When recorded, return to
City of Sparks, Nevada
431 Prater Way
Sparks, Nevada 89431

Attn: City Clerk

NOTICE OF ADOPTION OF ZONING STANDARDS FOR A PLANNED DEVELOPMENT (Wildcreek Golf Villas)

NOTICE IS HEREBY GIVEN by the City of Sparks, Nevada, that in connection with the adoption of Ordinance 2047 by the City Council of the City of Sparks, adopted on July 8, 1996, and recorded as Document Number 2013919 in Book 4626 beginning at page 0763 on July 19 1996, re-zoning the property described in Exhibit A hereto as a planned development, the City Council for the City of Sparks, Nevada approved the "Wildcreek Golf Villas Final Planned Development" plan attached hereto as Exhibit B. The plan operates as an agreement between the City and the developer/owner establishing, among other things, the zoning standards regarding the real property described in Exhibit A hereto, and constitutes a covenant running with the land. In accordance with NRS 278A.570 (2), upon recording of this plan, all zoning and subdivision laws regulations otherwise applicable to the land included in the plan cease to apply.

DATED this 15th day of August, 2002.

DEBORINE J. DOLAN
City Clerk of the City of Sparks, Nevada

The City of Sparks

Acknowledged and approved by developer/owner of property:

SPECIALTY ACQUISITION CORP
a Delaware corporation

By _____
Nello Gonfiantini III, President

STATE OF NEVADA)
)
COUNTY OF WASHOE)

Acknowledgement in Representative Capacity
(NRS 240.1665)

This instrument was acknowledged before me on August 15, 2002
by DEBORINE J. DOLAN as City Clerk for the City of Sparks, Nevada.

Notary Public

LENDA Z. AZCARATE
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 93-0100-2 - Expires November 13, 2005

STATE OF NEVADA)
)
COUNTY OF WASHOE)

Acknowledgement in Representative Capacity
(NRS 240.1665)

This instrument was acknowledged before me on August 14, 2002
by NELLO GONFIANTINI III, as President of Specialty Acquisition Corp. a Delaware corporation.

WYNN LUCKE
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 99-25378-2 - Expires October 8, 2003

Notary Public

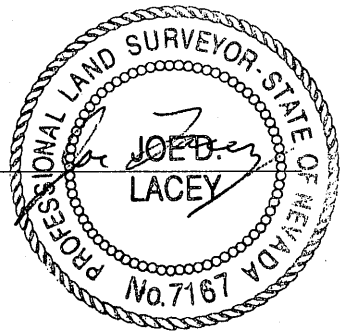
Legal Description

All that certain real property situate within the Southeast Quarter (SE 1/4) of Section Thirty (30) and the Northeast Quarter (NE 1/4) of Section Thirty One (31), Township Twenty North (T.20 N.), Range Twenty East (R.20 E.), M.D.M., City of Sparks, Washoe County, Nevada, being more particularly described as follows:

Adjusted Parcel 1A and Adjusted Parcel 2A as shown on Amended Record of Survey Map No. 3423, recorded on April 23, 1998 as File No. 2203203 in the Official Records of Washoe County, Nevada.

The above described parcels contain 19.84 acres of land, more or less.

Joe Lacey, PLS



7/26/02

250 South Rock Blvd.

Suite 100

Reno, Nevada 89502

Phone (775) 332-4920

Fax (775) 332-4933

E.mail fpe@fpe-reno.com

J:\2200\2281\2281.01\Phase II\docs\2281.01 application legal.wpd

Exhibit A

PCN02015

Wildcreek Golf Villas
Final Planned Development

Originally Prepared by:
Jeff Codega Planning/Design, Inc.
433 West Plumb Lane
Reno, Nevada 89509

Amended by:
FPE ENGINEERING & PLANNING, Inc.
250 S. Rock Blvd., Ste 100
Reno, Nevada 89502

Prepared for:
Specialty Financial
6160 Plumas Street
Reno, Nevada 89509

Approved by City Council July 8, 1996
Approved Tentative Amendment Planned Development
by City Council December 10, 2000
Approved Final Planned Development
*by City Council*_____

Exhibit
B

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Appendices

Project Description

Requests to the City

The proposed project, Wildcreek Golf Villas, involves a 19.8± acre site consisting of a 136-unit single family "cluster" homes. This application was for development of a tentative map subdivision that consisted of Assessor's parcel numbers 026-012-12, 026-640-01, 026-640-05, 026-640-07, 026-640-08, 026-640-09, 026-641-01, 026-641-02, 026-641-03, 026-641-05, 026-641-07, 026-641-08, 026-641-09, 026-641-12, 026-641-16, 026-641-17, 026-641-18, 026-641-19, 026-641-20, 026-641-21, 026-641-22, 026-642-03, 026-642-04, 026-642-05, 026-642-06, 026-642-08, 026-642-09, 026-642-10, 026-642-11, 026-642-12, 026-642-15, 026-642-16, 026-642-17, 026-642-18, 026-642-20, 026-642-21, 026-642-22, 026-642-23, 026-642-24, and 026-642-25. A Special Use Permit has been granted because this property is subject to the Hillside Ordinance. Finally, a Zone Change has been granted to amend the R2 zoning category to PD zoning. This reduces the allowable unit yield from 261± to 136. The PD zoning also carefully codifies the project's design standards.

Property Location

Wildcreek Golf Villas is located north of McCarran Boulevard, east of El Rancho Drive, and west Sullivan Lane. Current and proposed access to the site is from El Rancho Drive and Sullivan Lane.

The site is bordered by Sullivan Lane and Wildcreek Golf Course to the east and privately owned vacant land to the west across El Rancho Drive. McCarran Boulevard and a developing office park lie to the south. To the north is a continuation of Wildcreek Golf Course and privately owned vacant land. A location map appears in Figure 1-1 on the following page.

Property Description

The site slopes range from 0 percent to over 30 percent with an average slope of 15± percent. Ground elevations range from 4,530 feet to 4,613 feet. A slope analysis map appears in Figure 1-2. The topography on the site ranges from steep slopes on the west and south to gradual slopes on the north and east. The site slopes downward to the northeast. There are panoramic views of the cities of Sparks and Reno, the Wildcreek Golf Course, and also spectacular views of the Sierra. Most of the site has good views to the south and east.

The project site contains no natural wetlands because of its elevation. Small drainages exist that do not have any riparian vegetation and appear to only contain water during brief periods when localized downpours occur.

Geologically, there is a small rock outcropping on site at the high point on the southwest portion of the property. Vegetation in the area consists mainly of native grasses and sagebrush. Some road scarring has occurred due to off road vehicles.

The property is zoned Planned Development PD. The unit yield is 136. The proposal conforms to the master plan.

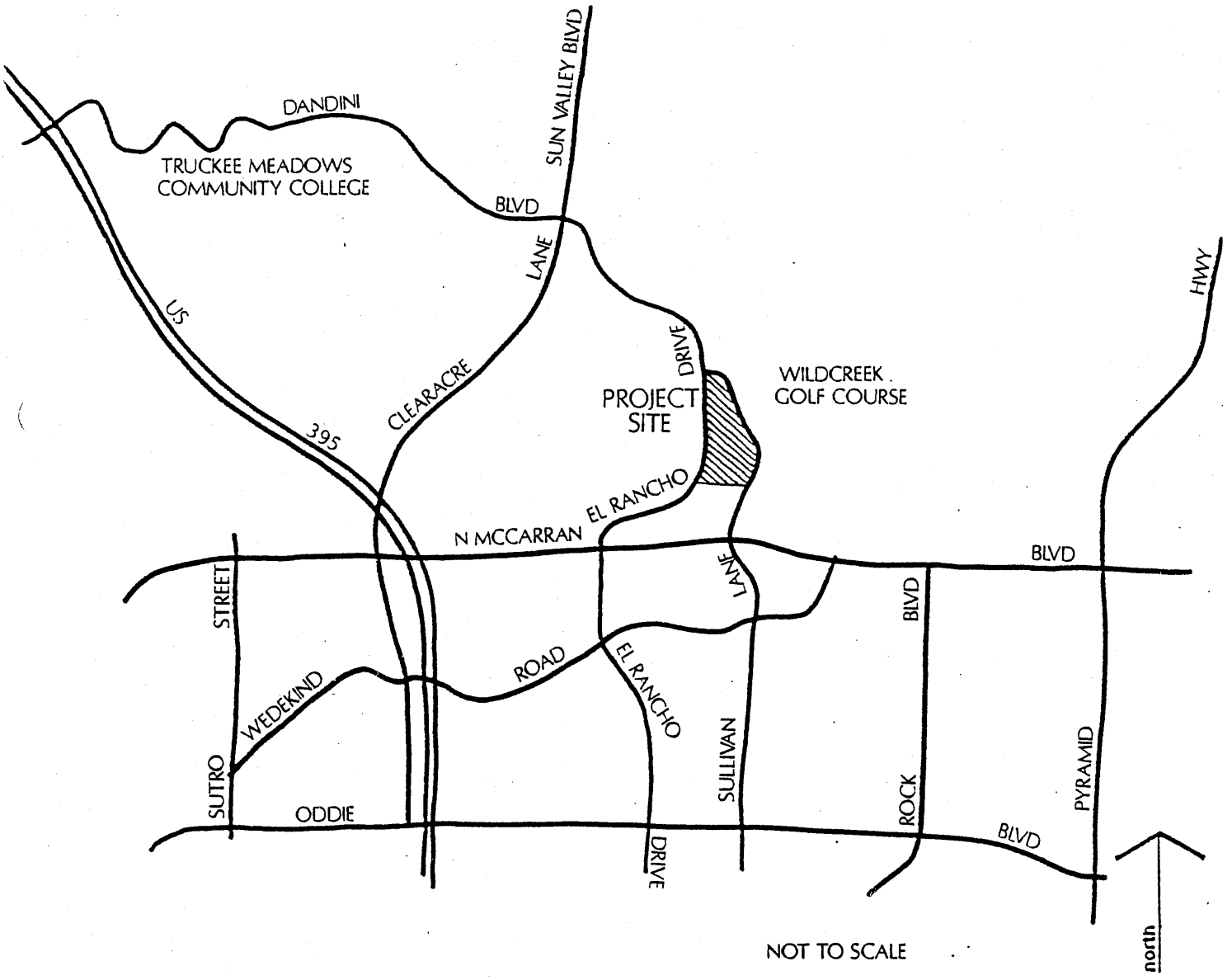
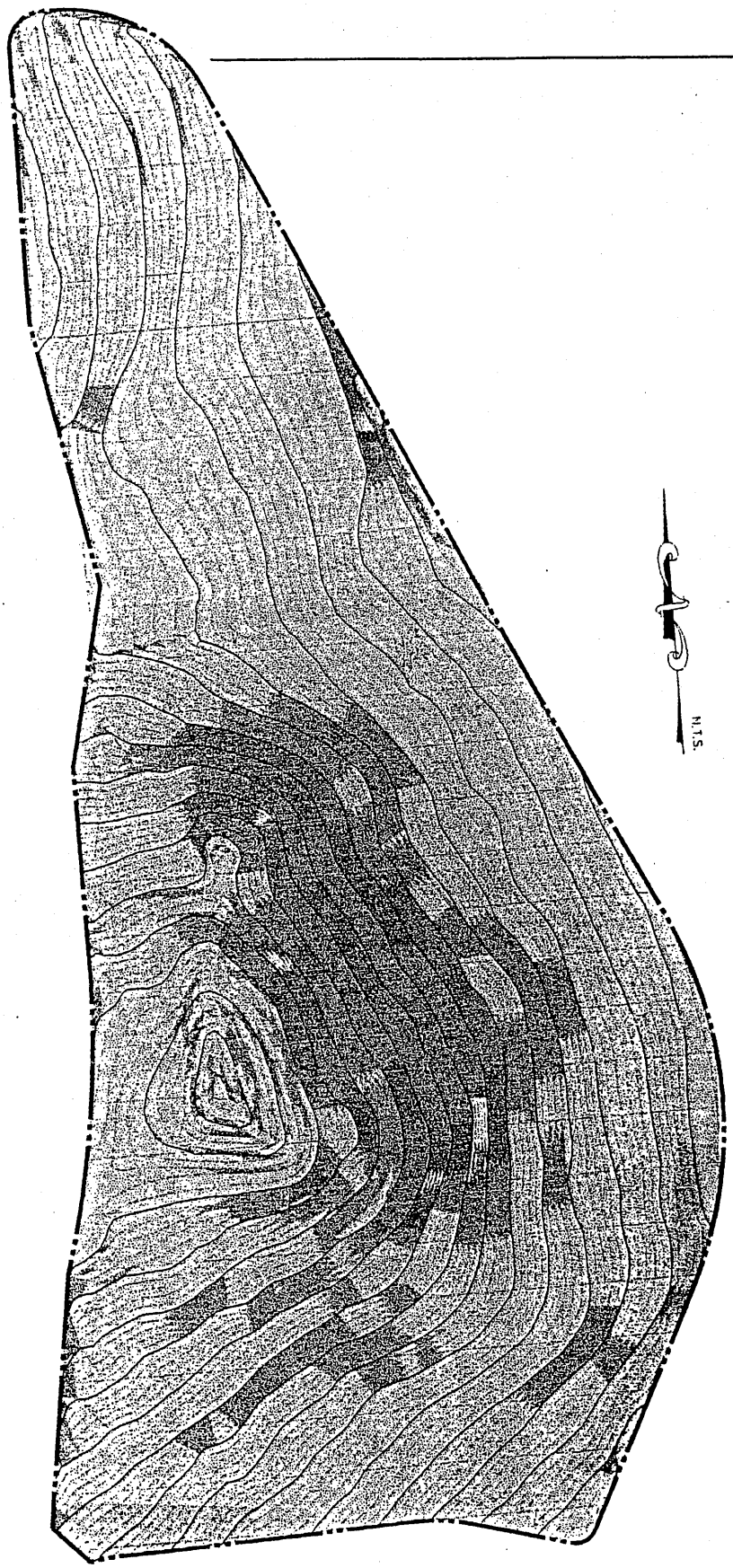


Figure 1-1 - Location Map



Range	Beg.	End.	Area	Percent
1	0.00	10.00	316323.43	36.5
2	10.00	15.00	344707.92	39.7
3	15.00	20.00	155351.82	17.9
4	20.00	25.00	44693.05	5.2
5	25.00	30.00	3869.76	0.4
6	30.00	999.00	2511.72	0.3

Figure 1-2 - Slope Analysis

Project Concept

Wildcreek Golf Villas is a 136 unit single family "patio home" subdivision on 19.8± acres. The land use concept includes building envelopes. Houses will range from 900 to 1800 square feet and will offer unique and dramatic views into Reno and Sparks and west to the Sierra. In this development proposal, the individual lots are defined by the building envelope. Building footprints may be smaller than the building envelope, but the owner shall have full ownership of land and appurtenances within the total envelope. Please refer to the Lot and Block Plan in the pocket, and Figure 1-6. The homes will be developed in phases. The balance of the site will all be common area (private streets, guest parking, and landscaped grounds) and open space. Sparks Municipal Code 20.99.040(E) defines open space as ungraded areas/permanent open space easement granted in favor of the City. Several site planning and architectural design concepts are employed to establish a unique site design.

Extensive planting/landscaping will occur throughout the site, with particular attention given to sloped areas and throughout the areas that will have retaining walls for aesthetic enhancements. These areas and open space areas will be maintained by the Homeowners Association.

