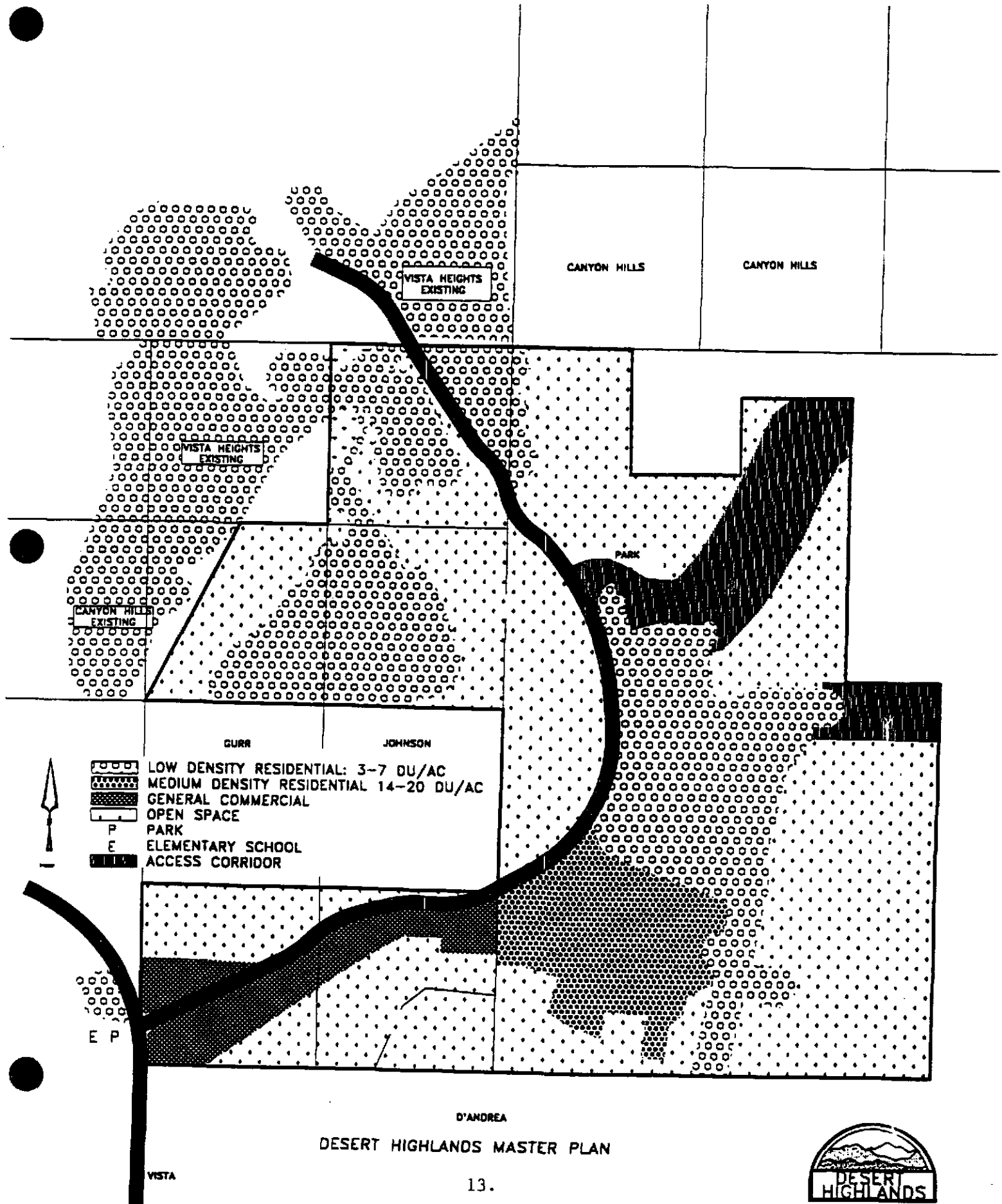
MULTI-FAMILY

	Units	Acres
Multi Family	520	36
TOTAL - Neighborhood Commercial		24+ Acres
Multi Family		36+ Acres
Residential		126 Acres
Park		2+ Acres
Access Corridors		37+ Acres
Common Area		281+ Acres
		506 Acres

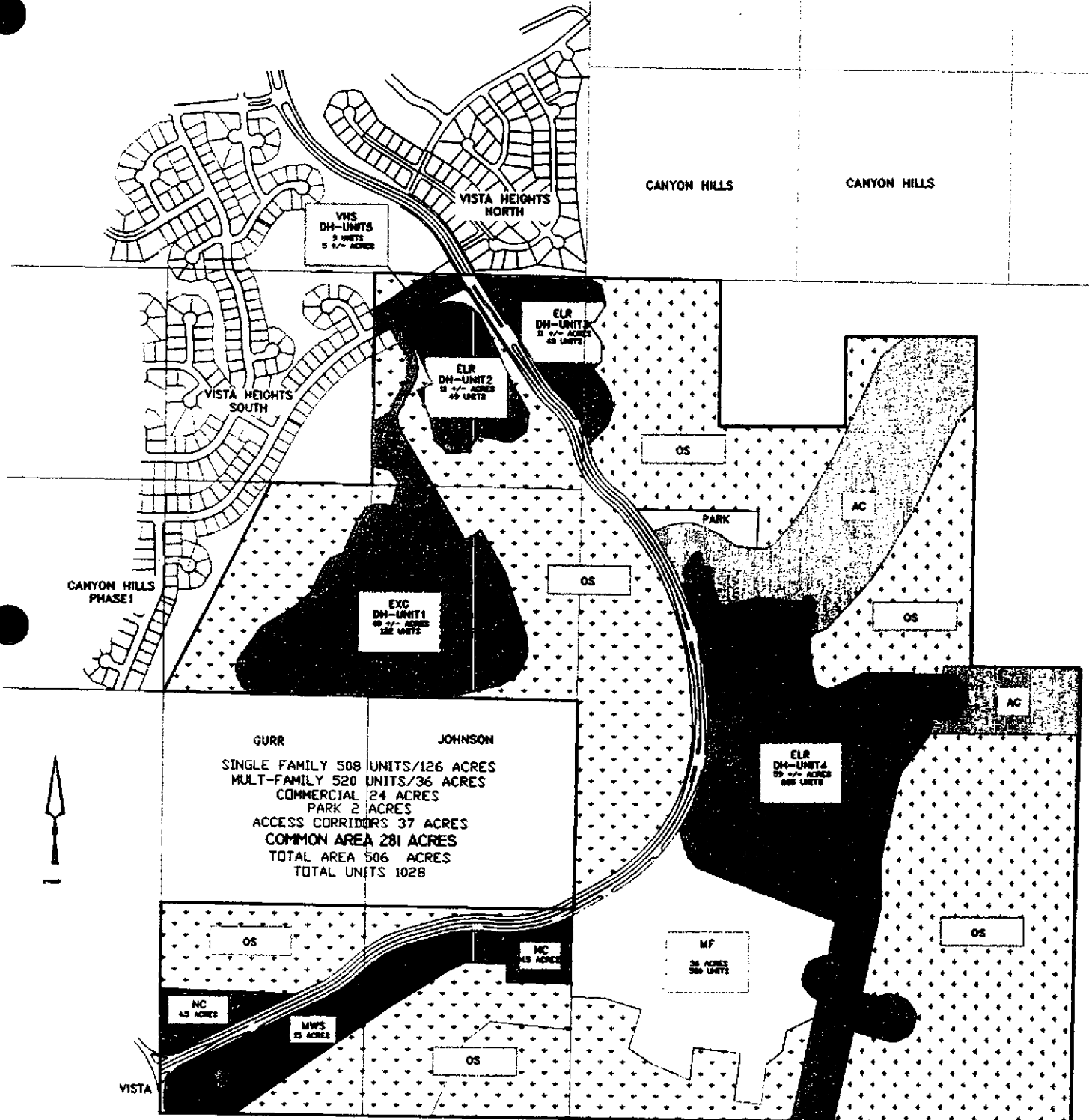
MASTER PLAN AMENDMENT

The current Master Plan for the City of Sparks, designates this area as General Commercial and Estate Density Residential, 1-3 du/ac. Although, the overall densities comply with the current Master Plan, an amendment to the Master Plan is requested to more specifically define the Developmental Area in different categories.

Low Density Residential	3-7 du/ac
Medium Density Residential	14-20 du/ac
General Commercial	
Open Space	
Park	
Elementary School	
Access Corridor	



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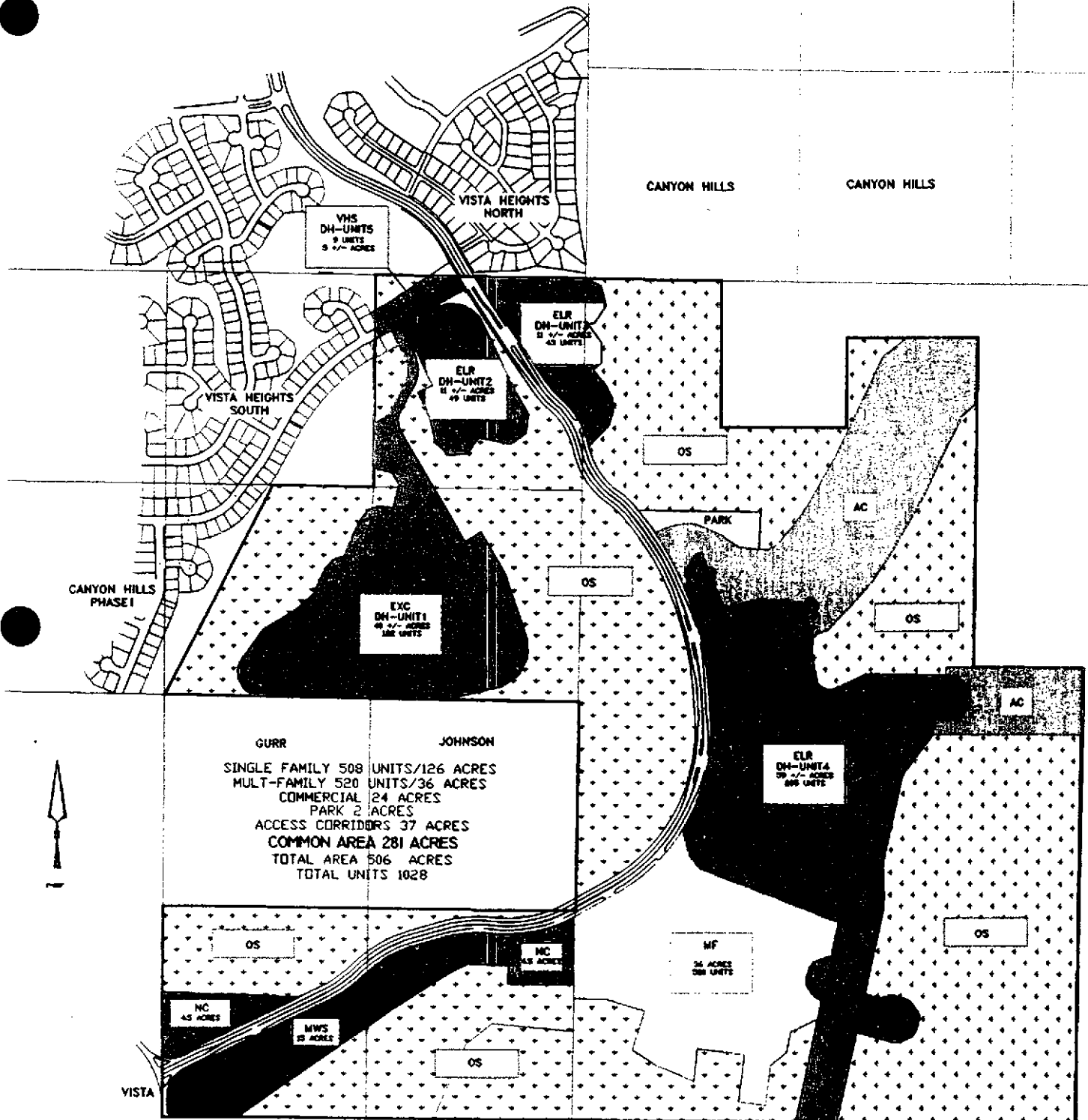


