

THE HIGHLANDS
@
CIMARRON EAST
HOMEOWNERS ASSOCIATION

March 3, 2003

Robert D. Pyzel, Planning Manager - Current Planning
City of Sparks, Community Development
1675 East Prater Way, Suite 107
P.O. Box 857
Sparks, Nevada 89432-857

RE: Change of Committee Signors/Update

Dear Mr. Pyzel:

This will serve as an update to the Architectural Committee member's signatures for the 2003 - 2004 Cimarron East Homeowners Association. The current members of the Committee will be as follows:

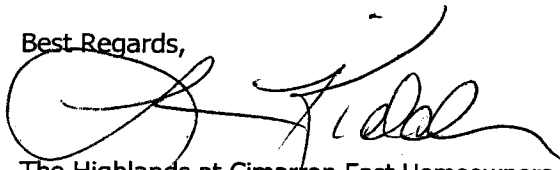
Dave Roundtree ~ Rick Price ~ Bob Greenwood
Donna Roundtree & Mary Holman

As of this date, please remove the signatures of the previous members of this committee, who are no longer in the employ of Reynen & Bardis Development, LLC, or further associated with The Highlands at Cimarron East. The recorded signatures for Rick Price and Mary Holman should be on file at your office and are to be retained as authorized signators.

One signature per plan is still required for approval of The Highlands at Cimarron East Architectural Review Committee. Premier Properties remains the management company for The Highlands at Cimarron East Association. Please find enclosed the Notarized original signator page of the new members.

Should you have any questions please contact Lois Kidder, at 828-3380. Thank you for this correction to your files and for your attention to the recent changes to this committee.

Best Regards,



The Highlands at Cimarron East Homeowners Association
Lois Kidder, Community Association Manager
Premier Properties, AMO

Enclosure



MAR 14 2003

RECEIVED

THE HIGHLANDS
@
CIMARRON EAST
HOMEOWNERS ASSOCIATION

On this 6th day of: March, 2003, before me, a Notary Public for the State of Nevada, personally appeared the following:

Dave Roundtree
Dave Roundtree, Reynen & Bardis

Bob Greenwood
Bob Greenwood, Reynen & Bardis

Donna Roundtree
Donna Roundtree, Reynen & Bardis

who acknowledge to me that he/she has executed the foregoing instrument.

Acknowledged Dave Roundtree
COUNTY OF WASHOE, STATE OF NEVADA

Stamp:



K. KELLY
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 02-75283-2 - Expires May 17, 2006

K Kelly

Notary Public

Acknowledged Bob Greenwood
COUNTY OF WASHOE, STATE OF NEVADA

Stamp:



K. KELLY
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 02-75283-2 - Expires May 17, 2006

K Kelly

Notary Public

Acknowledged Donna Roundtree
COUNTY OF WASHOE, STATE OF NEVADA

Stamp:



K. KELLY
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 02-75283-2 - Expires May 17, 2006

K Kelly

Notary Public

One signature is required for approval of The Highlands @ Cimarron East Homeowners Association, Architectural Review Committee. To contact the Association's authorized representative, please contact Lois Kidder at Premier Properties, AMO.

Sample of The Highlands at Cimarron East wet stamp below:

CIMARRON
EAST



APPROVED BY CIMARRON EAST
ARCHITECTURAL CONTROL COMMITTEE

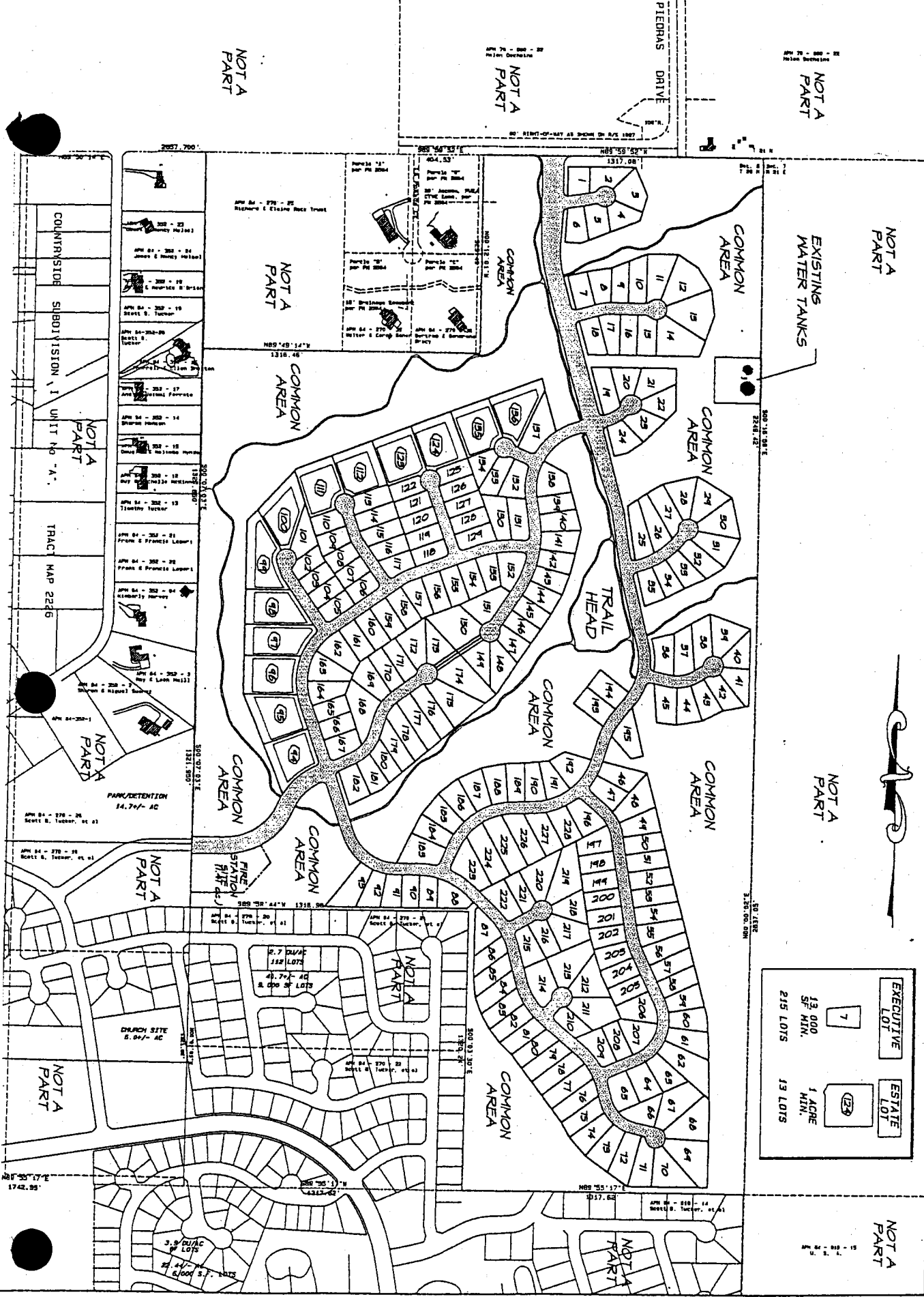
BY _____ DATE _____

Professionally Managed by Premier Properties, AMO
5250 Neil Road, Suite 110
Reno, NV 89509

Office: 775-828-3380

Fax: 775-828-3891

Explain and S# 107



EXECUTIVE LOT	ESTATE LOT
7	125
13,000 SF MIN.	1 ACRE MIN.
215 LOTS	13 LOTS

MASTER PLAN

Wyncem Hill Subdivision

Sparks - Jones

SPARKS

West Consulting, Inc.

civil engineering • planning • project management

2100 N. 10th Street • Reno, Nevada 89515-1000 • (775) 337-0770

REVISIONS

NO.	DATE	DESCRIPTION
1	10/1/00	1.000 AC
2	10/1/00	1.000 AC
3	10/1/00	1.000 AC
4	10/1/00	1.000 AC
5	10/1/00	1.000 AC
6	10/1/00	1.000 AC
7	10/1/00	1.000 AC
8	10/1/00	1.000 AC
9	10/1/00	1.000 AC
10	10/1/00	1.000 AC

APPROVED:

DESIGNED BY:

CHECKED BY:

DATE:

SCALE:

PROJECT:



WYNDHAM HILLS

PLANNED DEVELOPMENT HANDBOOK

Prepared By:

Priske-Jones Ventures/ La Posada, LLC

and

Priske-Jones Nevada
700 Smithridge Drive

Suite 206B

Reno, NV 89502

(775) 826-3535

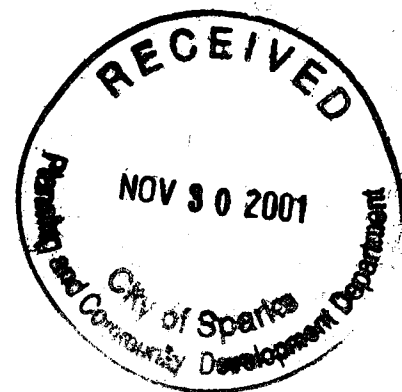
(775) 826-4700 fax



WYNDHAM HILLS

TABLE OF CONTENTS

1. Introduction
2. Nature of Application
3. Application
4. Project Overview
 - A. Project Location
 - B. Current Property Condition
 - C. Project Description and Master Plan
 - D. Project Concept and Goals
 - E. Open Space and Common Areas
 - F. Phasing Plan
 - G. Hillside Ordinance
5. Development Criteria
 - A. Lot Standards
 - B. Architectural Guidelines
 - C. Fencing Guidelines
 - D. Landscape Guidelines
 - E. Entry Monumentation
 - F. Signage Guidelines
 - G. Architectural Review Committee
 - H. Lighting Plan
 - I. Screening and Buffers
 - J. Paths, Trails and Sidewalks
 - K. Street Plan
6. Public Infrastructure and Facilities
 - A. Sewerage
 - B. Water
 - C. Gas
 - D. Electric
 - E. Telephone
 - F. Cable TV
 - G. Roadway Improvements
 - H. Fire Protection
 - I. Police Protection
 - J. School Service
 - K. Air Quality Measures



WYNDHAM HILLS

SCHEDULE OF EXHIBITS

1. Annexation Map
2. Tentative Map and Street Names
3. Planned Development Exhibits
 - A. Vicinity Map
 - B. Site Photographs
 - C. Topographical Map
 - C-1. Grading Plan
 - C-2. Slope Analysis
 - D. Master Plan
 - E. Architectural Concept
 - F. Master Landscape Design
 - G. Plant List
 - H. Landscape Cross Sections
 - I. Fencing Detail
 - J. Buffer Distances
 - K. Hydrology and Erosion Control Report and Storm Drain Plan
 - L. Traffic Study
 - M. Street Cross Sections
 - N. Master Trail Plan
 - O. Trail Cross Sections
 - P. Entry Monument Concept Plan
 - Q. Lighting Fixtures
 - R. Sign Drawings
 - S. Phasing Plan
 - T. Sanitary Sewer Point of Connection
 - U. Conditions, Covenants and Restrictions and Lighting Agreement
 - V. Title Report and Legal Description
 - W. Geotechnical Report
 - X. Circulation and Access Diagram
 - Y. Typical Building Locations
 - Z. Gas and Electric Discovery

WYNDHAM HILLS

1. INTRODUCTION:

This Planned Development Handbook is submitted with respect to a parcel of land in the Spanish Springs area, adjacent to La Posada Road. The parcel (hereafter the "Property"), is approximately 228 acres in size and is currently owned by Priske-Jones Ventures/La Posada, LLC, a Nevada Limited Liability Company (hereafter the "Owner"). The Development Manager for the Owner is Priske-Jones Nevada, a Nevada corporation.

To assist the Owner in conceptualizing this project and preparing this application, the following consultants have been retained:

Civil Engineer: Mountain West Consulting
Mr. Ted Erkan, P.E.
P.O. Box 21450
Reno, NV 89512
(775) 337-0770

Landscape Architect: Hansen Landscape Architects
Mr. Ryan Hansen
100 Washington Street, Suite 101
Reno, NV 89503
(775) 322-6674

Soils Engineer: Black Eagle Consulting
Mr. Dal Hunter
1380 Greg Street, Suite 218
Reno, NV 89431
(775) 359-6600

Traffic Engineer: Solaegui Engineering
Mr. Paul Solaegui
715 H Street
Sparks, NV 89431
(775) 358-1004

WYNDHAM HILLS

The application and the handbook submitted herewith by Owner represents a culmination of analysis and study by Owner, Owner's consultants, and landowners surrounding the Property. Owner and its representatives have conducted a series of informal neighborhood meetings with the residents of La Posada Court and Eaglenest Road. These landowners are the most directly impacted by the proposed project. The proposed planned development guidelines and the configuration and details of the Master Plan include input, concepts and requests from these neighboring landowners.

WYNDHAM HILLS

2. SCOPE OF APPLICATION:

Owner application with respect to the Property requests three actions or approvals by the City of Sparks (hereafter the "City"). These are set forth below:

- a. Annexation of the entire Property into the City of Sparks;
- b. Approval of a planned development permit in accordance with Chapter 20.92 of the City Zoning Code for a 228 lot residential project; and
- c. Approval of a Tentative Map consistent with the planned development Master Plan and this Planned Development Handbook.

At this time, the Property has been incorporated into the Northern Sparks Sphere of Influence (NSSOI), and has a land use designation of Rural (1 dwelling unit per acre).

WYNDHAM HILLS

3. *APPLICATION:*

DEVELOPMENT APPLICATION

ACTION REQUESTED:

CASE NUMBER:

FEE:

- ☐ Annexation
- ☐ Planned Development
- ☐ Rezoning
- ☐ Special Use Permit
- ☒ Tentative Subdivision Map
- ☐ Master Plan Amendment
- ☐ Site Plan Review



_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

TOTAL FEE \$ _____

Rec'd by: _____ Date: _____

(For Planning Department Use)

DATE: March 7, 2000

PROJECT NAME: Wyndham Hills

PROJECT DESCRIPTION: 228 Single Family lots on 228 Acres

LEGAL DESCRIPTION OF PROPERTY: Lot _____ Block _____ Subdivision _____

(If property is not in a recorded subdivision, attach legal description and map)

☐ PROPERTY OWNER/APPLICANT:

PROJECT ADDRESS:

Name: Priske-Jones Ventures/La Posada L.L.C. La Posada Road and Piedras Drive

Address: 700 Smithridge Drive #206 PARCEL NO. (APN): 084-270-23

Reno, NV 89502 PROPERTY SIZE: 228 Acres

Phone: (775) 826-3535 EXISTING ZONING: NSSOI RI-40 (1 dwelling unit per acre)

☒ DEVELOPER/LESSEE:

MASTER PLANNED USE: EDR (1-3)

Name: Priske-Jones Nevada, Attn: Ken Hendrix EXISTING USE: Vacant Land

Address: 700 Smithridge Drive #206

Reno, NV 89502 SURROUNDING USES: _____

Phone: (775) 826-3535 North 4-2 1/2 to 3 acre Parcels/Vacant Land

☐ PERSON/FIRM PREPARING PLANS:

East Vacant Land

Name: Mountain West Consulting, Attn: Ted Erkan South Vacant Land

Address: P.O. Box 21450, Reno NV 89515-1450 West Eagles Nest Subdivision / 1 acre parcels

(775) 337-0770

(Mark one box to indicate responsible party and mailing address)

NOTE: Affidavits on reverse side must be signed and notarized before the application is submitted.

* If corporation, please attach a list of corporate officers. If a partnership, please list all general partners.

K. SINGLE FAMILY DWELLING
(Complete for portion of project consisting of Single Family Dwellings)

Lot Sizes:

13000 SF
13000 SF
47933 SF
19399 SF

Unit Sizes:*

2000 SF Min. 3 BR
5000 SF Min. 6 BR

*Applicant proposes that house sizes be enforced by PUD standards and
Max. Bldg. Height recorded CC&R's setting forth these square footages,
with the right of a 10% variance approved by the
_____ FT 2 Stories Architectural
Review Committee

Minimum building setbacks:

20 FT Front Yard (To Dwelling)
20 FT Front Yard (To Garage)
15 FT Exterior Side Yard*
7.5 FT Interior Side Yard (To Dwelling)*
7.5 FT Interior Side Yard (To Garage)*
20 FT Rear Yard

Parking Provided:

Garage 0 SP/Unit
Carport 0 SP/Unit
Open 2 SP/Unit
TOTAL 4 SP/Unit

Lot coverage:

Maximum _____

L. DUPLEXES AND TOWNHOUSES
(Complete for portion of project consisting of Duplex and Townhouses)

Lot sizes:

_____ SF Min. (Corner)
_____ SF Min. (Interior)
_____ SF Maximum
_____ SF Average

Unit sizes:

_____ SF Min. _____ BR
_____ SF Max. _____ BR

Max. Bldg. Height

_____ FT _____ Stories

Minimum building setbacks:

_____ FT Front Yard (To Dwelling)
_____ FT Front Yard (To Garage)
_____ FT Exterior Side Yard
_____ FT Interior Side Yard (To Dwelling)
_____ FT Interior Side Yard (To Garage)
_____ FT Rear Yard

Parking provided:

Garage _____ SP/Unit
Carport _____ SP/Unit
Open _____ SP/Unit
TOTAL _____

Lot coverage:

Maximum: _____ %

M. APARTMENTS AND CONDINIUMS
(Complete for portion of project consisting of Apartments and Condos)

Site Area Breakdown:

Building Coverage _____ AC _____ %
Private Streets and Parking _____ AC _____ %
Landscaping and Recreation _____ AC _____ %
TOTAL _____ AC _____ %

Net Density:

_____ / _____ = _____
Dwelling Units Net Area*
(Acres) Net Density (DU/AC)

*Area excluding public streets

Minimum building setbacks:

_____ FT From Public Street R/W
_____ FT From Private Street
_____ FT From Adjacent R1 Lots
_____ FT From Other Project Boundaries

Required parking:

No. Studios _____ X 1.5 = _____ SP
No. 1BDR _____ X 1.5 = _____ SP
No. 2BDR _____ X 1.5 = _____ SP
No. 3BDR _____ X 1.5 = _____ SP
TOTAL _____ SP

Parking provided: _____ SP

...



City of Sparks Planning Department
RESIDENTIAL PROJECT DATA SHEET

Date: March 7, 2000

CASE NUMBERS
(By Planning Dept)

Project Name: Wyndham Hills

A. NUMBER OF DWELLING UNITS

Single Family Detached	<u>228</u>
Duplexes and Townhouses	<u>0</u>
Apartments or Condos	<u>0</u>
TOTAL	<u>228</u>

B. SITE AREA BREAKDOWN

Lots or Buildings	<u>101.54 AC</u>	<u>45%</u>
Public Street R/W	<u>22.46 AC</u>	<u>10%</u>
Common Area	<u>104.0 AC</u>	<u>45%</u>
TOTAL	<u>228 AC</u>	<u>100%</u>

C. GROSS DENSITY

<u>228</u> /	<u>228</u>	=	<u>1</u>
Total Dwelling Units	Total Area (Acres)	Gross Density (DU/AC)	

D. SCHOOLS

List schools serving project:

Elementary School: Spanish Springs

Middle School: Sparks Middle

High School: Sparke High

E. WATER SUPPLY (Attach Calculations)

Estimated water demand:

Domestic	<u>149.39 AFY</u>
Irrigation	<u>5.49 AFY</u>
TOTAL	<u>154.88 AFY</u>

Source of water supply:

Utility as retail provider with S.P.P.C. as wholesale
(If commitment has been issued, provider attach SPPC "will-serve" letter)

Water rights appurtenant to property on which this project is proposed:
Amount N/A AFY Current Use N/A

F. SEWER SERVICE (Attach Calculations)

Estimated sewage to be generated
by this project 74,100 GPD

G. TRAFFIC (Attach Calculations)(See Solaugui Report)

Average Daily Traffic 2280 Trips
Peak Hour Traffic Trips

H. AIRCRAFT NOISE

Is this project within the 65 Ldn
noise impact area? YES NO X

I. FLOOD HAZARD

Portion of site subject to inundation by
100 Yr. Flood: N/A AC N/A %

J. SLOPE DATA

Portion of site with slopes from 0 to 15%	<u>206.4 AC</u>	<u>90 %</u>
Portion of site with slopes from 10 to 15%	<u>14.7 AC</u>	<u>6.4 %*</u>
Portion of site with slopes exceeding 15%	<u>6.8 AC</u>	<u>3.6 %*</u>

*If slopes on 25% of the site exceed 10%, a special use permit is required.

(Abbreviations: AC=Acres, AFY=Acre Feet per Year, BR=Bedrooms, DU=Dwelling Units,
FT=Feet, GPD=Gallons per Day, SF=Square Feet, SP=Parking Spaces)

(SEE REVERSE SIDE)

WYNDHAM HILL
WATER RIGHTS AND METER FUND CONTRIBUTION
CALCULATION WORKSHEET

Line No.	Lot Number	Lot Size	Demand Calculation
1	1	13,282	0.59
2	2	16,993	0.64
3	3	19,654	0.67
4	4	14,680	0.61
5	5	15,318	0.62
6	6	15,121	0.62
7	7	14,400	0.61
8	8	15,115	0.62
9	9	14,526	0.61
10	10	17,517	0.65
11	11	22,787	0.70
12	12	29,872	0.75
13	13	32,351	0.76
14	14	31,878	0.76
15	15	16,659	0.64
16	16	15,374	0.62
17	17	15,411	0.62
18	18	15,926	0.63
19	19	19,154	0.67
20	20	15,516	0.62
21	21	21,488	0.69
22	22	18,173	0.66
23	23	16,508	0.64
24	24	16,997	0.64
25	25	19,100	0.67
26	26	19,305	0.67
27	27	19,174	0.67
28	28	18,743	0.66
29	29	20,946	0.68
30	30	21,709	0.69
31	31	19,899	0.67
32	32	17,805	0.65
33	33	16,106	0.63
34	34	14,218	0.60
35	35	14,722	0.61
36	36	17,201	0.64
37	37	19,750	0.67
38	38	18,760	0.66
39	39	22,133	0.69
40	40	15,372	0.62
41	41	15,313	0.62
42	42	15,718	0.63
43	43	15,251	0.62
44	44	15,896	0.63
45	45	18,095	0.66

DEMAND CALCS
3/7/00
9:24 AM

46	46	17,676	0.65
47	47	15,315	0.62
48	48	21,311	0.69
49	49	16,873	0.64
50	50	15,503	0.62
51	51	16,214	0.63
52	52	16,924	0.64
53	53	17,634	0.65
54	54	18,344	0.66
55	55	18,801	0.66
56	56	18,454	0.66
57	57	17,017	0.64
58	58	15,666	0.63
59	59	15,675	0.63
60	60	16,435	0.64
61	61	19,499	0.67
62	62	29,804	0.75
63	63	17,536	0.65
64	64	17,940	0.65
65	65	17,888	0.65
66	66	17,149	0.64
67	67	27,111	0.73
68	68	28,160	0.74
69	69	30,414	0.75
70	70	24,793	0.72
71	71	18,588	0.66
72	72	20,794	0.68
73	73	19,480	0.67
74	74	18,271	0.66
75	75	16,402	0.63
76	76	18,225	0.66
77	77	19,670	0.67
78	78	19,533	0.67
79	79	18,318	0.66
80	80	16,997	0.64
81	81	16,152	0.63
82	82	15,946	0.63
83	83	16,180	0.63
84	84	16,870	0.64
85	85	16,624	0.64
86	86	14,691	0.61
87	87	17,228	0.65
88	88	16,589	0.64
89	89	13,006	0.59
90	90	13,387	0.59
91	91	14,240	0.60
92	92	15,885	0.63
93	93	22,743	0.70
94	94	43,650	0.80
95	95	47,933	0.81
96	96	44,684	0.81
97	97	45,517	0.81

98	98	43,655	0.80
99	99	47,507	0.81
100	100	44,388	0.80
101	101	17,571	0.65
102	102	13,352	0.59
103	103	13,120	0.59
104	104	13,120	0.59
105	105	13,514	0.59
106	106	13,414	0.59
107	107	13,050	0.59
108	108	13,376	0.59
109	109	13,571	0.59
110	110	13,098	0.59
111	111	43,588	0.80
112	112	44,343	0.80
113	113	15,736	0.63
114	114	15,889	0.63
115	115	15,494	0.62
116	116	13,892	0.60
117	117	13,878	0.60
118	118	13,515	0.59
119	119	13,485	0.59
120	120	13,590	0.59
121	121	13,692	0.60
122	122	13,476	0.59
123	123	45,454	0.81
124	124	46,200	0.81
125	125	13,479	0.59
126	126	13,905	0.60
127	127	14,014	0.60
128	128	14,119	0.60
129	129	14,788	0.61
130	130	19,561	0.67
131	131	17,468	0.65
132	132	17,035	0.64
133	133	16,195	0.63
134	134	13,865	0.60
135	135	43,719	0.80
136	136	46,597	0.81
137	137	24,934	0.72
138	138	19,220	0.67
139	139	13,846	0.60
140	140	16,308	0.63
141	141	16,608	0.64
142	142	15,120	0.62
143	143	14,618	0.61
144	144	14,958	0.62
145	145	14,125	0.60
146	146	13,200	0.59
147	147	14,322	0.61
148	148	19,825	0.67
149	149	18,587	0.66

DEMAND CALCS
3/7/00
9:24 AM

150	150	33,147	0.76
151	151	21,130	0.69
152	152	18,721	0.66
153	153	14,491	0.61
154	154	15,829	0.63
155	155	16,519	0.64
156	156	16,650	0.64
157	157	15,650	0.63
158	158	16,770	0.64
159	159	16,738	0.64
160	160	16,705	0.64
161	161	16,673	0.64
162	162	20,726	0.68
163	163	19,297	0.67
164	164	16,573	0.64
165	165	14,025	0.60
166	166	14,025	0.60
167	167	16,191	0.63
168	168	26,523	0.73
169	169	18,774	0.66
170	170	16,148	0.63
171	171	16,079	0.63
172	172	21,624	0.69
173	173	19,015	0.67
174	174	31,311	0.75
175	175	29,658	0.75
176	176	21,010	0.68
177	177	21,602	0.69
178	178	21,302	0.69
179	179	17,878	0.65
180	180	14,358	0.61
181	181	14,997	0.62
182	182	17,105	0.64
183	183	22,294	0.70
184	184	15,909	0.63
185	185	17,461	0.65
186	186	17,019	0.64
187	187	17,416	0.65
188	188	16,981	0.64
189	189	15,412	0.62
190	190	15,547	0.62
191	191	14,595	0.61
192	192	18,589	0.66
193	193	17,216	0.64
194	194	17,114	0.64
195	195	18,216	0.66
196	196	18,065	0.65
197	197	16,485	0.64
198	198	14,520	0.61
199	199	14,520	0.61
200	200	14,520	0.61
201	201	14,520	0.61

202	202	14,974	0.62
203	203	14,941	0.62
204	204	14,661	0.61
205	205	14,520	0.61
206	206	18,603	0.66
207	207	19,002	0.66
208	208	14,400	0.61
209	209	17,681	0.65
210	210	13,656	0.60
211	211	25,927	0.72
212	212	22,479	0.70
213	213	27,749	0.73
214	214	22,204	0.70
215	215	16,678	0.64
216	216	15,175	0.62
217	217	22,024	0.69
218	218	16,660	0.64
219	219	30,103	0.75
220	220	24,625	0.71
221	221	14,909	0.61
222	222	19,744	0.67
223	223	23,412	0.70
224	224	26,615	0.73
225	225	27,215	0.73
226	226	24,442	0.71
227	227	19,887	0.67
228	228	16,894	0.64
		4,423,862	149.39
		Landscape Demand	5.49
		Less: Demand Credits	0.00
		TOTAL DEMAND	154.88

DEMAND CALCS
3/7/00
9:24 AM

Wyndham Hill

Preliminary Landscape Demand Calculations for Common Area

Spray Irrigation:

$$\frac{59,200 \text{ sf (lawn area)} \times 3.41}{43,560} = 4.63 \text{ Acre Feet}$$

Trees: (Drip Irrigation):

$$\frac{236 \text{ (tress)} \times 8 \text{ gph} \times 2 \text{ days} \times 31 \text{ weeks}}{325,851} = 0.72 \text{ Acre Feet}$$

Shrubs (Drip Irrigation):

$$\frac{185 \text{ (shrubs)} \times 2 \text{ gph} \times 2 \text{ hours} \times 2 \text{ days} \times 31 \text{ weeks}}{325,851} = 0.14 \text{ Acre Feet}$$

TOTAL ESTIMATED DEMAND = 5.49 ACRE FEET
--

Place in the front of your
Cimarron East/Wyndham Hills
Handbooks

THE HIGHLANDS
@
CIMARRON EAST
HOMEOWNERS ASSOCIATION

March 3, 2003

Robert D. Pyzel, Planning Manager - Current Planning
City of Sparks, Community Development
1675 East Prater Way, Suite 107
P.O. Box 857
Sparks, Nevada 89432-857

RE: Change of Committee Signors/Update

Dear Mr. Pyzel:

This will serve as an update to the Architectural Committee member's signatures for the 2003 - 2004 Cimarron East Homeowners Association. The current members of the Committee will be as follows:

Dave Roundtree ~ Rick Price ~ Bob Greenwood

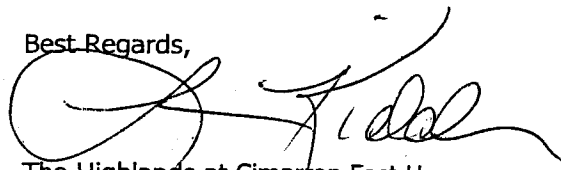
Donna Roundtree & Mary Holman

As of this date, please remove the signatures of the previous members of this committee, who are no longer in the employ of Reynen & Bardis Development, LLC, or further associated with The Highlands at Cimarron East. The recorded signatures for Rick Price and Mary Holman should be on file at your office and are to be retained as authorized signators.