Site planning utilized for Wildcreek Golf Villas will promote an attractive street scene, provide a diversity of home sites and provide flexibility in traffic movement. See Figure 1-3, the Illustrative Site Plan. The following are some design principles being employed at Wildcreek Golf Villas:

- Residential building setbacks are proposed which carefully consider the use of all of the spaces. The purpose is to create "useable" spaces between homes and an attractive street scene.
- Guest parking is conveniently dispersed throughout the project 0.5 spaces per lot.

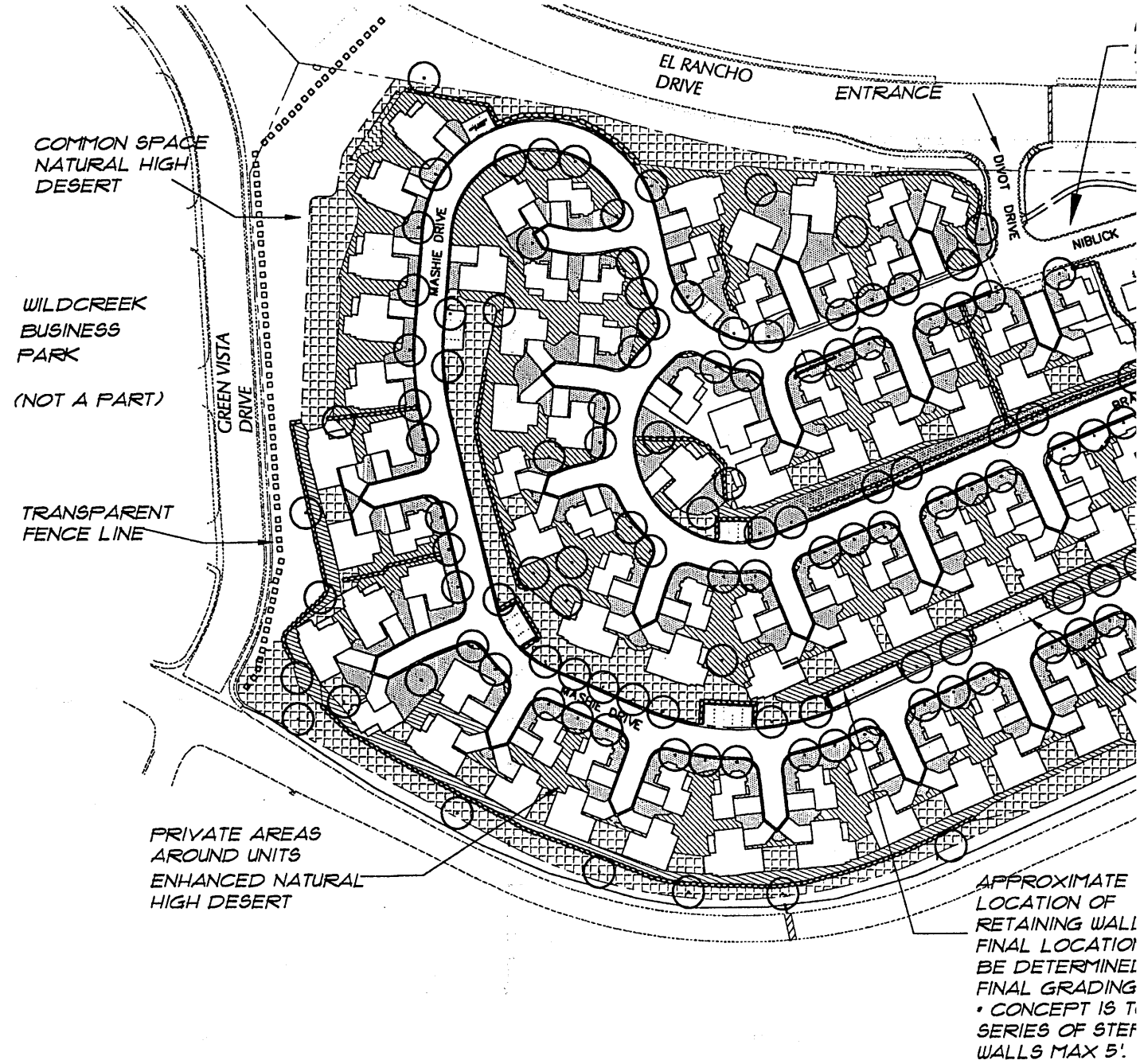
The following table presents a statistical description of the project:

Table 1-1 Developmental Statistics

Home Site	136
Building Envelope	1,182 to 1,756 square feet
Private Streets	4.57 acres
Common Area/Undisturbed	10.46 acres
Total Site	19.8± acres

WILDCREEK GOLF VILLAS

ILLUSTRATIVE SITE / LANDSCAPE P



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Phasing

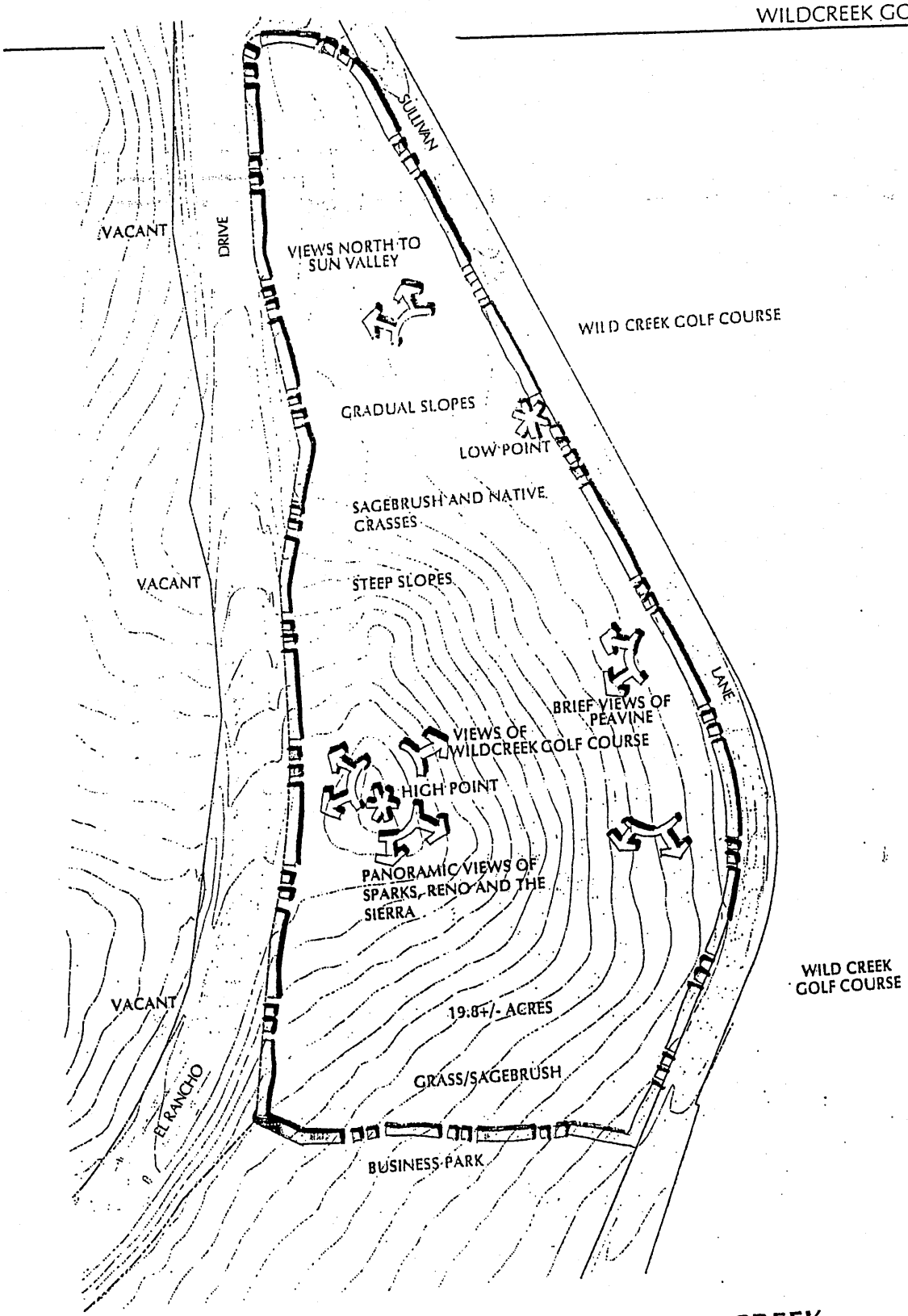
The project is contemplated to be built out over a number of years based upon current market conditions and trends. Future housing market and financing conditions, however, are always to a degree speculative. The plan does present a logical pattern based upon providing cost-effective infrastructure.

Hillside Ordinance

As mentioned previously, the proposed Wildcreek Golf Villas subdivision is a 136 unit single family "patio home" project located on a site that offers panoramic views of Reno, Sparks, and the Sierra. Because of the topographic conditions on site, Wildcreek Golf Villas is subject to the Hillside Ordinance and a special use permit. The following is a discussion of the different mechanisms being utilized to ensure that Wildcreek Golf Villas is compatible with the hillsides that exist on the property.

1. Site Analysis

Figure 1-4 details the existing conditions and analysis of the Wildcreek Golf Villas site. The Hillside Ordinance requires that the site be analyzed to identify the design constraints imposed by hydrological and geological conditions, soils, slopes, and other natural topographic conditions.



LEGEND

VIEWS

SIGNIFICANT FEATURE

WILDCREEK GOLF VILLAS

Figure 1-4 - Site Analysis Map

WILDCREEK GOLF VILLAS

ILLUSTRATIVE SITE / LANDSCAPE PLAN

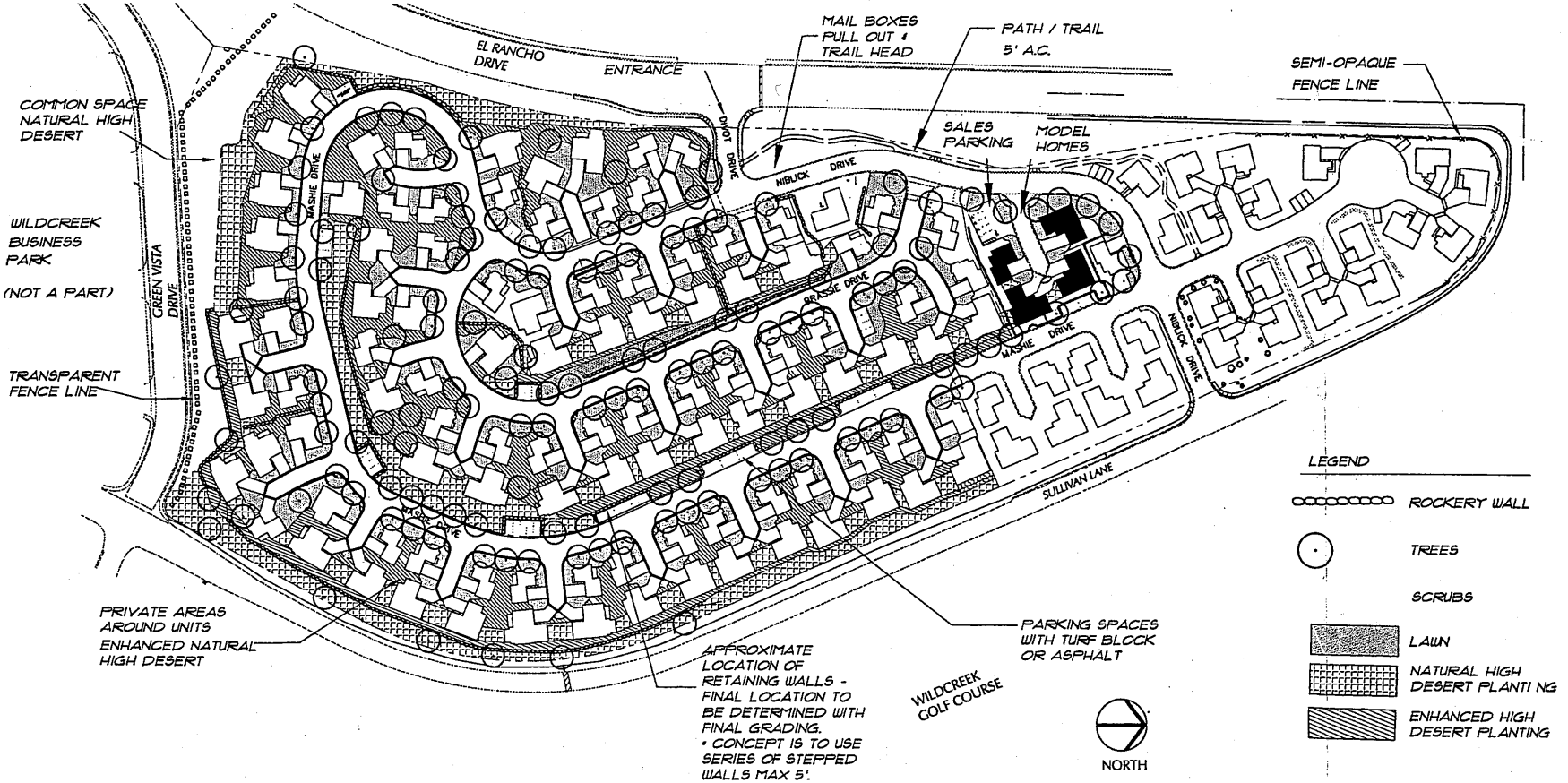


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Figure 1-3 Illustrative Site/ Landscape Plan

2. Grading and Site Plan Concept

Home types will be utilized to compliment the site rather than detract from it. Architectural styles and engineering practices specific to hillside development will be utilized to ensure that Wildcreek Golf Villas is compatible with the hillsides on the property. Figure 1-5 illustrates the site cross sections with existing and proposed contours. Figure 1-6 is the Lot and Block Plan. The Wildcreek Golf Villas grading plan is designed to meet various aesthetic and functional considerations as specified in the Hillside Ordinance. These include:

- Preserving and enhancing the landscape and land forms at the edges of the project where the homesite transition to both developed and natural undeveloped areas. Acute attention is paid to the details to ensure that the adjoining areas are complemented by the project.

- The grading is done in a fashion that mimics natural land forms where they will be generally visible to the public and avoid sterile, ill-placed, engineered slopes. Many of the homes step down the lot (have walk-out basements, please refer to Figures 1-9 and 1-10) so that the housing works with the slope of the land. The placement of large, untreated (or barely treated) fill slopes below or at the lower end of the lot is avoided. The end result is that with the housing construction and landscaping, the perceived effect of the grading on the existing landform will be virtually unnoticeable. In effect, the properly placed, scaled and designed homes with the Wildcreek Golf Villas requirements, will work with the grading to achieve a harmonious site design.

- The key point may be that alternative grading schemes would negatively impact both the project and its neighbors. Reducing areas of cut would mean larger, hard to maintain fill slopes would fall below the homes, or extremely tall, sterile walls would rise 10 to 20 feet to meet the lower floor of the housing (with non-usable rear yards). The grading is also necessary to provide safe and adequate access to the development in an aesthetically prudent manner.

- The slopes will be planted and stabilized for erosion control. Rockery walls will be softened with landscaping. Home placement will occur in a manner which considers negative visual impacts.

The Hillside Ordinance states that the maximum disturbed areas can be exceeded after demonstration that the additional grading provides a better solution. The proposed grading and layout are for the reasons just discussed.