D'ANDREA

DESERT HIGHLANDS ZONING PLAN



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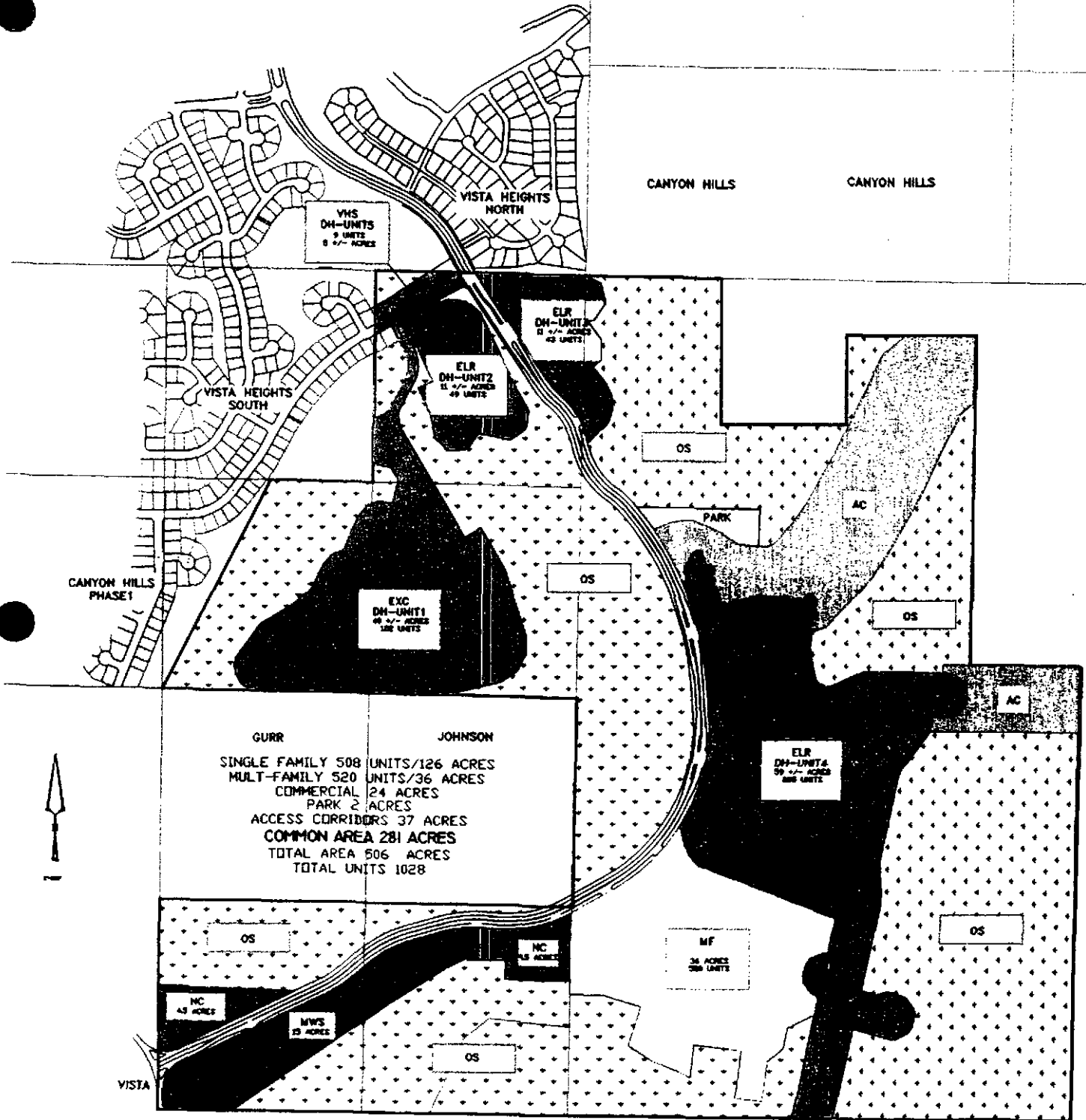


D'ANDREA

DESERT HIGHLANDS ZONING PLAN



2-16-96



D'ANDREA

DESERT HIGHLANDS ZONING PLAN



GENERAL SITE SURROUNDINGS

The location of the *Desert Highlands Development* will be somewhat isolated with very few abutting neighbors. The property located to the East and South is vacant and owned by Barker Homes and D'Andrea.

The northern property line neighbors are Barker Homes (Vista Heights South) and Richwood Homes. *Desert Highlands Unit #3* abuts Richwood Homes again with a buffer of common area and substantial grade difference.

The remaining northerly neighbor is Barker Homes, the current owner of Vista Heights South phase 5 & 6, and Canyon Hills. The southern portion of this development is bordered by Vista Blvd.

There are two 40 acre parcels that are not a part of this development. The owners of these properties are Johnson and Gurr. Mr. Johnson has a small piece of developable property along Los Altos. The extension of Los Altos will cross a section of the South East corner of the Johnson property. There currently is an existing access easement described in the Record of Survey 1312. This is the section of Los Altos which will supply Mr. Johnson access to his parcel. Mr. Gurr will be supplied access with *Desert Highlands Unit #1* in accordance with Record of Survey 1312. Secondary access will most likely be through the Pace property to the West.

Barker Homes will obtain the necessary documents required to acquire the "Right of Way" possibly with the City of Sparks' aid. Johnson and Gurr will most likely develop both of these parcels south of *Desert Highlands Unit #1* on the northern portion of their property. The southern portion of their respective properties may possibly be too steep to develop within the current City of Sparks ordinances.

The property as a whole, is separated from the balance of the community. It will be nestled in a canyon, off the main roadways, with approximately 281 acres of Common area surrounding the development. This development will not impact the existing residents of the City of Sparks.

PROCEDURES

Once *Desert Highlands (a Planned Development)* application is approved, a Development Agreement (DA) may be entered into between Barker Homes and the City of Sparks that will incorporate this Development Standards Handbook (DSH). The review and approval process that has been established for subsequent submissions will require the following process:

Definitions:

- **Administrators:** The Sparks Public Works Director 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 which are in accordance with the scope of the responsibilities granted to them in Titles 15, 17 and 20 of the Sparks Municipal Code.
- **Applicant:** Barker Homes, Inc. shall be the Applicant /Developer, and will be hereinafter referred to as "Applicant" or "Developer" during this process. All communication between the City of Sparks and the "Applicant" or "Developer" must be directed to Barker Homes, Inc., 1955 Baring Blvd., Sparks, Nevada 89435, Attention: Devere E. Barker, Brett Barker or Karl Matzoll PE.

Handbook Amendments:

- The process to amend this Development Standards Handbook will be set forth in the Development Agreement.

Submittal:

- The applicant at his discretion may set up a "Pre-Submittal" meeting with the Administrator prior to review.
- Applicant will submit Improvement drawings in accordance with the Development Standards Handbook, Development Agreement and Nevada Revised Statutes.
- A Site Plan Review Meeting will be set up by the Administrators with the Applicant.
- The Administrators will review the application submitted for conformance with the Development Standards Handbook, Development Agreement and Nevada Revised Statutes.
- The Applicant will make any necessary changes.
- The Map will be recorded and/or approved by the Administrators in accordance with the Nevada Revised Statutes, DA & DSH.
- The Applicant may appeal any decision made by the Administrator - (Refer to Appeals and Amendments).

Pre-Submittal Meeting (If requested by Applicant)

↓
Submittal of Improvement Drawings

↓
Site Plan Review By Administrators

↓ OK

Final

↓
Record

- The Time Line for submittals and appeals will be in accordance with the current City of Sparks standards and guidelines at the time of submittals for Site Plan Review and Final Map approvals.

FINAL DESIGN REQUIREMENTS

Subdivision design and construction

Subdivision design and construction must conform to the City standard specifications and applicable standard detailed drawings. All plans submitted to the administrator for approval shall clearly indicate all proposed improvements in both plan and profile. Existing grades and final grades shall be clearly shown on profiles. All designs will be certified by a registered engineer. Each sheet of plans shall carry in the lower right hand corner a title block which shall contain the name of the subdivision, owners, the type of design shown on the plans, the name of the registered engineer, date, sheet number, total number of sheets and any information necessary to clarify the design.

Each sheet of plans shall have a north arrow and shall indicate the scale used. The plans shall be on standard twenty-four by thirty-six inch or twenty-four by thirty-two inch original or reproducible sheets.

Street Design

Maximum length of cul-de-sac streets shall be four hundred feet. Each cul-de-sac shall be designed with a turnaround which shall have a minimum dedicated right-of way radius of forty-five feet with an improved section of not less than thirty-six feet.

All streets shall have a minimum grade of three-tenths percent where L-type gutters are used. Vertical curves shall be designed into all changes in grade where the algebraic difference is two percent or more.

No centerline curve radius of less than one hundred feet shall be designed on any street.

Curves on streets shall be designed to accommodate traffic at the speed designated for that street.

Any street or highway intersecting any other street or highway shall intersect at an angle as near to a right angle as is practicable. Intersections shall not be designed at angles less than sixty degrees.

At each right angled intersection, the property line at each block corner shall be rounded with a curve. This curve will have a radius of not less than twenty feet on collector streets nor less than thirty feet on major arterial streets.

No street shall have a grade greater than twelve percent and then limited to a distance of two hundred feet.

No street name will be used which will be duplicated or confused with the name of an existing street in the City or County. All street names will be approved by the Washoe County street naming committee.

New streets that are extensions of, or obviously in alignment with existing streets, shall bear the name of the existing street.

Street structural sections shall consist of a depth of not less than four inches (4") of asphaltic concrete and four inches (4") of aggregate base. Alternate structural sections can be designed by an approved method.

Additional depth of section may be required if projected traffic volumes and/or soil conditions warrant a greater structural section.

Public Utility Easements:

A public utility easement will be provided where required to adequately accommodate all public utilities.

Underground Utilities, Electrical Supply and Street Lights:

The electrical supply shall be adequate for domestic use and street lighting.

Street light standards and locations will be mutually agreed by the Sierra Pacific Power Company and the Director of Public Works.

The placement of street light standards will be shown on all subdivision utility plans prior to their submission. Placements shall be subject to the approval of Sierra Pacific Power Company and the Director of Public Works.

The spacing of street lights shall be such that they provide a level of lighting approved by the Director of Public Works.

Water Supply and Fire Hydrants:

The water supply shall be adequate for all domestic use and fire protection needs.

Fire hydrants will be located not less than eighteen inches from the back of the curb to the center of the fire hydrant.

Water lines to hydrants shall conform to recommendations of the National Board of Fire Underwriters and shall be clear of pedestrian lanes.

The minimum domestic service shall not be less than 3/4 of an inch in diameter.

Sewers:

Sewage collection and/or treatment shall comply with the laws of the State of Nevada and all local ordinances, shall be subject to the approval of the Public Works Director and shall conform to all standards and specifications of the City of Sparks.

Sanitary sewer lines will be engineered to have a minimum velocity of two (2) feet per second and a maximum velocity of eight (8) feet per second. No sanitary sewer

line other than service laterals shall have a pipe diameter of less than eight (8) inches. Sewer lines will be installed to provide laterals extending to each lot. Such laterals shall have a minimum pipe diameter of four (4) inches and be constructed to the property line.