One signature per plan is still required for approval of The Highlands at Cimarron East Architectural Review Committee. Premier Properties remains the management company for The Highlands at Cimarron East Association. Please find enclosed the Notarized original signator page of the new members.

Should you have any questions please contact ^{Rochelle}~~Lois Kidder~~, at 828-3380. Thank you for this correction to your files and for your attention to the recent changes to this committee.

Best Regards,



The Highlands at Cimarron East Homeowners Association
Lois Kidder, Community Association Manager
Premier Properties, AMO

Enclosure



MAR 14 2003

RECEIVED

THE HIGHLANDS
@
CIMARRON EAST
HOMEOWNERS ASSOCIATION

On this 6th day of: March, 2003, before me, a Notary Public for the State of Nevada, personally appeared the following:

Dave Roundtree
Dave Roundtree, Reynen & Bardis

Bob Greenwood
Bob Greenwood, Reynen & Bardis

Donna Roundtree
Donna Roundtree, Reynen & Bardis

who acknowledge to me that he/she has executed the foregoing instrument:

Acknowledged Dave Roundtree
COUNTY OF WASHOE, STATE OF NEVADA

Stamp:



K. KELLY
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 02-75283-2 - Expires May 17, 2006

K Kelly

Notary Public

Acknowledged Bob Greenwood
COUNTY OF WASHOE, STATE OF NEVADA

Stamp:



K. KELLY
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 02-75283-2 - Expires May 17, 2006

K Kelly

Notary Public

Acknowledged Donna Roundtree
COUNTY OF WASHOE, STATE OF NEVADA

Stamp:



K. KELLY
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 02-75283-2 - Expires May 17, 2006

K Kelly

Notary Public

One signature is required for approval of The Highlands @ Cimarron East Homeowners Association, Architectural Review Committee. To contact the Association's authorized representative, please contact Lois Kidder at Premier Properties, AMO.

Sample of The Highlands at Cimarron East wet stamp below:

CIMARRON
EAST



APPROVED BY CIMARRON EAST
ARCHITECTURAL CONTROL COMMITTEE

BY _____

DATE _____

Professionally Managed by Premier Properties, AMO

5250 Neil Road, Suite 110

Reno, NV 89509

Office: 775-828-3380

Fax: 775-828-3891

WYNDHAM HILLS

4. PROJECT OVERVIEW:

A. Project Location.

The Property is located in Spanish Springs, to the south of the eastern terminus of La Posada Drive, near its intersection with Piedras Drive. The Property is easterly of Eaglenest Road and south of La Posada Court. A vicinity map is included with this handbook as Exhibit A. The Property is identified as Parcel Number 084-270-23 and includes 228.26 acres.

To the north of the Property is vacant land owned by the Bureau of Land Management. To the south is vacant land owned by the Tucker Family; this land has a land use designation of "Suburban" and various density allocations. To the east is vacant land owned by the Bureau of Land Management. To the west are a variety of residential developments, including Cimmaron and Wingfield Springs. On La Posada Court there are four homes on large lots, three of which share a boundary with the Property. There are ten lots on Eaglenest Road which share a boundary with the Property. Most of these adjoining parcels are approximately 1.25 acres in size.

B. Current Property Conditions.

At the present time, the Property is unimproved vacant land. There are no trees on the Property and no distinctive geologic features such as rock outcroppings. The Property is covered with low native "scrub" vegetation. Recent site photos of the Property are included as Exhibit B.

The topography of the Property is a gradual slope from the easterly boundary to the west. The highest elevation of the Property in the northeast corner is approximately 4770'; from there, the Property slopes to the southwest corner where the elevation is 4560'. The Property has two drainage ravines running generally in an east to west direction. Both of these features have been respected as part of the land planning and incorporated into the common area open space. A topographical map for the Property is included as Exhibit C.

C. Project Description and Master Plan.

The proposed project (hereafter the "Project") will consist of 228 residential lots on 228 acres, for a density of 1 dwelling unit per acre. There will be two lot sizes.

The larger lots, which will be referred to as the "Estate Lots", are positioned

WYNDHAM HILLS

along the western and northern edges of the Property which back up to the existing residential neighborhoods. These Estate Lots will be a minimum of 1 acre in size and are positioned to provide a transitional use between the existing neighboring residences and the balance of the Project. There will be thirteen Estate Lots.

The balance of the lots will be referred to as "Executive Lots". These will be a minimum of 13,000 square feet, ranging up to 47,933 S.F., for an average of 19,399 S.F. All lots have been positioned to respect the natural geologic features of the Property, to preserve the open space, to maintain significant open space buffers between existing homes and the Project, and to site the lots to take advantage of the available valley and City views to the west.

The Project main entrance and the principal access will be from La Posada Drive at a location to the east of La Posada Court. This entrance will include a dramatic entry feature and extensive landscaping. A conceptual rendering of the entry monumentation is included as Exhibit "P".

The Master Plan for the Project (included with this handbook as Exhibit "D", sets forth the lot configuration, open space, and hiking trails for the Project.

The Master Plan also includes a fire station site in the southwestern corner of the Property. This site would be created as a separate parcel and would be dedicated by the Owner to the City for future installation of a local fire station. Owner offers this dedication to address the community need for improved response time for fire and emergency services.

D. Project Concept and Goals.

The Project, to be called "Wyndham Hills", is intended to be a community of quality homes for the move-up homebuyer. The goal is to create an attractive and luxury-feeling master planned community that will make a distinctive statement from the moment one approaches the entrance off La Posada Drive. An elegant ranch theme will be established at the entry monument and carried throughout the Project, by means of the common area fencing, signage and the hiking and horseback riding trails.

Owner intends to develop the Property with finished lots consistent with this handbook and sell those lots to qualified homebuilders in this area. The homes to be built on the lots will be quality and upscale homes. To ensure architectural integrity

WYNDHAM HILLS

and quality, homes in the Project will be built in strict conformance with the architectural criteria set forth in this handbook and further enforced by the inclusion of that criteria in the Project's conditions, covenants and restrictions (hereafter the "CC&R's") Exhibit "U".

The open space, common area and entry features will be owned and maintained by a homeowners' association (hereafter the "Owners' Association"). Each lot will be a member of the Owners' Association. Regular assessments will be charged to each lot to cover the costs of maintaining these common facilities and rebuilding them as necessary in the future.

E. Open Space and Common Areas.

In an effort to create the luxury, rural feeling, effort has been made to preserve the interesting topography of the Property and to preserve open space. Of the 228 acres, 104 acres have been designated as open space on the Master Plan. This represents 45% of the total land area of the Property. This open space would be owned and maintained by the Owners' Association.

The open space is intended principally as a passive recreational area with emphasis on preserving the natural foliage and beauty.

A trail system will run throughout the common area open space. The purpose of this trail system will be to provide recreation through walking, hiking or horseback riding. The trail width and construction will be designed to accommodate these three functions. The trail layout is intended to also provide this recreational use to the adjoining neighbors on La Posada Court and Eaglenest Road. The trail system will converge at the trailhead along Wyndham Hills Parkway, and connect to the Bureau of Land Management's property to the east.

F. Phasing Plan.

The Project will be developed in four primary phases, each of which has two sub-phases for a total of eight phases. The first two phases would be along Wyndham Hills Parkway, near the entrance on La Posada Drive. Successive phases would be developed in a sequence to permit efficient installation of necessary utilities. The Phasing Plan is included as Exhibit "S".

WYNDHAM HILLS

G. Hillside Ordinance.

The proposed project was analyzed in accordance with the City of Sparks Hillside Ordinance. The purpose of the analysis was to determine if the Wyndham Hills project meets the criteria for a Hillside Development as outlined by the City of Sparks Hillside Ordinance.

The results of the slope analysis are shown on Exhibit "C-2" and yielded the following results. The total site area is roughly 228 acres.

- Portion of the site with slopes from 0 to 10% = 206.4 acres (90%)
- Portion of the site with slopes from 10 to 15% = 14.7 acres (6.4%)
- Portion of the site with slopes exceeding 15% = 6.8 acres (3.6%)

Since 25% of the site is not in excess of 10 percent (%) grade, the site does not meet the criteria as a Hillside Development. Therefore the site is not subject to the Hillside Ordinance or required to submit a Special Use Permit application.

WYNDHAM HILLS

5. *DEVELOPMENT CRITERIA:*

A. *Lot Standards.*

As described above, there are two lot sizes, the Estate Lots and the Executive Lots. The Estate Lots will have the following standards which are also depicted on Exhibit "Y":

Minimum Lot Size:	1 acre (43,560 square feet)
Minimum House Size:	2,500 square feet
Minimum Garage Size:	3-car garage
Minimum Front Yard Setback:	20 feet
Minimum Rear Yard Setback:	40 feet
Minimum Side Yard Setback:	10 feet / 15 feet
Minimum Distance between Homes:	25 feet
Maximum Building Height:	1 story or 30 feet

The Executive Lots will have the following standards which are also depicted on Exhibit "Y":

Minimum Lot Size:	13,000 feet
Average Lot Width:	80 feet
Minimum House Size:	2000 square feet
Minimum Front Yard Setback:	20 feet
Minimum Rear Yard Setback:	20 feet
Minimum Side Yard Setback:	7.5 feet / 12.5 feet
Minimum Distance between Homes:	20 feet
Minimum Garages:	2-car garage
Maximum Building Height:	2 stories or 40 feet

The Planned Development Handbook Standards and CC&R's will permit a 10% variance in the minimum house size upon proof to the Architectural Review Committee (as described below), that the house, as submitted, will present a satisfactory and quality appearance from the street, consistent with other houses in the neighborhood. Documentation of the Architectural Review Committee's 10% variance approval shall be submitted with the Entitlement Request (building permit) to the City of Sparks.

WYNDHAM HILLS

B. Architectural Guidelines.

All homes in the Project will be subject to strict architectural guidelines. These guidelines are set forth below and will also be contained in the CC&R's for the Project in order to provide an additional mechanism for enforcement. Interpretation of these guidelines, and permissible variances, will be the responsibility and jurisdiction of the Architectural Review Committee which will be formed in accordance with the CC&R's. A further description of the Architectural Review Committee, and the specific architectural guidelines, are set forth below:

House Size:	"Estate Lots", a minimum of 2,500 square feet of conditioned space¹. "Executive Lots", a minimum of 2,000 square feet of conditioned space¹.
Roof Pitch:	No less than "5-in-12".
Roof Material:	30-year "dimensional" composition shingle, concrete tile or clay tile.
Exterior Siding:	Wood or composition siding is permissible; provided, however, no "T-111" siding, or similar material, is permitted.
Plaster Exterior:	Permitted.
Driveways:	Must be concrete and connect from back of driveway approach to the garage.
Window Trim:	"Estate Lots", all windows on all sides to receive four-sided wood trim or raised stucco bands.

WYNDHAM HILLS

	"Executive Lots", all windows on all sides to receive four-sided wood trim or raised stucco bands.
Garage Doors:	All garage doors to be multi-panel wood or metal overhead track doors; no slab doors of wood and no industrial grade roll-up doors permitted.
Front Elevation Wainscoat:	A wainscoat on the front elevation and wrapping around the corners of the front elevation made of a contrasting material is permissible provided the material is generally accepted as a quality accent material and the design and color is approved by the Architectural Review Committee.
Facia Material:	Minimum of "2X6" solid stock wood material.
Architectural Styles:	Ranch or Rustic, Mediterranean, Colonial, Normandy, Contemporary, and Craftsman. Additional styles which are consistent with the above, and which represent a quality and timeless appearance, may be approved by the Architectural Review Committee. (See Exhibit "E")

¹As described above, these minimum sizes shall be subject to a 10% variance in the discretion of the Architectural Review Committee.

WYNDHAM HILLS

All exterior colors on the homes will be subject to Architectural Review Committee approval. Permitted colors will include earth tones, cream, beige and similar muted colors. Primary colors and bright pastel colors will not be permitted either as the base color or trim of a home. Home colors shall be submitted to the Architectural Review Committee for prior approval, or may be selected from a pre-approved color palette. The Enforcement Mechanism shall be set forth as in the CC&R's.

C. Fencing Guidelines.

All fencing within the common area shall be consistent with the Fencing Plan attached hereto as Exhibit "I". The intent of this Fencing Plan is to maintain a thematic consistency throughout the Project in all common areas with the concept established at the entry monument.

Individual lot owners may install fencing on their property lines consistent with the fencing plan. Additional fencing criteria are set forth below:

Fence Design at Property Lines Adjacent to Common Areas:	Maximum of 4' feet in height with an open design consistent with one of the Project approved designs ² . These fences shall not obstruct the view in or out of the Lot.
Fence Design at Property Lines with Interior Locations:	Maximum of 6' feet in height with a design consistent with one of the Project approved designs ² .
Permissible Materials:	Wood, wrought iron, vinyl, natural rock, stucco stone, open mesh wire and wood, or masonry coated with paint, stucco or with a decorative face.
Prohibited Materials:	Chain link, vinyl coated chain link, or barbed wire.

² Other fence designs comparable with the Project approved designs may be used with the prior written approval of the Architectural Review Committee. The approval shall be submitted with the fence permits to the City of Sparks.

WYNDHAM HILLS

D. Landscape Guidelines.

The intention of the common area Landscape Plan is to maintain as much natural vegetation as possible. Decorative accent landscaping will be installed in the entry area and at other locations in the common area contiguous to the public street at locations shown on the Master Landscape Design included with this handbook as Exhibit "F". Other landscaped areas will be governed as follows:

The Landscaping Guidelines for individual lots are set forth below:

Minimum Area:	The minimum area of each lot to be landscaped is the front yard area from the back of curb or sidewalk, to the front elevation of the house, and from side boundary to side boundary, except for driveway and walkways.
Permitted Materials:	All natural plants, grasses, ground cover, trees and natural stone.
Prohibited Materials:	Asphalt, artificially colored stone and astro-turf.
Irrigation:	The minimum area of landscaping shall include an irrigation system with a stub to the rear yard.
Maintenance:	All front yard landscape areas shall be regularly maintained. This maintenance obligation shall be enforced by the Owners' Association, with fines being assessed against lot owners failing to perform that work, or the Association doing the work at the lot owner's expense.

WYNDHAM HILLS

Responsible Party:

As to the Executive Lots, the party responsible for installing the minimum area of landscaping shall be the permitted homebuilder. As to the Estate Lots, the party responsible for installing the minimum area of landscaping shall be the Homeowners.

Timing of Installation:

Within 90 days after occupancy, or if such commencement is not practical given the time of year, within 90 days after April 1.

E. Entry Monumentation.

As described above, the primary entrance to the Project will be off La Posada Road on Wyndham Hills Parkway, as shown on the Master Plan. This entry will be dominated by a dramatic entry feature that will set the "elegant rural" theme of the Project. This monumentation is intended to compliment the natural surrounding and to have a timeless beauty. The landscaping elements surrounding the entry monument will also be intended to compliment the natural growth and to accept the climate without requiring extensive maintenance.

F. Signage Guidelines.

Commencing with the sign at the entry monument, the Project will have a consistent signage theme for all public and common area signs. This signage concept is set forth in Exhibit "R" included with this handbook. The signage theme will be carried out on all street signs (in accordance with the City of Sparks Public Works safety sign standards), hiking trail signs and other common area signage.

G. Architectural Review Committee.

An Architectural Review Committee will be formed in accordance with the CC&R's. This committee will consist of three persons who will have the authority to interpret all architectural, fencing and landscaping criteria prior to submittal to the City of Sparks for building permit. The members of the Architectural Review

WYNDHAM HILLS

Committee will be appointed by the Board of Directors of the Owners' Association, and shall serve for a minimum of 1 year and a maximum of 3 years.

Any vacancies on the Architectural Review Committee shall be filled by the Owners' Association Board of Directors within 30 days. The Architectural Review Committee shall have the authority to review requests or applications for approval of architectural, landscaping or fencing proposals. The Architectural Review Committee shall issue its determination within 30 days after receipt of a submittal. The decision of the Architectural Review Committee shall be enforceable against individual lot owners by means of fines and other monetary assessments as set forth in the CC&R's. Documentation confirming Architectural Review Committee approval shall be submitted with permit requests to the City of Sparks.

H. Lighting Plan.

Streetlights throughout the Project will be decorative fixtures as set forth on Exhibit "Q". These lighting fixtures are available from Sierra Pacific Power Company, and will provide street lighting with minimum offsite visual disturbance. The Owners' Association shall be responsible for maintaining the decoration lights in accordance with the CC&R's and the Light Maintenance Agreement as set forth in Exhibit "U".

The entry monument will also have lighting and illumination to ensure identification of the Project during the evening hours. This lighting will be indirect and consistent in appearance with the streetlights.

I. Screening and Buffers.

The Tuscarora Gas Regulator Facility in the corner of the Property near La Posada Court, will be fully screened from view as part of the Master Landscape Design as set forth in Exhibit "F". This landscaping will be consistent with the landscaping of the entry monument.

Significant buffer zones have been established along the western and northern boundaries of the Property adjacent to the existing residences on La Posada Court, and Eaglenest Road. Specific buffer distances are set forth in Exhibit "J".

WYNDHAM HILLS

J. Paths, Trails and Sidewalks.

Throughout the common area, a walking, hiking and horseback riding trail system will be established. The conceptual plan for this recreational feature is set forth in Exhibit "N".

There will be a walking path constructed of concrete running along the western edge of Wyndham Hills Parkway from the entry monument to the trailhead at the center of the Property. From this point, hiking and horseback riding trails will run through the Project as set forth in Exhibit "N". The hiking and horseback riding trails will be constructed of natural materials selected after conference with City of Sparks Director of Parks & Recreation to blend with the natural open space and to permit a comfortable walking surface for horses and pedestrians. Specific details on the width and construction methods for the trails are set forth on Exhibit "O".

WYNDHAM HILLS

6. PUBLIC INFRASTRUCTURE AND FACILITIES:**A. Sewerage.**

The subject property is currently within the Northern Sparks Sphere of Influence Plan (NSSOI). As part of the NSSOI infrastructure plan, the proposed project will pay sewer hook-up fee's which are administered through the NSSOI by the City of Sparks. Sewerage services will be provided by the extension of an 8" (inch) sanitary sewer main which was constructed with the Wingfield Springs Project. The subject sewer main currently exists north and east of Wingfield Springs Unit 9, just south of Campello Drive in the Cimmarron Project. This sewer is proposed to be extended through the Tucker Property along the same alignment as the Secondary Access for the Wyndham Hills project (reference Exhibit X-2). The 8" (inch) sewer main which currently exists north and east of Wingfield Springs Unit 9 ties into the existing North East Interceptor within Spanish Springs Road. From this point, the North East Interceptor ties into the Vista Boulevard Main to the East Interceptor and finally the Spanish Springs Interceptor.

The existing infrastructure which Wyndham Hills will connect to has sufficient capacity based on the calculations contained within the "Wastewater Facilities Plan and Environmental Assessment for Spanish Springs Valley, Nevada." dated January 13, 1994, prepared by Pyramid Engineers in association with Roy H. Hibdon, Civil Engineering Consultants, Ltd.

B. Water.

Either Sierra Pacific Power or Washoe County Utilities are willing to provide water services for Wyndham Hills. The Property is currently located in the Washoe County Utilities service territory; however, Sierra Pacific is the water purveyor for the City of Sparks. Both utility companies have expressed their willingness to provide retail water service for this Project. The final decision as to which company will provide retail water services will be based on the cost of the infrastructure and delivery system.

Water rights will be purchased through Sierra Pacific's bank of water rights and delivered through their system through a wholesale agreement with Washoe County.

C. Gas.

Gas services will be provided by Sierra Pacific Power Company. A "Level 1" Discovery" was conducted by Sierra Pacific on this Project. The findings of that

WYNDHAM HILLS

Discovery can be found as Exhibit "Z". There are no unusual off-site facility requirements associated with Sierra Pacific providing gas services to the Project.

D. Electric.

Sierra Pacific Power Company will provide electrical services for this Project. A "Level 1 Discovery" was performed by Sierra Pacific, and their findings can be found in Exhibit "Z". Electrical power will be provided by tapping a current overhead line that is adjacent to the Property. There are currently no unusual facility requirements or adverse conditions affecting the provision of electrical service to this Project.

E. Telephone.

Telephone services will be provided by Nevada Bell. Service will be provided by tapping into overhead lines that are adjacent to the Property. At this time there are no adverse conditions to address or facility requirements needed to provide telephone service to the Project.

F. Cable TV.

Cable TV services will be provided by TCI/AT&T. Service will be provided by tapping into a current overhead line that is adjacent to the Project. At this time there are no adverse to conditions to address or facility requirements are needed to provide service to this Project.

G. Roadway Improvements.

The proposed roadway patterns for Wyndham Hills are shown on Exhibit "D" of this handbook. All roadways proposed with the project shall be public and dedicated to the City of Sparks through the Final Map process. The roadway sections proposed for Wyndham Hills shall be in accordance with the City of Sparks standard street sections with minor modifications in order to facilitate some of the site architecture. Typical street sections for Wyndham Hills Parkway, collector standard streets (if necessary), and residential streets are shown in Exhibit "M" of this handbook.

The primary access for the project shall be Wyndham Hills Parkway which is proposed to connect to La Posada at the north end of the project (reference Exhibit "D" and "X-1"). Wyndham Hills Parkway is shown in the development master plan as a 100' (foot) right of way section. The purpose of the enlarged right of way section is to accommodate a 20' (foot) wide landscape median island at the project entry at

WYNDHAM HILLS

La Posada. The actual travel lane dimensions and other appurtenances are identical to the City of Sparks standard street section for collector standard roadways. Please

note that it is assumed at this point, that a portion of Wyndham Hills Parkway will be required to be constructed to a collector standard, while the balance of the roadway as it extends to the south will then transition to a residential standard. However, final right of way widths shall be based on the approved traffic study, prepared by a Nevada Licensed Engineer and approved by the City of Sparks. The approved report may also change the location to which the roadway transitions from a collector standard to a residential standard street.

The secondary access will be from the proposed Sunset Mountain Drive within the Wyndham Hills project, through the Tucker property which exists to the west, and finally to Campello Drive which is part of the Cimmarron to the Tucker property boundary. This roadway pattern is shown on Exhibit "X-2" of this handbook.