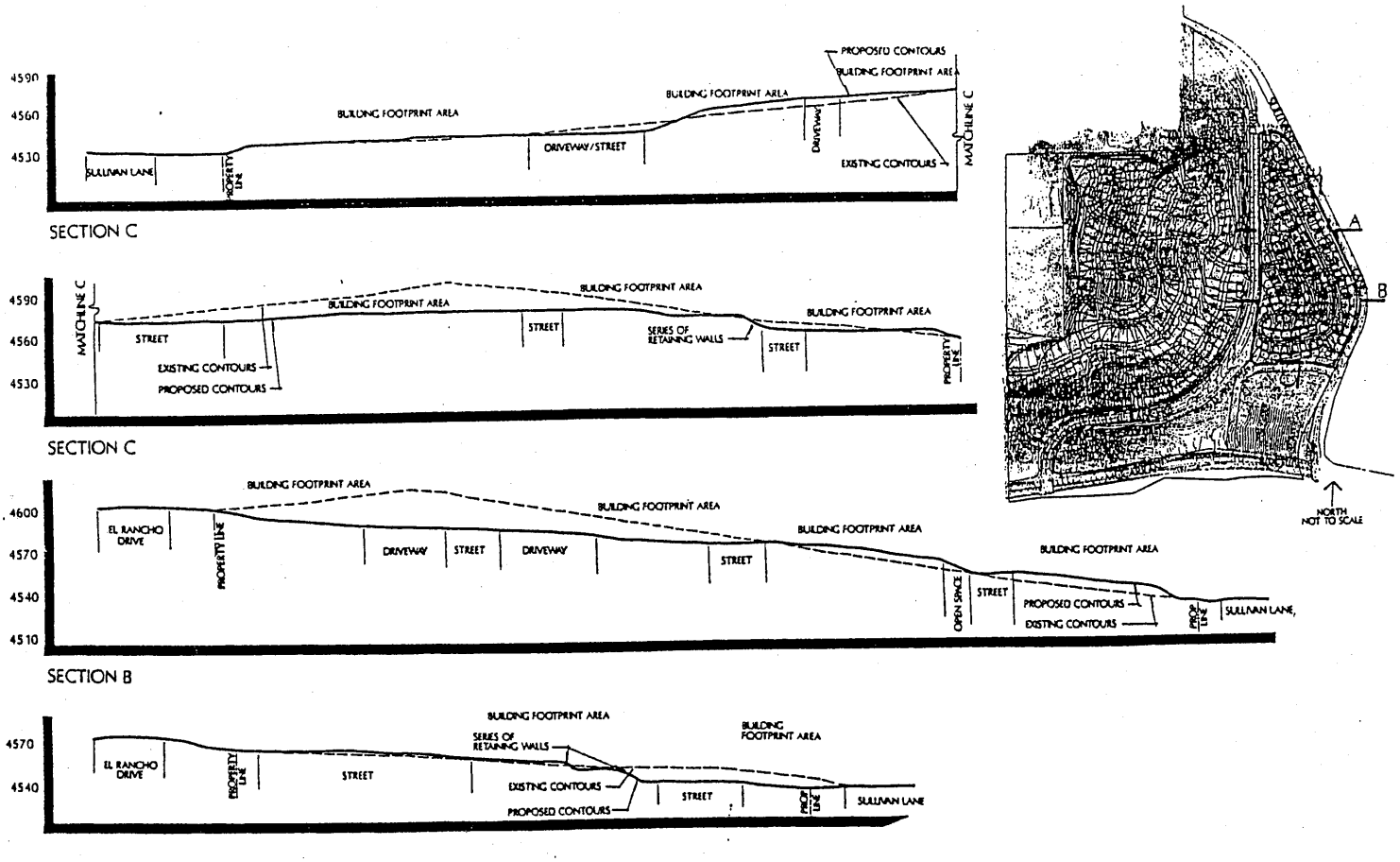
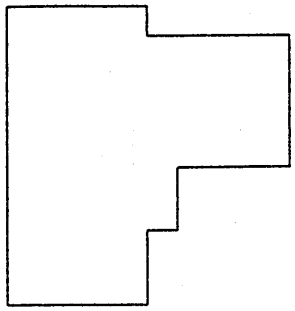


Figure 1-5 - Site Cross Sections



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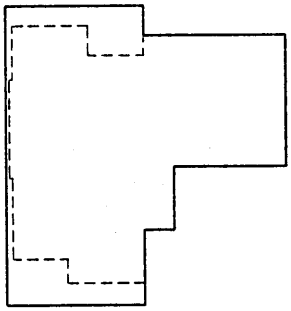

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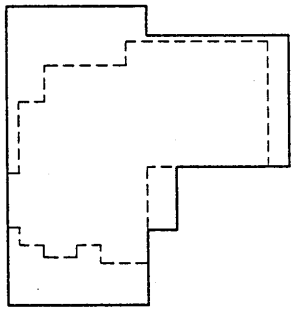

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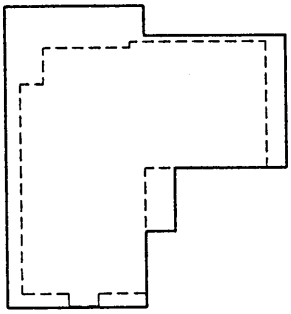

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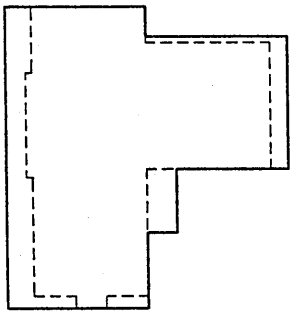

FOOTPRINT "D"

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FIGURE 1-6D

BUILDING ENVELOPE & FOOTPRINT
FOR
WILDCREEK GOLF VILLAS

SPARKS WASHOE COUNTY NEVADA

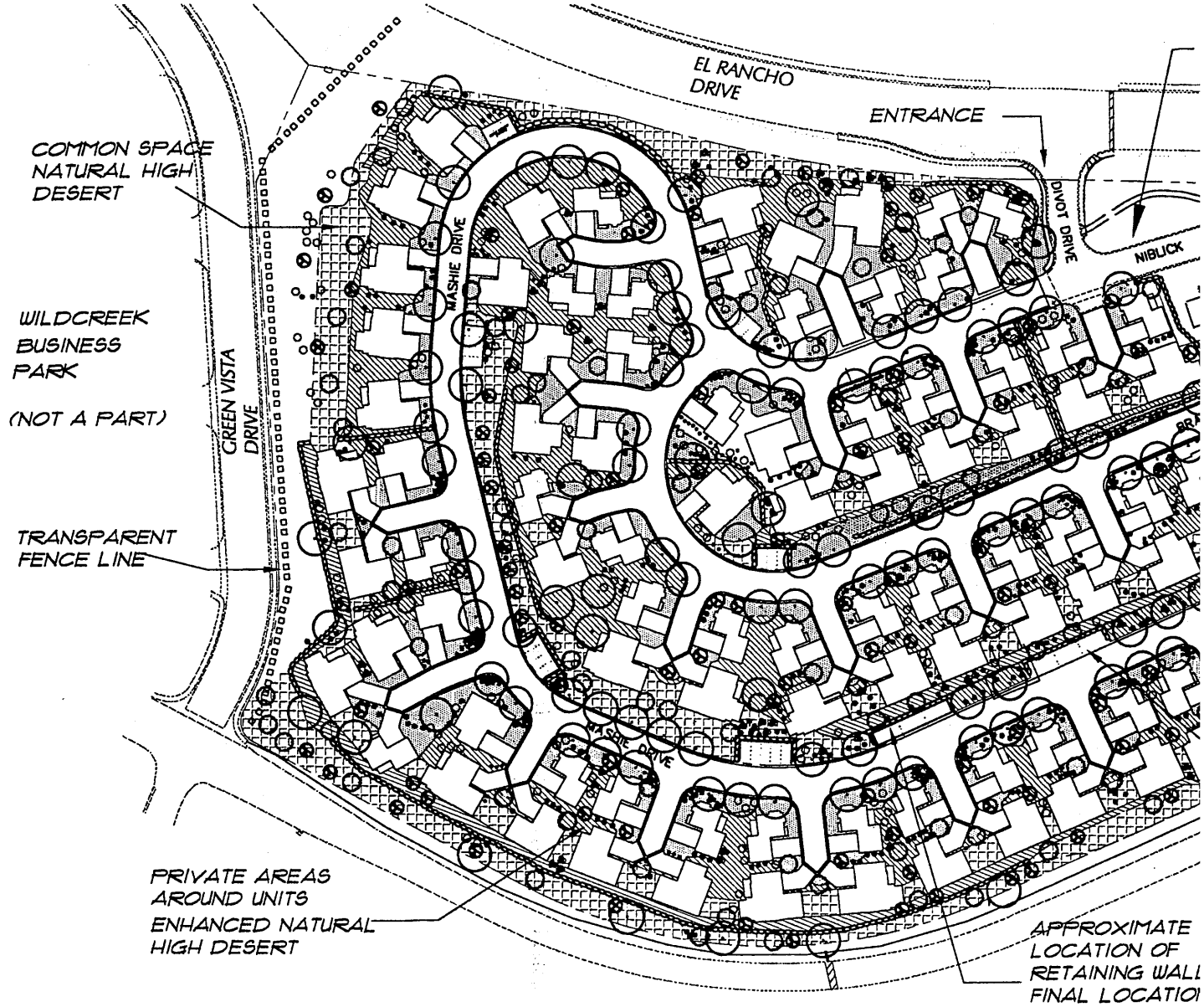
JOB NO. 2281.02

DATE 02/20/02

PAGE NO. 1-10D

WILDCREEK GOLF VILLAS

LANDSCAPE PLAN



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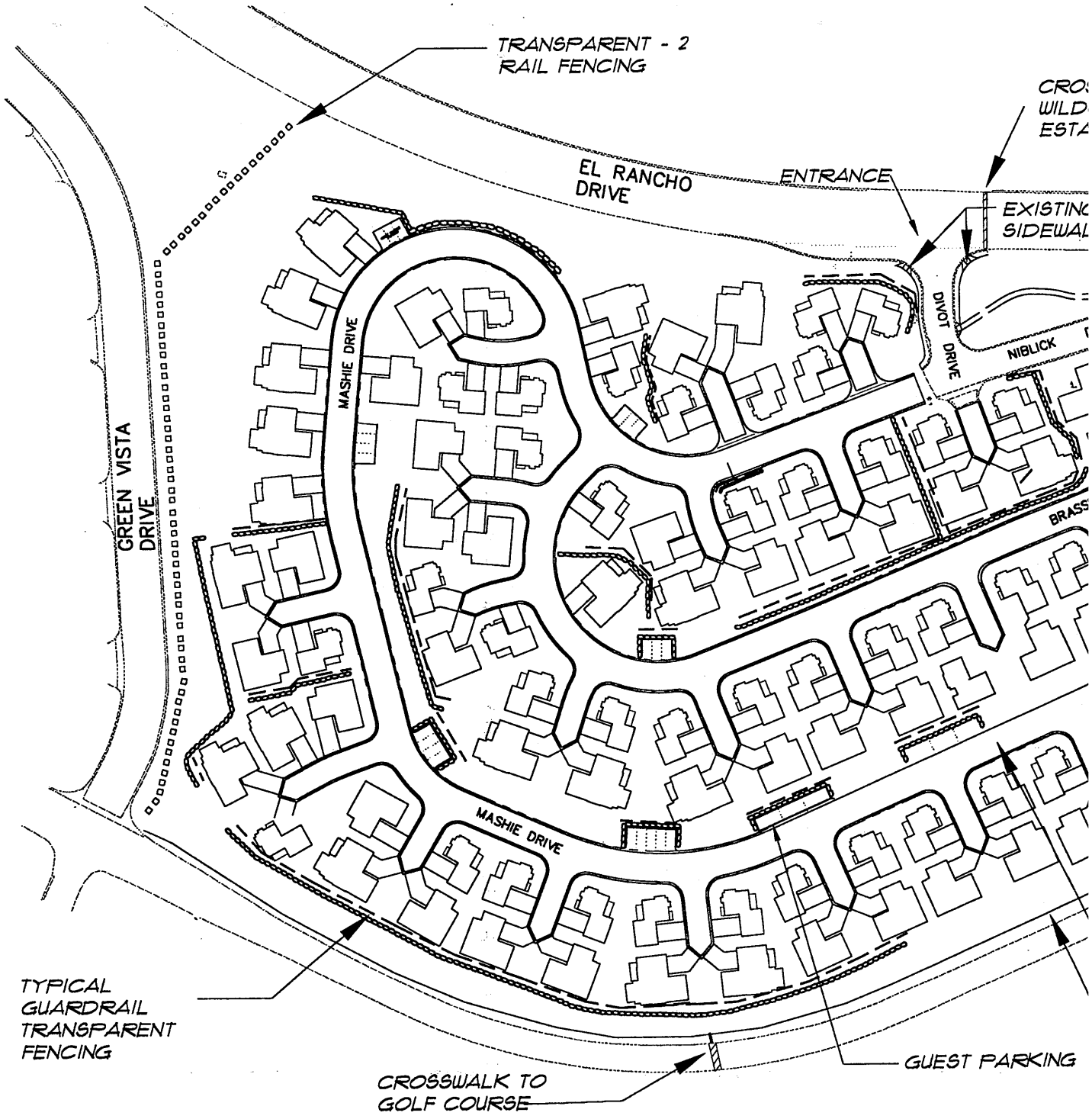
WILDCREEK GOLF VILL

FIGURE 2-12 CIRCULATION/FENC



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WILDCREEK GOLF VILLAS

FIGURE 2-12 CIRCULATION/FENCING PLAN

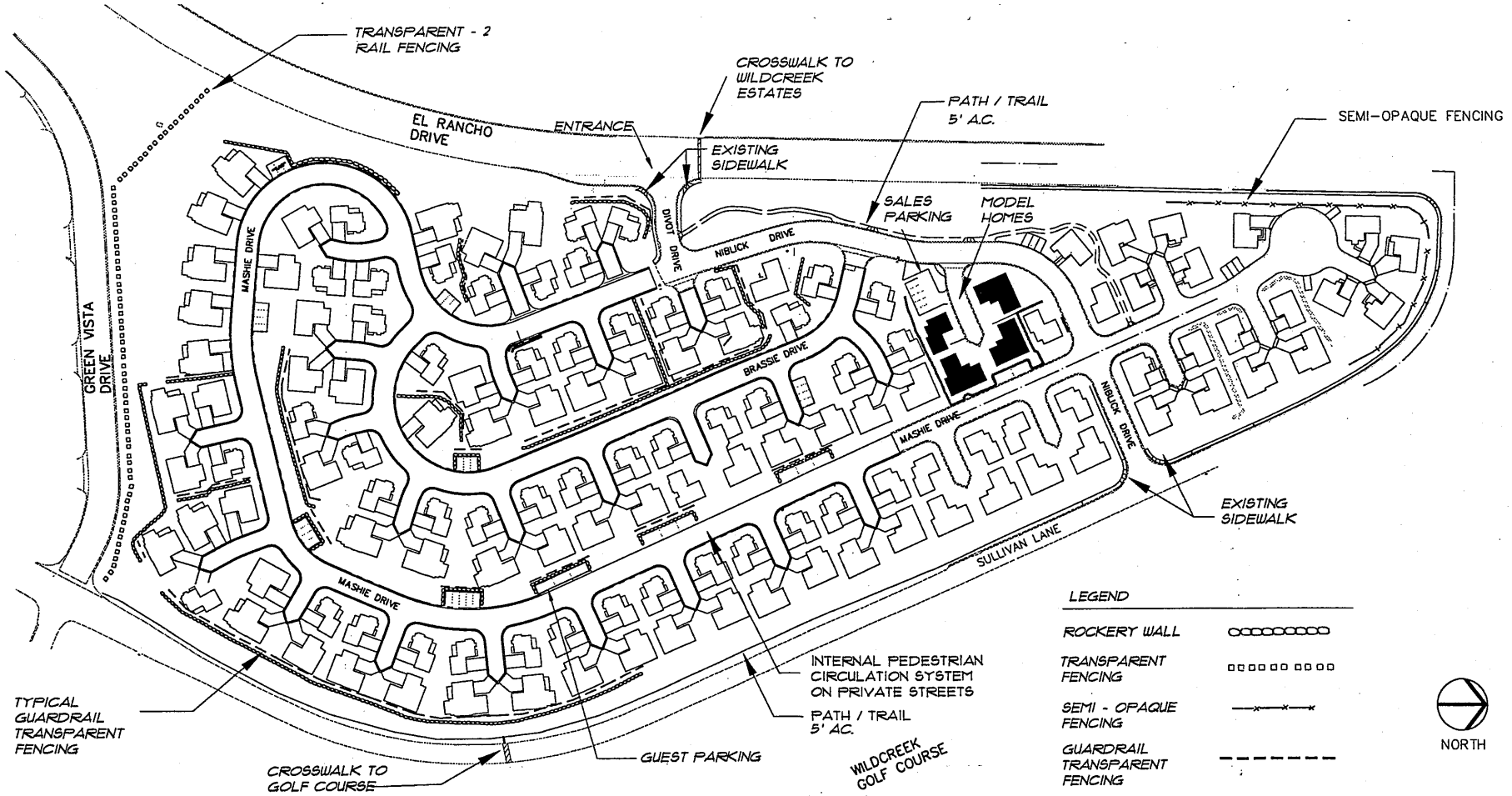

Figure 2-12 Circulation/Fencing Pla

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LANDSCAPE ARCHITECTURE
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Reno, Nevada 89502
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Email lpa@lpa-reno.com
Fax (775) 332-4933