Sewer pipe installed in a traveled way, shall have a minimum coverage of three (3) feet or be properly reinforced.

Maximum distance between manholes shall not exceed three hundred fifty feet unless specifically approved by the Public Works Director. A manhole will be installed at the end of each sewer line. All sewer facilities will be installed within the public street right-of-way. Installation of sewage facilities may be allowed in dedicated easements providing readily available access will be provided for maintenance purposes, at a minimum of ten (10) feet.

Each sheet of sewer plans and profiles submitted to the Public Works Director shall detail the following information. Each plan view shall include lot lines, lot and block numbers, the exact location of the sewer line with reference to property lines, the location of manholes and hose laterals, with reference to property lines. Each profile will show the original ground line flow line of the proposed sewer design at the proposed street construction. Also shown on the profile will be the top of manhole elevations, invert elevations, stationing of each manhole, size and type of pipe, percentage of grade and exact distance between manholes.

Drainage:

Each developer shall provide the necessary means to assure complete drainage of his property. State or City drains, natural water courses or constructed tributaries will be used, and shall comply with the requirements as set forth in this section.

Drainage channels will be designed so as to maintain a minimum velocity of two (2) feet per second and a maximum velocity of eight (8) feet per second. The design of the drainage facilities will be based on a final hydrology report completed

by the applicant and approved by the Public Works Director.

Flow lines of L-type curb and gutters shall have a minimum grade of three-tenths of one (1) percent. Construction shall conform to the City of Sparks Construction Standards.

Valley gutters will be installed across intersections where necessary to provide proper drainage. The construction of valley gutters shall conform to the City of Sparks design standards.

Each subdivision shall submit to the Public Works Director, sufficient information in the form of maps and profiles to indicate the proper drainage of surface water to natural drainage courses or into a developed system.

Storm water drainage pipes' shall not be less than twelve (12) inches in diameter and shall conform to the City of Sparks standard specifications.

Standard headwalls and grates or flared end sections will be placed at the inlets on all pipe culverts up to and including seventy-two (72) inches in diameter. The design size and material used, shall comply, in all cases with the City of Sparks standard specifications.

Catch basins and drop inlets will be installed at low points and at other points where the ponding of water could block traffic or flood adjoining property. Where the street is on a constant grade, catch basins and inlets will be installed at sufficient intervals to prohibit the flow in the gutter from encroaching on the outside travel lane for a storm with a 100 year return period. Flow along gutters into the inlets will be computed by the rational formula or approved method.

The Applicant shall submit a development plan for his subdivision clearly showing the drainage for each lot. Each lot will be designed so that water will not run off onto adjacent lots. The lots will be graded so that water runs to the front of the lot and into the street.

Site Plan Reviews:

Upon receipt of an Application requesting a use defined in this Development Standards Handbook which requires a Site Plan Review, the Administrator shall conform to the current City of Sparks ordinances governing a Site Plan Review.

Design

The development standards and design guidelines contained herein are intended to depict the general nature and relative intensity of the residential and non-residential development at *Desert Highlands*. Sufficient flexibility shall be allowed to permit detailed planning and design at the time of actual development. The configuration and acreage of development parcels and phases may be altered from what is shown on the Master Land Use Plan to accommodate detailed site conditions and revisions to the project's implementation strategies which are provided in this Development Standards Handbook. Residential and non-residential density may also be transferred between development parcels, providing this transfer does not conflict with the standards described in this Development Standards Handbook and does not exceed the total approved project unit count.

Omissions:

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

Deviations

The Administrator shall have the authority in his/her 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 (up to 20% of the required setbacks). The Administrator shall process requests requiring substantial deviations as amendments to the Development Agreement or to the Development Standards Handbook.

Appeals & Amendments

The Applicant may appeal any decision, made by the Administrator to the Planning Commission. The Planning Commission shall hear the appeal and either affirm, modify or reverse the determination of the Administrator. Any decision made by the Planning Commission may be appealed to the City Council.

Amendments proposing a substantial change to the Development Standards Handbook (DSH) will also follow the procedures set fourth in the Development Agreement.

Hillsides

Desert Highlands is under current City of Sparks ordinances classified as a Hillside Development. *Desert Highlands* will be limited to the flatter areas in order to minimize large cut and or fill slope. A maximum of 27.3% of the developable area is located in gradients greater than 10%.

This *Development Standards Handbook* sets forth the same design guidelines that are in the current Hillside Ordinance. (Refer to Slope Treatments in Section IV.) For your review, I have attached the breakdown of the slope categories for the developable area within *Desert Highlands*.

The following is a break down and site percentages.

Slope	Acres	Percentage
0 to 10%	143.55 Acres	72.7 %
10.1 to 15%	34.00 Acres	17.2 %
15.1 to 20%	13.26 Acres	6.7 %
20.1 to 25%	4.42 Acres	2.2 %
25.1 to 30%	1.89 Acres	1.0 %
30.1 & Greater	.49 Acres	.2 %

SECTION III

ZONING - STANDARDS

AND

DESCRIPTIONS

EXC - ZONING

Description

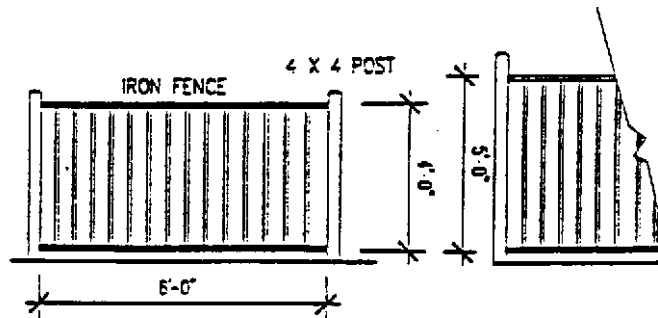
The EXC Zoning will govern the executive lots located in *Desert Highlands Unit #1 (DH-Unit 1)*. *Desert Highlands Unit #1* is a proposed 122 unit Residential Development. This Development is contiguous to the Vista Development.

The type of housing will be consistent with Barker Homes current subdivision Canyon Hills. The units on the exterior of the subdivision will have eight (8) to ten (10) foot step footings in order to reduce the visible fill or cut slope located on the perimeter of the subdivision. The total side yard set back will be 20 feet. Minimum lot frontage will consist of 70 feet on a tangent (linear street) and 35 feet on a radius (curvilinear street). Front yard set backs will be a minimum of 20 feet. This front yard set back will vary from 20 to 25 feet to provide relief along straight streets. (Refer to variable set backs in ELR Zoning, page 32.) Rear Yards will vary from 20 to 30 feet with a minimum lot depth of 106 feet. The minimum lot size will be 7,000 SF.

Architectural Guidelines:

There are four (4) different models with at least two elevations per model. The size of the homes will range from a 1,700 SF 3 bedroom to a 3,100 SF 5 bedroom home. All units will have tile roofs, fenced side and rear yards, front sprinkler systems, stubbed to backyard, with auto timers, trees and front yard landscaping with sod. All units will be equipped with either two or three car garages.

Fencing material will be 4 foot to 6 foot Redwood except on exterior stepped units. The fencing on these exterior units will consist of 4" x 4" Redwood Posts with Wrought Iron or equivalent varying in height from 4 foot to 6 foot. (See attachment)



Principal Permitted Uses:

- Single family dwellings of a permanent nature, their accessory buildings and uses.
- Model Home complex with sales office (for the same classification).
- In-home child care for the number of children one care giver may care for in accordance with the City of Sparks rules and regulations for child care facilities.
- Accessory structures.
- Temporary Construction Yards.

Uses Requiring a Site Plan Review:

- Sales Office from a trailer
- Public Utility structures.

Lot Design Criteria:

- Minimum Corner Lot Size 8,000 SF
- Minimum Lot Size 7,000 SF
- Minimum Lot Depth 106 Feet
- Minimum Lot Frontage 70 Feet on tangent street (linear)
- Minimum Frontage 35 Feet on curved street (non-linear)
- Front Yard Set Back 20 feet to garage
 15 feet to structure
- Side Yard Set Back 5 feet one side
 10 feet other side (20 foot combined total side yard)
 15 feet exterior side yards
- Rear Yard Set Back 20 feet
- Maximum Building Height 30 feet (2 stories)

ELR ZONING

Description:

This entry level residential zoning will encompass a total of 377 units within three (3) villages *Desert Highlands 2, 3, & 4*. All three (3) of these units will be governed by the same set of CC&R's again with a Association watching over them. (Refer to attached CC&R's)

The target market for these homes will be entry level housing. This market has been absent in Sparks since Barker Homes completed the Canyon Vista South subdivision. The developments within this zoning classification will **not have reduced right of way**. The standard 55 foot street section will be used. All units will have **varying set backs, 30 year class (A) architectural grade or better composition roofs**, all units will be **story single**.

The total side yard set backs will be a minimum of 15 feet. Minimum lot frontage is 55 feet on linear streets, 35 feet on non-linear streets. Front yard set backs will vary from **20 feet to 25 feet to relieve any linear housing effect**.

Architectural Guidelines:

There are four (4) different models with at least two (2) elevations per model. These homes will be a minimum of 1200 square feet with 3 bedrooms. All units will have **30 year class (A) architectural grade or better composition roofs**, fenced side and rear yards, front sprinkler systems, stubbed to rear yards, with auto timers, trees and front yard landscaping with sod. All units will be equipped with two (2) car garages. The minimum size for interior and corner lots will be 5,000 SF and 6,000 SF respectively.

All units in this particular village will be designed to accommodate **low profile single story homes which will alleviate any claustrophobic effect**, thus opening up this village and enhancing the views of the natural surroundings of the alternating terrain.

Principal Permitted Uses:

- Single family dwellings of a permanent nature and their accessory buildings and uses. **Limited to single story.**
- 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 of Sparks rules and regulations for child care facilities.
- Accessory structures.
- Model Home complex with Sales Office (for the same classification).
- Temporary Construction Yards.

Uses Requiring a Site Plan Review:

- Sales Office from a trailer.
- Public Utility structures.