An easement through the Tucker Property must be granted to the developers of the Wyndham Hills Project in order to facilitate the roadway connection. The roadway section for this alignment shall be temporary in nature for the first two full phases of development (reference Exhibit "S" for Phasing Map). The temporary roadway section shall be constructed to City of Sparks standards for Temporary Emergency Access. The alignment will become quasi permanent with the construction of the third full phase of development. The quasi permanent is used due to the fact that with the Tucker Property Development Plan not yet fully determined, additional work may be done to the roads at a future date which are either necessitated or required by the Tucker Development Plan once it becomes final. The temporary and quasi-permanent roadway sections shall be reviewed and approved by the City of Sparks Public Works Department prior to construction.

All of the interior roadways which are not required to be collector standard shall be constructed to a residential standard (55' right of way section) per Exhibit "M" of this handbook. This includes cul de sac's, which shall be constructed to residential roadway standards. All cul de sac's shall be limited to 400' (feet) in length as measured from the radius point of the bulb to the projection of the right of way at the intersecting street. Any cul de sac's which exceed 400' (feet) as described above shall either be approved by the City of Sparks for the additional length or have a secondary means of access which is a minimum of 29' (foot) wide, improved (paved or approved equal) travel lane. These secondary access roadways shall be gated to prevent normal vehicular travel. In addition, the curbs in front of the entry gates shall be painted red and signed for no parking to the satisfaction of the City of Sparks

Public Works and Fire Department. All gates shall be approved by the City of Sparks Public Works and Fire Department.

The pedestrian circulation within the development as it relates to the roadway sections shall be as follows. Wyndham Hills Parkway shall have an 8' (foot) wide meandering multi-purpose path constructed on the west side of the right of way (reference Exhibits "H" and "N") from La Posada to approximately Lot 194. From this point, Wyndham Hills Parkway shall have sidewalks both sides in accordance with the 55' (foot) right of way section shown in Exhibit "M". The purpose for the deletion of the sidewalk within the Wyndham Hills Parkway section is due to the 8' multi-purpose path on the west side of the roadway and that paths interconnectivity with the project trail system. All other roads, collector (80' right of way) or residential (55' right of way) per Exhibit "M" shall have sidewalks both sides.

All streets shall be constructed to the City of Sparks minimum structural section or the Geotechnical Engineers recommended street section, which ever is greater.

H. Fire Protection.

Wyndham Hills is currently outside of the 8.5 minute response area for the City of Sparks Fire Station #4. The developer shall install NFPA type 13D residential fire sprinklers within every residence unless other arrangements are made to the satisfaction of the Fire Chief and City Council.

I. Police Protection.

The Sparks Main Police Department, at 1701 East Prater Way, will be the main station providing police protection for this Project. Currently police protection service calls, in the Spanish Springs Area, are relatively low. The Spanish Springs Valley current police protection demand requires one police beat consisting of one officer. This beat would be expanded to incorporate our project.

In talking with the Sparks Police Department, there are currently no plans to provide a police sub-station in the Spanish Springs valley. As the growth in the area continues, a police sub-station may become part of the department's plans.

J. School Services.

The recent growth in the Spanish Springs area has impacted the local school facilities. The timing of this Project coincides with the opening of the two new schools, Van Gorder Elementary School, in the vicinity of Wingfield Springs and Cimarron, and Spanish Springs High School. Van Gorder Elementary is scheduled to open in the Fall of 2000. Discussions with the School District have indicated that this school will not be at capacity, and will have the facilities and staff to provide school service to this Project. Spanish Springs High School is scheduled to open in the Fall of 2001, and will address the existing situation at Sparks High School. Currently there are no plans for additional Middle Schools. Sparks Middle School has necessary capacity and will continue to be the provider of the necessary facilities for that age group of students.

K. Air Quality Measures.

During the course of construction, grading operations will not be conducted during the time of high wind. Additionally, measures will be undertaken to wet the soil being worked and exposed to grading to prevent excessive dust. Owner will comply with all applicable local, state and federal air quality and dust control regulations.

**TENTATIVE MAP LOCATED IN
THE BACK OF THE BINDER**

REQUEST TO RESERVE NEW STREET NAME(S)*

REGIONAL STREET NAMING COMMITTEE
C/O Washoe County Department of Comprehensive Planning
P.O. Box 11130
1001 E. Ninth Street
Reno, NV 89520
(702) 328-3600

Submitted by: PRISKE-JONES VENTURES Date: 3-7-00
Address: 700 SMITHRIDGE DR. SUITE 206B Phone: (775) 826-3535 (H)
RENO, NV. 89502 (W)
Private citizen: KEN HENDRIX Organization: (775) 826-3535

It is requested that the below-listed street name(s) be reserved for:

Project Name: WYNDHAM HILL

Subdivision PENDING Parcelization PENDING Private Street/Easement N/A

Assessor's Parcel No(s). 084-270-23

STREET NAME(S)

(NO MORE THAN 14 LETTERS OR 15 IF THERE IS AN "I" IN THE NAME)

LIST FIRST CHOICE COLUMN ALPHABETICALLY

FIRST CHOICE	SECOND CHOICE	LOCATION BY MAJOR CONNECTING STREETS
<u>SEE ATTACHED LIST</u>		

(Attach extra sheet if necessary)

Streets are situated in: RENO SPARKS X WASHOE COUNTY
or are to be annexed to _____

*If final recordation has not occurred within one year, it is necessary to submit written request for extension to the Coordinator prior to the expiration date of original approved request.

Note: Applicant is financially responsible for all sign costs.

Approved: _____ Date: _____
Regional Street Naming Coordinator

Arroyo Grande (great stream)

Belmont Terrace

Brooks Avenue

Carleton Drive

Cedar Crest

Chey Lane

Cheyenne

Cloudcroft

Corsage Court

Daybreak

Decatur

Desert Eagle

Emerald Creek

Emerald Mountain

Fairlight

Flower Spring Street

Glenwood Lane

Lamonte

Logandale

Lone Pine

Los Prados (the meadows)

Lost Trail Drive

Martingale Lane

Muirfield

Pageantry

Painted Desert

Paradise Hills

Silverado

Smoke Ranch

Sunset Mountain

Tenaya

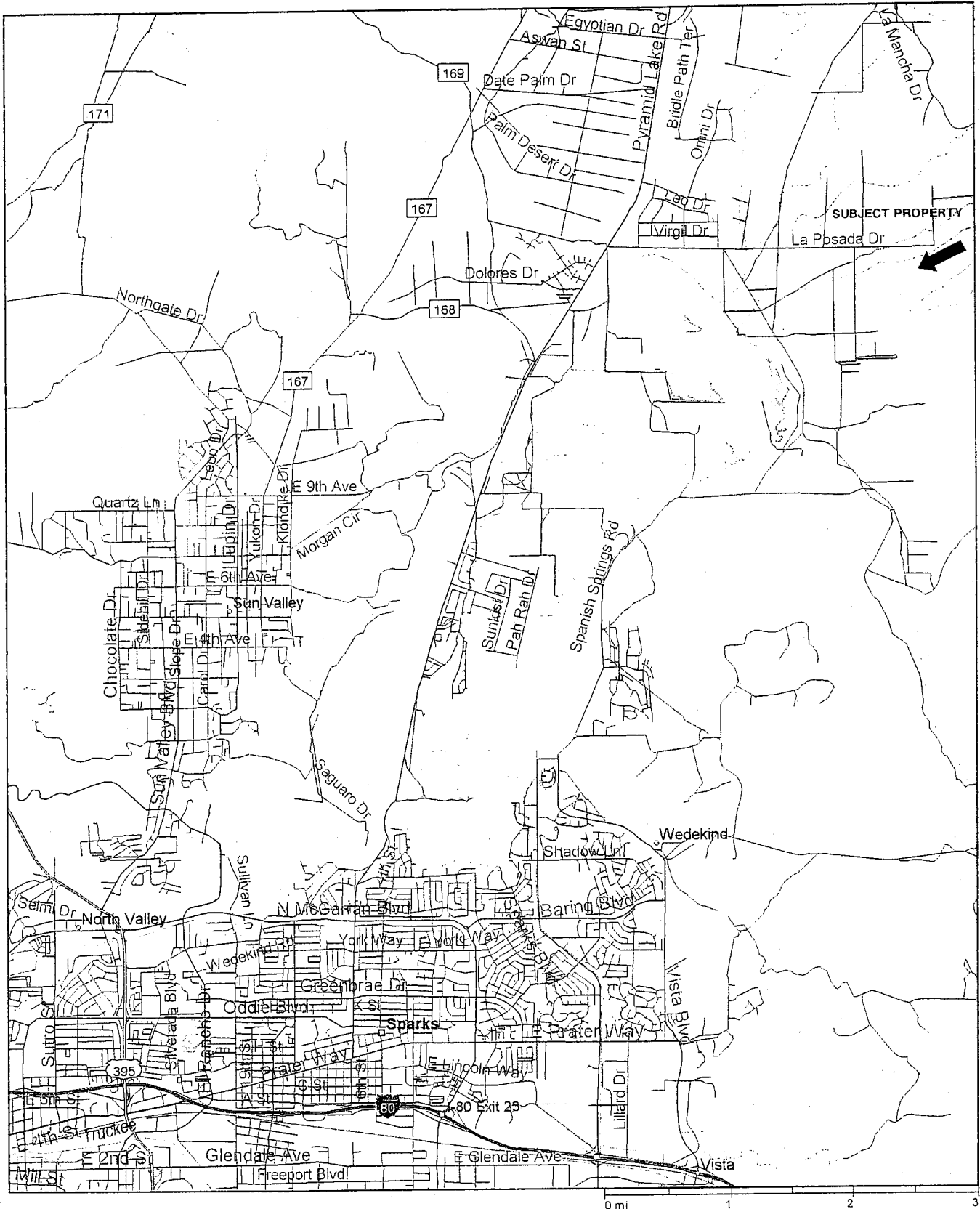
Tiger Lilly

Tobony

Wyndham Hill Pkwy.