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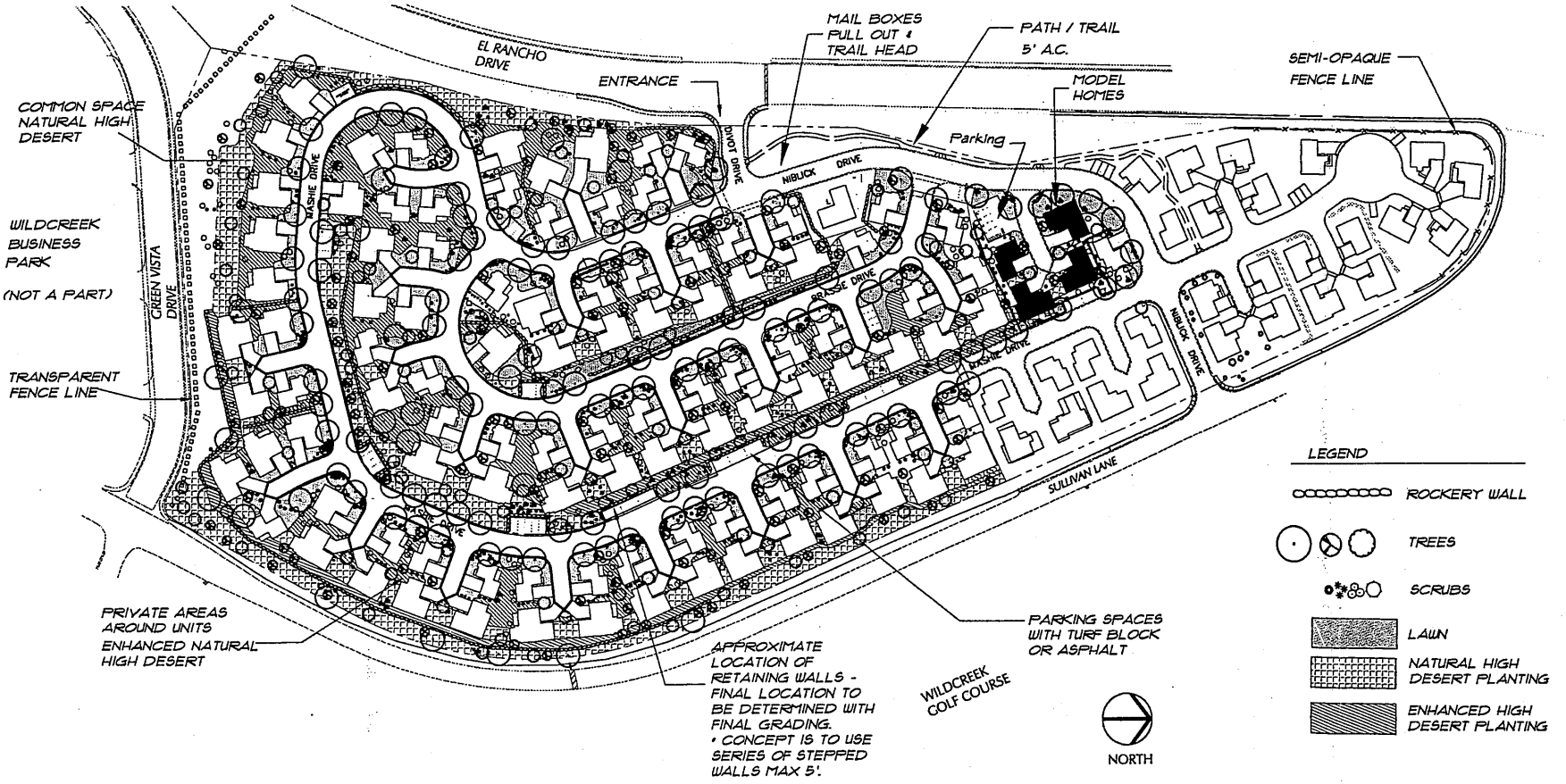
WILDCREEK GOLF VILLAS

LANDSCAPE PLAN



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E-mail fpe@fpe-reno.com
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02/15/02

Figure 2-1 Landscape Plan

Community Design Standards

1. Community Concept

As detailed in the Project Concept found in Chapter 1, the villas provide attractive affordable housing with shared common space that weaves throughout the project. Unlike small lot development with solid fencing between the units to define private space, the villas appear less dense with fluid space winding through the project, separate from the streets. Privacy for individual units is defined by landscape treatments and changes in grade.

2. Landscaping/Buffering/Edge Treatments

The visual goal of the landscape design is to blend into the adjacent Nevada desert landscape that one sees in the middle views to the East and North of the site. This will be accomplished by varying the intensity of planting, from open space to common areas, street corridors and private areas. Functionally, the landscape will be designed to address water and soil conservation, to mediate wind and climate for the most comfort and energy efficiency. The landscape architecture will support passive use and provide definition of private space which will have landscape treatments with space available for individual resident design input. The landscape for this project is informal with plantings to frame panoramic distant views, screen unpleasant near views and provide visual variety into the project.

A. Landscape Requirements

The primary criteria for landscape standards is obtained from the City of Sparks Landscape Ordinance (Chapter 20.32) and the Hillside Ordinance (Chapter 20.99) both of Sparks Municipal Code. Other considerations are aesthetic, environmental and functional.

Project Standards

- The use of plant zones with consideration of like requirements will accompany design based on the use and activity levels planned for various facilities.
- Plants will be selected which are especially drought resistant.
- Hardscape materials such as asphalt will be utilized for paths and trails.
- Mulches such as crushed stone and bark will be used to conserve water by holding down soil temperature and reducing evaporation. Mulches will be used to deter weed growth.
- Soil improvements are recommended such as adding organic matter to improve the water holding capacity. A volume of organic material equal to 1/4 or 1/3 of the soil volume should be used.
- Soil testing will be used to determine site-specific fertilizing recommendations.

- Efficient irrigation systems will be utilized in conjunction with plantings grouped according to zones. Drip irrigation bubblers and low-angled spray heads are recommended.

- Plantings will be used for climate modifications such as shade and winter windbreaks. (See Energy Conservation Figure 2-6)

- The placement of turf and other high water-consuming plants will be limited to areas around structures, high activity areas where the cooling effects can be realized, and in limited use at project entry.

- Planting techniques will be employed which trap both rainfall and irrigation water for optimal plant utilization; however, priority must be given to drainage patterns which minimize soil movement.

Governmental Standards

According to the Landscape Ordinance, all landscaping materials shall aesthetically enhance and be environmentally compatible with the site area. The landscaping shall be installed to enhance the view of the property from the public streets adjoining the property. Insofar as is practical, the trees used shall represent a mixture of deciduous and coniferous varieties. The minimum portion of the site area to be landscaped for this residential project is twenty percent of the site area for all permitted uses. The minimum number of trees to be planted in the required landscape area shall be one tree per three hundred square feet. The minimum dimension for turf is 8' and the maximum slope is 4:1, also, turf may not constitute more that 80 percent of the required landscape area. Ground covering shall be provided over the entire landscape area to prevent erosion, inhibit weed growth, and to present and aesthetically pleasing appearance. Ground cover include living plants, such as shrubs, turfgrasses, vines, meadow grasses and wild flowers, or other living ground covers as well as inert material such as wood chips, bark, decorative rock and stone. The inert ground cover may not exceed sixty percent of the total landscaped area. Soils should be loosened and an organic amendment added to the prior to planting. After planting areas shall be mulched to a minimum of four inches in depth. All new landscaped areas shall be watered by a water-conserving irrigation system controlled by an automatic timer.

According to the hillside ordinance landscaping and/or revegetation is required to stabilize all slopes which have been cleared, graded or otherwise disturbed by development. Thirty percent of any mechanically stabilized slope shall be landscaped and irrigated. This should be dispersed over the entire area of the slope. Planting shall be designed to achieve ninety percent ground coverage of any disturbed area within three years. Open Space areas are any undisturbed portion of the site that is not a part of a developed lot. Open space areas must have a method for the maintenance of the open space. The open space should have a variety for grades and be accessible to the residents.

B. Landscape Zones and Planting Palette

The proposed topography will be designed to blend common areas with adjacent lots, roadways, and the path/trail system. Introduced landscaping and grading will blend with and complement the existing conditions while directing views to the off-site scenery and surrounding landscape. The interface and transition between all common areas and private areas should be gradual, minimizing differentiation between common areas and adjacent properties with landscaping and grading.

Landscaping is intended to provide simple, low maintenance areas that support the overall concept of the project while providing storm water management, buffering, and passive recreational opportunities for residents and users. All areas are defined by zones which share characteristics. Each zone will receive landscaping and maintenance which compliments conditions and the design concept.

1. Landscape Zones

Open Space - These are the undisturbed zones which will not receive landscape improvements with the exception of trails. Maintenance will be provided by the homeowners association for clean-up and replacement. No irrigation will be supplied to these undisturbed areas. (See Landscape Plan for delineation, Figure 2-1)

Common Areas - These areas cover the disturbed zones and all the area between the Street Corridor and including the Private Space around the homes. Using a Natural High Desert plant pallet of native bunch grasses, forbes, perennial, wildflowers and shrubs; ground cover will be established. Pockets of evergreen trees, container shrubs and boulders will be used to create a pattern of color and texture that echos the surrounding landscape. The *Pockets* serve as erosion control, protect young plants, provide wildlife cover and supply visual variety. In the interest of conserving water resources, a special temporary irrigation system will be activated for 90 days in the spring following a fall planting. This irrigation will cover all the revegetated areas to promote the initial germination of the seed mix. A permanent drip system will be provided to the *Pockets* for long term support of the large shrubs and trees. See Figure 2-2. These areas are also defined on the Landscape Plan.

Private Areas - Within the common areas, these zones extend from 5' to 10' out from the building walls. These areas have a more intensive landscape treatment consisting of the Enhanced Natural High Desert pallet that allows additional plant material for ground cover, shrubs and trees, turf and large rocks. The objective for this zone is to define private space, provide screening between units and for foundation plantings around homes. These zones will receive permanent irrigation and more intense maintenance. See Figure 2-3 and the Landscape Plan Figure 2-1.

Street Corridors - Linear informal arrangements of street trees, both evergreen and deciduous, with an understory of native grasses will be used along the common space adjacent to the street. Terraced walls typically form the boundary of one side of this common space and the other side is typically bounded by a 10' setback next to the homes. The objective is to define the street space with shade trees using informal planting that buffer and screen the homes from traffic and views. The trees will be on a drip irrigation system and the grasses and forbes will be of a mix similar to the Natural High Desert except there will be no shrubs so that annual mowing can be executed to keep the herbaceous materials groomed. See Figure 2-4 and the Landscape Plan Figure 2-1.

Standards

1. Common areas and street corridors will be privately owned and maintained by the Wildcreek Homeowner's Association to a high quality.

2. The common area open space and street corridors system will largely be accessible and visible to the general public.

3. All landscape treatments will be monitored by a professional horticulturist or similar person with landscape expertise to ensure maintenance and upgrades that conform to the objectives of the Design Guidelines for Wildcreek Villas and the requirements for the City of Sparks.