Prohibited Uses:

- **Two story units**

Lot Design Criteria:

- Minimum of 188 lots to be 6,000 SF
- Minimum Corner Lot Size 6,000 SF
- Minimum Lot Size 5,000 SF
- Minimum Lot Depth 95 Feet
- Minimum Lot Frontage 55 Feet on linear streets, 35 feet on non-linear streets

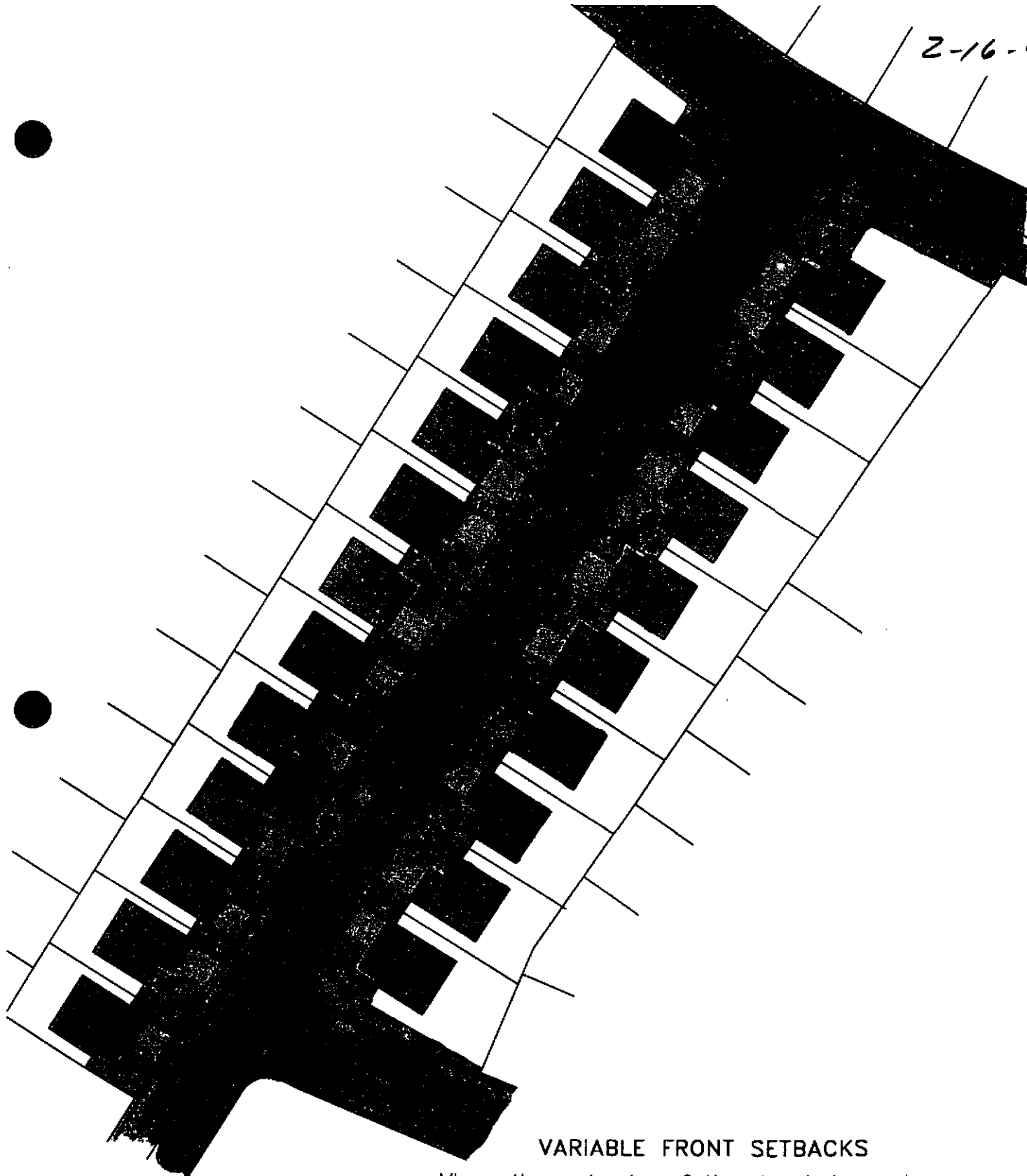
- Side Yard Set Back 5 feet minimum
 15 feet combined total
 15 feet exterior side yard
- Front Yard Set Back 20 feet to garage
 15 feet to structure
- Rear Yard Set Back 20 feet
- Maximum Building Height 20 feet (1 story) All Units will be single story.

Variable Set Backs:

Linear streets, variable set backs will be applicable when four (4) or more contiguous homes are located on a linear street.

When this criteria is met or exceeded, the homes shall be staggered such that the front set back of any two (2) dwellings shall vary by not less than two (2) feet.

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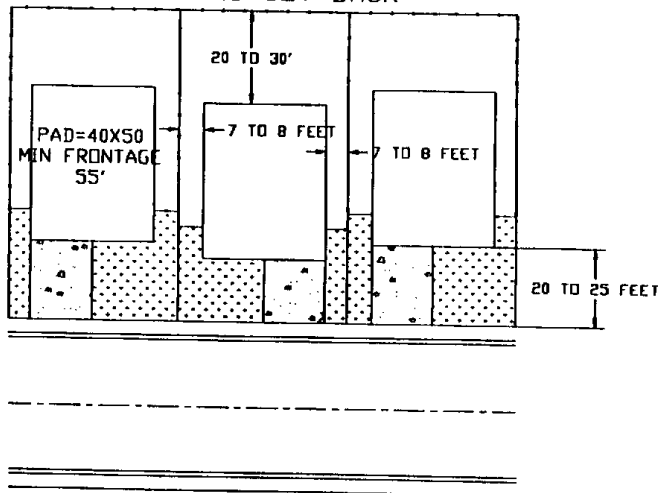


VARIABLE FRONT SETBACKS

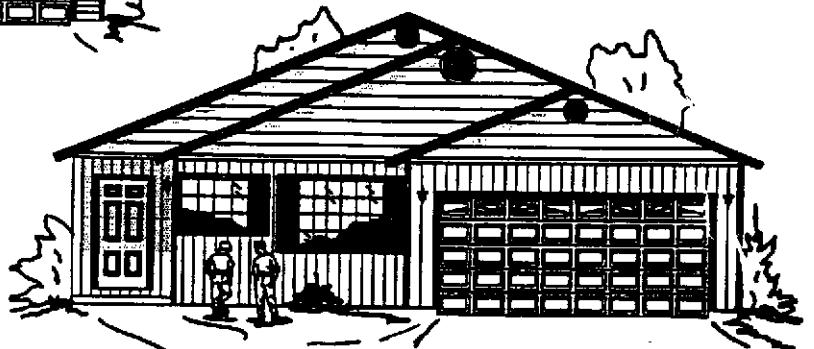
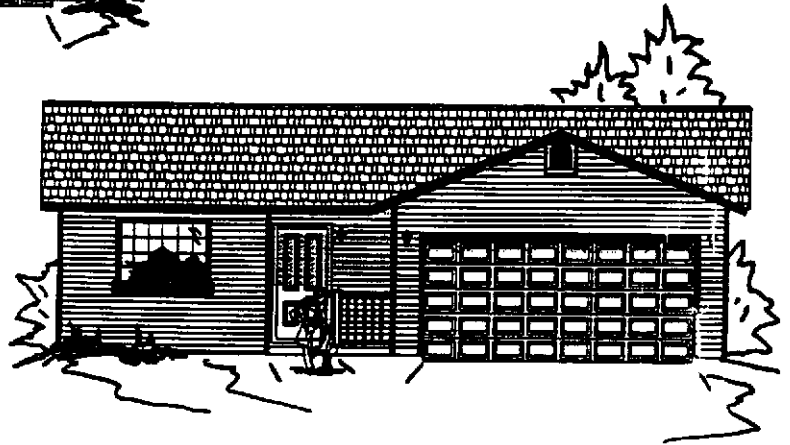
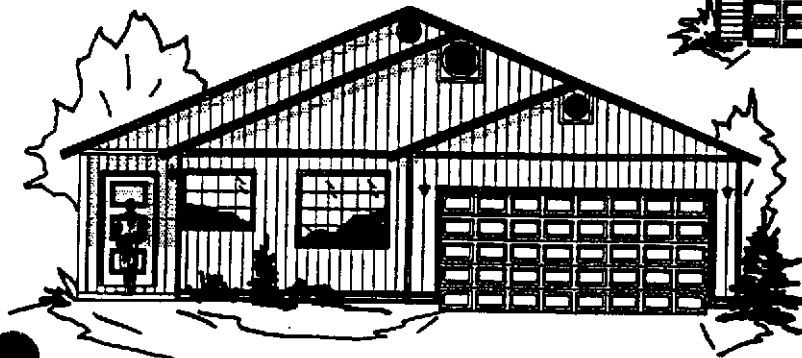
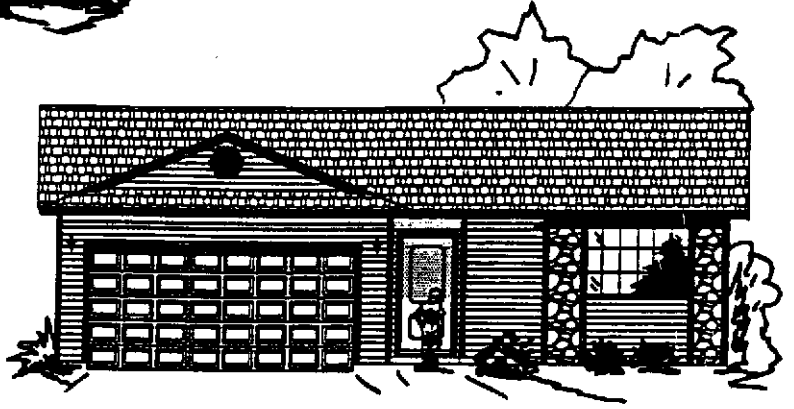
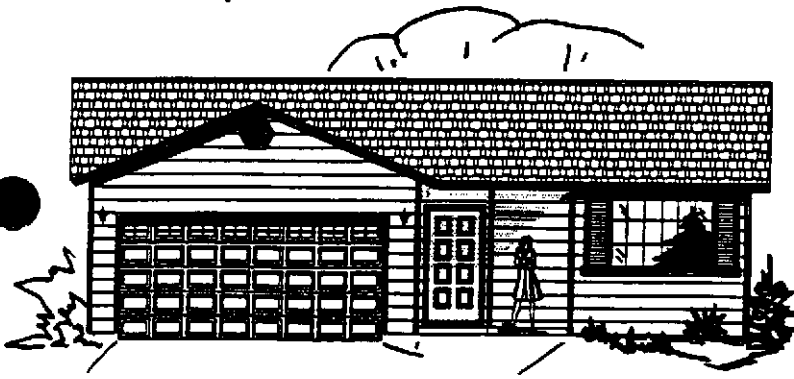
Where the center line of the street does not vary, houses shall be staggered such that the front setback of any two dwellings shall vary by not less than 2 feet. The intent is to avoid the appearance of a solid wall of building fronts along the street frontage.



FENCED REAR YARDS
LANDSCAPED FRONT YARDS
VARIED SET BACK



Z-16-96



VHS - ZONING

Description:

Desert Highland Unit #5 is a **proposed nine (9) unit Residential Development** and the only units with this zoning classification. This development will tie Goodwin Road into Los Altos Parkway completing a second paved access to Vista Heights South. The nine (9) units are consistent with the product that is currently under construction in Vista Heights South. The zoning classification, VHS, will have the same lot design criteria, and roofing material as Vista Heights South. The side yard set backs will conform to current City of Sparks standards (7.5 foot minimum with 20 feet between structures). As one can see, the nine (9) units are basically an extension of Vista Heights South completing Goodwin Road to Los Altos Parkway.

Architectural Guidelines:

The square footage will range from 1200 SF three (3) bedroom home to a 2009 SF four (4) bedroom home. There are five (5) different models with at least two (2) elevations per model. All housing in this Development will have **tile roofs**, fenced side and rear yards, front sprinkler systems with auto timers, trees and front yard landscaping with sod. All units will be equipped with three (3) car garages. The minimum size for interior and corner lots will be 6,000 SF and 7,000 SF respectively.

Principal Permitted Uses:

- Single Family dwellings of a permanent nature and their accessory buildings and uses.
- Model Home Complex with Sales Office (for the same classification).

- In-home child care for the number of children one Caregiver may care for in accordance with the City of Sparks rules and regulations for child care facilities.
- Accessory structures.
- Temporary construction yards.

Uses Requiring a Site Plan Review:

- Home occupations.
- Bed and breakfast inns.
- Public utility structures.