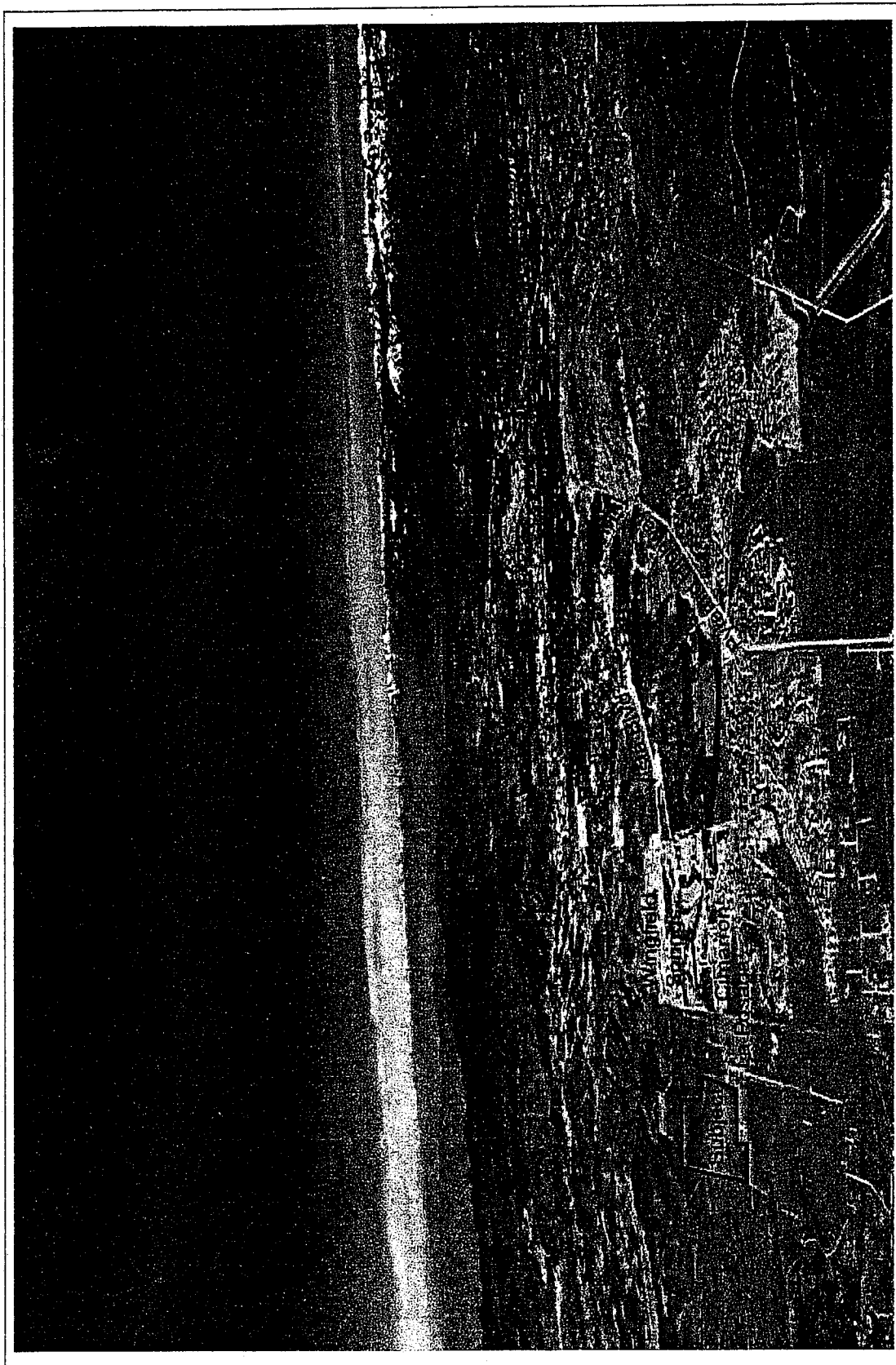
Wyndham Hill Court

SPANISH SPRINGS VALLEY

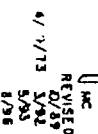


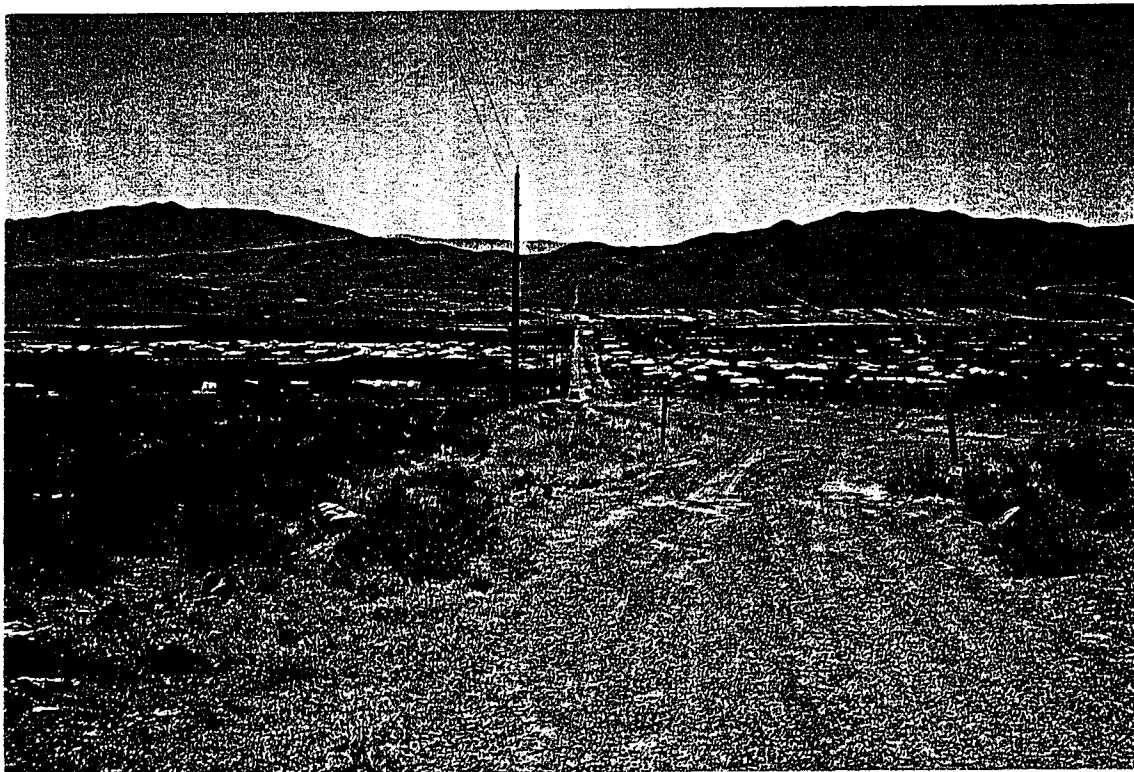
Streets98

Residential Land Offering – La Posada Drive, Spanish Springs



SECTION 6, T20N-R21E

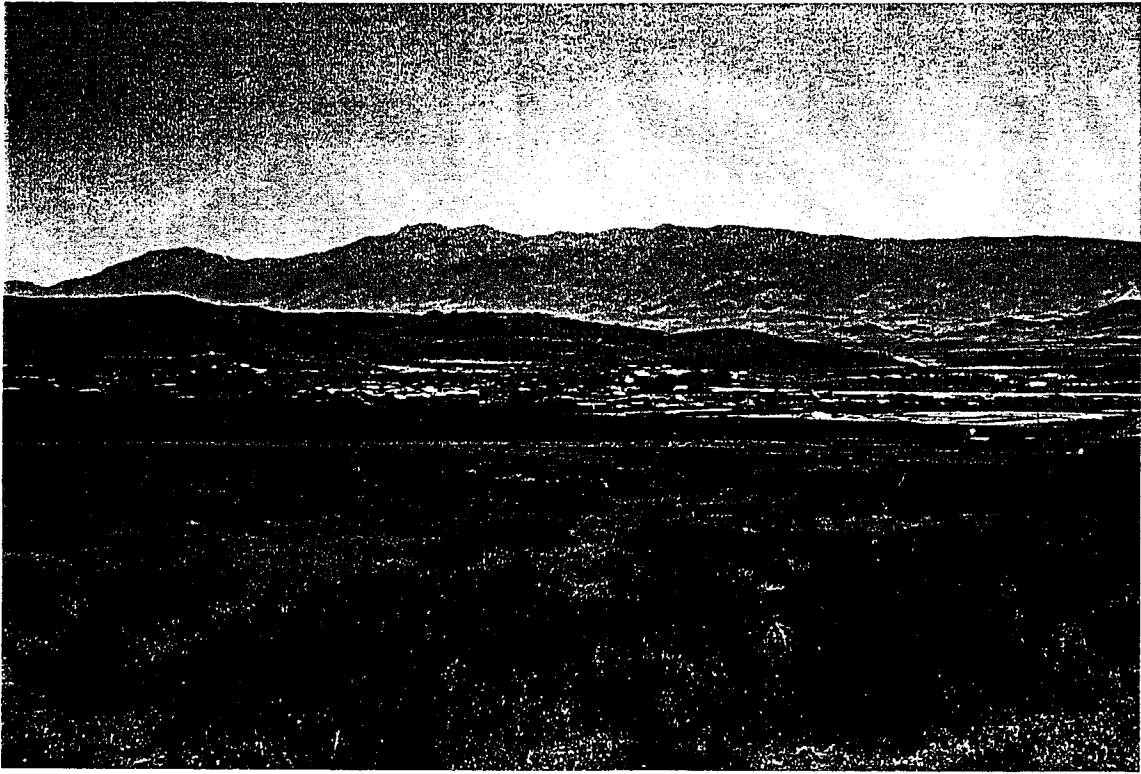




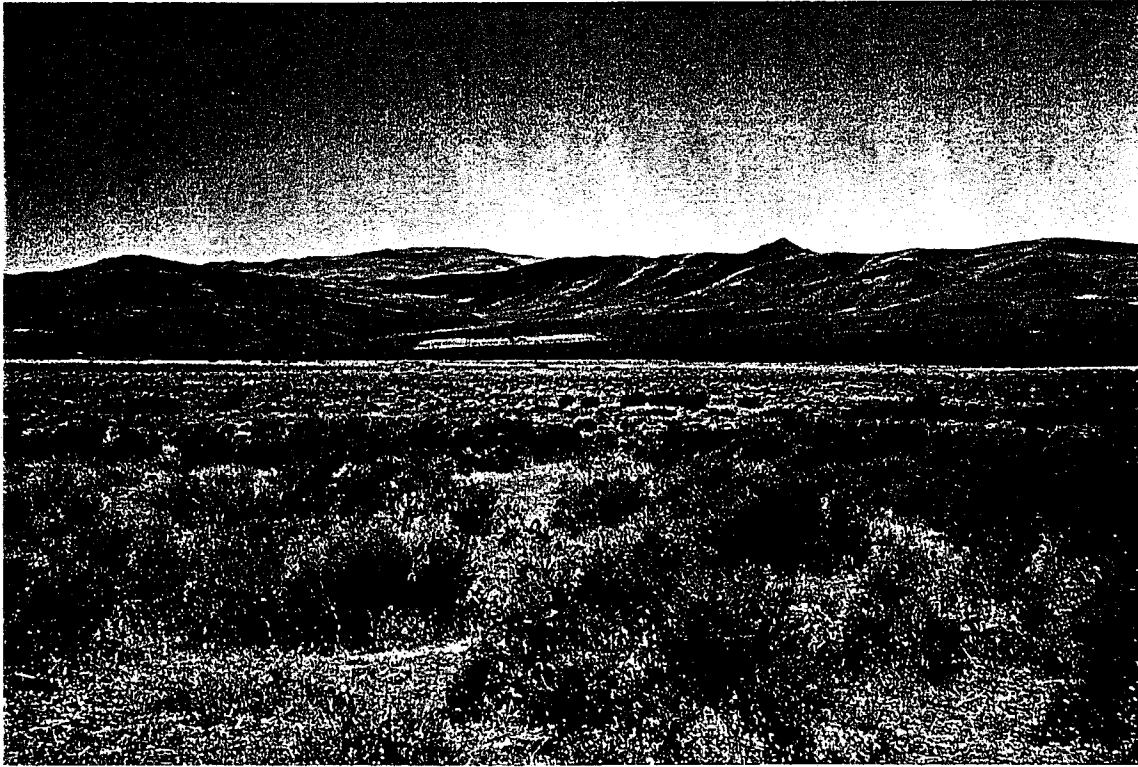
1



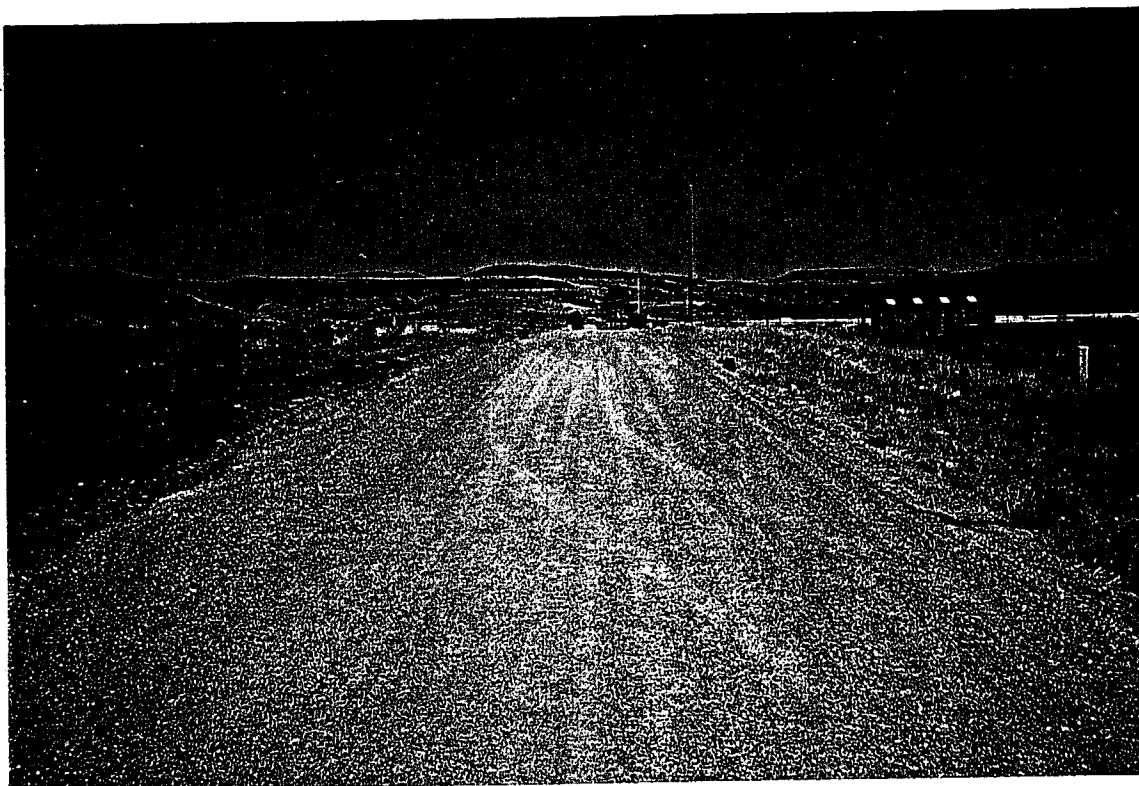
1



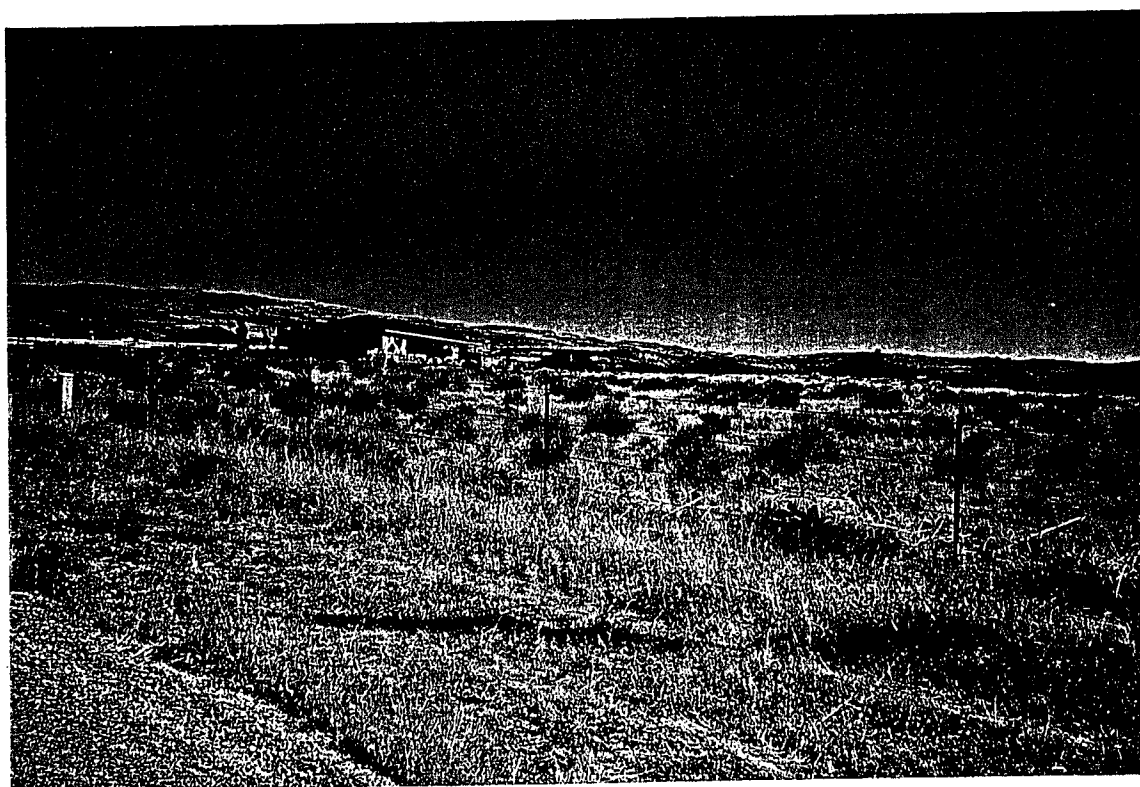
1



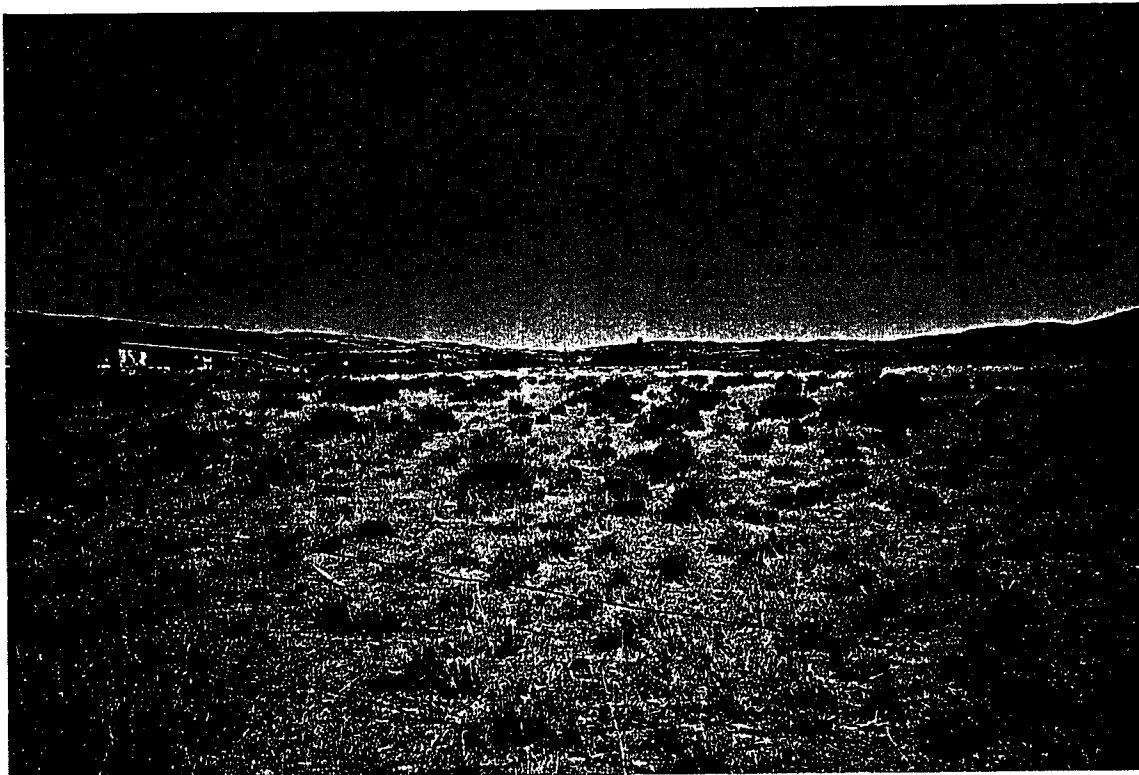
1



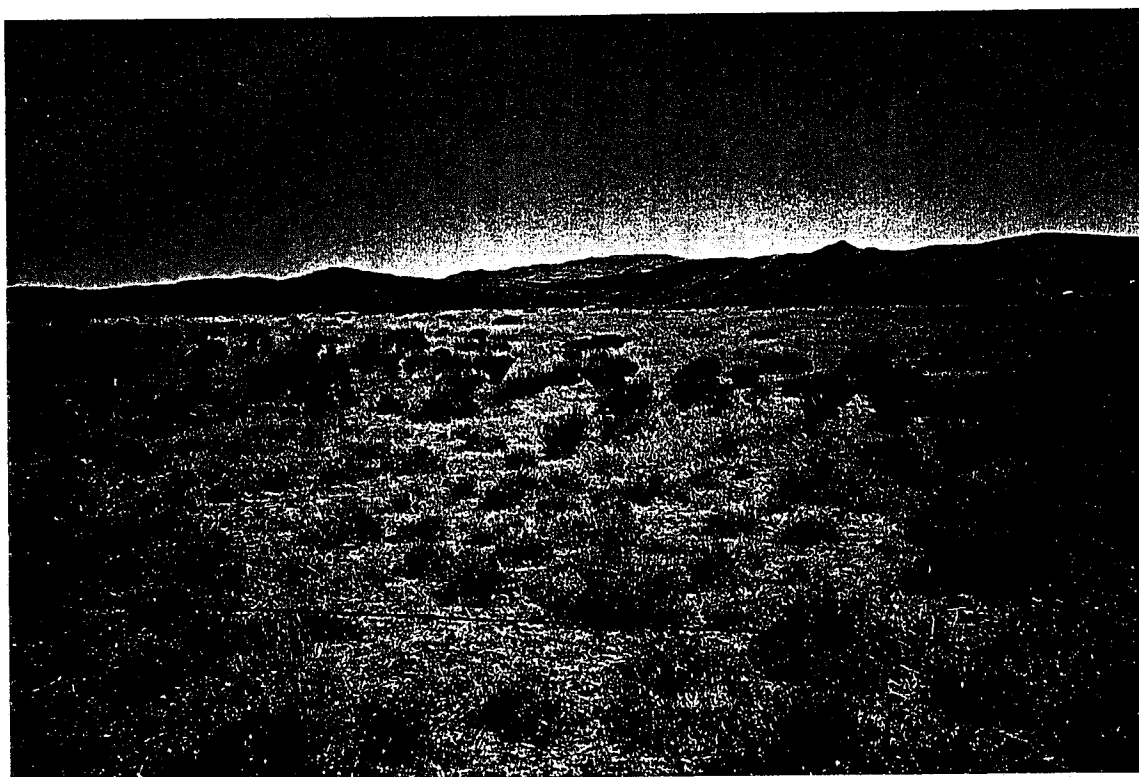
2



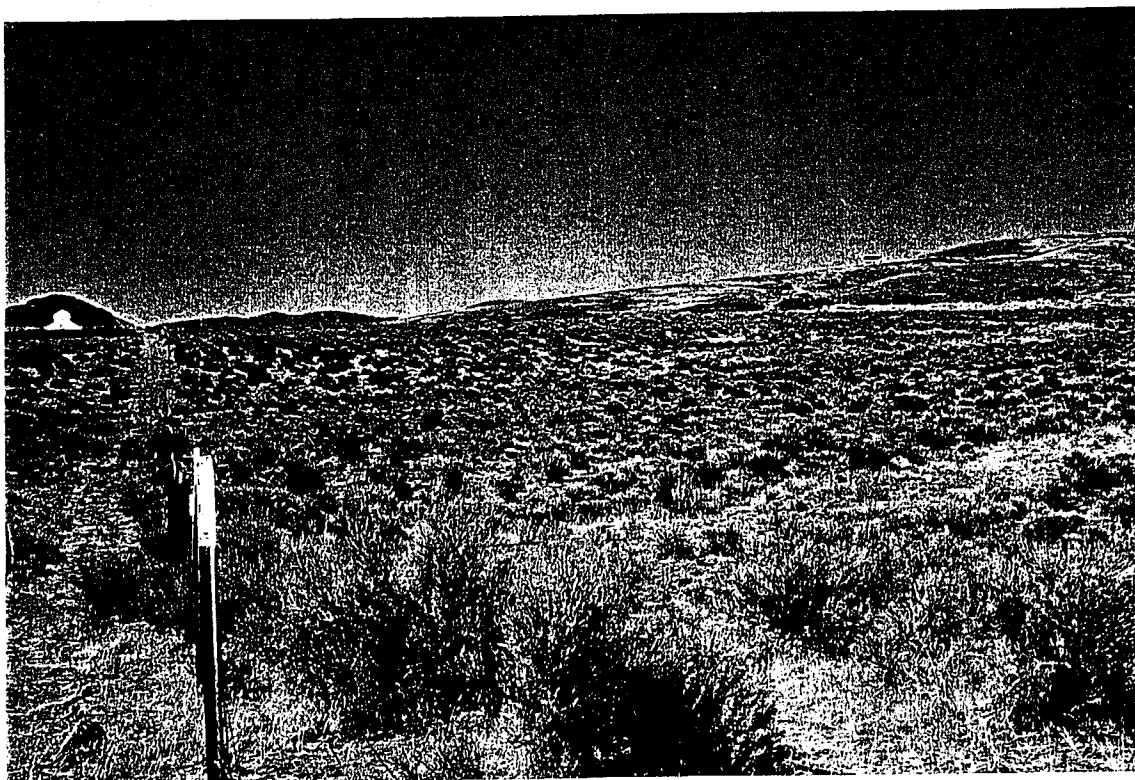
2



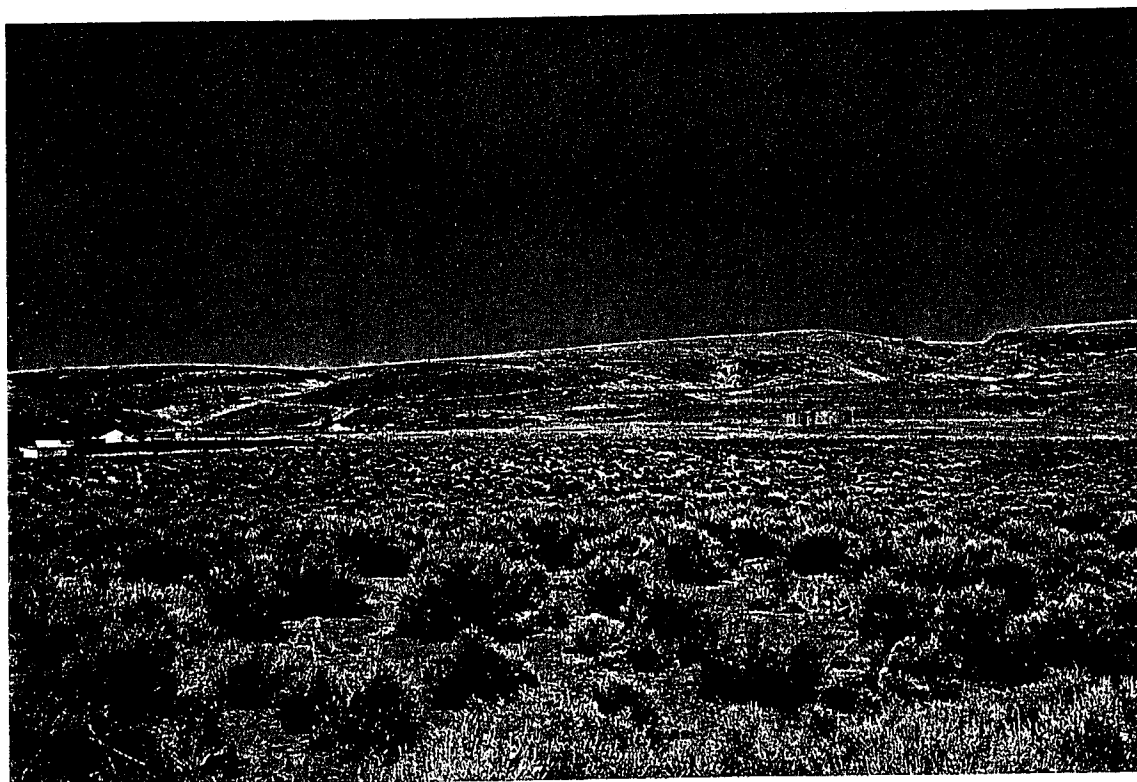
2



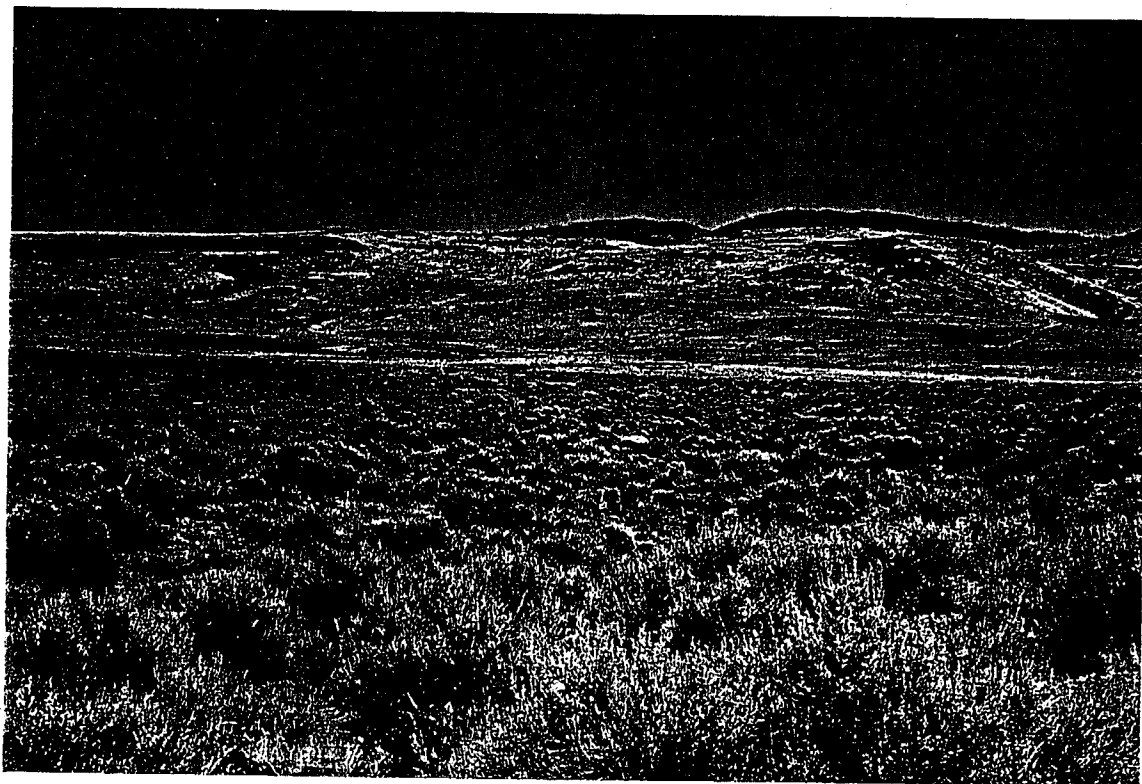
2



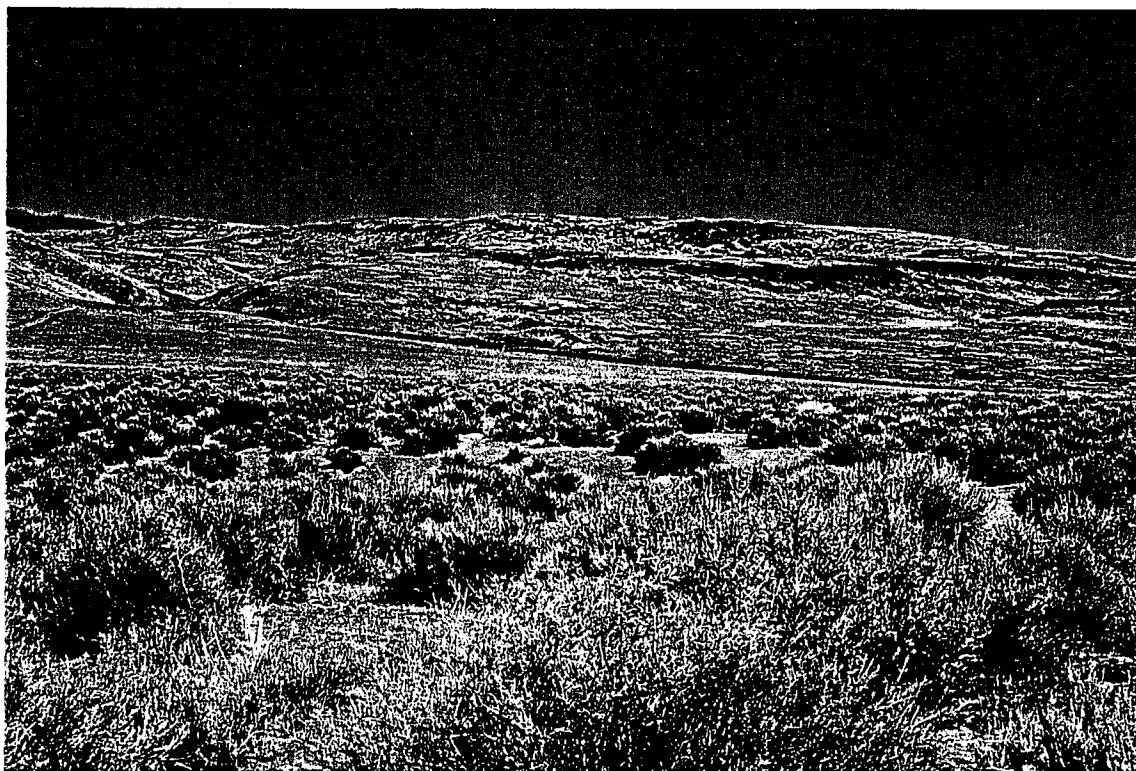
3



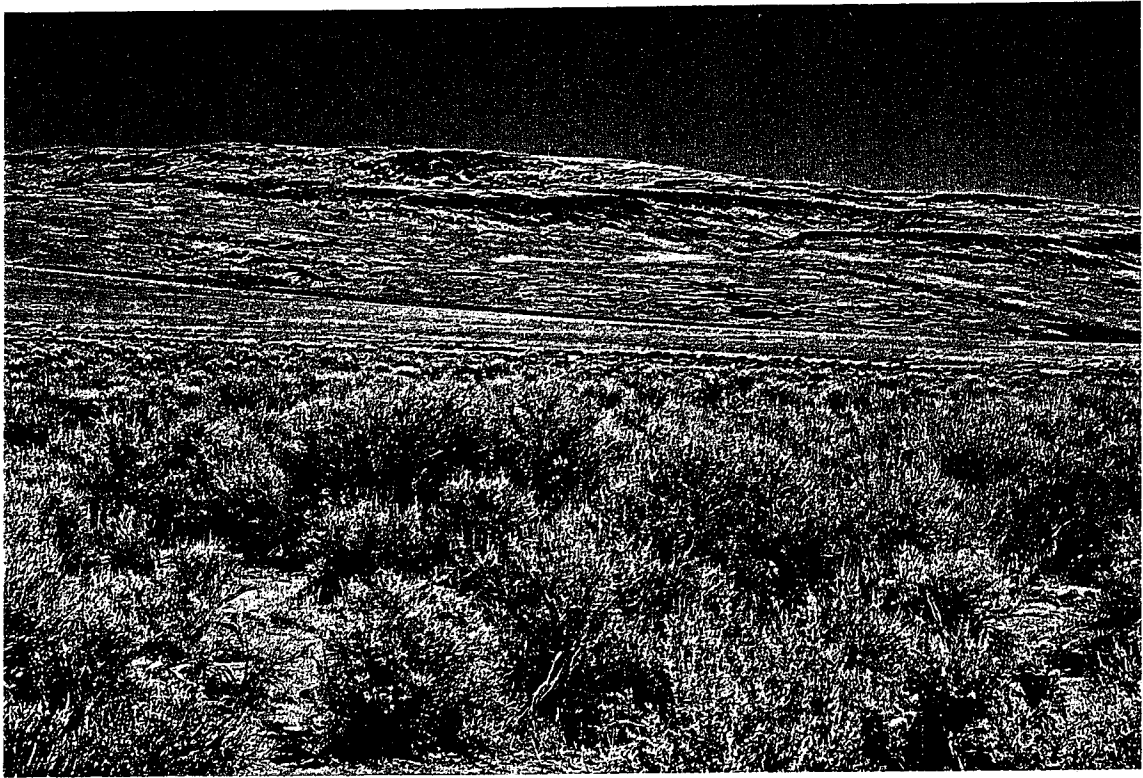
3



3



3



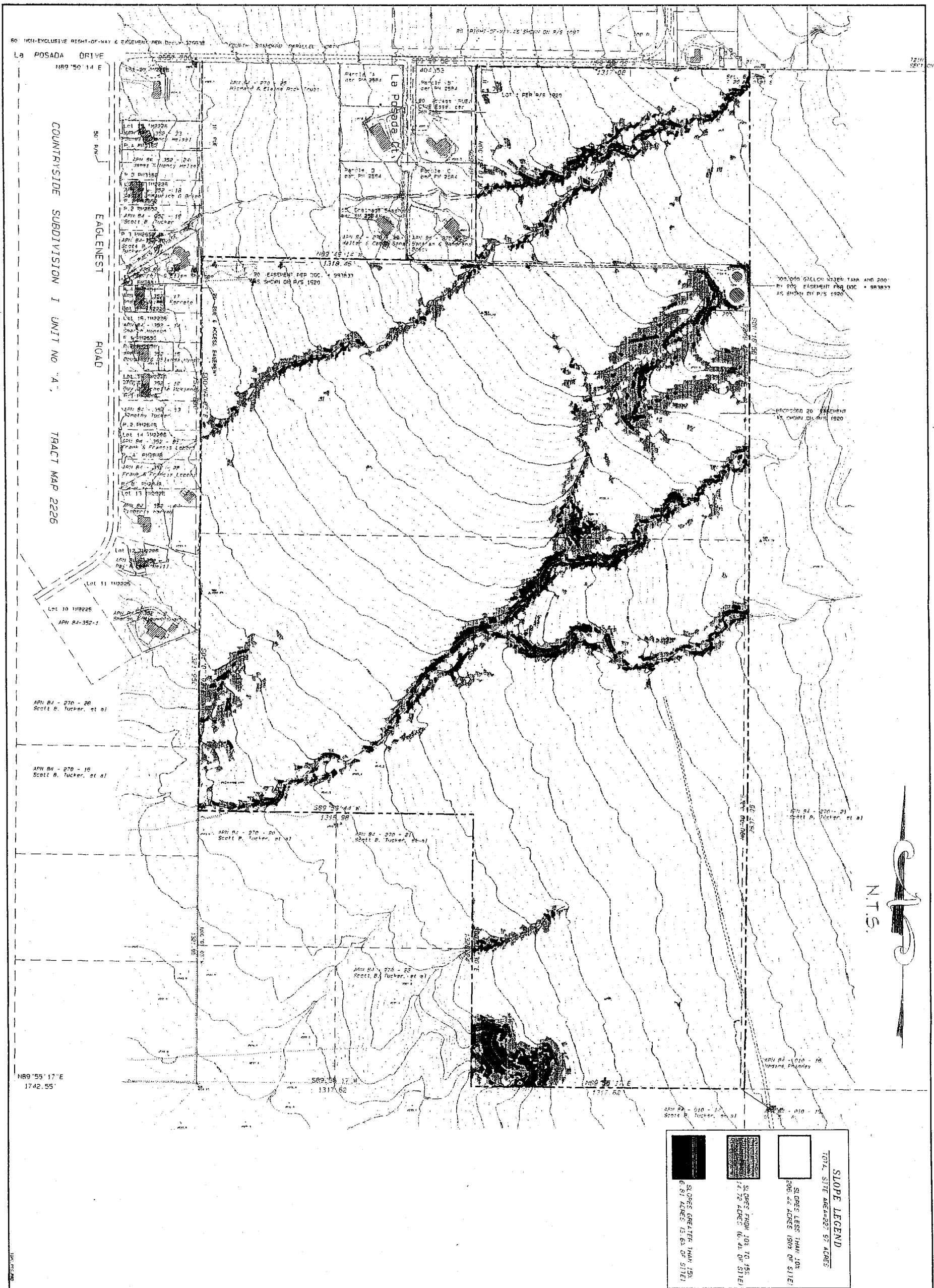


C-1

REVISIONS	DATE
Site rev. per PJ-mw	8/9/00

CONCEPTUAL GRADING PLAN
Wyndham Hill Subdivision
Priske - Jones
SPARKS NEVADA





REVISIONS	DATE
1	
2	
3	
4	
5	
6	
7	
8	
9	
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	