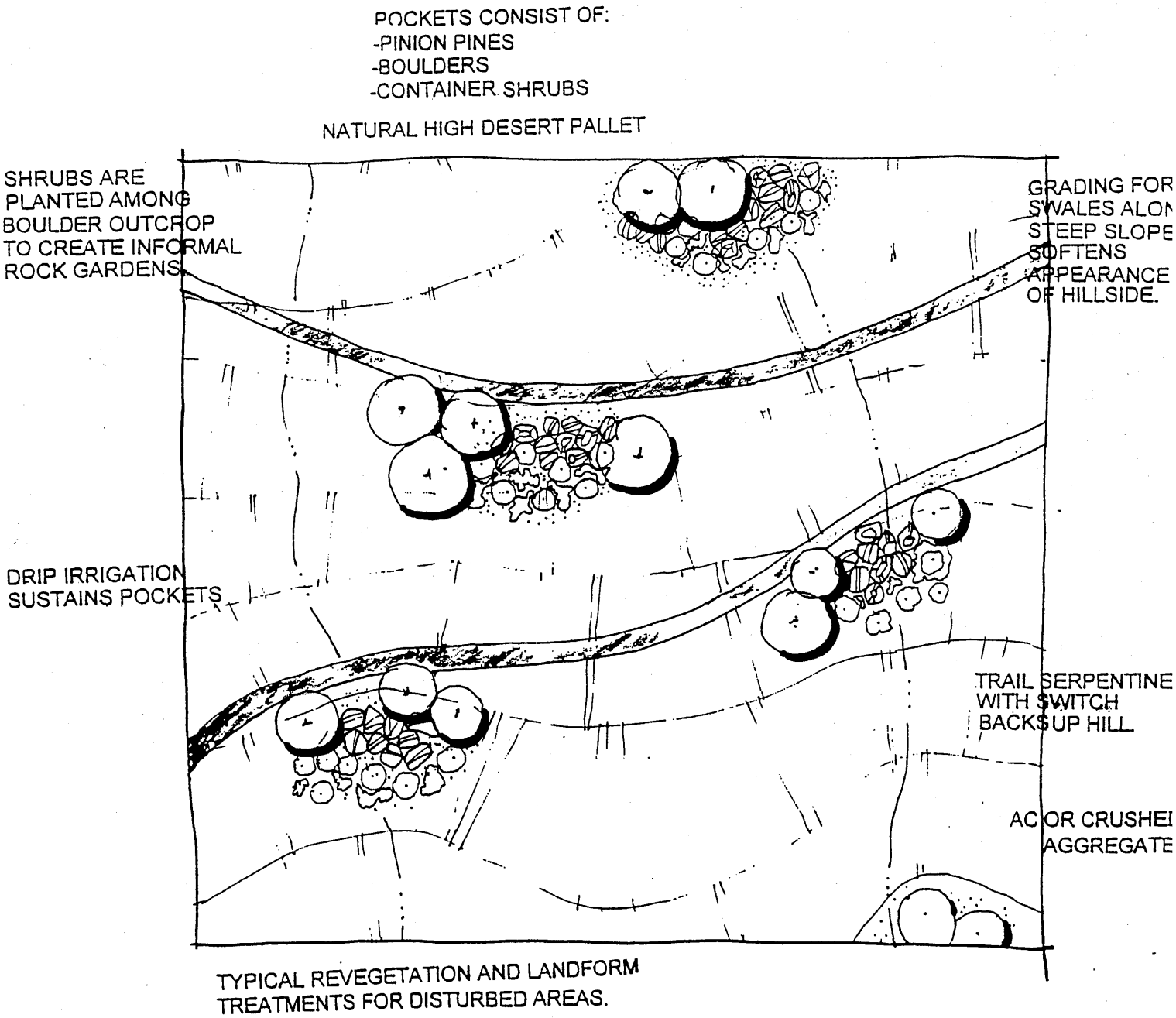
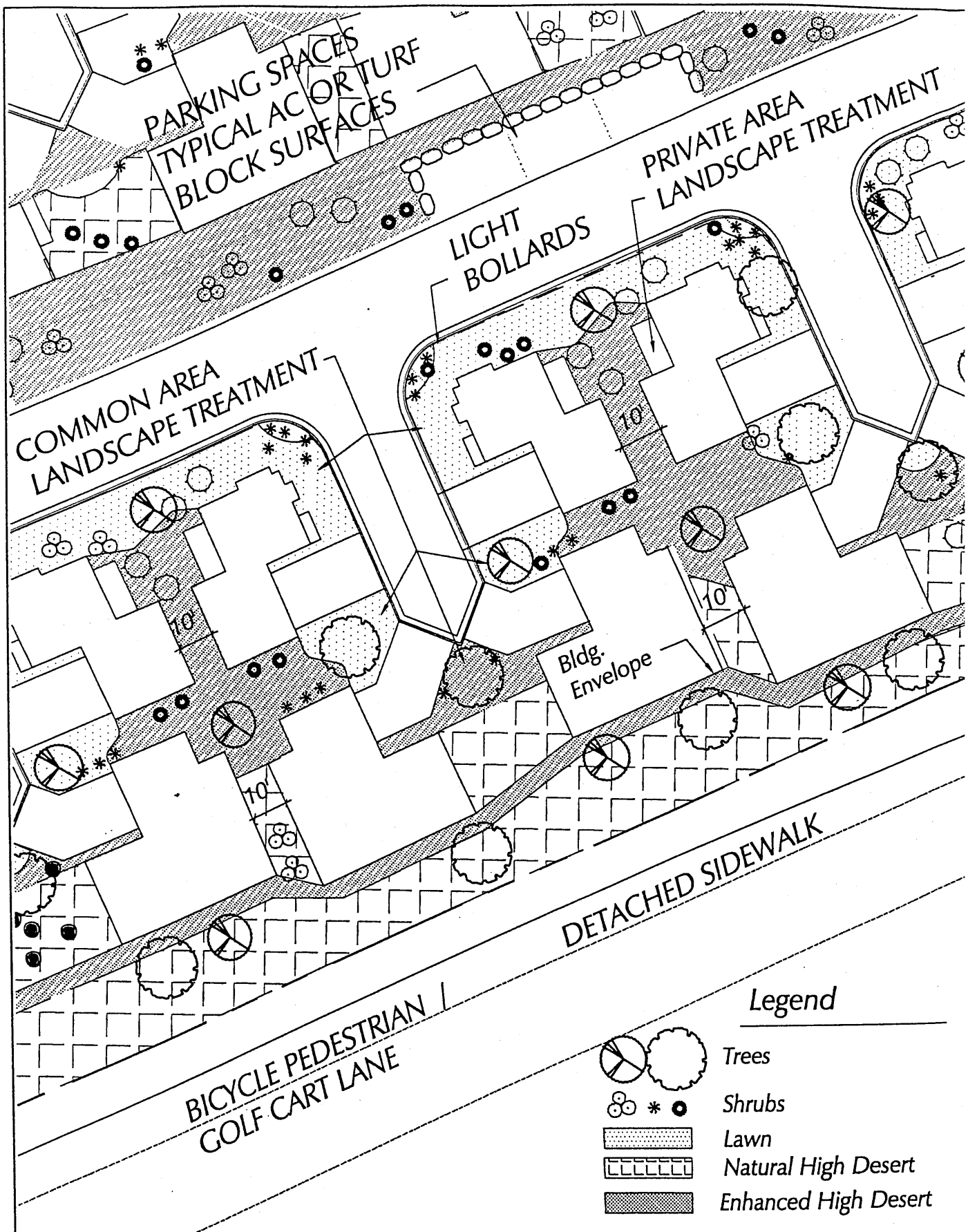


Figure 2-2 Typical Common Areas Landscape



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Phone (775) 332-4920
E.mail fpe@fpe-reno.com
Fax (775) 332-4933

FIGURE 2-3
FOR
WILDCREEK GOLF VILLAS
TYPICAL CUL-DE-SAC PLAN
LANDSCAPE & CIRCULATION

SPARKS WASHOE COUNTY NEVADA

JOB NO. 2281.01
DATE 02/06/02

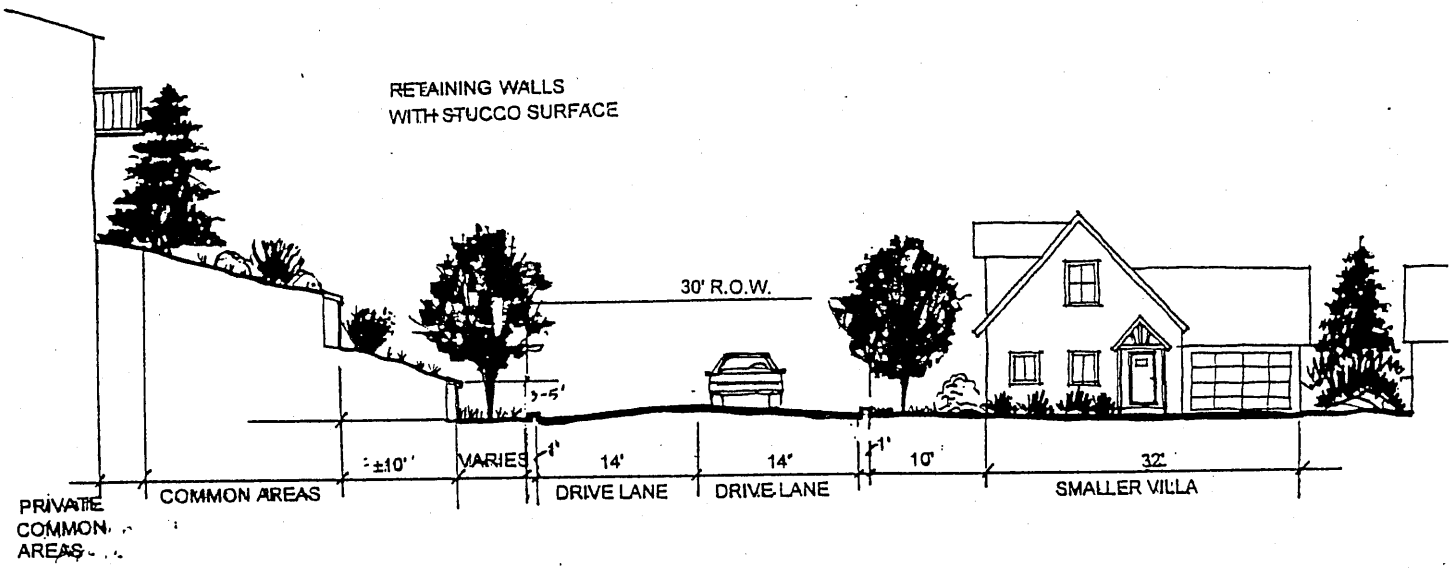


Figure 2-4 Typical Street Corridor Section

2. Landscape Planting Guidelines

A horticultural reclamation professional shall be contracted to collect samples of site soil to determine qualities and characteristics relevant to successful reclamation. This professional shall recommend specifications for all aspects of the revegitation/reclamation process. It is anticipated that eight inches of topsoil and existing vegetation should be removed before any grading. This should be stockpiled after passing it through a screen to separate out rocks. Rocks larger than a melon should be saved for use in common areas. The stockpiled soil will contain light weight organic matter that enriches the soil. However, since these soils are very clay like, amendments may be necessary prior to re-application.

The soil should be distributed evenly over all disturbed areas and in benches between retaining walls and tamped for adequate compaction. A hydromulch with native bunch grass seeds, nurse seeds, native shrubs (except in the Street Corridors), mulch and tacifier, will be applied mechanically over all disturbed areas in the late fall per the Landscape Plan Figure 2-1 in the late fall. A tacifier may not be adequate to keep seed in place on steep slopes. In this case, the reclamation consultant will recommend addition measures.

The entire area will be irrigated by a temporary spray system which will be active for 90 days beginning in the spring following the planting. All trees and shrubs will have permanent drip irrigation and all drought tolerant turf areas and groundcovers will have low spray underground piped irrigation. Maintenance will be critical to long term success. For three years the landscape will be inspected regularly by a horticultural consultant to determine the results of treatment. This person may recommend alternative strategies for irrigation, plantings or additional seeding to name a few possibilities. This system should ensure that the installed landscaped will meet or exceed goals and become an asset to the community.

Plant Pallet

Suggested pallet only. Final pallet to be developed by horticultural/reclamation consultant at later date.

Natural High Desert

The Natural High Desert landscape consists of both undisturbed and revegetated sagebrush community. This zone occurs primarily in common areas., terraces, and slopes where activity is very limited. Ground cover plants in this zone will be those which can survive on natural precipitation once established.

Plants which should be used in this zone include:

EVERGREEN SHRUBS

Artemisia tridentata	Big Sagebrush
Artemisia tridentata vaseyana	Sagebrush
Artemisia tridentata wyomingenis	Sagebrush
Atriplex canescens	Four Wing Saltbush
Atriplex confertifolia	Shadscale
Cercocarpus montanus	Beech Leaf Mt. Mahogany
Cercocarpus nauseosus	Rabbitbrush
Chrysothamnus viscidiflorus	Rabbitbrush
Cowania mexicana	Cliffrose
Ephedra viridis	Mormon Tea
Purshia tridentata	Bitterbush

DECIDUOUS SHRUBS

Chamaebatiaria millefolium	Fern Bush
Colutea arborescens	Bladder Sage
Fallugia paradoxa	Apache Plume
Peraphyllum ramosissimum	Squaw Apple
Prunus andersonii	Desert Peach
Prunus sp.	Sand Cherry
Rhus trilobata	Skunkbush

GROUNDCOVERS

Achillea tomentosa	Wooly Yarrow
Atriplex gardneri	Gardener Sage
Artemisia schmidtiana	Silver Mound
Euphorbia myrsinites	Spurge
Oenthera speciosa	Mexican Primrose

PERENNIALS/ANNUALS

Achillea fillpendulina	Fernleaf Yarrow
Achillea millefolium	Common Yarrow
Coreopsis lanceolata	Narrow Leaf Coreopsis
Erigonium umbellatum	Sulphur Flower
Gaillardia sp.	Blanket Flower
Gypsophila Paniculata	Baby's Breath
Centaura spp.	Bachelor Buttons

GRASSES

Elymus conereus	Basin Wildrye
Oryzopsis hymenoides	Indian Ricegrass
Elymus cinereus	Great Basin Wildrye/'Magnar'
Penstemon palmeri	Palmer penstemon

Enhanced High Desert

The Enhanced High desert landscape zone is used to accent areas such as neighborhood entries, seating/resting areas along paths/trails, in landscape beds which surround high activity areas such as turf areas but where moderate activity is expected to occur. This treatment will also be used to establish groves of trees both for shade and as an evergreen accent along the path/trail system. Areas which utilize this zone are planting beds which surround the street and homes such as turf areas, as well as around decks and patios, where more intense color and interest is desired than completely natural.

Plantings in this zone will be those which can survive on limited irrigation. Landscape beds in the Enhanced High Desert Zone consist of primarily an aggregate or wood mulch ground plane with dispersed ground covers, shrubs, and possibly trees.

The plants recommended for use in this zone are as follows:

LARGE SHADE TREES

Catalpa bignonoides 'Bungei'	Manchurian Catalpa
Catalpa speciosa	Northern Catalpa
Celtis occidentialis	Hackberry
Gleditsia triacanthos	Thornless Honeylocust
Gymnocladus dioicus	Kentucky Coffee Tree
Maclura pomifera	Osage Orange
Quercus macrocarpa	Burr Oak
Quercus muehlenbergii	English Oak
Robinia pseudoacacia 'Purple Robe'	Purple Robe Locust

EVERGREEN TREES

Cercocarpus betuloides	Western Mtn. Mahogany
Cercocarpus intricatus	Little-leaf Mtn. Mahogany
Cercocarpus ledifolius	Curl-leaf Mtn. Mahogany
Juniperus monosperma	One-seed Juniper
Juniperus scopulorum	Rocky Mountain Juniper
Pinus edulis	Two Needle Pinion
Pinus monophylla	Single Leaf Pinyon
Pinus jeffreyi	Jeffrey Pine
Pinus nigra	Austrian Pine
Pinus ponderosa	Ponderosa Pine
Pinus sylvestris	Scotch Pine
Sequoiadendron giganteum	Giant Sequoia

MEDIUM-SMALL DECIDUOUS TREES

Acer ginnala	Amur Maple
Amelanchier alnifolia	Serviceberry
Amelanchier utahensis	Service berry
Cotinus coggygria	Smoketree
Crataegus phaenopyrum	Washington Hawthorne

Cragaegus crus-galli	Cockspur Hawthorne
Crataegus crus-galli inermis	Thornless Hawthorne
Crataegus laeuigata	Pauls Scarlet Hawthorne
Crataegus succlenta x oxyacantha	Toba Hawthorne
Eleagnus angustifolia	Russian Olive
Eleagnus umbellatum	Buffalo Berry
Koelreuteria paniculata	Golden Rain Tree
Malus sp.	Apple Tree Varieties
Malus sp.	Crabapple
Morus alba	Mulberry
Quercus gambelii	Gambel Oak
Robinia idahoensis	Idaho Locust
Tamarix	Tamarisk

EVERGREEN SHRUBS

Artemisia tridentata	Big Sage
Arctostaphylos patula	Greenleaf Manzanita
Cytisus sp.	Broom
Juniperus chinensis	Juniper
Juniperus communis sazatilis	Dwarf Mtn. Juniper
Juniperus sp.	Many
Mahonia aquifolium	Oregon Grape
Pinus mugo mugus	Dwarf Mugo Pine
Pinus Mugo pumilio	Shrubby Swiss Pine
Pinus nigra dwarf	Dwarf Austrian Pine
Pyracantha coccinea	Lalandei Pyracantha
Yucca sp.	Yucca

DECIDUOUS SHRUBS

Artemisia fridgida	Fringed Workwood
Artemisia schmidtiana	Silver Mound
Berberis mentorensis	Mentor Barberry
Berberis thunbergi	Barberry
Buddiea davidii	Butterfly Bush
Caragana spp.	Siberian Peashrub
Cotinus coggygria	Green Smoketree
Cotoneaster sp.	Cotoneaster
Forestiera meomexicana	New Mexico Privet
Hibiscus syriacus	Rose of Sharon
Holodicus discolor	Ocean Spray
Perovskia atriplicifolia	Russian Sage
Potentilla fruticosa	Bush Cinquefoil
Prunus besseyi	Sand Cherry
Rhus spp.	Sumac
Ribes spp.	Currant
Rosa foetida bicolor	Austrian Copper Rose
Symphoricarpus	Snowberry, Coralberry
Syringa vulgaris	Lilac