Lot Design Criteria:

Minimum Corner Lot Size	7,000 SF
Minimum Lot Size	6,000 SF
Minimum Lot Depth	90 Feet
Minimum Lot Width	60 Feet (on Linear streets)
	35 Feet (on Non-Linear streets)
Minimum Frontage	35 Feet
Front Yard Set Back	20 feet to garage
	15 feet to structure
Side Yard Set Back	7.5 foot minimum
	20 feet between structures
	15 feet exterior
Rear Yard Set Back	20 feet
Maximum Building Height	30 feet (2 stories)

MF ZONING

Description:

MF Zoning (Multi Family) is located in the interior of the project buffered by commercial, open space and residential on the west, south and north sides respectively. The total area is approximately thirty-six (36) acres. All units will be one (1) to three (3) bedrooms under 30 feet in height. The perimeter fencing to the north and east that separates the single family residential from the Multi family, will be a 4 foot to 6 foot high redwood fence located on the rear property lines of unit #4. A soundwall or landscape berm will be constructed along the portion of Los Altos Parkway that abuts the MF Zoning. The fencing on the west side between the neighborhood commercial property and the multi family will be a block wall consistent with the architectural style of the area. No fencing will be placed on the south and east sides that abuts the open space and trail system. Landscaping and walk ways will be provided for all units.

Recreational facilities will be provided for the resident's use. These facilities will provide a wide range of activities not limited to club house, swimming pool, multi purpose court for basketball, volleyball or tennis, common barbecue areas and tot lot facility. These facilities will be integrated throughout the multi family area. If this multi family area is developed in phases, each phase will be reviewed for sufficient recreational amenities during the Site Plan Review.

Parking area requirements are as follows:

- 1.5 per efficiency, studio or one (1) bedroom.
- One (1) per bedroom for two (2) bedroom or larger units.
- 25% of total number of spaces can be designated for compact cars.

- One (1) per twenty-five (25) space or fraction thereof will be handicapped spaces (refer to current city ordinance).

The exterior of the units will be stucco, wood or brick, or a combination of one (1) or all three (3) material types. The roofs for the entire complex, including the recreation center will be tile.

Characteristics:

- Maximum Density 16 du/ac
- Maximum Impervious Coverage: 80%

Lot Set Backs:

- Front 20 feet
- Side 10 feet
- Rear 10 feet

Interior Building Set Backs:

- 10 feet from back face of curb
- 10 feet between buildings
- Maximum Building Height: thirty (30) Feet.
- Maximum Units per Building: forty (40).

- Parking: 1.5 space per efficiency, studio or one (1) bedroom.
- Parking: One (1) per bedroom for two (2) bedroom or larger.

Principal Permitted Uses:

- Multiple family dwellings of a permanent nature and their accessory buildings and uses.
- Temporary construction yard's

Uses Requiring a Site Plan Review:

- Public utility structures.

NC-ZONING

Description:

Desert Highlands has set aside approximately ten (10) + acres of Commercial. The Commercial property in this development is located at the mouth of the canyon. Vista Blvd. separates the commercial area from three (3) houses, Pah Rah Park and the school site.

The Architecture of the building will be required to go through the Architectural Committee which will be set up through the CC&R's. Again this area will have its own set of CC&R's.

Principal Permitted Uses:

- Retail stores (including a general store) and personal service shops conducted wholly within a building.
- Recreation facilities and fitness centers.
- Temporary or permanent Sales Offices and Association headquarters.
- Public facility.
- Clinic
- Amusement and entertainment centers.
- Temporary Construction yard.

- Offices (business, professional, real estate, banking, etc...
- Restaurants, bars, brew-pubs, and taverns (with restricted gaming).
- Child care facilities requiring more than one caregiver.
- Assisted Living Care Facilities.

Uses Requiring a Site Plan Review:

- Churches, clubs, lodges, or social halls.
- Drive through facilities.
- Convenience Stores with or without Gas Stations.
- Public utility structures.
- Gas stations with or without Convenience Stores.

Characteristics:

- Maximum Impervious Coverage: 85%
- Minimum Landscape area 15%

Lot Set Back:

- Front 20 feet
- Side 0 feet
- Rear 0 feet

Interior Building Set Backs:

- Front of buildings 10 feet from face of curb
- Side of buildings 0 feet between building
5 feet from front face of curb
- Rear of building 0 feet between buildings
5 feet from front face of curb
- Maximum Building Height: 40 Feet (3 Stories)
- Parking to comply with City of Sparks Municipal Code 20.49.

Lot Design Criteria:

- Minimum Lot Size 6,000 SF (Interior)
7,000 SF (Exterior)
- Minimum Corner Lot Size 7,000 SF
- Minimum Lot Width 60 Feet (Interior)
70 Feet (Corner)

MWS - ZONING

Description:

The MWS (Mini Warehouse Storage) Zoning is located at the entrance to *Desert Highlands*. The 15 acre mini warehouse complex will consist of over 1,000 units for storage and 300 plus RV and boat parking spaces.

The mini warehouse complex will line the south side of Los Altos Blvd. This project will be constructed in the same fashion as Vista Park Self Storage located on Vista Blvd. with an eight (8) foot split face block wall on the perimeter and a minimum 10 foot landscape strip from the block wall to the Right of Way of Los Altos similar in nature again, to Vista Park Self Storage. There will be a live in Manager/Security person on site 24 hours per day with living quarter accommodations.

The Architecture of the building will be required to go through the Architectural Committee set up through the CC&R's. Again this area will have its own set of CC&R's.

Principal Permitted Uses:

- Onsite living quarters for Managers and onsite security.
- Construction yard.
- Storage Units.
- Covered parking.
- RV & Boat Parking.

*Lot Design Criteria:**Landscaping:*

- To be a minimum of ten (10) feet along the west and north sides only

Lot Set Back:

- Front 10 feet
- Side 0 feet
- Rear 0 feet

Interior Building Set Backs:

- Front 29 feet
- Side 0 feet
- Rear 0 feet
- Distance between building 0 feet

PARK - ZONING

Description:

The general location of the park is north of *Desert Highlands Unit #4*. The parks intended use is for the residents of *Desert Highlands*. There will be no parking in the area and all access will be by foot traffic. Barker homes will construct the park through a residential construction tax agreement between Barker Homes and the City of Sparks. The timing of the park construction is described in the Development Agreement. The City of Sparks will maintain the park once construction is complete.

Parcel Characteristics

Park Site:

- Maximum 3 acres
- Set backs for buildings/fields/play equipment 10 feet
- Maximum building heights 25 feet

Special Considerations:

The park may include, (subject to City approval):

- Half court basketball
- Volleyball court
- Horseshoe pits
- Elementary play equipment
- Pre-school play equipment
- Small parking area

Approval Process:

- The design of the park will be completed by a Nevada Licensed Professional.
- The City of Sparks Parks and Recreation Department will review and approve.
- If approved, construction will begin.
- If not approved, revisions will be made and reviewed again by the Parks and Recreation Department.
- If the Developer and the Parks and Recreation Department cannot agree, the project will be referred to an appeal process described for this development.

OPEN SPACE ZONING

Description:

The 281 acres of open space areas are an integral part of this development providing expansive views, hiking trails, wildlife and passive recreational opportunities.

Guidelines:

The Homeowners Association will maintain all 281 acres of open space and amenities. Maintenance is to include (but is not limited to) all drainage facilities, landscaping, trails and structures in designated open space.

Any structures which will be constructed by the Association will be done only with the approval of the administrator.

Encroachment into common areas by boundary line adjustments are acceptable if approved by Barker Homes or the owner of the common area and the Administrator.

Regional drainage facilities along with all pertinent infrastructure can and will be constructed in the common areas without the consent of the Association. These regional drainage facilities will be maintained by the City of Sparks.

AC ZONING

Description:

The AC (Access Corridor) areas are set aside for possible future access to the abutting the property. It is possible that the future infrastructure may be necessary to provide service to these areas. Since the abutting property does not have a zoning designation or current plans, the alignments have not yet been determined or even necessary for that matter.

The access corridors take up an area of 37+ acres. If in fact, the infrastructure is necessary to service the abutting property, the alignment will be determined and the remainder portions of the zoning area will revert back to common area.

SECTION IV

INFRASTRUCTURE AND PUBLIC SERVICES

INFRASTRUCTURE AND PUBLIC SERVICES

Preliminary Hydrology:

The drainage area for this basin is approximately 2400 acres which currently produces approximately 749 CFS in the 100 year condition at the base of the Canyon at Pah Rah Park. With the addition of development, the 100 year flow will increase by approximately 100 CFS to 849 CFS - requiring a minimum detention of approximately 100 CFS. The required storage for 100 CFS is approximately 3.3 Acre Feet.

A Master Hydrology Report will be prepared by Barker Homes. The timing of this report will be at the request of the Administrator. This Hydrology Report will discuss only the area on the east side of Vista Blvd. A partnership between Barker Homes and the City of Sparks will then be entered into to resolve the regional drainage problems associated with Pah Rah Canyon. All facilities constructed by Barker Homes will accommodate future expansion for the City of Sparks if necessary.

Sewer Demands & Disposal:

Desert Highlands will provide sewer service by the Reno/Sparks Joint Treatment Facility Plant. A main line will be installed in Los Altos Parkway connecting into an existing 15 inch main located in Vista Blvd. This line then goes down Vista to Baring, down Baring to a 36 inch truck main in Sparks Blvd. A sewer report for *Desert Highlands* will be prepared prior to, or concurrent with, the first Final Map submittals. The report will include all areas appurtenant to *Desert Highlands* down Vista and Baring Blvd.'s to the interceptor at Sparks Blvd.

The following is a calculation of the total contribution for the *Desert Highlands Project*.

Commercial Area	3.333 Gal/Acre/Day
23.68 Acres	78,925 GPD
Multi Family	325 Gal/Unit/Day
520 Units	169,000 GPD
Residential	325 Gal/Unit/Day
508 Units	165,100 GPD
Total	0.413 MGD

Landscaping Lots & Slopes:

All zoning classifications within this planned development will follow or be consistent with a portion of the City of Sparks adopted Landscape Ordinance at the time of development. The portion of the ordinance that will apply to all zoning classifications in this Handbook are the sections that apply to the landscaping standards i.e. the number of trees, size of trees, type of trees etc. As discussed in the slope stabilization, all exterior cut and or fill slopes will be stabilized by an approved method. All interior slopes will also be stabilized by the same methods and or landscaped by the individual homeowners. The front yard will be landscaped with a fully automatic sprinkler system, lawn and a tree, as done in all Barker developments. There is no need to present an individual landscaping plan for each lot. Barker Homes prides itself by including so called Extras or Options as a part of the base price of the house, as not to cause the buyer to incur any unnecessary additional costs. Barker feels that landscaping the front yards enhances the neighborhood and gives the buyer pride of ownership. (Refer to any Barker Development).

Slope Treatments/Grading:

This slope treatment section will apply to all zoning classifications. Areas located within the common areas but not affected by any land disturbing activities will remain in their natural state. Areas located within the common area and where land is disturbed will be stabilized as follows:

- Slopes steeper than 2:1 will be mechanically stabilized, likely using rocks found on the site. Other treatments may be used but will be subject to the approval of the Public Works Director.
- Due to the rocky nature of the native material found on the site slopes, 2:1 and greater (depending on material) may not need rip rap. The onsite geo-technical engineer will determine if the slope is stable and resistant to erosion, and then it will be subject to approval by Administrators.
- Retaining walls may be required in some areas. These retaining walls will generally be located in cut slopes and shall be constructed of rock (rockery) or concrete, as approved by the Administrator.
- No grading or clearing or any kind may be initiated until a final grading permit is issued.
- Grading shall be designed so that finished grading resembles natural land forms as much as practical with rounded transitions or variable slope gradients. Long slopes with sharp transitions may be considered undesirable in evaluating proposed development.
- A graded slope that exceeds thirty-three and one-third percent (3:1) and over three (3) feet in height shall have a solution presented that stabilizes the slope.