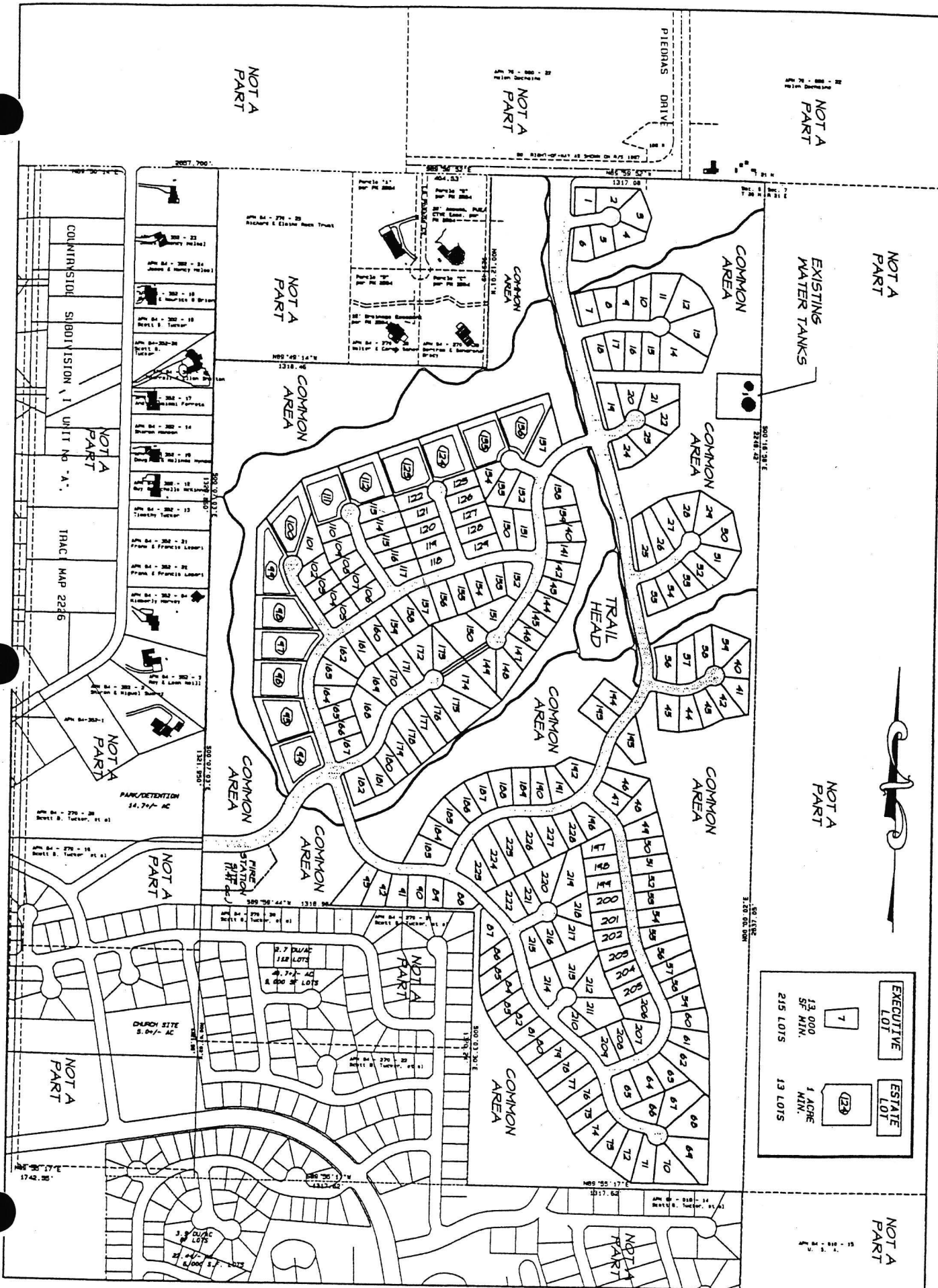
SLOPE ANALYSIS MAP
WYNDHAM HILL SUBDIVISION
PLANNED DEVELOPMENT

SPARKS NEVADA

mountain west consulting

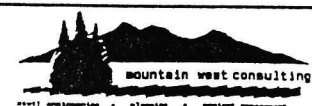
civil engineering • planning • project management
 c. s. box 21-50 • reno, nevada 89515-1450 • (775) 337-0770

C-2



EXECUTIVE LOT	ESTATE LOT
7	123
13,000 SF MIN.	1 ACRE MIN.
215 LOTS	13 LOTS

MASTER PLAN
 Wyndham Hill Subdivision
 Drake - 10000



DATE	BY	REVISION
10/10/00	DR	1.0
10/10/00	DR	1.1
10/10/00	DR	1.2
10/10/00	DR	1.3
10/10/00	DR	1.4
10/10/00	DR	1.5
10/10/00	DR	1.6
10/10/00	DR	1.7
10/10/00	DR	1.8
10/10/00	DR	1.9
10/10/00	DR	2.0



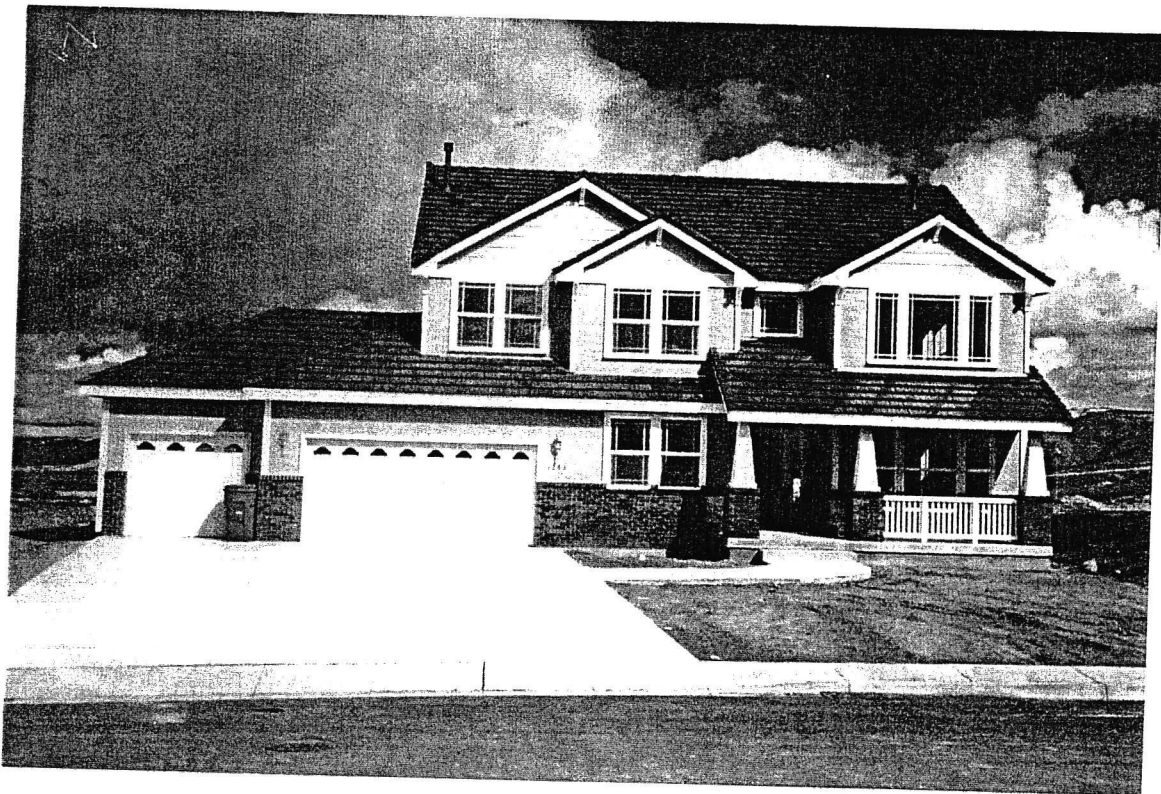
Craftsman



Craftsman



Ranch



Craftsman



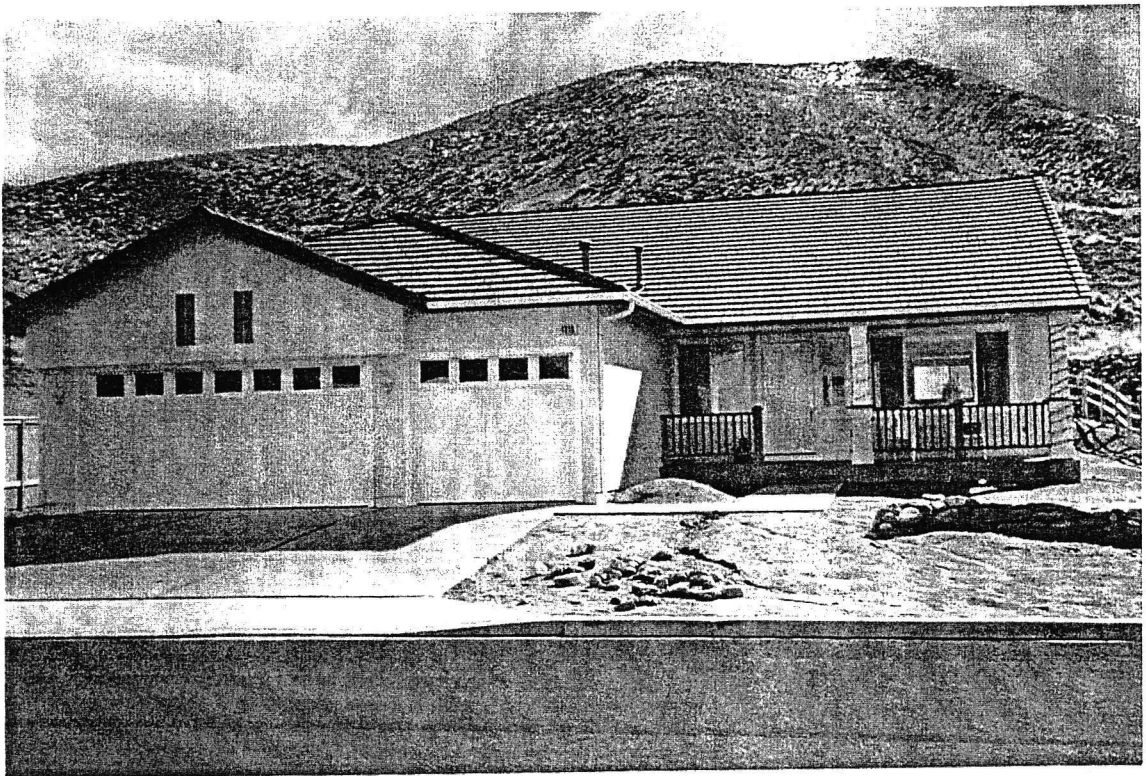
Ranch



Contemporary



Rustic



Ranch



Mediterranean



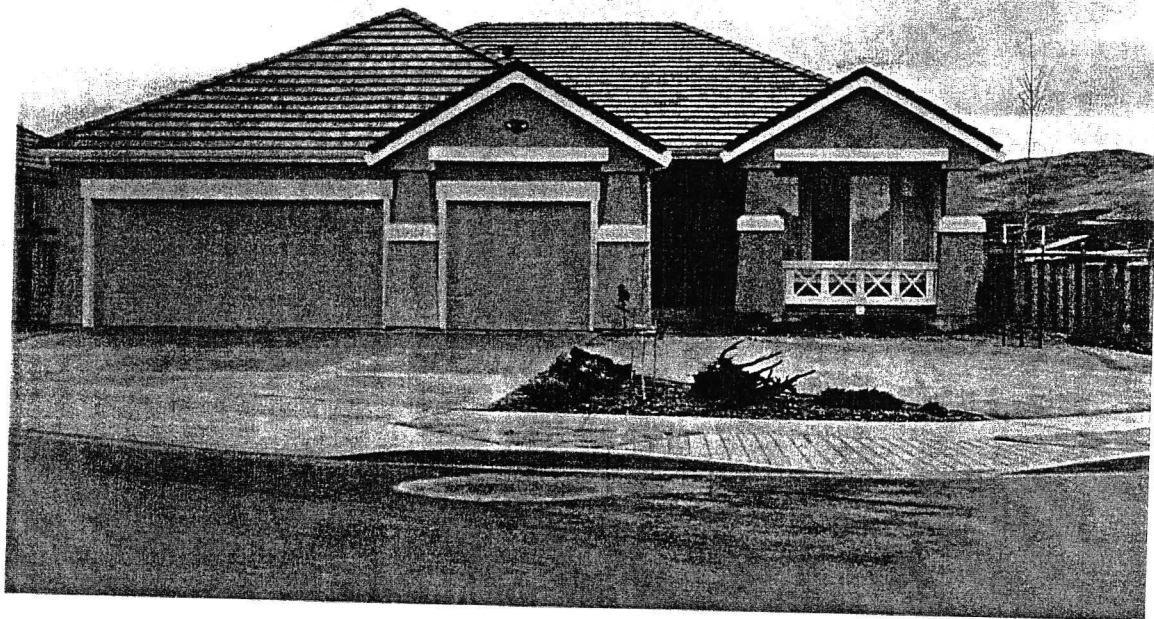
Normandy



Ranch



Ranch



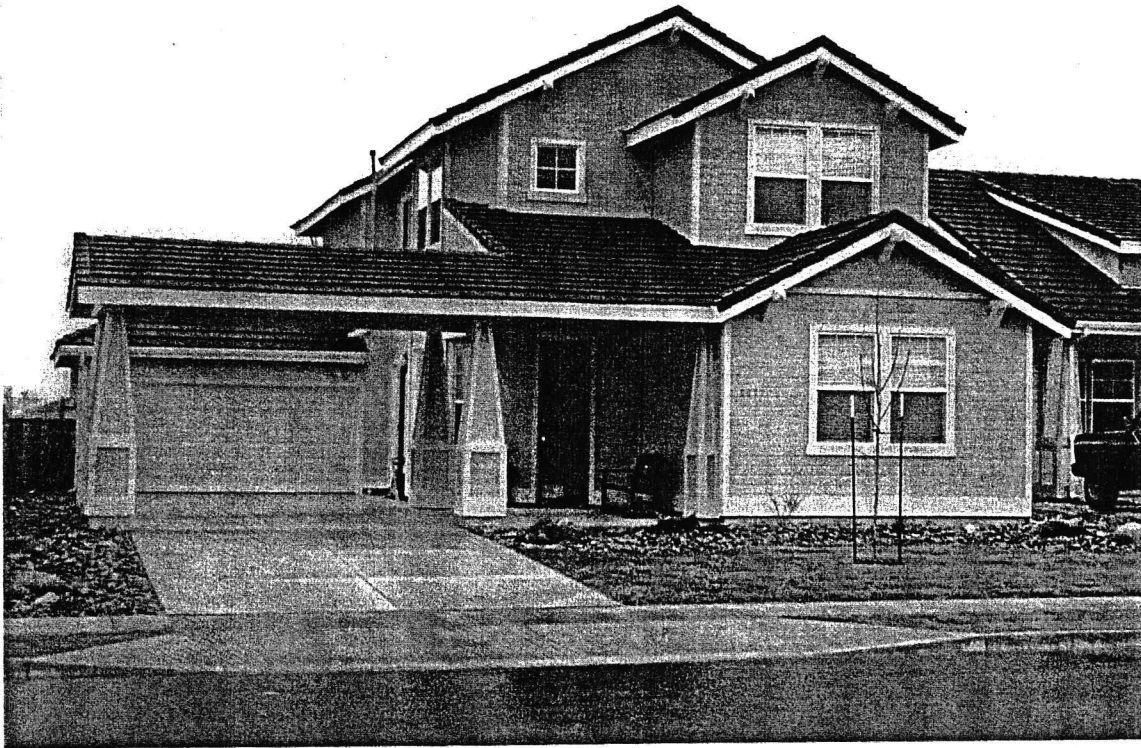
Contemporary



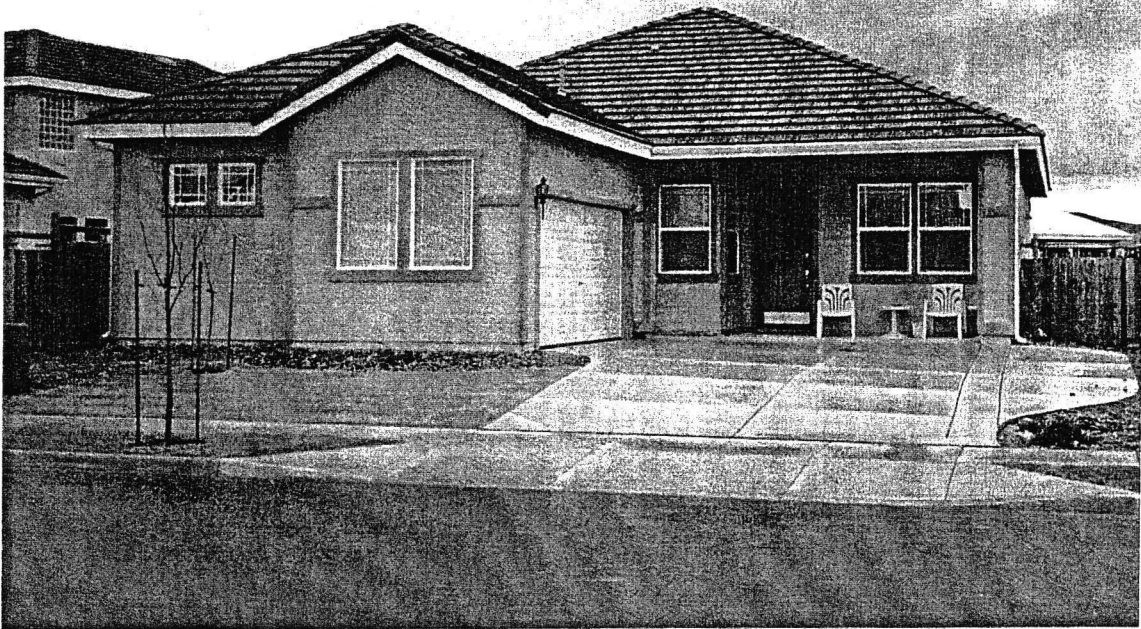
Contemporary



Contemporary



Craftsman



Ranch



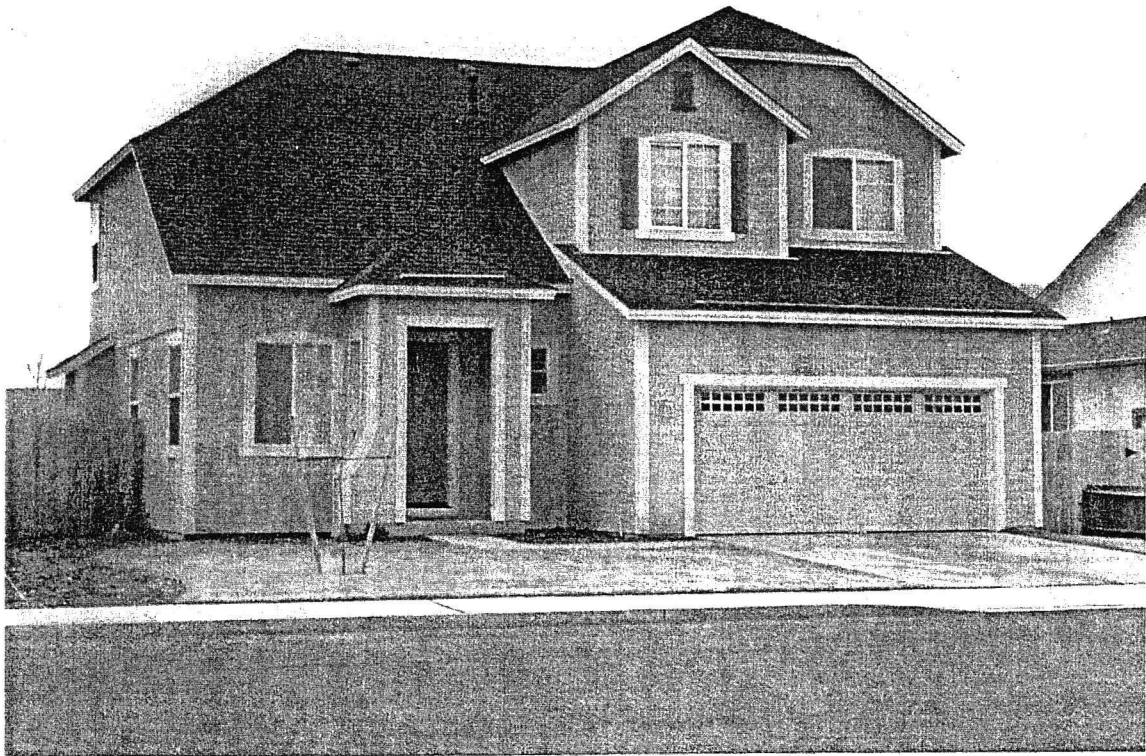
Craftsman



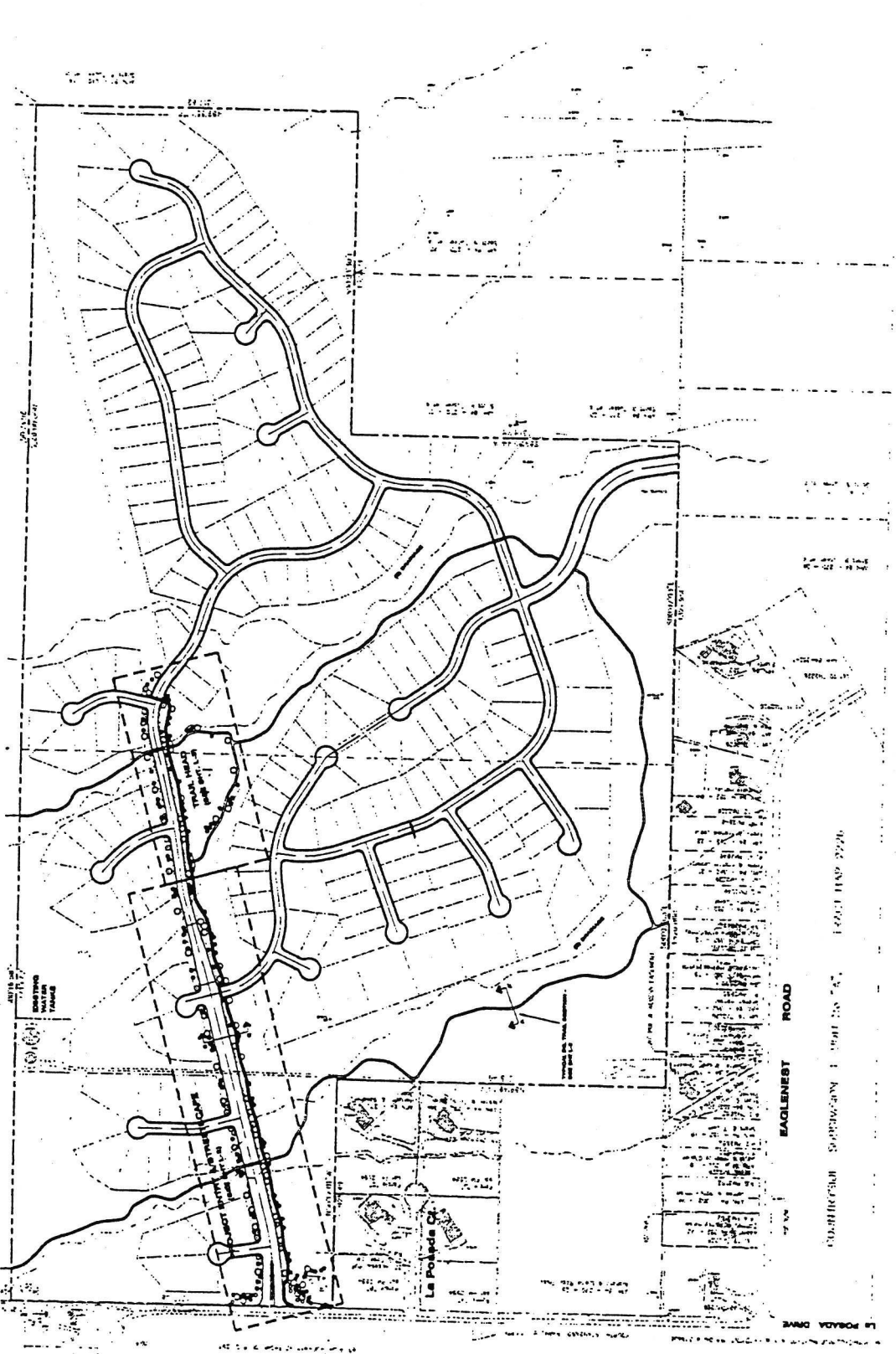
Ranch



Contemporary



Contemporary



LEGEND

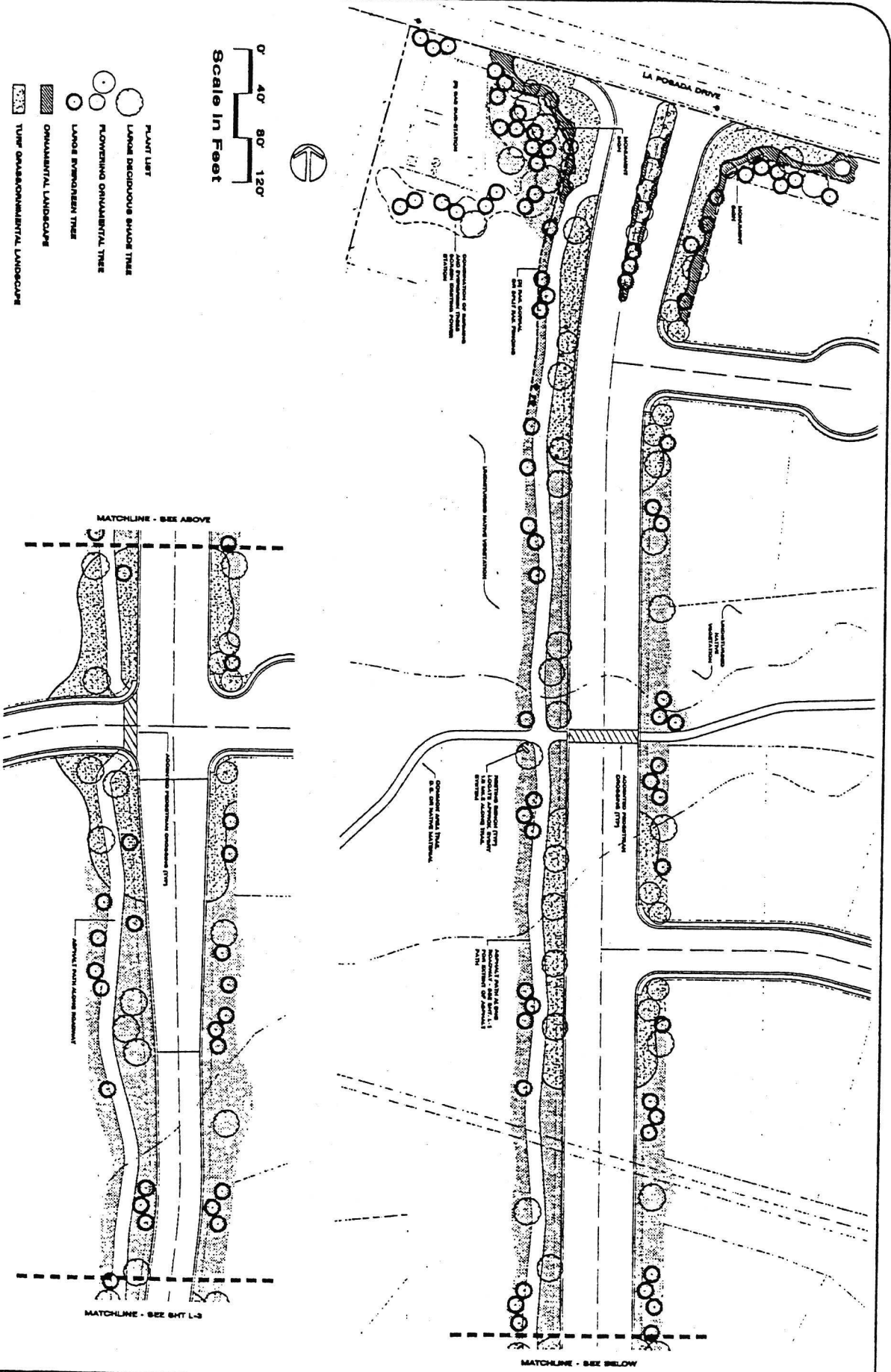
- 12' WIDE PEDESTRIAN PATH (SEE SECTION B-27, SHEET L-3)
- 5' WIDE D.G. OR CLEARED NATIVE TRAIL (SEE SECTION SHEET L-3)
- ACCREDITED PEDESTRIAN CROSSING

Scale In Feet

0' 200' 400' 600'

- PLANT LIST**
- LARGE DECIDUOUS SHADE TREE
 - FLOWERING ORNAMENTAL TREE
 - LARGE EVERGREEN TREE
 - ORNAMENTAL LANDSCAPE
 - TURF GRASS/ORNAMENTAL LANDSCAPE
 - NATURALIZED LANDSCAPE
- NOTES:** 1. ALL PLANTINGS SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LOS ANGELES LANDSCAPE MAINTENANCE MANUAL. 2. ALL PLANTINGS SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LOS ANGELES LANDSCAPE MAINTENANCE MANUAL. 3. ALL PLANTINGS SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LOS ANGELES LANDSCAPE MAINTENANCE MANUAL.