GROUNDCOVER/VINES

Arctostaphylos uva ursi	Kinnikinnick
Lavandula sp.	Lavender
Juniperus sp.	Juniper (many)
Mahonia repens	Creeping Oregon Grape
Parthenocissus quinquefolia	Virginia Creeper
Phlox subulata	Creeping Phlox
Potentilla verna	Potentilla
Santolina chamaecyparissus	Lavender Cotton
Thymus serpyllum	Thyme
Thymus vulgaris	Common Thyme
Zauschneria californica	Calif. Fuschia

PERENNIALS

Achillea Fillpendulina	Fernleaf Yarrow
Aegopodium podograria	Bishops Weed
Aster spp.	Dwarf Michaelmas Daisy
Aubrietia deltoides	Aubrietia
Aurinia saxatile	Basket of Gold
Aurinia saxatile compactum	Dwarf Basket of Gold
Centranthus sp.	Jupiters Beard
Cerastium tomentosum	Snow in Summer
Coreopsis Lanceolata	Coreopsis
Echinacea purpurea	Purple Cone Flower
Gaillardia sp.	Blanket Flower
Iris	Dwarf Iris
Iris germanica	Iris
Linum lewisii	Flax
Monardella odoratissima	Mountain Lavender
Oenthera speciosa	Mexican Evening Primrose
Penstemon spp.	Penstemon
Rudbeckia sp.	Gloriosa Daisy
Santolina chamaecyparis	Lavender Cotton
Zinnia grandiflora	Rocky Mountain Zinnia

ORNAMENTAL GRASSES

Briza maxima	Rattlesnake Grass
Elymus glaucus	Blue Wild Rye
Festuca ovina	Blue Fescue
Helictotrichon sempervirens	Blue Oat Grass
Miscanthus sinensis 'Gracillimus'	Maiden Grass
Pennisetum setaceum	Fountain Grass
Stipa gigantea	Giant Feather Grass
Spartina michauxiana Aureo Marginata	Cord Grass

TURF GRASSES

Buchloe dactyloides	Buffalo Grass
Festuca ovina duriuscula DURAR/COVAR	Hard Fescue

Visual Criteria

- Colors and textures of plant material should be limited within neighborhoods to strengthen unity and provide a "sense of place."
- Ultimate size of plants will be given careful consideration. Plants which quickly outgrow their usefulness will be avoided.
- Species of plants shall be massed to provide a simple, uncluttered look.
- Plantings will be informal and harmonize visual qualities with the Truckee Meadows regional landscape.

Functional Criteria

- Plants selected shall be grouped with those that have similar growing requirements. This reduces the problem of over watering and shading out plants which have adapted to one set of conditions.
- In areas where screening is needed, the plants will be evaluated for their screening effectiveness. Evergreens which branch close to the ground will be favored.
- Trees which provide a shade canopy over hard surface areas are desirable. Trees shall enhance architecture, and frame spaces, and link pathways and trails.
- The use of plants to reduce heating and cooling needs around living units is desirable. Deciduous plants around the perimeter of the unit are encouraged since they provide summer shade while allowing winter such to enter the unit from the south.

Cultural Requirements

- The primary intent will be to group the requirements of the proposed plants in order to ensure survival rates and compatibility.
- Since water conservation is an objective, plant species that can survive on low to moderate amounts of irrigation will be used.
- Plants which require little maintenance will be favored over those which require constant spraying and pruning to remain healthy. Select plants which adapt well to the windy conditions.
- Plant materials selected shall contain a combination of fast, medium and slow growth rates. Fast growth plants adapt quickly, provide quick cover, but have a short life span and are sometimes subject to disease. Medium growth plants take over as the faster plants begin to die out, usually after 15-20 years. They are generally more attractive and less subject to disease. Slow growth plants remain small for a long period of time, but eventually become a dominant plant type. They are highly resistant to disease, long-lived and are not subject to the problem of wind breakage.

- A variety of sizes shall be planted to provide a more natural appearance.

General Landscaping Criteria

- All projects shall be maintained in a neat and attractive condition. Minimum requirements include replacing dead or dying plant materials, watering and general clean-up.

Irrigation

The design objective for irrigation is to create systems that are water efficient and low maintenance.

- Drip and lawn areas shall be properly zoned for exposure, i.e., north with east exposures, and south with west exposures, isolating all four exposures whenever practical.
- Provide adequate water to establish and maintain landscape plantings and promote water conservation.
- Maintenance for irrigation systems will be included with regular grounds upkeep.
- Irrigation systems will be designed to provide complete and adequate coverage (taking into consideration wind patterns and other disruptive factor(s) while using water conserving methods.

  a. Common Space Areas will have a temporary irrigation system to assist with establishment of ground covers active for ninety (90) in the spring following a fall planting.

  b. All shrubs and trees will be on permanent drip irrigation.

  c. All turf and private area plantings will be on spray and turf irrigation systems.

  Water/Energy Conservation

  - Landscaping will be designed to conserve water and energy.
  - Zoned landscaping should be established to expend energy/water effectively in intensively used and important areas:

    - Use drip irrigation
    - Use Xeriscape™ principles throughout public and private landscapes.

  - Use trees for shade and cooling in targeted areas, where practical.

    - South side of buildings
    - Parking lots
    - Streets
    - Over turf areas
    - Use trees for windbreaks
    - North side of building

- Use turf for cooling around intensively used areas.
- Site, building, and landscape design should strive to reduce energy consumption and provide more comfortable indoor and outdoor spaces.

B. Buffering and Edge Treatments

Screening and buffering will be used where necessary to provide separation between dissimilar uses, screen unwanted views, or provide a sense of privacy. Materials used will be consistent with those found throughout the project.

See Section 6, Fences, Retaining Walls and Site Furnishings for typical walls and fences to be used throughout the project.

PERIMETER EDGE TREATMENTS

Edge treatments along external Wildcreek property boundaries will provide buffering, a sense of community identity, and transitions from properties outside the project. Where visual screening is desired from activities occurring outside the project, selective landscaping with trees and shrubs will be used. Semi-opaque fence may be used where dwelling envelopes abut existing collector streets.

Standards

- Common Areas will be used to buffer rear yards of residences along all streets. Plantings will be used along the edge of common areas to buffer the Wildcreek Villas from adjacent development. See preliminary landscape plan for additional information.
- Landscape improvements will be financed and installed by the developer and maintained for the first three years by same. Afterwards, the maintenance will be the responsibility of the homeowners association.
- Fencing in the project will be of a uniform design and will compliment other structures such as handrails along trails and retaining walls. See Section 6 for more information.
- Fencing/walls will be provided by the developer or by the builder. See the preliminary landscape plan for locations.
- Existing vegetation within open space areas such as native shrubs and grasses will be retained to the degree possible. Due care will be used to ensure that this vegetation will be protected during construction. Vegetation that complements the existing landscape will be the dominant characteristic within the common area system.

INTERNAL COMMON AREA/OPEN SPACE BUFFERYARDS

The internal common areas will provide buffering and screening between residences in addition to pedestrian circulation.

Standards

To prevent creation of a "no-man's land", visual and pedestrian access to the common area will be maintained.

- The existing "open hillside" character will be retained along the slopes at the edges of the project.
- Informal clusters of trees and shrubs will be planted within common areas to provide a sense of privacy and separation while retaining views into the common area .
- Common areas will be distinguished from private areas with rock, shrub and tree plantings. See the Typical Cul-de-sac Landscape plans 2-3.
- Plant species selected will be those that are tolerant of the environment in which they will be grown including salinity, alkalinity, soil/water characteristics, soil physical properties, drainage and proneness to flooding, water tables and any other influential factor. Special emphasis will be given to the selection and trade off between species that are rapid growers and those that grow well at low water availability and species with pleasing aesthetic properties.