- Landscaping and or re-vegetation is required to stabilize all slopes which have been cleared, graded or otherwise disturbed by development. Particular attention shall be directed to areas highly visible from public rights-of-way. Re-vegetation shall include landscaped benches located on any mechanically stabilized slope every thirty (30) feet in elevation. A minimum of thirty (30%) of any mechanically stabilized slope shall be landscaped and irrigated. Landscaping shall be dispersed throughout the stabilized area to the satisfaction of the Administrator. Interior side yard sloped areas of individual lots are exempt from the landscaping and irrigation requirement.
- Planting shall be designed to achieve ninety (90%) percent ground coverage of any disturbed area within three (3) years.
- Grading of the residential lots will be accomplished as required for the construction of homes. Grading requirements will generally follow the FHA standards, with exceptions made, on occasion, to better reflect the site conditions. Elevation differences between adjoining lots will be taken up using 2:1 or 3:1 side yard slopes. Property lines will be at or near tops of slopes. Lots will be graded to drain toward the street. Earth or concrete swales located in the common area will direct water as necessary.
- During construction, all equipment will be restricted to areas of construction in order to reduce any impact to the sensitive areas.

Temporary Sales Office within a Model Home and Model Home Complex:

Within this planned development there are several different products and a Sales Office along with Model Homes. The following requirement will apply to all zoning classifications within this planned development.

1. The Model Homes, Sales Office and Associated parking lot shall be landscaped.
2. The landscaping & irrigation shall be installed, per the approved plans, prior to the issuance of the Certificate of Occupancy.
3. The landscaping plans shall exemplify xeriscape-style design and plant material on a minimum of one model home..
4. A paved parking area (minimum fifty (50) feet wide by ninety (90) feet deep for the model homes and sales office will be constructed. The parking area shall include a minimum of one (1)-van accessible handicapped parking space that complies with City of Sparks standards at the time of development.
5. Hours of operation shall be Sunday through Thursday, 9:00am to 7:00pm, Fridays and Saturdays 9:00am to 10:00pm.

Construction Yards:

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

- An all weather surface will be applied to the construction yard.
- A 6' wooden fence will be constructed around the construction yard. All materials will be stored behind the fence.
- Once the construction yard is no longer necessary, the area will be cleaned up to the satisfaction of the Administrator.
- Working hours shall be from 7AM to 7PM. No construction activity will take place before or after these hours without the written permission of the Public Works Director.

Parkway & Common Area:

Los Altos Parkway will be fully landscaped on the south and east sides that are contiguous to the Development. The landscaping will follow basically the same theme as the existing portion of Los Altos with rock, bark, trees, shrubs and lawn. The landscaping will be placed from the back face of the curb through the Right of Way to the property line. A meandering, paved, 5 foot wide pedestrian path will be constructed the full length of Los Altos. The maintenance of the landscape area on Los Altos will be the responsibility of the Homeowners Association through a Landscape Maintenance Agreement between the Association and the City of Sparks.

The West and East sides of Los Altos shall be set aside for drainage. The ditches will be constructed within the Right of Way for Los Altos and will match existing grade at the Right of Way without disturbing the native vegetation outside of the Right of Way. The drainage facility once constructed and accepted by the City of Sparks, will be maintained by the City of Sparks.

The Applicant, or its agent, reserves the right to construct/grade and dedicate future Right of Way's within the common area, without the consent of the Association. (Refer to Association C.C.&R.'s) The Applicant, or its agent, also reserves the right to trade out common area at a rate of one to one subject to City approval. Again, without the consent of the Association.

Entries:

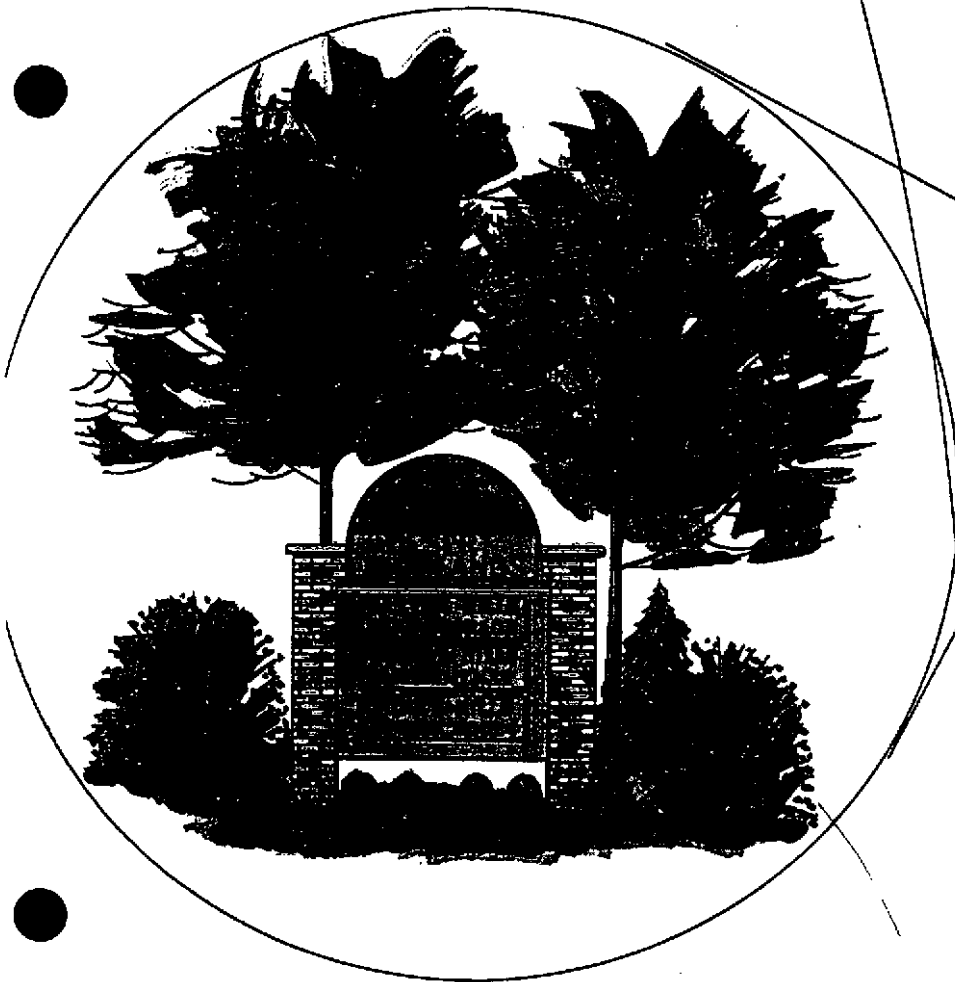
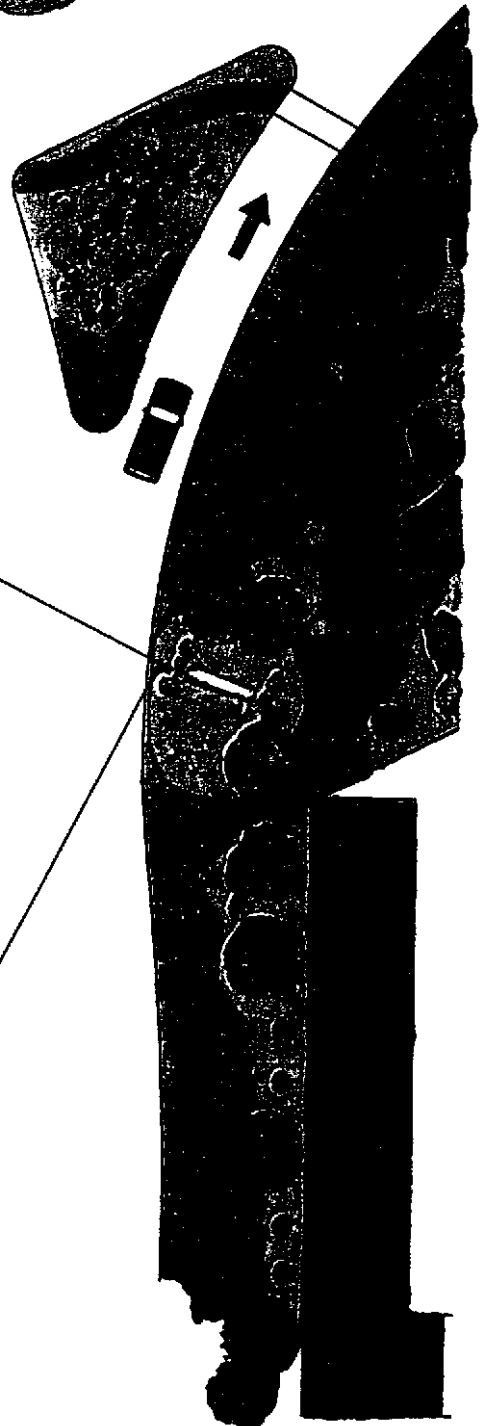
Desert Highland Development will maintain a visually pleasing environment while integrating a natural undisturbed effect into the landscaping theme.

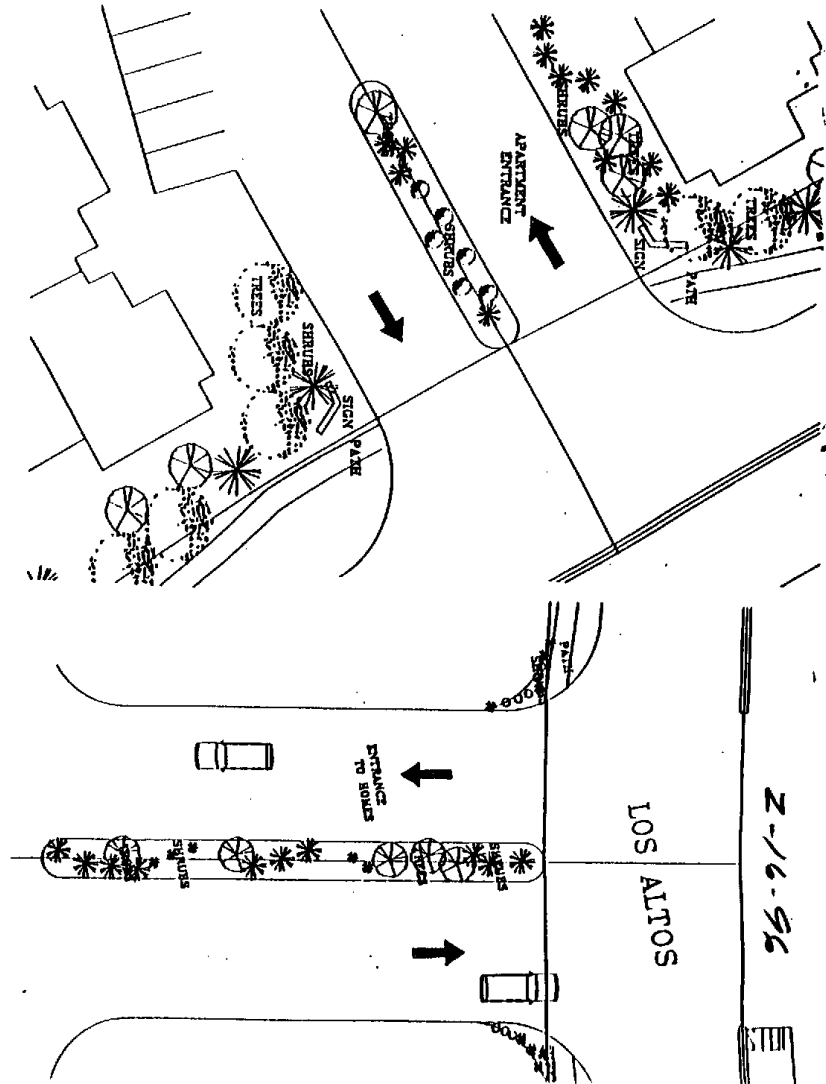
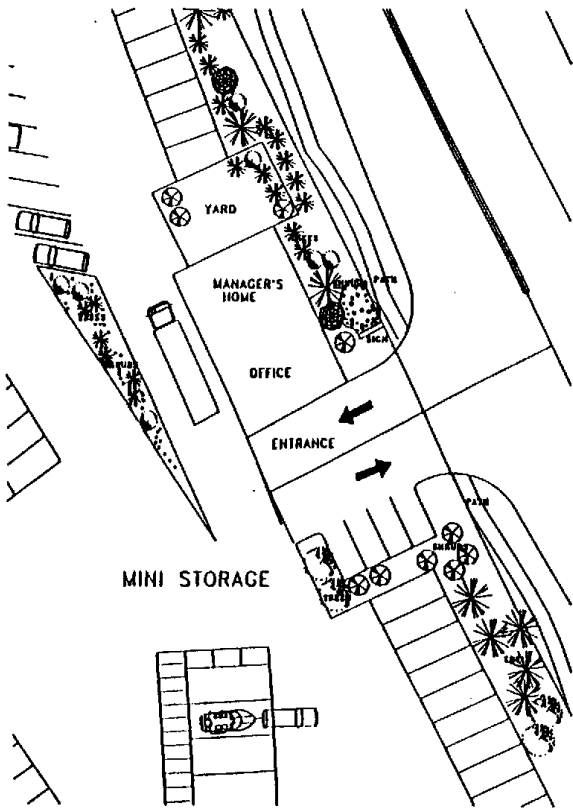
The entrance to *Desert Highlands* (Los Altos Blvd.) will have left and right ingress and egress turn pockets, a 25 foot center median, both of which will be fully landscaped with a mixture of ground cover, trees, shrubs, lawn and signs designating the name of the development.