Scale in Feet
0' 40' 80' 120'



HANSEN
Landscape Architects

1000 Wilshire Blvd., Suite 1000
Los Angeles, California 90024
Phone: (213) 480-1000

ENTRY CONCEPT PLAN
WYNDHAM HILL SUBDIVISION
PRISKE - JONES

No.	Revision	Date	By

Sheet: L-2
Date: 3/23/00
Scale: 1/8" = 1'-0"

Revised: 3/23/00
By: [Signature]
Checked: [Signature]
Date: 3/23/00

Revised: 3/23/00
By: [Signature]
Checked: [Signature]
Date: 3/23/00

APPENDIX - PLANT LIST

WYNDHAM HILL SUBDIVISION - suggested plant species

ORNAMENTAL LANDSCAPE

The ornamental landscape may contain a combination of turf grass, ornamental shrubs, and trees from the following list:

Deciduous Shade Trees

<i>Catalpa bignonioides</i> "nana"	Umbrella Catalpa
<i>Celtis reticulata</i>	Netleaf Hackberry
<i>Crataegus</i> spp.	Hawthorn
<i>Fraxinus oxycarpa</i> "raywood"	Raywood Ash
<i>Gleditsia triacanthos</i> "inermis"	Honeylocust
<i>Platanus acerifolia</i> 'Bloodgood'	B.G. London Planetree
<i>Quercus</i> spp.	Oak
<i>Robinia ambigua</i> 'Idahoensis'	Idaho Locust

Flowering Trees

<i>Koelreuteria paniculata</i>	Goldenrain Tree
<i>Malus</i> spp.	Crabapple
<i>Prunus cerasifera</i> "k.v. or "newport"	Newport Flowering Plum
<i>Pyrus</i> Spp.	Flowering Pear

Evergreen

<i>Cedrus atlantica</i> 'glauca'	Blue Atlas Cedar
<i>Cupressus glabra</i>	Arizona Cypress
<i>Juniperus occidentalis</i>	Arizona Cypress
<i>Pinus</i> spp.	Pine
<i>Picea</i> sp.	Spruce

Shrubs

<i>Berberis thunbergii</i>	Japanese Barberry
<i>Berberis mentorensis</i>	Mentor Barberry
<i>Buddleia davidii</i>	Butterfly Bush, Orange-eye
<i>Chaenomeles speciosa</i>	Flowering Quince
<i>Cotoneaster</i> spp.	Cotoneaster
<i>Cotinus coggygria</i>	Smoke Tree
<i>Cornus stolonifera</i>	Red-twig Dogwood
<i>Cytisus praecox</i>	Warminster Broom
<i>Euonymus alata</i>	Burning Bush
<i>Forsythia ovata</i>	Korean Forsythia
<i>Genista lydia</i>	Dwarf Broom
<i>Juniperus</i> spp.	Juniper
<i>Mahonia aquifolium</i>	Oregon Grape
<i>Pinus mugo</i>	Mugo Pine
<i>Potentilla</i> spp.	Potentilla
<i>Prunus cistena</i>	Dwarf Red-leaf Plum
<i>Rhus</i> spp.	Sumac
<i>Rosa</i> spp.	Rose
<i>Symphoricarpus albus</i>	Snowberry

Thuja spp.	Arborvitae
Yucca filamentosa	Adamsneedle Yucca

Ground Cover

Artemisia schmidtiana	Silver Mound
Cerastium tomentosum	Snow in Summer
Cotoneaster "Lowfast"	Cotoneaster
Eriogonum umbellatum	Sulphur Flower
Euonymus fortunei	Winter Creeper
Juniperus horizontalis	Bar Harbor Juniper
Mahonia repens	Creeping Mahonia
Oenothera speciosa	Mexican Primrose
Phlox subulata	Moss Pink
Santolina chamaecyparissus	Lavender Cotton

Ornamental Grass

Calamagrostis x acutiflora	Feather Reed Grass
Festuca glauca	Blue Fescue
Helictotrichon sempervirens	Blue Oat Grass
Panicum virgatum	Switch Grass

Turf Grass

Festuca ovina	Hard Fescue
Festuca arundinacea	Tall Fescue
Lolium perenne	Perennial Ryegrass
Poa pratensis	Kentucky Bluegrass

NATURALIZED LANDSCAPE

Whenever possible, naturalized landscape areas will not be disturbed within the Wyndham Hill subdivision. Native shrubs and grass will be augmented with trees from the following list. When landscape disturbance does occur, the revegetation seed mix will be applied to all areas of exposed soil.

Deciduous Trees

Celtis occidentalis	Hackberry
Crataegus spp.	Hawthorn
Elaeagnus angustifolia	Russian Olive

Evergreen Trees

Juniperus spp.	Juniper
Cupressus glabra	Arizona Cypress
Pinus spp.	Pine

Revegetation Seed Blend

Grasses	lbs per acre
Wheatgrass Crested/Bluebunch Wheatgrass	4
Wheatgrass Siberian p-27	4

Bluegrass Canby/Sandberg	4
Fescue Sheep Covar	4
Wildrye Great Basin Magnar/Native	2
Ryegrass Annual (Nurse Crop)	8

Shrubs

Sagebrush	0.5
Rabbitbrush	0.5
Saltbrush Fourwing	3
Bitterbrush	0.5
Spiny Hopsage	0.5

Flowers

Dryland Aggressive Blend	1
Total lbs per acre	32

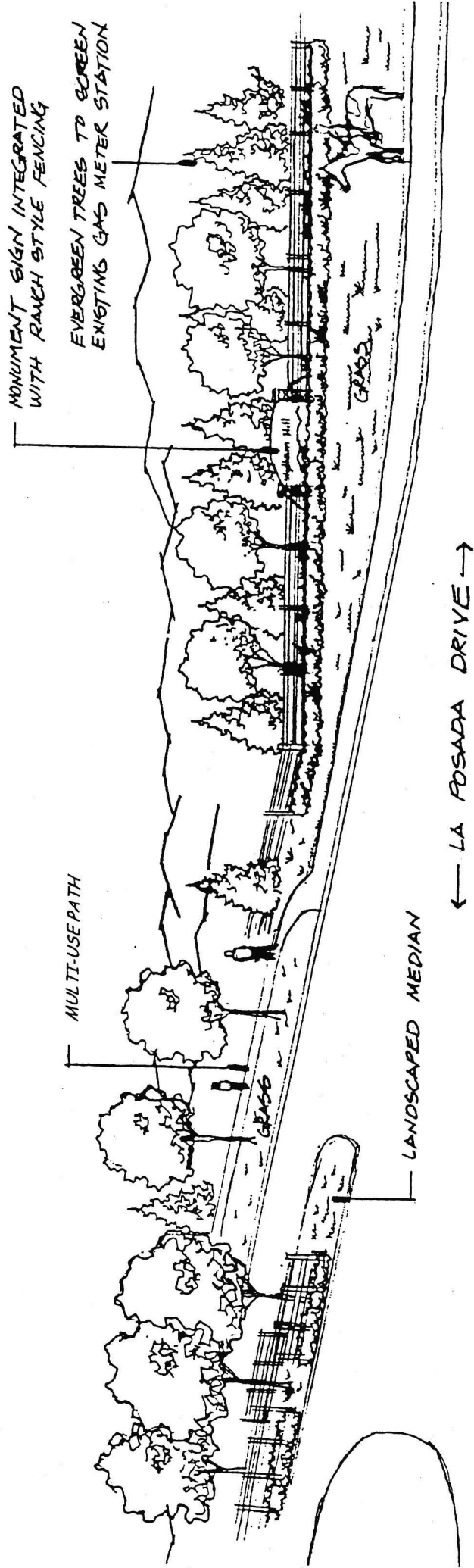
Irrigated seed blends may be applied in a hydroseed slurry. In non-irrigated applications the site shall be drill seeded or broadcast seeded and raked. If broadcast seeded the application rate (lbs per acre) shall be doubled as recommended in the "Handbook of Best Management Practices" (State of Nevada Division of Environmental Protection).

Following seeding a "nutritious bonded fiber matrix" hydraulic slurry shall be applied to the soil. The slurry shall consist of the following:

Kiwi Power	5 gallons per acre
Fertil-Fibers	2000 lbs per acre
Atlas SoilLok	65 gallons per acre
Tackifibers	40 lbs per acre

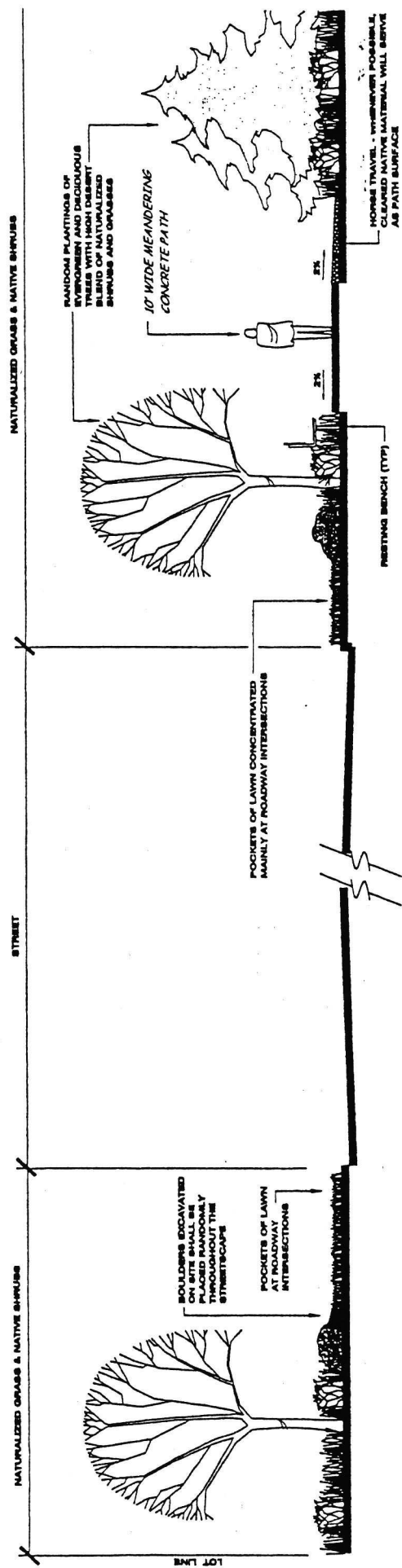
Slurry shall be applied per mfg's specifications.

Quattro Environmental, Inc.
649 "I" Avenue
Coronado, CA 92118
Phone: (619)522-0044



ENTRY CONCEPT SKETCH

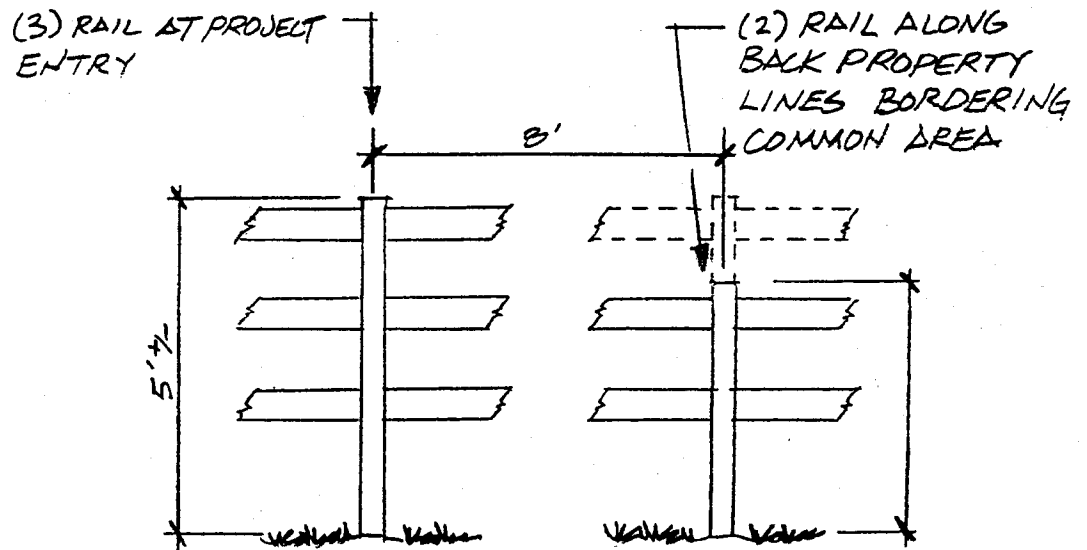
WYNDHAM HILL



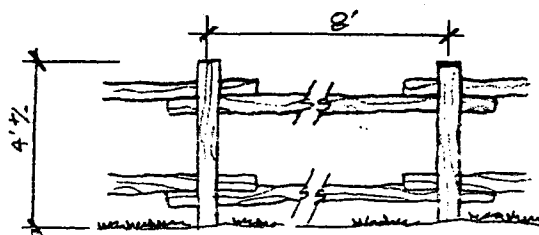
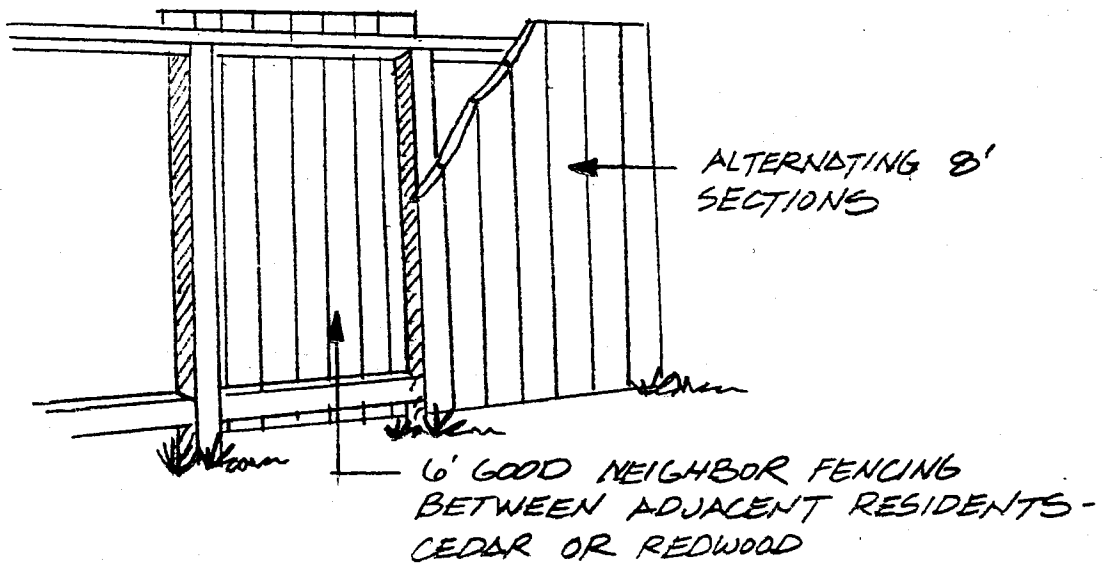
TYPICAL STREET CROSS-SECTION B-B'

SCALE, 1" = 5'-0"

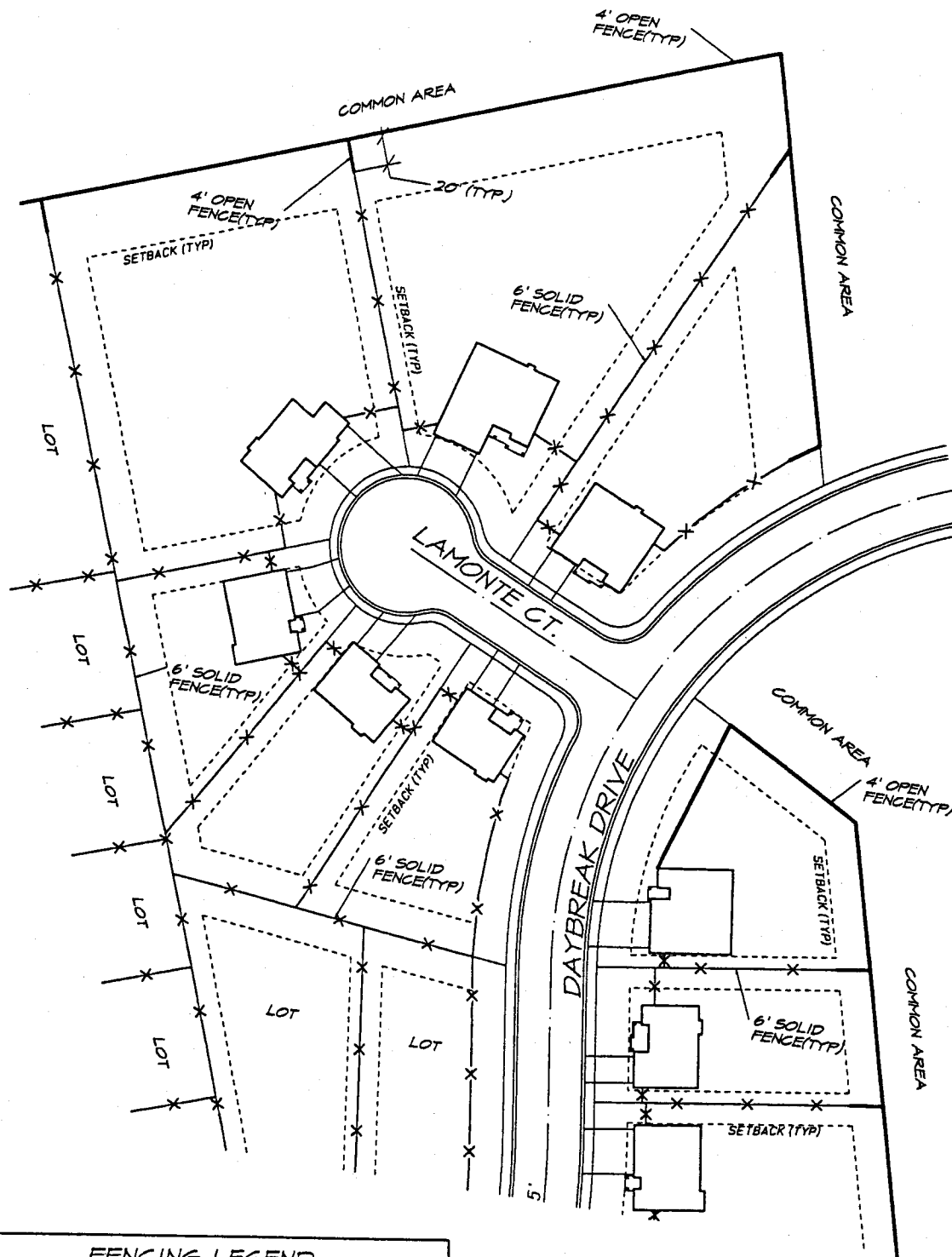
Conceptual Fence Design for Wyndham Hill