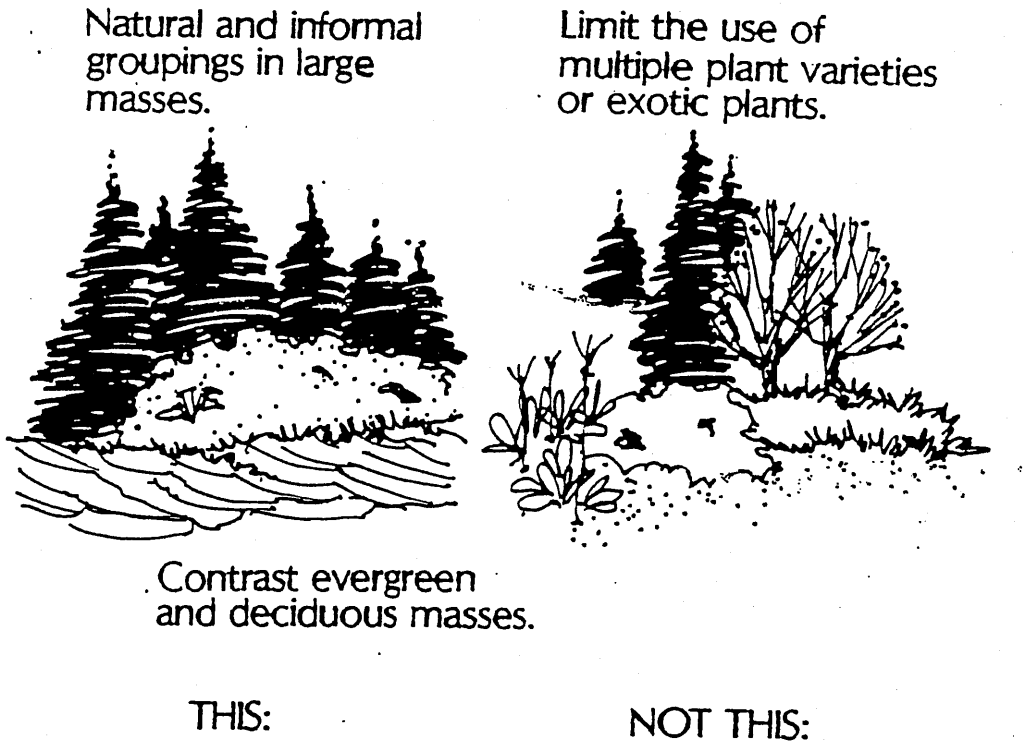


Figure 2- 5 Plant Massing Concept

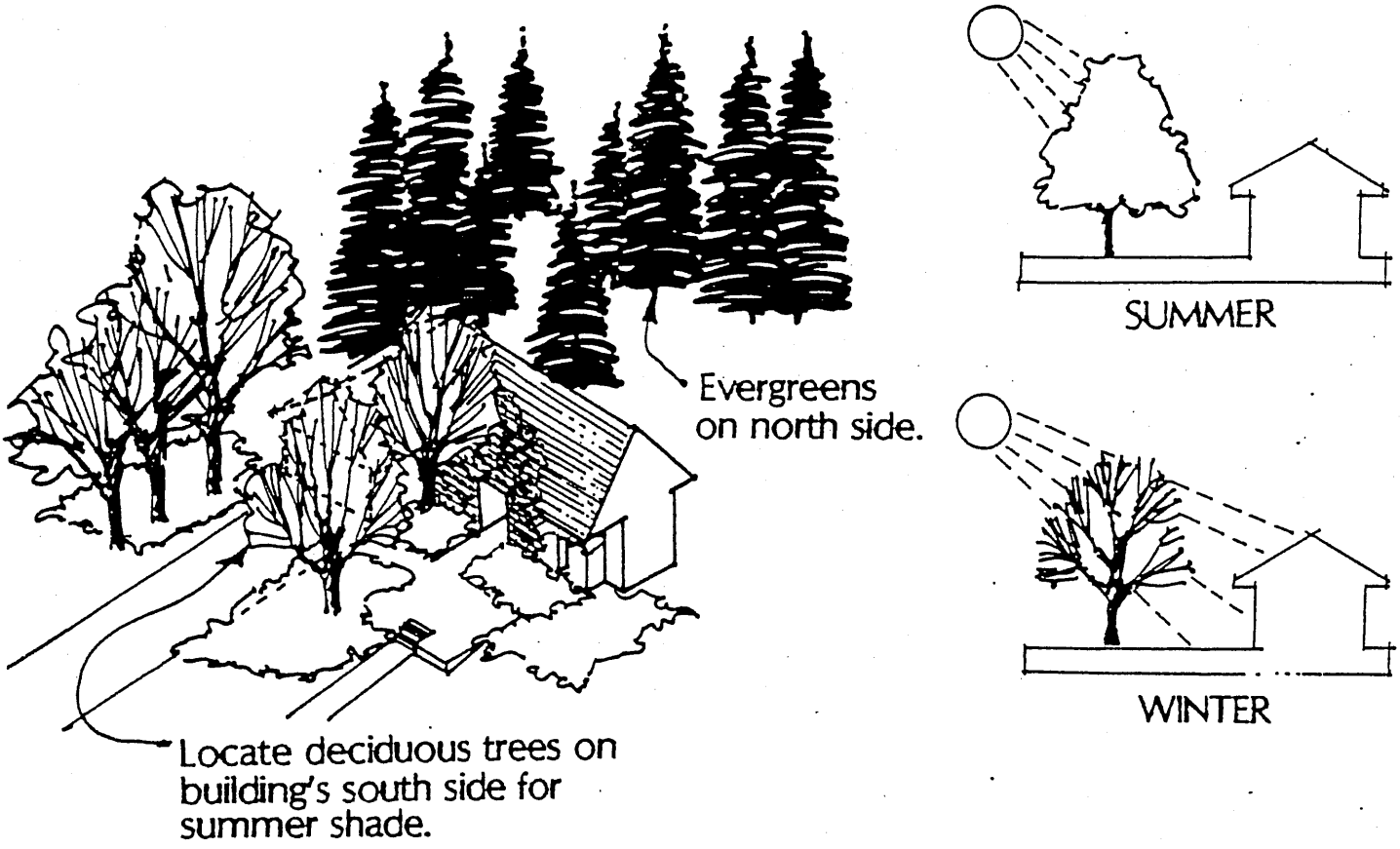


Figure 2-6 Planting for Energy Conservation

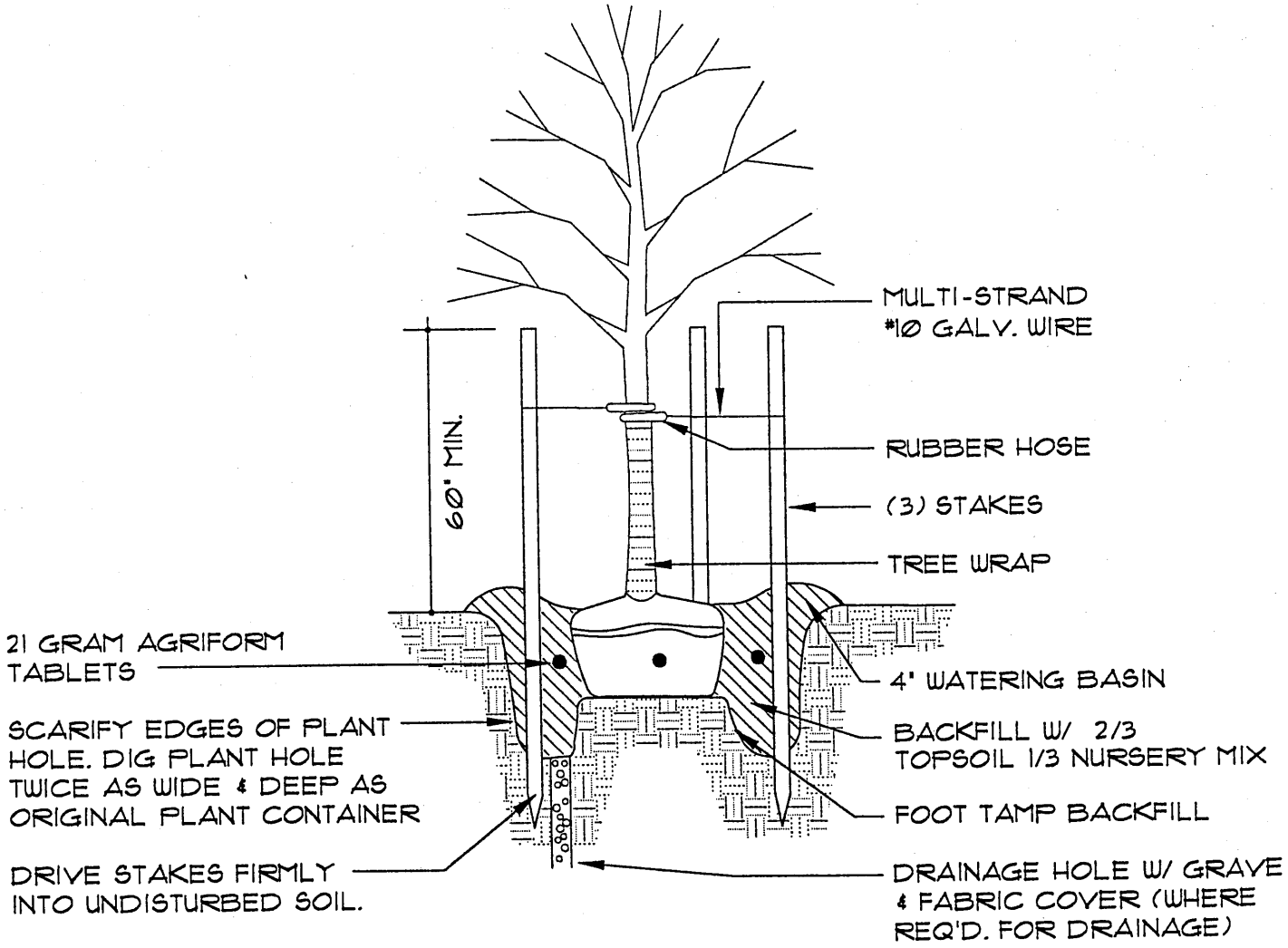


Figure 2–7 Deciduous Tree Planting

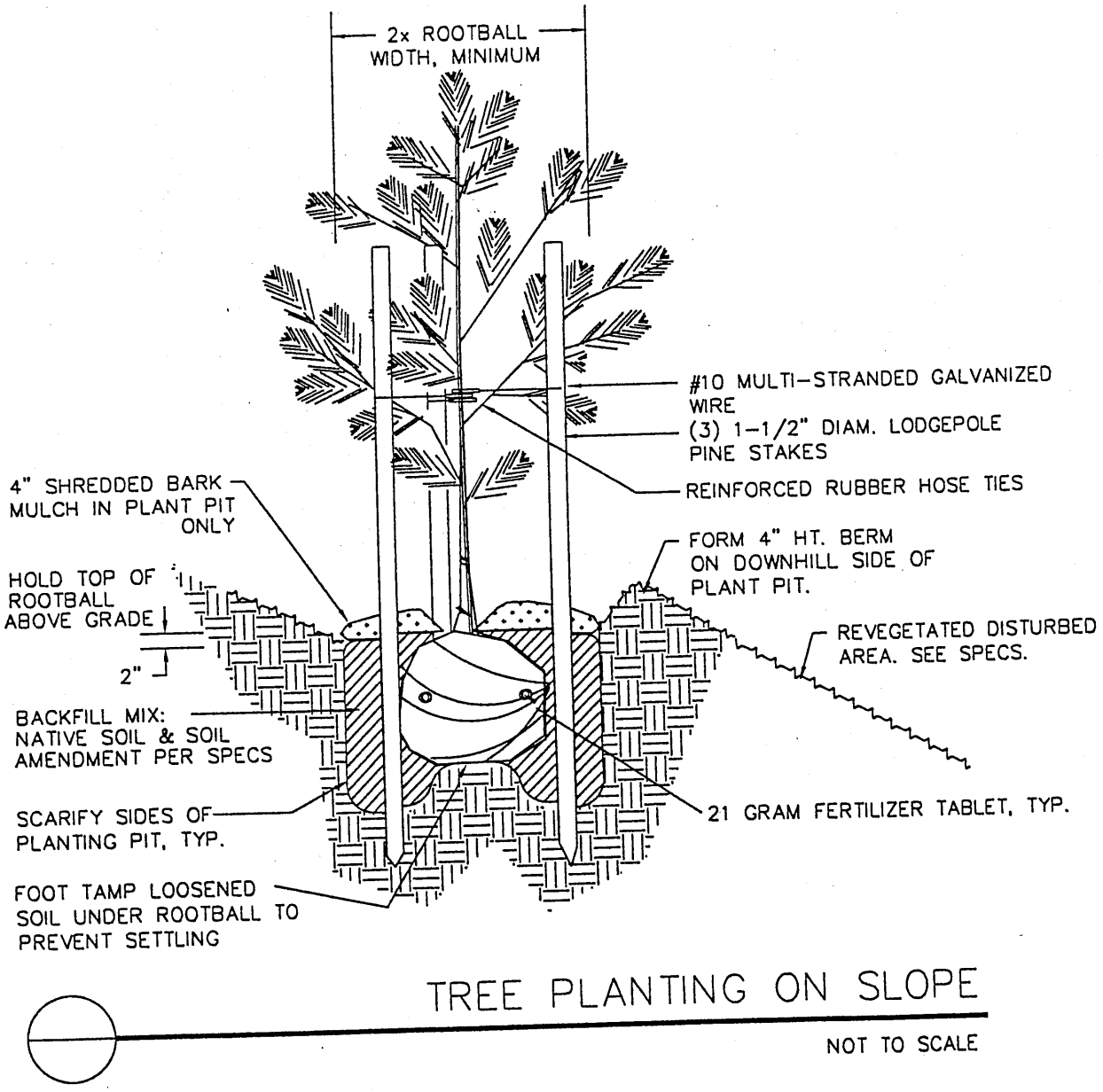


Figure 2-8 Evergreen Tree Planting

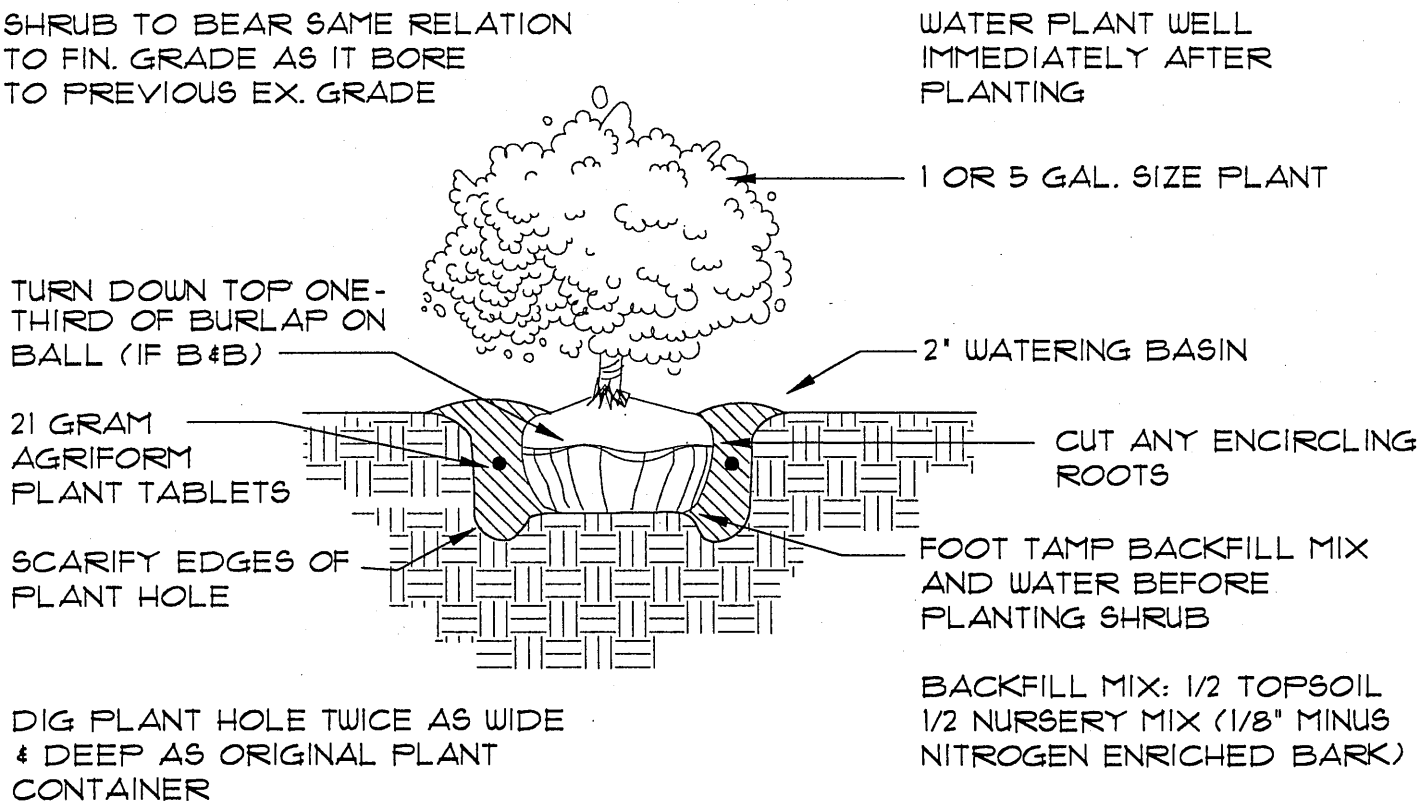
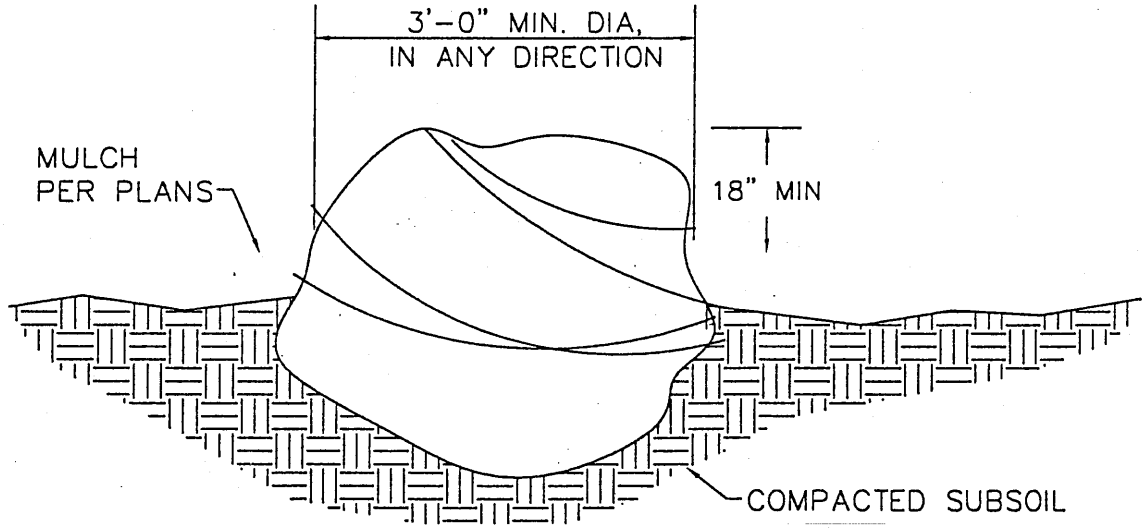


Figure 2-9 Shrub Planting



NOTE:

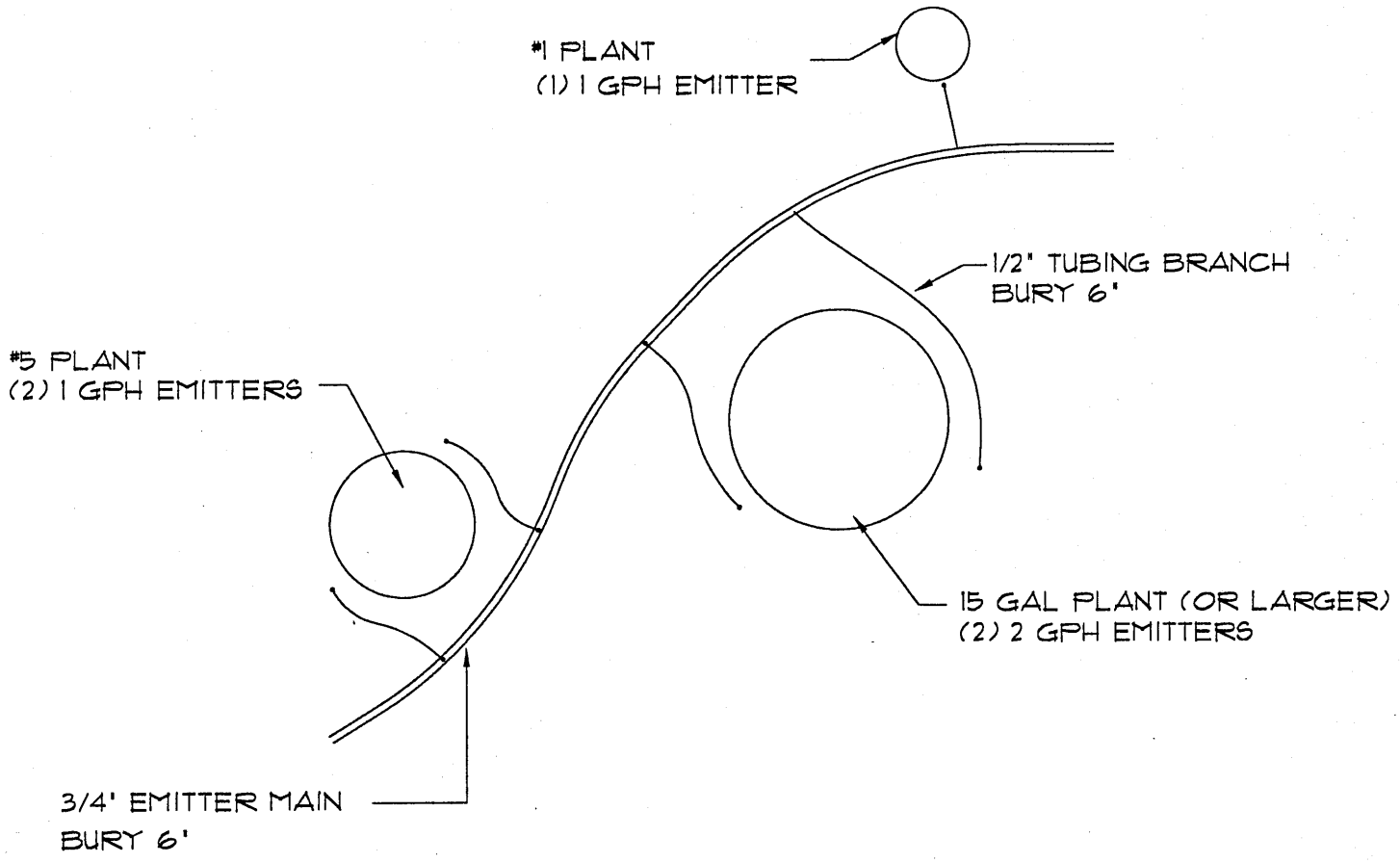
1.) SET BOULDERS SUCH THAT AT LEAST 1/3 OF THE TOTAL DIAMETER IS BELOW FINISH GRADE.