Desert Highlands units 2, 3, 4, and all MF Zoning will have a divided Right of Way ten (10) foot landscaping strip and two (2) - 24 foot paved section..

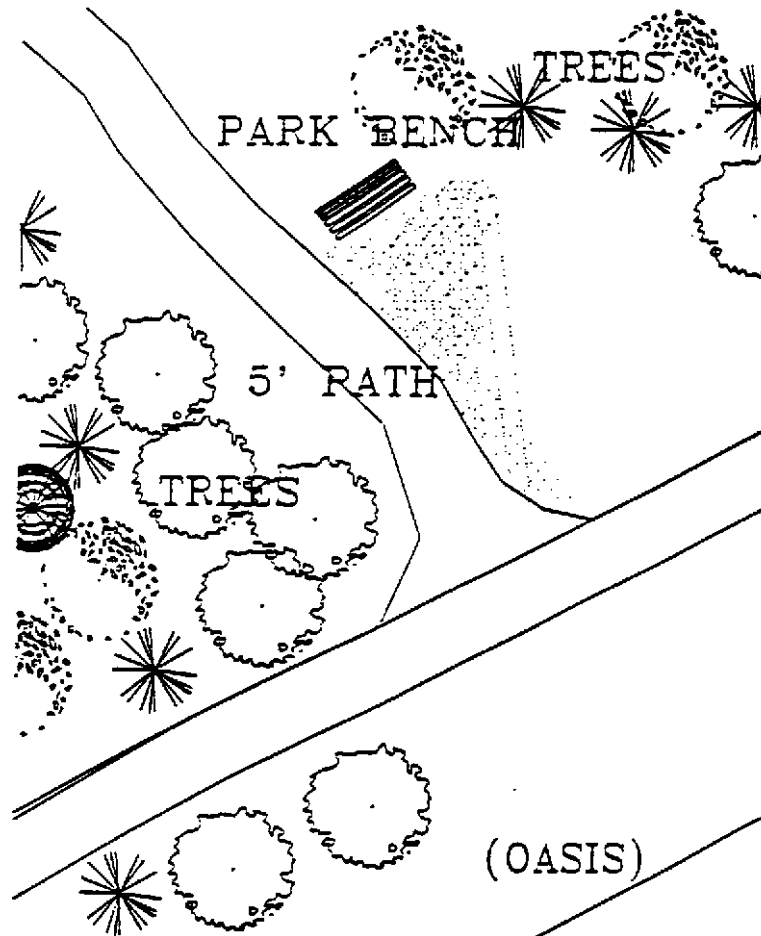
The corner lots abutting the entrance will have a ten (10) foot landscape strip matching the center island. The commercial areas will have no center median on ingress and egress. Heavy landscaping within the commercial areas and Right of Way will suffice.

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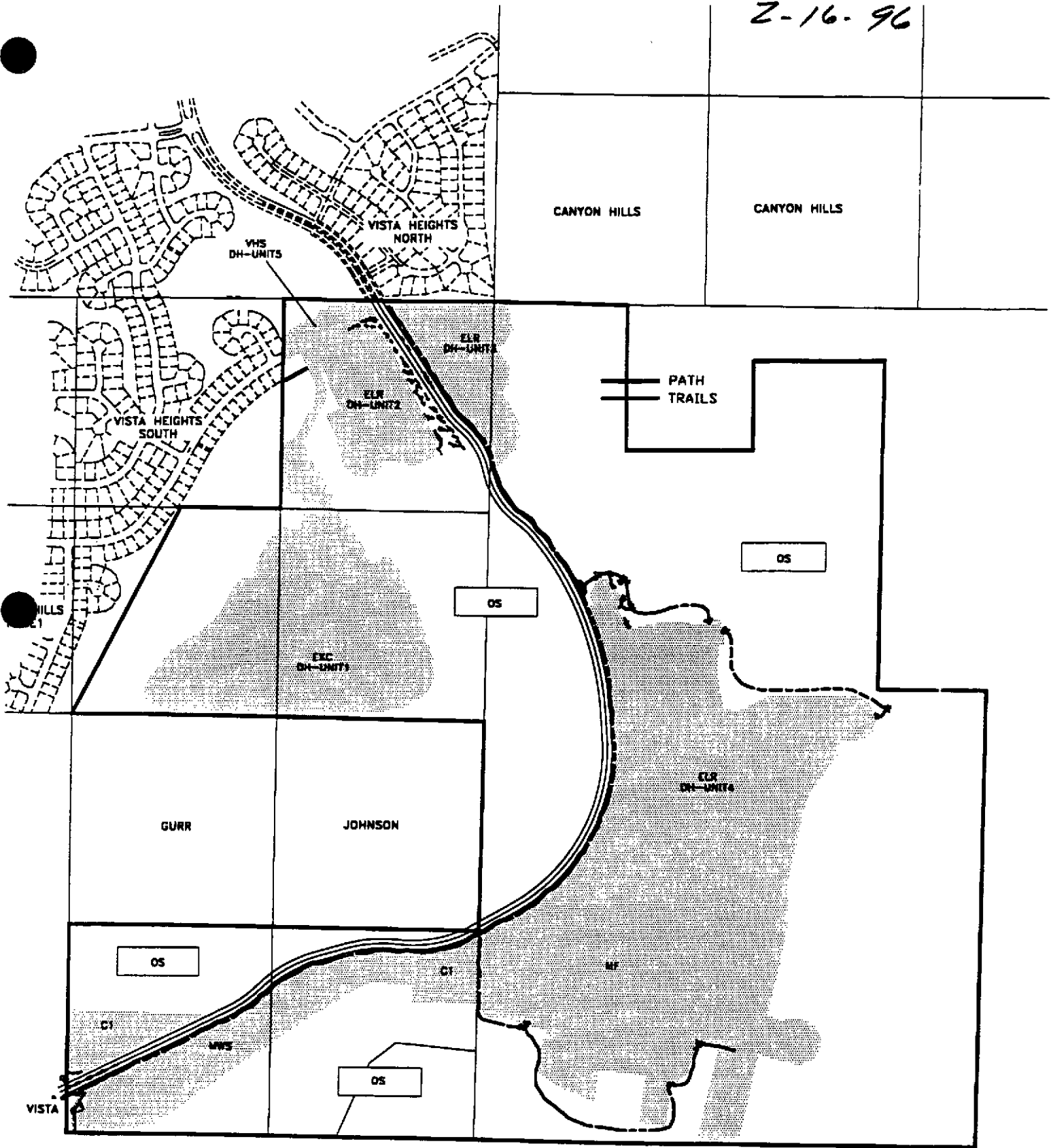
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Oasis & Natural Trails:

This trail will meander in and around the Common Area associated with *Desert Highlands Unit #4* the park and the multi-family area. There will be several shaded areas along the trail that will be constructed. These areas will be called *Oasis*. They will consist of several trees and a bench. The five (5) foot defined path will be constructed of natural materials such as sand or decomposed granite, possibly treated with cement to harden the surface for longer wear. Again, these paths will be maintained by the Homeowners Association.

Z-16-96



D'ANDREA

FOOT TRAFFIC - CIRCULATION PLAN

Circulation Plan:

Los Altos Parkway or the extension of Los Altos Parkway from the existing terminus to Pah Rah Park will be the only major roadway associated with this project. All of the Residential Developments or Villages, will access Los Altos from collector and residential streets. There are five different street sections associated with this development, all of which are generally standard sections. They are as follows:

- Parkway - Public R/W (Arterial)
- Collector Streets - Public R/W
- Local Streets (2 different sections) Public R/W
- Private streets - private (see attached cross section)

Parkway (Public)

Los Altos Parkway will be the only Parkway or arterial street associated with this project. It will be the main and only access to the project. Los Altos Parkway terminates at the south end of Vista Heights North located in Section 23 in the Vistas Development. *Desert Highlands* will complete Los Altos Parkway from the existing terminus to Vista Blvd. at Pah Rah Park, supplying a secondary access loop for fire to the Vista's development.

Los Altos Parkway has been designated a Regional Road by the R.T.C. Once construction is complete, the infrastructure will be dedicated to the City of Sparks. Barker Homes in conjunction with the administrators, and R.T.C., will determine the need and location for bus pockets. The timing of the construction for the signal located at the intersection of Vista and Los Altos (terminus) is described in the Development Agreement.

Collector Streets (Public)

The collector streets will supply access to *Desert Highlands Unit #1* and possibly other future developments located to the East. The collector street supplies secondary access within the divided roadway for Fire Department requirements, which will alleviate the need for a secondary access road.