VINYL (3) RAIL & (2) RAIL RANCH STYLE

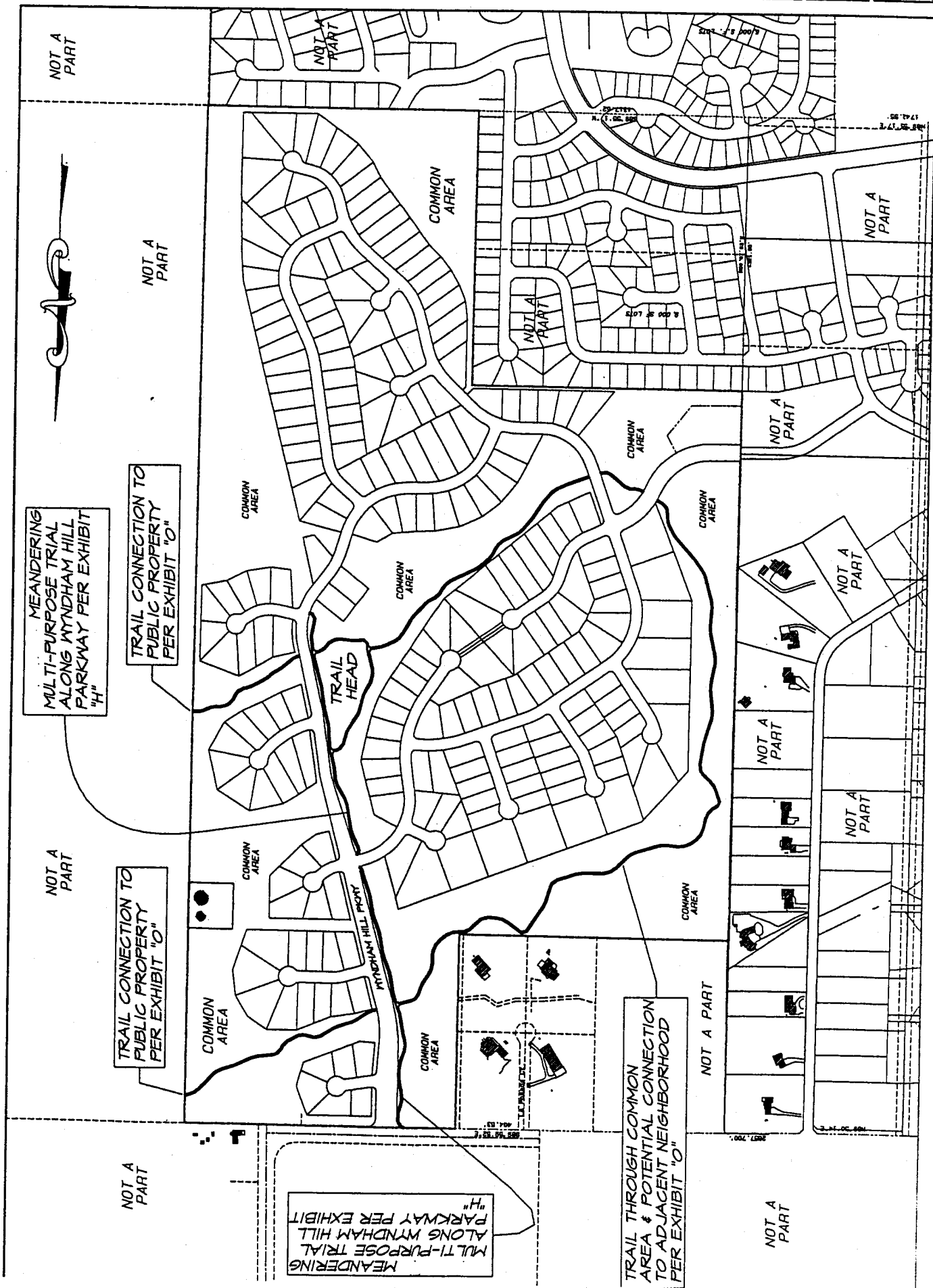


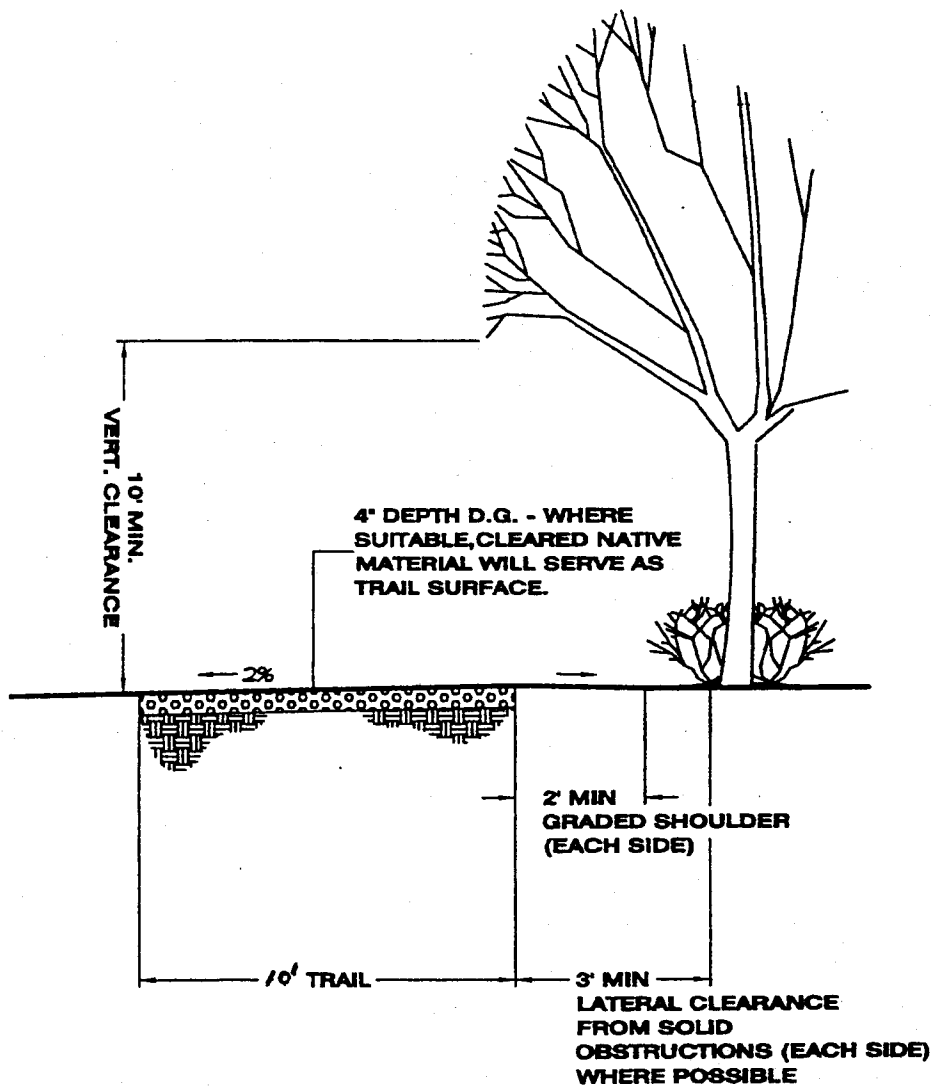
SPLIT RAIL OPTIONAL TO VINYL FENCING



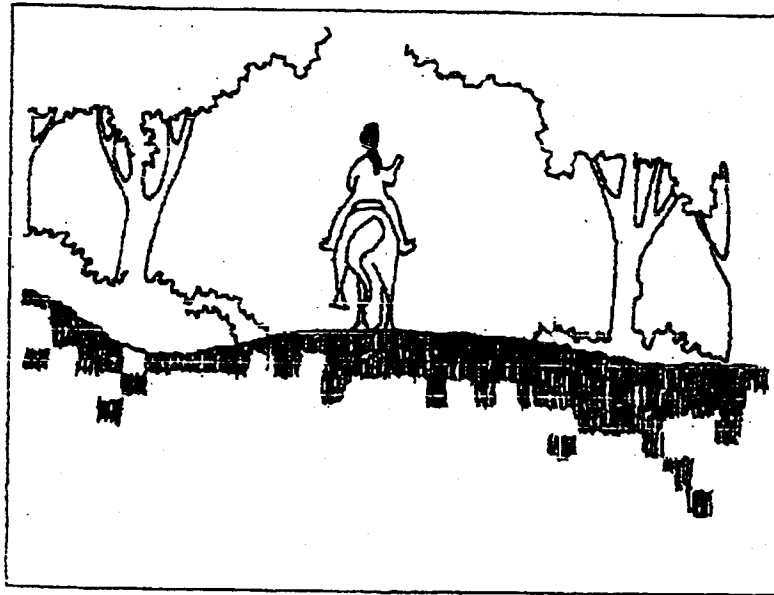
FENCING LEGEND	
6' SOLID INTERIOR LOT LINE FENCE	—X—X—
4' OPEN EXTERIOR LOT LINE FENCE	————

EXHIBIT "I"
SCHEMATIC FENCING PLAN



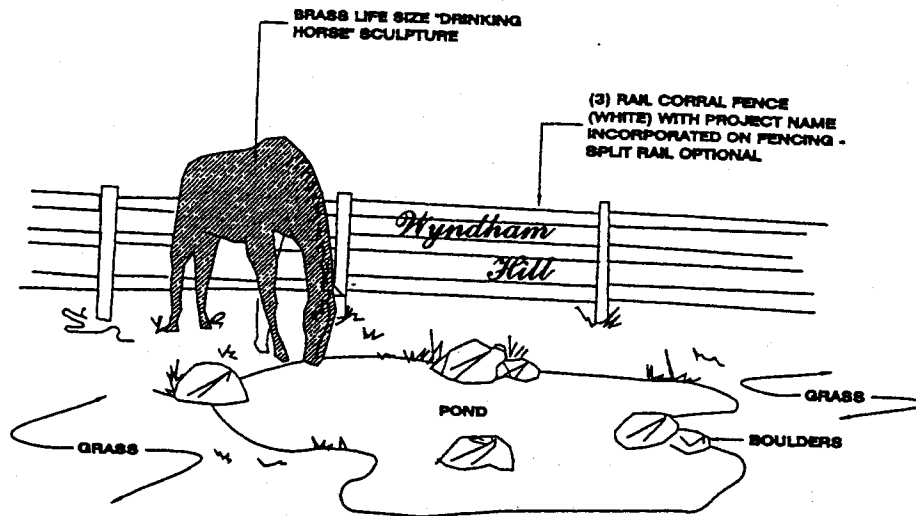


TRAIL SECTION

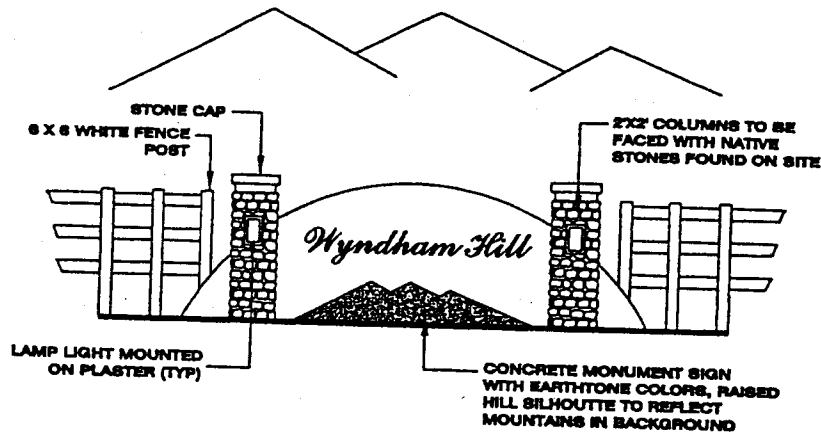


*10' WIDE PATH FOR HORSE TRAVEL - WHEREVER POSSIBLE.
PATH CONSTRUCTED OF GRANULAR STONE OR NATIVE MATERIALS
WHERE SUITABLE.*

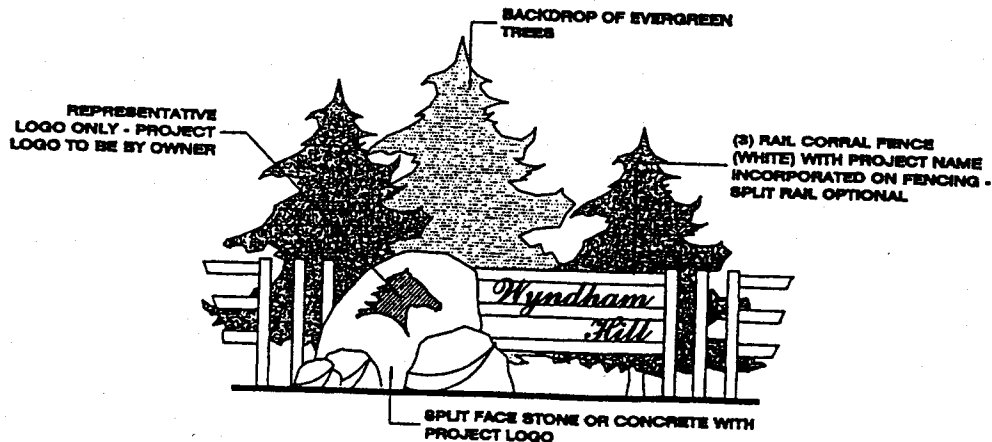
EQUESTRIAN TRAILS



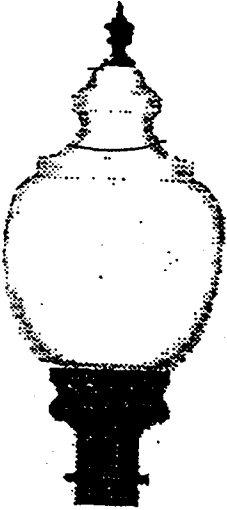
ENTRY MONUMENT CONCEPT "A"



ENTRY MONUMENT CONCEPT "B"



ENTRY MONUMENT CONCEPT "C"



ODL85U - ACORN STYLE 100W HPS 120 VOLT

Can be used with: ODL89U

- Decorative Steel Poles and Decorative Bases (selected by stock item number)

or

- ODL95U - 20' Round Shaft Embedded Concrete Pole

STOCK #	QTY	DESCRIPTION
28-0240	1.0	Control Photo Electronic Multi-Volt Blue
28-0384	1.0	Lamp 100W Sodium Vapor 9500 Lumens (12 per case)
28-0488	1.0	Luminare Decorative Acorn Style 100W HPS 120V



ODL86U - NOSTALGIA STYLE 100W HPS 120 VOLT

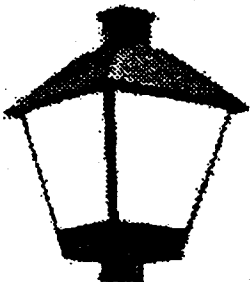
Can be used with: ODL89U

- Decorative Steel Poles and Decorative Bases (selected by stock item number)

or

- ODL95U - 20' Round Shaft Embedded Concrete Pole

STOCK #	QTY	DESCRIPTION
28-0240	1.0	Control Photo Electronic Multi-Volt Blue
28-0384	1.0	Lamp 100W Sodium Vapor 9500 Lumens (12 per case)
28-0490	1.0	Luminare Decorative Nostalgia Style 100W HPS 120V



ODL96U - COLONIAL STYLE 100W HPS 120 VOLT

Can be used with: ODL89U

- Decorative Steel Poles and Decorative Bases (selected by stock item number)

or

- ODL95U - 20' Round Shaft Embedded Concrete Pole

STOCK #	QTY	DESCRIPTION
28-0240	1.0	Control Photo Electronic Multi-Volt Blue
28-0384	1.0	Lamp 100W Sodium Vapor 9500 Lumens (12 per case)
28-0485	1.0	Luminare Decorative Colonial Style 100W HPS 120V

Sierra Pacific
POWER COMPANY



ENGINEERING & CONSTRUCTION STANDARD

DECORATIVE STREET
LIGHTS

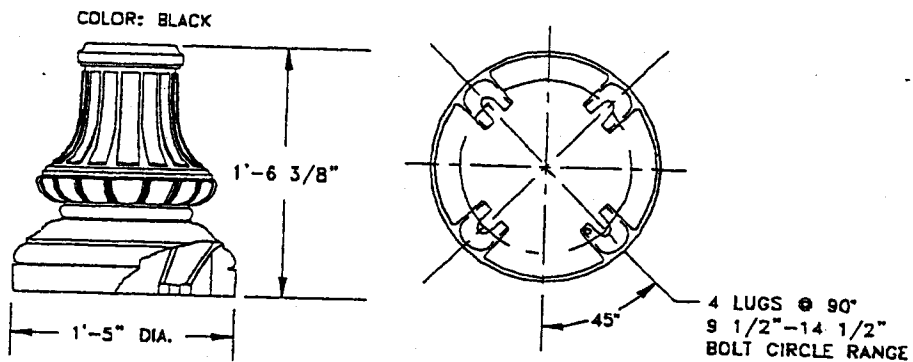
SHEET 1 OF 1

DRAWING NUMBER

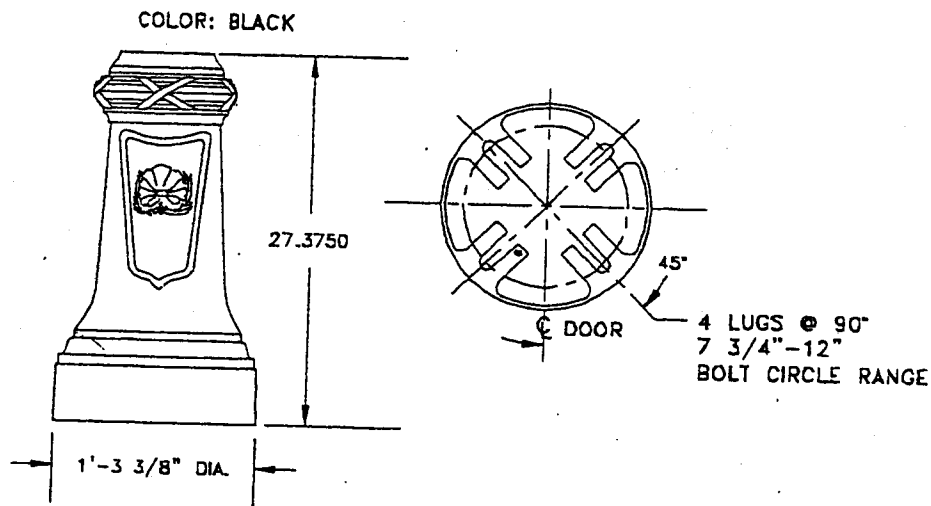
DSL0001

DRAWN	DESIGN	SUPR	DATE	REV
GD	DC	KT	3/98	

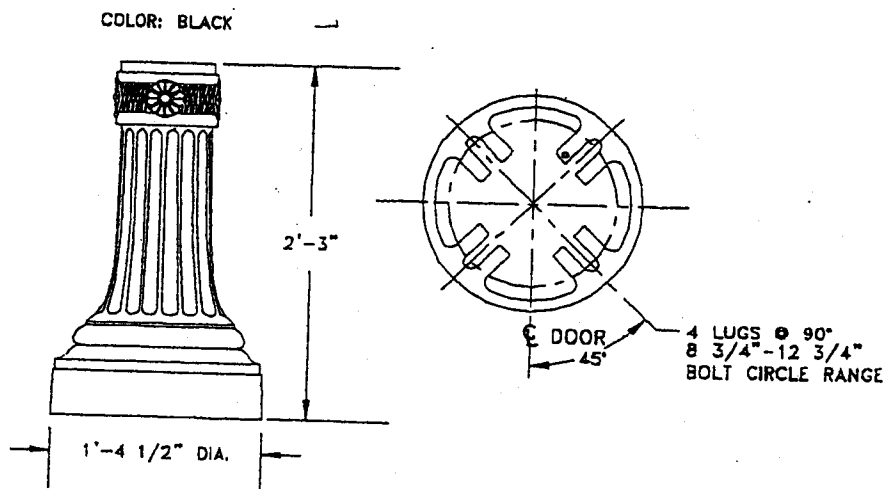
STOCK NO. 28-0130



STOCK NO. 28-0132



STOCK NO. 28-0134



Sierra Pacific
POWER COMPANY

ENGINEERING & CONSTRUCTION STANDARD

SHEET 2 OF 2

DECORATIVE STEEL
POLES & BASES

DRAWING NUMBER

ODL89U

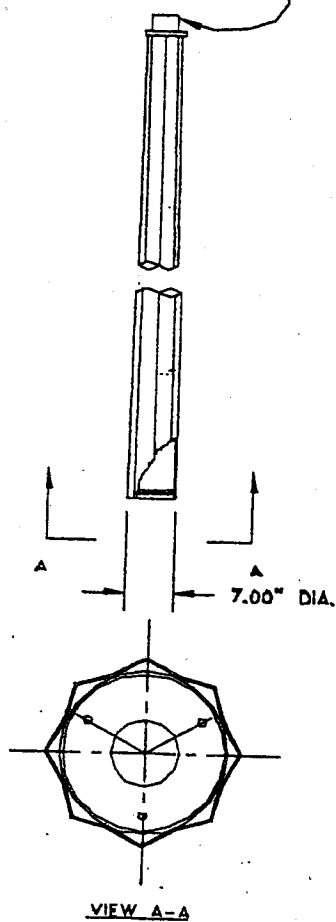
DRAWN	DESIGN	SUPR	DATE	REV
GD	JV	KT	11/98	

STOCK NO. 28-1104

SHAFT LENGTH	TOP O.D.
12'-6"	5.25"

COLOR: BLACK

3 1/2" O.D. X 2 1/2" MIN.
PROJECTION TENON

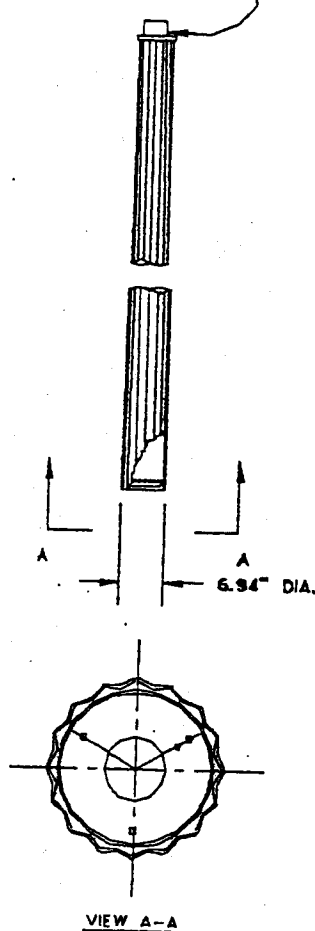


STOCK NO. 28-1106

SHAFT LENGTH	TOP O.D.
12'-6"	5.19"

COLOR: BLACK

3 1/2" O.D. X 2 1/2" MIN.
PROJECTION TENON

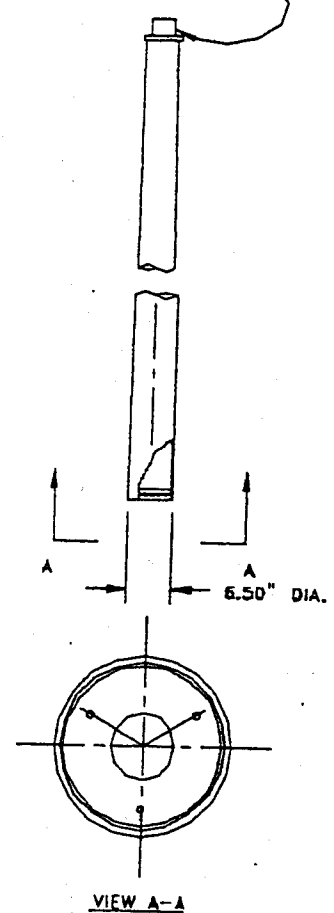


STOCK NO. 28-1108

SHAFT LENGTH	TOP O.D.
12'-6"	4.75"

COLOR: BLACK

3 1/2" O.D. X 2 1/2" MIN.
PROJECTION TENON



NOTES:

1. ODL89U generates all labor and miscellaneous items for decorative pole & base. Call for one for each light.
2. Pole and base to be added to STAK by stock#.
3. SLB02U generates value of bolted base for tax liability. Call for one for each light.
4. These poles & bases to be used with: ODL85U, ODL86U, ODL91U, ODL95U.

Sierra Pacific
POWER COMPANY



ENGINEERING & CONSTRUCTION STANDARD

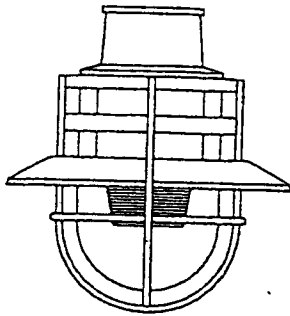
DECORATIVE STEEL
POLES & BASES

SHEET 1 OF 2

DRAWING NUMBER

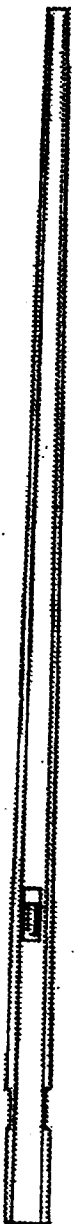
ODL89U

DRAWN	DESIGN	SUPR	DATE	REV
GD	JV	KT	11/98	



ODL98U: 150 HPS 120V Ranch Fixture

STOCK #	QTY	DESCRIPTION
28-0240	1.0	Control Photo Electronic Multi-Volt Blue
28-0388 28-0388	1.0	Lamp 150W Sodium Vapor 16000 Lumens (12 per case)
28-0480	1.0	Luminaire Decorative Ranch Style with Arm 150 Watt HPS 120V



ODL97U: 20' Square Embedded Shaft Pole

STOCK #	QTY	DESCRIPTION
28-0750	1.0	Pole Concrete Street Light Embedded Square Shaft 20'-3" Long
17-0170	40.0	Wire #10 19 STR COP THHN 600V Black
17-0180	40.0	Wire #10 19 STR COP THHN 600V White
28-1160	1.0	Tube Fiber 16" Dia. X 5 Ft. (for use with Street Lights)

Sierra Pacific
POWER COMPANY



ENGINEERING & CONSTRUCTION STANDARD

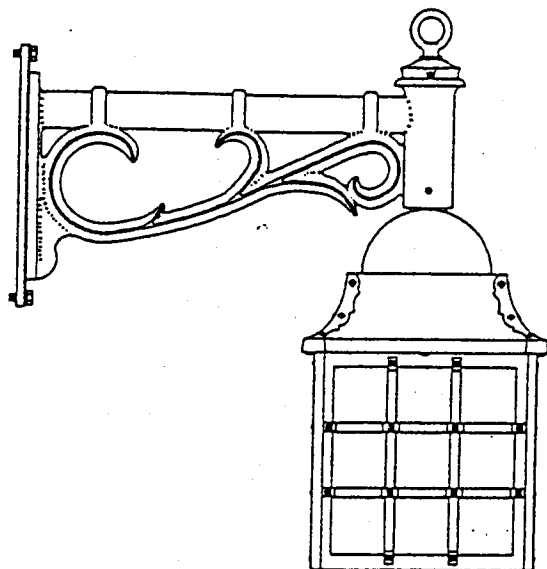
**DECORTATIVE
RANCH LUMINAIRE**

SHEET 1 OF 1

DRAWINGNUMBER

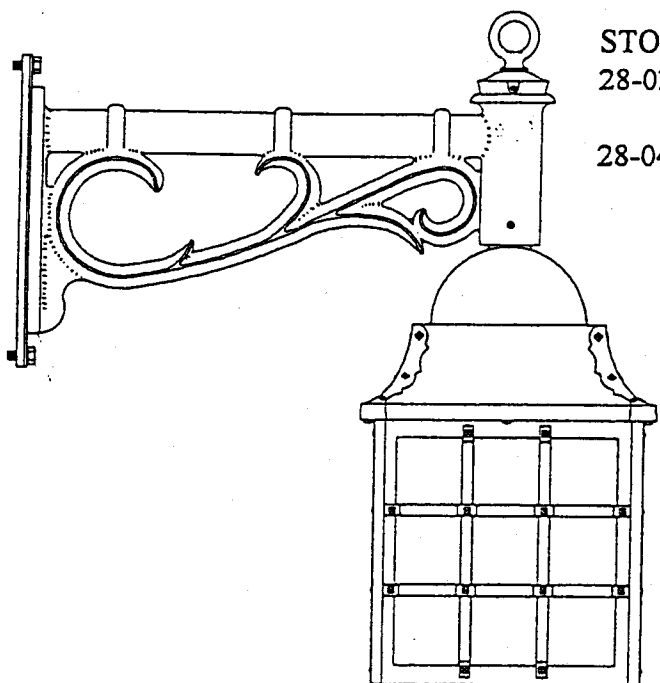
DSL0006

DRAWN	DESIGN	SUPR	DATE	REV
GD	DC	KT	3/98	



ODL84U: 100W HPS 120V Lantern Fixture

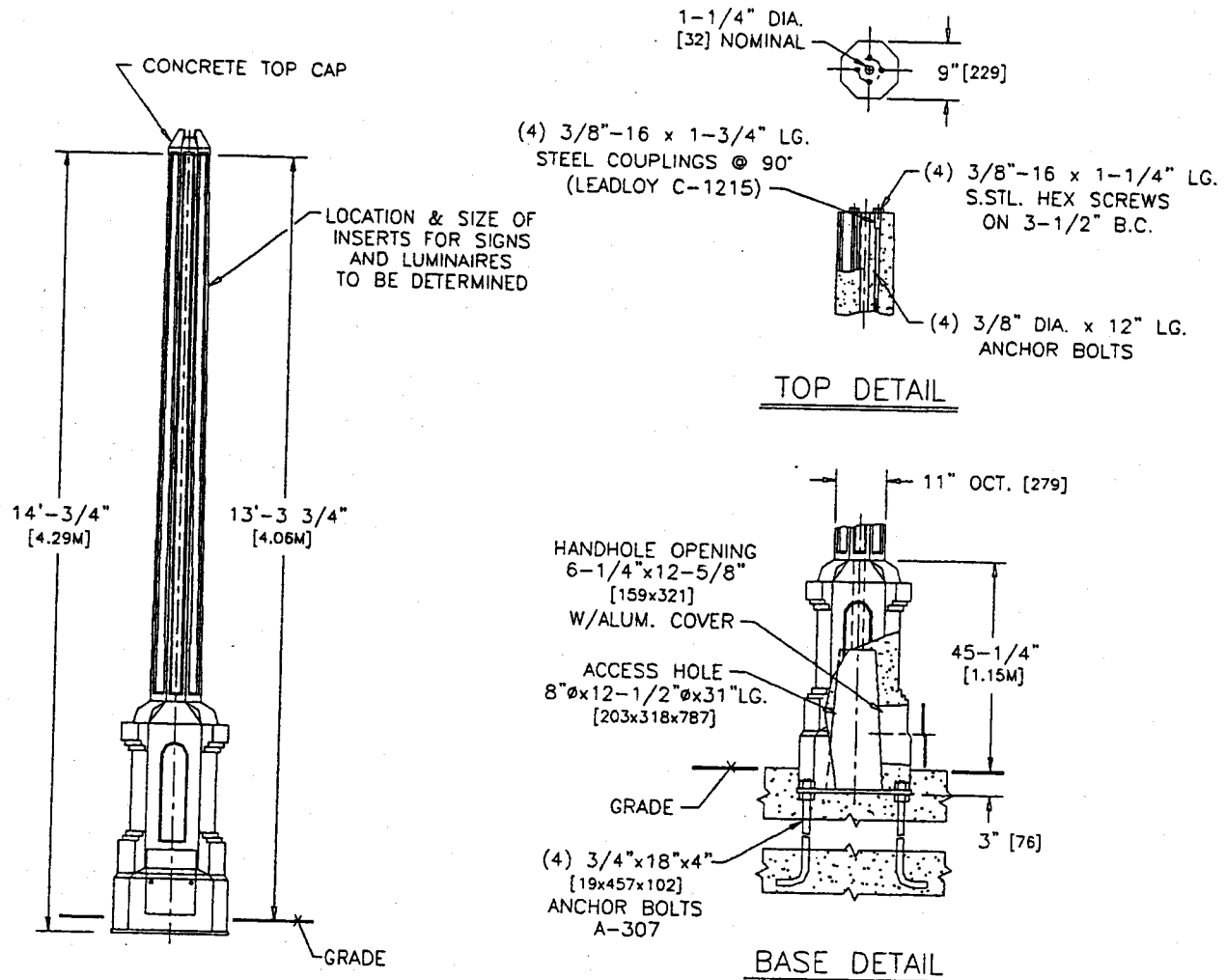
STOCK #	QTY	DESCRIPTION
28-0380	1.0	Lamp 100W HPS Medium Base
28-0495	1.0	Luminaire Decorative Lantern Style Single Side Mount 100W HPS



ODL82U: 150W HPS 120V Lantern Fixture

STOCK #	QTY	DESCRIPTION
28-0386	1.0	Lamp 150W Sodium Vapor 16000 Lumens (12 per case)
28-0492	1.0	Luminaire Decorative Lantern Style Single Side Mount 150W HPS

ODL80U: 14' Monterrey Bolted Base Pole



NOTES:

CONCRETE TO BE 6,000 PSI COMPRESSION MINIMUM IN 28 DAYS.
 MANUFACTURED TO ASTM C 1089-88.
 PRESTRESSED WITH (8) 5/16" DIA. [8] A-416 WIRES.
 DIMS IN BRACKETS ARE MILLIMETERS UNLESS NOTED OTHERWISE.

STOCK #	QTY	DESCRIPTION
28-0785	1.0	Pole Concrete Street Light Bolted Base 14 Ft. Monterrey Style
17-0170	40.0	Wire #10 19 STR COP THHN 600V Black
17-0180	40.0	Wire #10 19 STR COP THHN 600V White
28-0240	1.0	Control Photo Electronic Multi-Volt Blue

Sierra Pacific
 POWER COMPANY

ENGINEERING & CONSTRUCTION STANDARD

**DECORATIVE
 LANTERN LUMINAIRE**

SHEET 2 OF 2

DRAWING NUMBER

DSL0007

DRAWN	DESIGN	SUPR	DATE	REV
GD	DC	KT	3/98	

TRENCH EXCAVATION STANDARDS

1.0 SCOPE

These standards provide trench configurations and general requirements and guidelines for trenching and excavation for pipe, conduit, box, and vault installations within SPPCo.'s service territory.

2.0 INDEX

- 1.0 SCOPE
- 2.0 INDEX
- 3.0 GENERAL
- 4.0 TRENCHING GUIDELINES
- 5.0 SAFETY
- 6.0 BOX / VAULT / JUNCTION ENCLOSURE INSTALLATION
- 7.0 PAD INSTALLATION
- 8.0 STREET LIGHT INSTALLATION

3.0 GENERAL

All applicable city, county, state, and federal specifications must be met in addition to the requirements of this standard. In the case of conflict, the more rigid specification or standard shall apply.

4.0 TRENCHING GUIDELINES

4.1 Trenching Configurations

Trench configuration drawings attached as part of this standard are the typical configurations used by SPPCo. In cases where a typical configuration does not apply, a trench section drawing shall be provided to the contractor or customer showing necessary dimensions and details. The following general rules apply to all trenches:

4.1.1 Backfill: The top 12 inches minimum of all trenches in streets, highways, or other paved areas shall be back-filled with crushed gravel compacted to 95% maximum density in accordance with SPPCo. Specification SUB01X, Section 5.4.1.

4.1.2 Bedding: Compacted sand bedding shall be placed a minimum of 12 inches above and 6 inches below all pipes and conduits.

REVISION: Paragraph 6.5, Added Section 8.0.

Sierra Pacific
POWER COMPANY



ENGINEERING & CONSTRUCTION STANDARD

TRENCH EXCAVATION STANDARDS

SHEET 1 OF 6

VOLUME 17

DRAWING NUMBER

TE0001U

DRAWN	DESIGN	SUPR	DATE	REV
GD	JF	HM	12/99	3

7.3 Installation

Transformer and switch pads shall be installed using equipment with adequate load capacity to safely handle the components. All pads and enclosures shall be set level, squarely aligned with the base at existing or proposed finish grade.

7.4 Bedding and Backfill

Pads shall be bedded with 8" - 12" type II subbase, (depths as indicated on standard drwgs.), at 95% compaction and the surrounding excavation backfilled, in accordance with SPPCo. Specification SUB01X.

8.0 STREETLIGHT INSTALLATION

8.1 Excavation

Excavation for streetlights shall be performed by the contractor or customer concurrent with adjacent trench excavation, unless otherwise directed by the SPPCo. Engineer or Inspector. Size, depth, and alignment of the excavation shall be shown on standard drawings. See SLB02U, SLB12U, or for imbedded poles, see sono tube specification shown on the work order drawing.

Note: Sono tube may be substituted with PVC water or sewer pipe.

8.2 Dewatering

Where ground water is encountered during excavation, it shall be the responsibility of the contractor or customer to adequately dewater the excavation to provide for safe and convenient installation of the streetlight substructure, sono tube, or pre-casted base.

8.3 Installation

Precast streetlight bases shall be installed using equipment with adequate load capacity to safely handle the components. All bases shall be set 6" above proposed finish grade with bolt pattern aligned for proper arm direction as shown on work order drawings, typically 90 degrees off curb line.

8.4 Bedding and Backfill

Streetlights, sono tubes and precasted bases shall be bedded with type 2 subbase for the full depth of component at 90% compaction surrounding the component at a 2' radius in accordance with SPPCo. Specification SUB01X.

Sierra Pacific
POWER COMPANY



ENGINEERING & CONSTRUCTION STANDARD

TRENCH EXCAVATION STANDARDS

SHEET 6 OF 6

VOLUME 17

DRAWING NUMBER

TE0001U

DRAWN	DESIGN	SUPR	DATE	REV
GD	JF	HM	12/99	3

12' POLES: OF THE SPACING

STREET CLASSIFICATION	ST, TYPE & R/W WIDTH	STREET LIGHT TYPE	NORMAL MOUNTING HEIGHT	MAXIMUM SPACING		AVERAGE FOOTCANDLE		MAINTENANCE FACTOR
				TYPE III	TYPE V	TYPE III	TYPE V	
COLLECTOR	66'	B	12'	115'	125'	.31	.28	.69
	62'	B	12'	115'	125'	.33	.30	.69
	60'	B	12'	120'	125'	.35	.31	.69
	56'	B	12'	120'	125'	.35	.34	.69
RESIDENTIAL	50'	B	12'	125'	125'	.38	.38	.69
	42'	B	12'	130'	130'	.43	.42	.69
	40'	B	12'	130'	135'	.46	.42	.69
PEDESTRIAN LANE	34'	B	12'	130'	135'	.54	.46	.69
	—	B	12'	115'	115'	.84	.73	.69

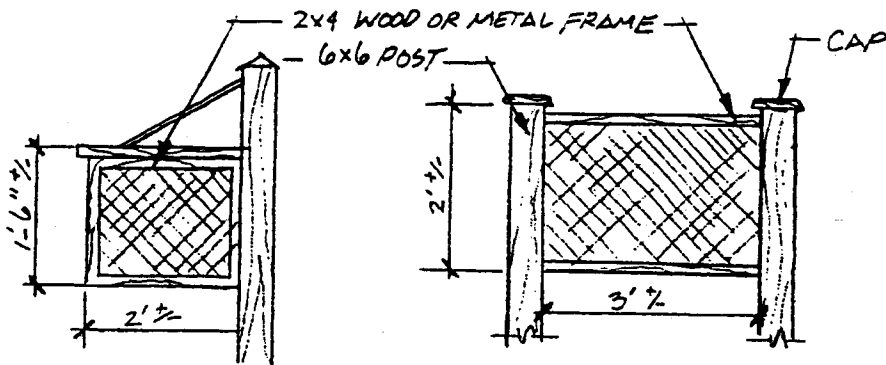
12' POLES: STREET LIGHT SPACING

STREET CLASSIFICATION	ST. TYPE & R/W WIDTH	STREET LIGHT TYPE	NORMAL MOUNTING HEIGHT	MAXIMUM SPACING		AVERAGE FOOTCANDLE		MAINTENANCE FACTOR
				TYPE III	TYPE V	TYPE III	TYPE V	
COLLECTOR	66'	B	12'	65'	85'	.27	.21	.69
	62'	B	12'	75'	90'	.25	.21	.69
	60'	B	12'	80'	90'	.25	.22	.69
	56'	B	12'	85'	95'	.25	.22	.69
RESIDENTIAL	50'	B	12'	95'	100'	.25	.24	.69
	42'	B	12'	100'	100'	.28	.28	.69
	40'	B	12'	100'	105'	.30	.27	.69
	34'	B	12'	110'	105'	.32	.30	.69
PEDESTRIAN LANE	—	B	12'	105'	85'	.42	.45	.69

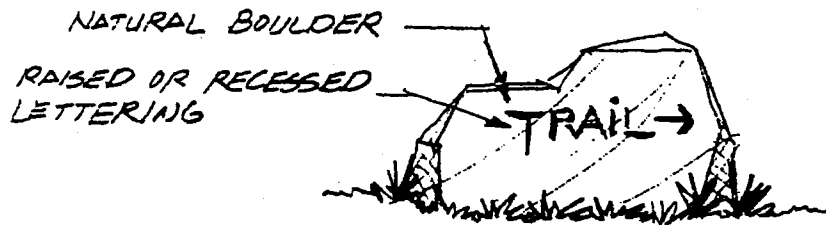
20' POLES: 8' AGGER SPACING

STREET CLASSIFICATION	ST. TYPE & R/W WIDTH	STREET LIGHT TYPE	NORMAL MOUNTING HEIGHT	MAXIMUM SPACING		AVERAGE FOOTCANDLE		MAINTENANCE FACTOR
				TYPE II	TYPE V	TYPE III	TYPE V	
COLLECTOR	66'	B	20'	115'	—	.19	—	.69
	62'	B	20'	115'	—	.20	—	.69
	60'	B	20'	120'	—	.20	—	.69
	56'	B	20'	125'	—	.20	—	.69
RESIDENTIAL	50'	B	20'	140'	—	.19	—	.69
	42'	B	20'	155'	—	.19	—	.69
	40'	B	20'	160'	—	.19	—	.69
	34'	B	20'	165'	—	.20	—	.69
PEDESTRIAN LANE	—	B	20'	120'	—	.41	—	.69

Conceptual Sign Design for Wyndham Hill



WOOD SIGNS

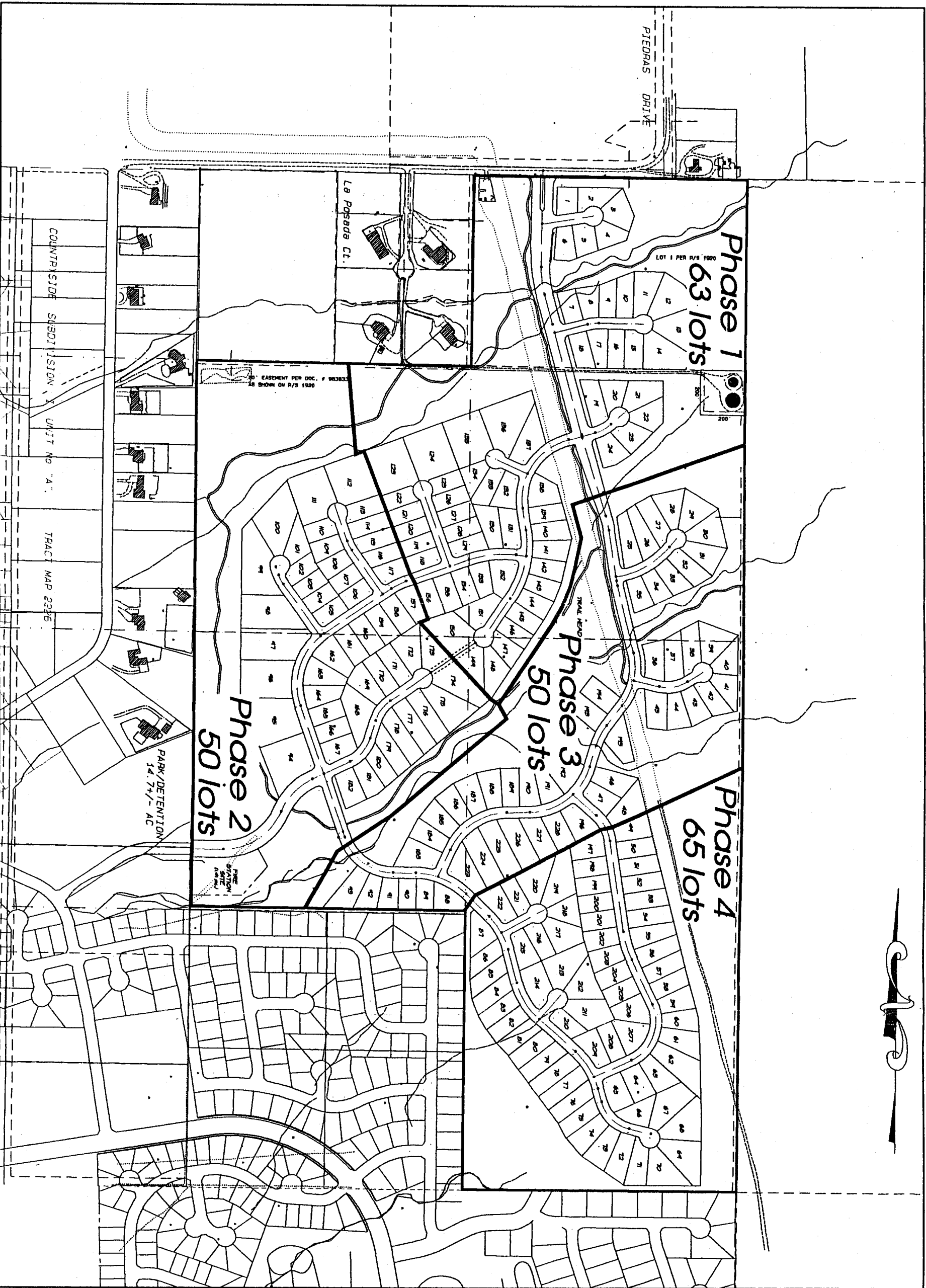


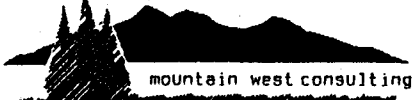
NATURAL STONE SIGN

ALL SIGNAGE LIGHTING SHALL BE INDIRECT; NO CABINET SIGNS WILL BE USED.

INDIVIDUAL CHANNALIZED LETTER SIGNS BACKGROUND MATERIAL WILL BE MADE OF "NATURAL" MATERIAL CONSISTENT WITH THE RANCH THEME AT WYNDHAM HILLS.

INFORMATIONAL SIGNAGE CONCEPTS



Phasing Map	SHEET 1	REVISIONS DATE 2/2/00	PHASING PLAN Wyndham Hill Subdivision Priske - Jones	 mountain west consulting civil engineering • planning • project management P.O. Box 21450 • Reno, Nevada 89515-1450 • 775/337-0770	NEVADA
	DESIGNED BY: _____ CHECKED BY: _____ DATE: _____ JANUARY 18, 2000	SPARKS			

WYNDHAM HILLS SUBDIVISION SANITARY SEWER POINT OF CONNECTION

WYNDHAM HILLS SUBDIVISION
SANITARY SEWER POINT OF CONNECTION
MOUNTAIN WEST CONSULTING
P.O. BOX 21400 • P.O. BOX 21400 • P.O. BOX 21400
DENVER, CO 80221 • DENVER, CO 80221 • DENVER, CO 80221

NEVADA

SPRINGS

DATE	BY

DESIGNED BY	
CHECKED BY	
DATE	
DATE	
DATE	

7

7



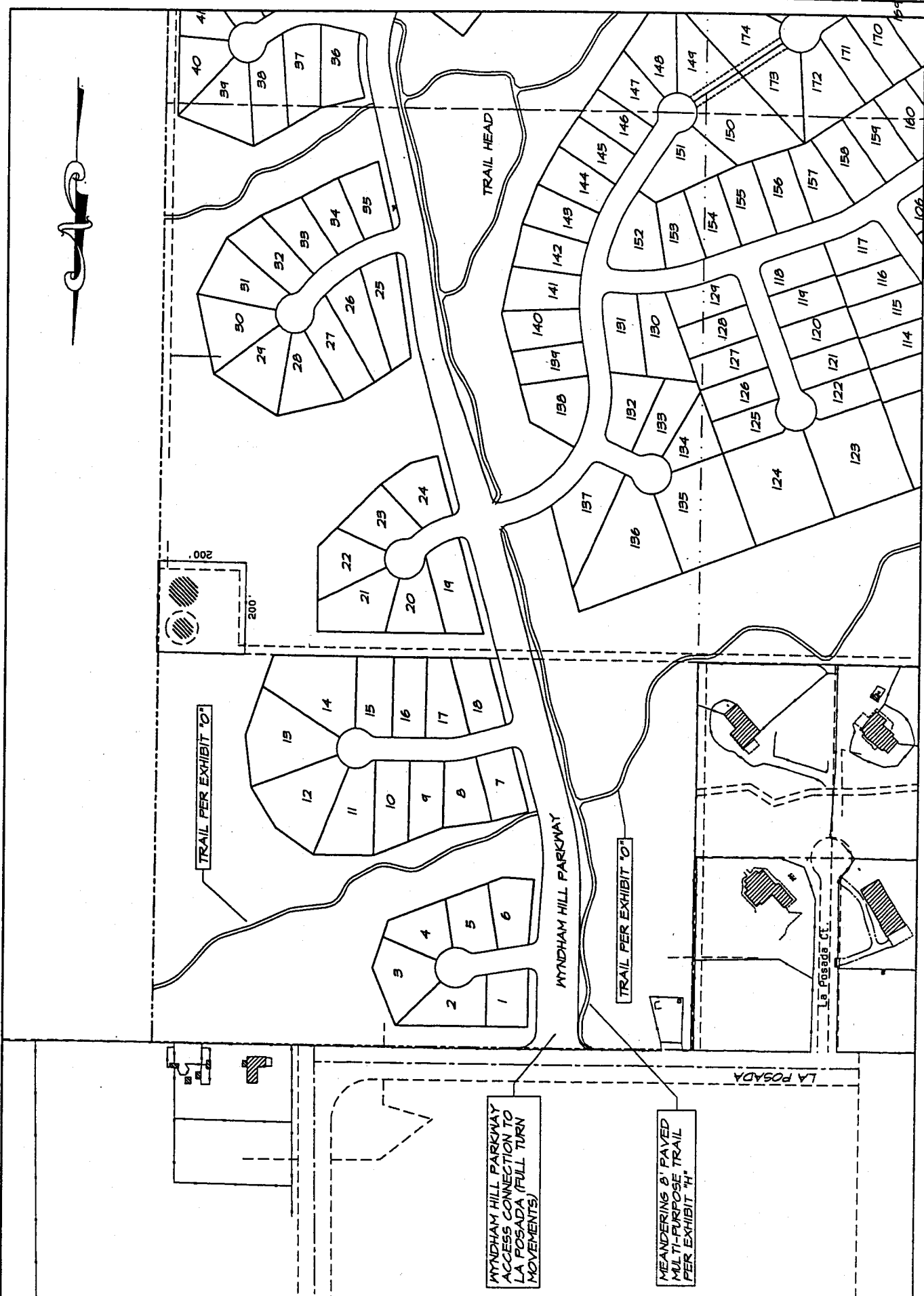
DATE	1/18/02
BY	SPARKS
CHECKED	SPARKS
DATE	1/18/02

SPARKS

WYNDHAM HILL SUBDIVISION
CIRCULATION & ACCESS DIAGRAM
Piske - Jones

NEVADA

mountain west consulting
P.O. Box 1000 • Reno, Nevada 89502-1000 • (775) 223-8770
civil engineering • planning • project management





LEVEL ONE



February 11, 2000

Sierra West Engineering and Construction Services
Jim Davenport
P.O. Box 307
Verdi, Nevada 89439

Re: La Posada (Windom Hill Subdivision) - Utility Requirements

Dear Mr. Davenport:

As requested I am providing the utility (electric and gas) requirements for La Posada (Windom Hill Subdivision). Water service territory is Washoe County.

Please be advised these are high level estimates, and are not to be considered detailed actual figures.

General Assumptions:

- This development will be residential only.
- Development consists of 230 acres with 228 homes.
- All assumptions, facility requirements and projected costs are preliminary and subject to change.
- Offsite system capacity available in previously installed facilities cannot be reserved in advance of actual project development. Only a signed utility agreement with SPPCo. Constitutes guaranteed capacity. Any existing capacity will be available on a first come first served basis.
- All costs are estimated in 2000 dollars.
- Developer will grant any easements/right-of-way within the project boundaries required to provide service.
- There are no right-of-way or special permitting costs included for the electric and gas facilities.
- Local on-site distribution costs will be estimated at the time the specific use is determined.
- Backbone feeder footages are based on assumed routes. The routes will have a major impact on Developer's cost responsibility.



LEVEL ONE



Electric Assumptions:

- Electric distribution line costs are for 200 amp major backbone facilities and looped facilities required inside the project boundary. Services are not included.
- All loads within the project have been planned for distribution level service. No transmission level service costs have been included.
- To serve electric loads within this development, two additional overhead conductors will need to be installed on the existing single phase line starting from the three phase overhead line located on the southwest corner of Eagle Nest Road extending to the project entrance.
- Cost do not include potential three phase service to the proposed Fire Station site currently located at the southwest corner of the property.
- All new 24.9kV distribution facilities within the project boundary will be underground except where otherwise noted.
- Proposed electric facilities will be installed when the loads justify it.
- Phasing and build-out time schedule is unknown and may impact the cost estimates provided.
- The entire project at build-out is estimated at a peak load of 684kVa. This is based on a total of 228 single-family homes at 3kVA per home.
- Based on the above load projections, it is assumed that the ratings of a 200 amp, three-phase system will be adequate to serve this project at full build-out (at 24.9kV).
- There are no special needs such as voltage sensitive customers.
- All new distribution facilities within the project boundary will be underground. A minimum of 1-three phase overhead to underground dip will be required to connect to the existing overhead system.
- Costs do not include the current tax liability factor of 31.5%.

Electric Cost Estimates:

<i>Estimated length</i>	<i>cost</i>	<i>Refundable labor/ material</i>	<i>Non-Refundable trench estimate</i>
2,407' of 2-phase O/H conductor	\$10.00'	\$24,070.00	
2,617' of U/G 3-phase conductor	\$25.00'	\$65,425.00	
2,280' of U/G 2-phase conductor	\$20.00'	\$45,600.00	
11,460' of U/G 1-phase conductor	\$15.00'	\$171,900.00	



LEVEL ONE



Electric Cost Estimates continued:

16,357' of U/G trench & substructures	\$25.00'	\$408,925.00
O/H to U/G dip	\$2,500.00ea	\$2,500.00

Total estimated cost less the current tax liability = \$718,420.00

Gas Assumptions:

- Growth rates in Northeast Sparks continue as projected.
- At this time there are no unusual off-site facility requirements associated with providing gas service to this development based on the land use projections provided.
- Load estimates are based on 100 CFH single family unit.
- No gas loads will require greater than 3 psig pressure.
- Gas mains 8" or larger are XTC steel and 6" and smaller are PE.
- The minimum requirement for gas service on La Posada to the project site is a 4" PE gas main, however actual construction will require 12" XTC.
- Cost does not include current tax liability factor of 28.0%

Gas Cost Estimates:

<i>Estimated length</i>	<i>cost</i>	<i>Refundable labor/ material</i>	<i>Non-Refundable trench estimate</i>
4,500' of 4" PE (Utility will upgrade 4,500' of 4" PE to 12" XTC)	\$8.00'	\$ 36,000.00	
8,201' of 4" PE	\$8.00'	\$ 65,608.00	
8,156' of 2" PE	\$5.00'	\$ 40,780.00	
20,857' of main trench	\$20.00'		\$417,140.00

Total estimated cost less the current tax liability = \$559,528.00

Should you have any questions please call me at (775) 834-3526.

Sincerely,

Trisha Garvin

Trisha Garvin