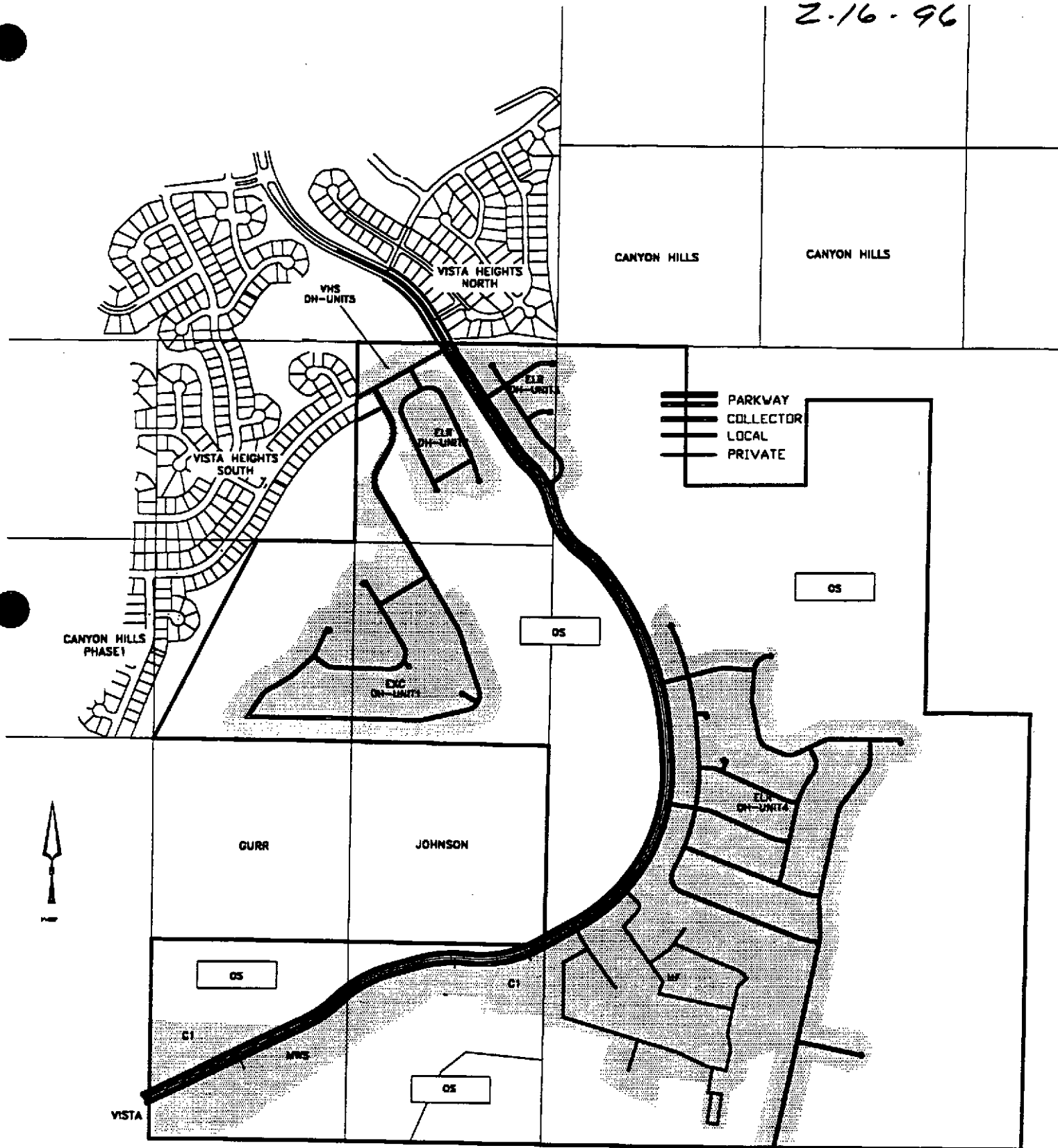
Local Streets:

Local streets within this development will be standard 55' R/W. Cul de sacs less than 400 feet, will be a 46 foot R/W. Refer to attached cross-sections.

Private Streets:

The MF & NC Zoning will have private streets servicing them. The minimum street width is 29 feet which is a standard for the City of Sparks.

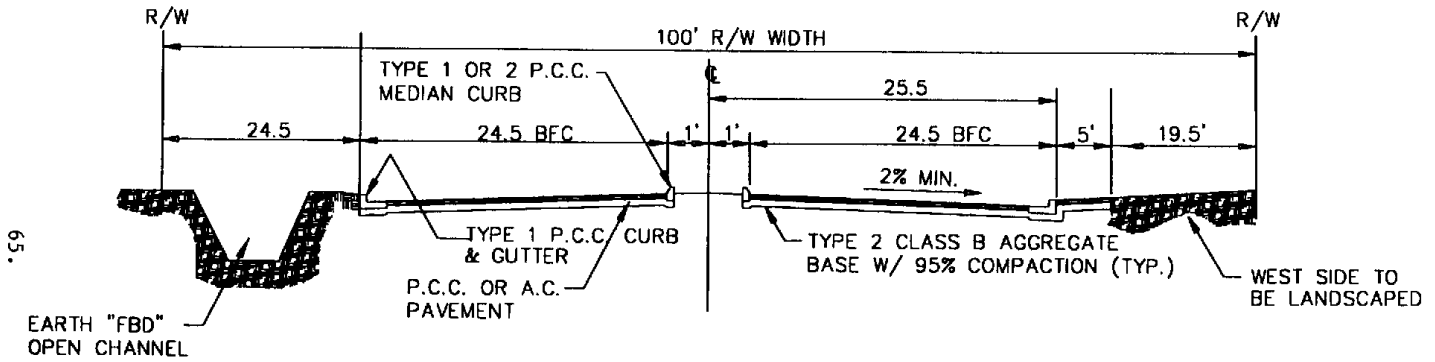
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D'ANDREA
VEHICAL CIRCULATION PLAN



PARKWAY

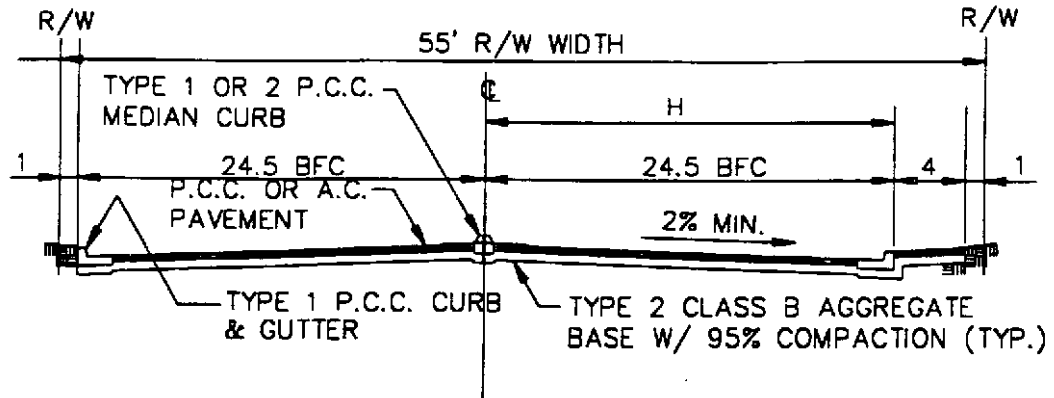


100' R/W STANDARD-LOS ALTOS PARKWAY

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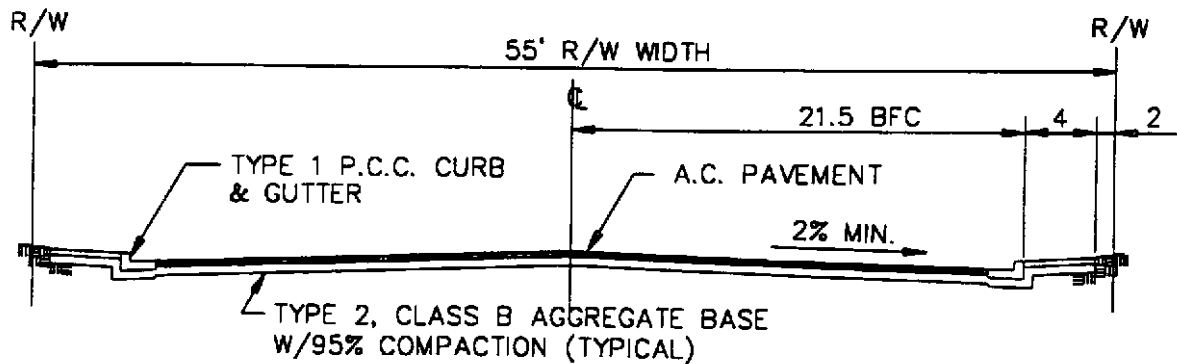
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COLLECTOR STREET STANDARDS

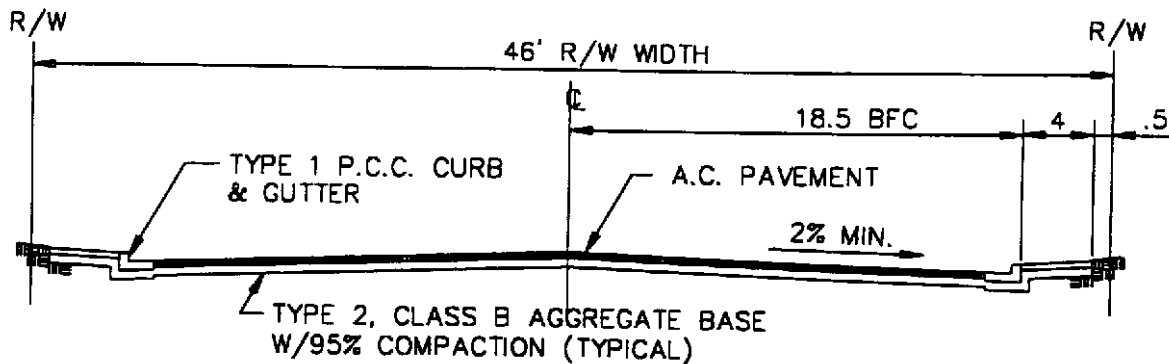


TO DH-UNIT 1

LOCAL STREET SECTIONS



55' R/W STANDARD



CUL DE SAC STREETS LESS THAN 400' IN LENGTH

FIRE ACCESS AND PROTECTION::

- Los Altos Parkway will supply secondary access to *Desert Highlands* and the Vistas.
- All current Fire Codes for wood framed construction will be adhered to.
- Roofing material will be metal, tile, or a thirty (30) year (Class A) Architectural grade composition shingle.
- Fire Hydrants will be located not less than 300 feet apart.
- During construction phasing, secondary access will be supplied for emergency vehicles.

AIR QUALITY:

The primary sources of carbon monoxides are motor vehicles and wood burning stoves. Washoe County Health Department has banned the use of wood stoves in the area. All new homes built in this development will not be equipped with any type of wood burning apparatus. This ban on wood burning devices will certainly help mitigate the production of carbon monoxides produced by the development of this subdivision.

Prior to the commencement of construction of each phase or partial phase of this project, a Dust Control Plan will 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.

UTILITIES

Water:

Sierra Pacific Power or Westpac will service *Desert Highlands*. *Desert Highlands* will be serviced from pump stations #2 & #3 located in the Vistas. Pump station #3 will service *Desert Highlands Unit #1* and the remainder of the Development will be serviced from Pump station #2.

Desert Highlands will require approximately 767 + acre feet of Water Rights. This calculation includes the current drought factor of ten (10%).

WATER RIGHTS CALCULATION:

Single Family

$$\begin{aligned}
 (6,730 / 1,000 \times 0.035 + .3) 285 &= 152.63 \text{ Acre Feet} \\
 (8,043 / 1,000 \times 0.035 + .3) 43 &= 25.00 \text{ Acre Feet} \\
 (7,000 / 1,000 \times 0.035 + .3) 9 &= 4.90 \text{ Acre Feet} \\
 (7,030 / 1,000 \times 0.035 + .3) 49 &= 26.75 \text{ Acre Feet} \\
 (10,933 / 1,000 \times 0.035 + .3) 122 &= 83.28 \text{ Acre Feet}
 \end{aligned}$$

Common Area

$$12 \text{ Acres} \times 3.41 = 40.92 \text{ Acre Feet}$$

Commercial Area

$$23.68 \text{ Acres} \times \frac{1,000 \times 365 \times 307}{100,000} = 265.34 \text{ Acre Feet}$$

Apartments

$$520 \text{ Units} \times .19 = 98.80 \text{ Acre Feet}$$

Total = 697.62 Acre Feet

Drought calculation = $697.62 / 0.909 = 767.39$ Acre Feet

Gas & Electric:

All gas lines and underground electric service will have adequate capacity to serve *Desert Highlands*.

Telephone & Cable Television:

Telephone service will be provided by Nevada Bell and cable television will be provided by TCI of Nevada.

Solid Waste:

Disposal of solid waste materials will be serviced by Reno Disposal. All residential developments will have mobile toters as a mandatory requirement.

The mobile toters will be stored behind fences or trash enclosures.

Trash enclosures for the zoning categories of NC, MWS & MF will be compatible with the architectural scheme of the building and development.