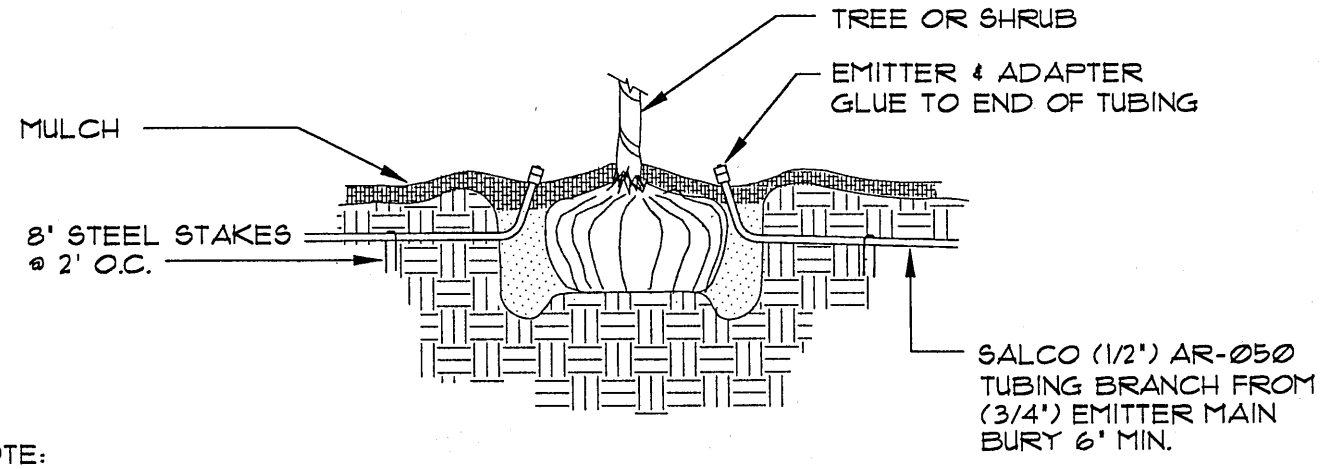
2.) BOULDERS TO BE 3'ø AND OVER SIZE, WITH BROWN, RED AND GOLD COLORING; WELL-SHAPED FIELD STONES WITH NATURAL PATINA. NO FRESH BREAKS OR EQUIPMENT SCARS. AVAILABLE THROUGH BOBBY JACKLING, (702)355-9544. SUBMIT SAMPLE FOR APPROVAL.

BOULDERS

NOT TO SCALE

Figure 2-10 Boulder and Rock Planting Concepts





NOTE:

- LOCATE EMITTERS AT SURFACE OF MULCH MIDWAY BETWEEN ROOTBALL & EDGE OF PLANT WELL

(2) 1 GPH EMITTERS PER #5 PLANT & #1 PLANT
(2) 2 GPH EMITTERS PER TREE

Figure 2–11 Drip Emitters

3. STREET STANDARDS/STREETSCAPING AND TRAILS/PATHS

Streetscaping that is water conserving and low maintenance-oriented will be established to provide a sense of community and organization throughout the street network. Landscaping, signage, lighting, retaining walls and fencing in Wildcreek will be of a unified or complementary design, providing a continuous theme to the entire project. A consistent palette of plant materials will be used throughout the streetscape system, selected for the specific environment and to integrate with the native revegatation in the open/common space areas. Organization of these design elements will implement the desired concept of providing a comfortable informal environment.

A. STREET STANDARDS

Street sections will be privately owned and two different street sections will be used.

Local Streets:

Residential streets will feature a 30 foot right-of-way that includes a minimum 29' street section with selected perpendicular parking spaces (See Figure 2-1 & 2-3). Streets will be signed "No On-Street Parking".

Cul-de-sacs:

The width is 25 feet curb to curb without sidewalks for all court like cul-de-sacs. (See Figure 2-13) Maximum cul-de-sac length is 300 feet.

All Streets

Landscaping

- Streetscaping will be located within common open areas adjacent to local streets and exterior collector streets.
- Street trees in common areas will be planted at a minimum of two trees per unit.
- Street trees that are located in open spaces adjacent to exterior collector streets will be planted in informal allees at approximately 30' o.c.
- Where common areas adjacent to collector roads are widened or abut adjacent common area, informal planting will be used beyond the street tree allee.
- Revegetation will consist of drought tolerant plant material to complement the native plant palette. See Section 2-1, Landscape zones.

EYEBROW/CUL-DE-SACS

Landscaping

- Street trees will be planted with a minimum of 2 street trees per unit required.
- Colorful four season accents of trees, shrubs and groundcovers will be used.
- Landscape mounding may be used in conjunction with boulders and landscaping.

B. PATHS, SIDEWALKS & TRAILS

Pedestrian circulation is designed for convenience, recreation and access to adjacent facilities. The concept is to locate the pathways in the common areas and along the street system. A path will be used along a portion of Sullivan Lane. Trails will wind through common areas and connect to pathways.

Standards

- The major pedestrian circulation system is accommodated within the local street system. Due to low anticipated traffic volumes and unloaded street design, the local street section will accommodate pedestrians.
- Two types of walkway surfaces will be used. Asphalt will be used for pathways located in areas of high traffic and along drainage routes. Crushed gravel will be used in open space areas where a more natural look is desirable and foot traffic less. (See Figure 2-14)
- Asphalt sidewalks within common areas are typically 4' wide at a slopes no greater than 8% per standards developed by the American Disabilities Act for accessability. This includes the use of ramps, landings and railings where the drop along one side of path is greater than 30" above the ground.
- Crushed gravel over weed barrier with soil stabilizer. This will be used in open space areas to minimize visual and physical disturbance. They will have a smooth transition to adjacent materials and positive drainage.
- Pathways will meander and serpentine within common area where it is desirable to minimize the grade of the path.
- Paths will be constructed to have a cross slope for positive drainage.
- Paths that are constructed in common areas will double as pedestrian and maintenance vehicle access where necessary.
- A crossing will be marked at El Rancho and Sullivan Lane to safely connect Wildcreek Villas to Wildcreek Estates and Wildcreek Golf Course. See Circulation Plan 2-12.
- Where practical, paths should be located and aligned to provide views of surrounding natural features and community common area.
- Curved paths shall be designed as sweeping curves that create visually appealing landscape forms. Abrupt or irregular curves and jogs shall be avoided.
- The major path system shall be constructed per ADA requirements. However, trails may, by necessity, not meet standards to provide alternative routes through steeper terrain.
- Curb ramps will be constructed wherever a walkway crosses a curb.
- The recommended location for curb ramps is in the center of the street crosswalk. Curb ramps should occur as a natural extension of the walkway, allowing pedestrians to pass from a walkway, down a ramp and onto

a street crossing without deviating from the direction of the walkway or crossing.

- All trails are 3 to 4 feet wide.

C. DESIGN STANDARDS FOR PROJECT ENTRIES

Project entries will be located within common areas and will be maintained by the Homeowners Association.

Landscaping

- Landscaping will serve as an introduction to the project and establish the village-like image desired.
- Landscaping design will be simple with plants of similar ecosystems grouped for a complimentary appearance.
- Colorful/four season accents of trees, shrubs and groundcovers will be used.
- Landscape boulders may be placed in beds with trees, shrubs and groundcover so that driver's sight distance triangle will remain clear of obstruction.
- Where accents of fencing are incorporated into entries and entry medians, they will match open fencing used throughout the project.

Signs

- A project monument sign with any community logo and lettering will be placed just within the project boundaries and compliment other site elements.
- Project signs will be located per City of Sparks standards including sight distance triangles.
- Additional signs will be used as necessary for information, direction and presenting other community features. See Section 4, Signs, for additional information.

Lighting

- Lighting will be carefully used as needed to provide security and to subtly enhance entry design elements.
- Accent lighting may be used for ornamental landscaped areas.

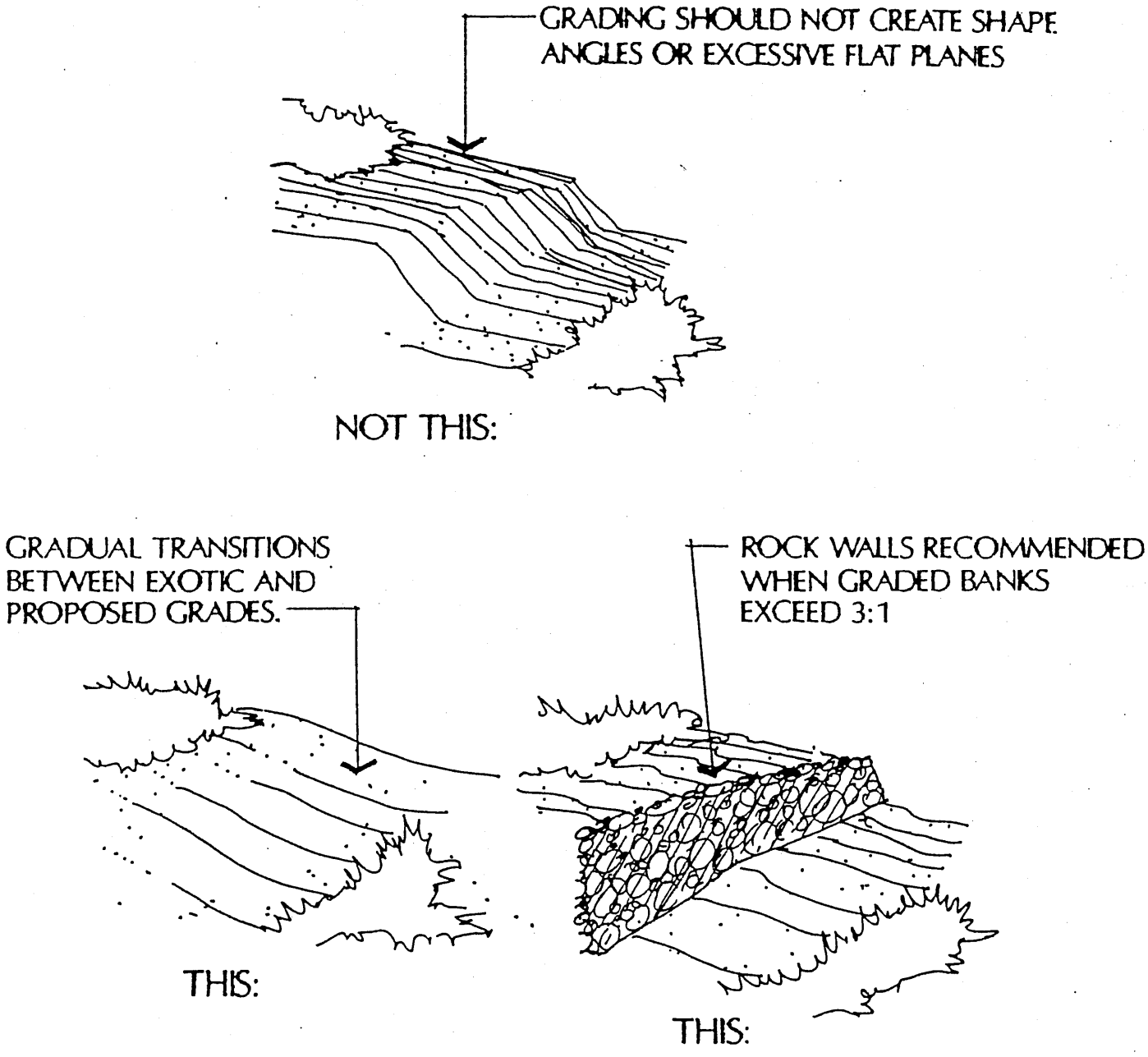


Figure 2-11b Typical Landform Treatment

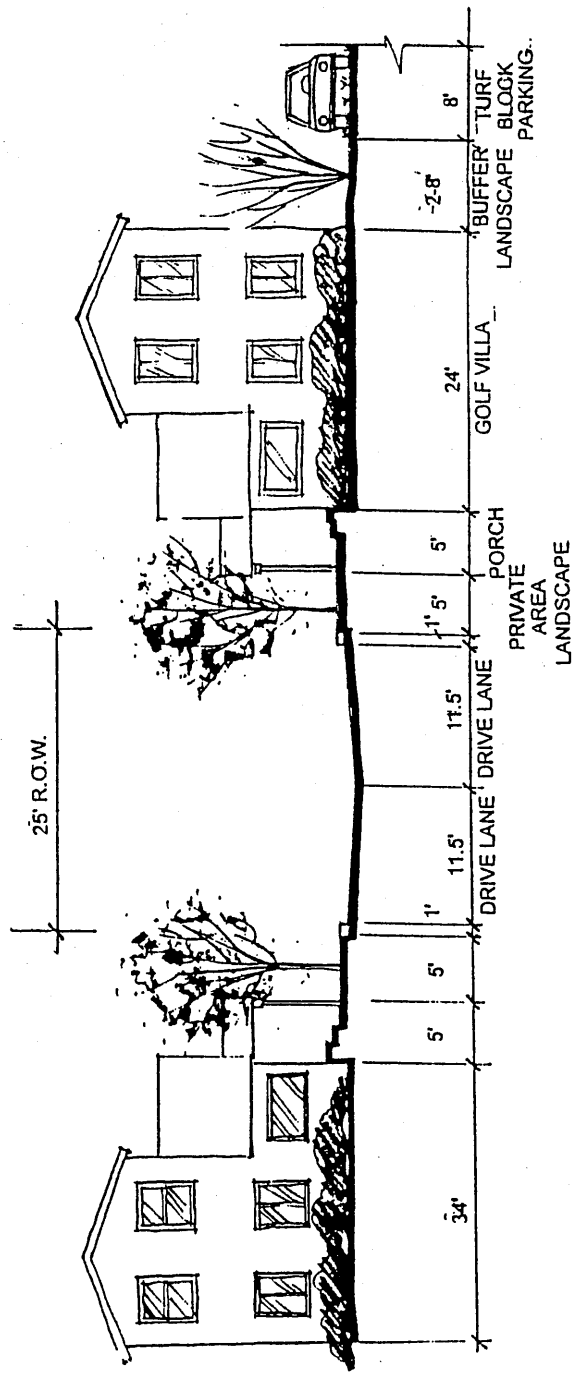
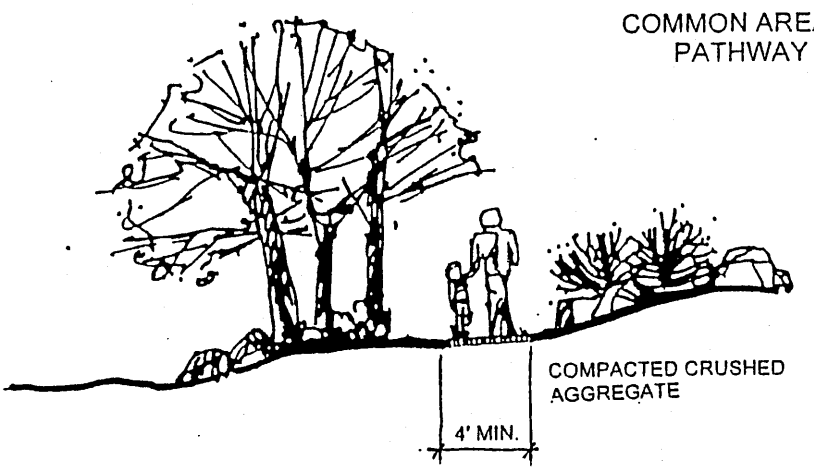
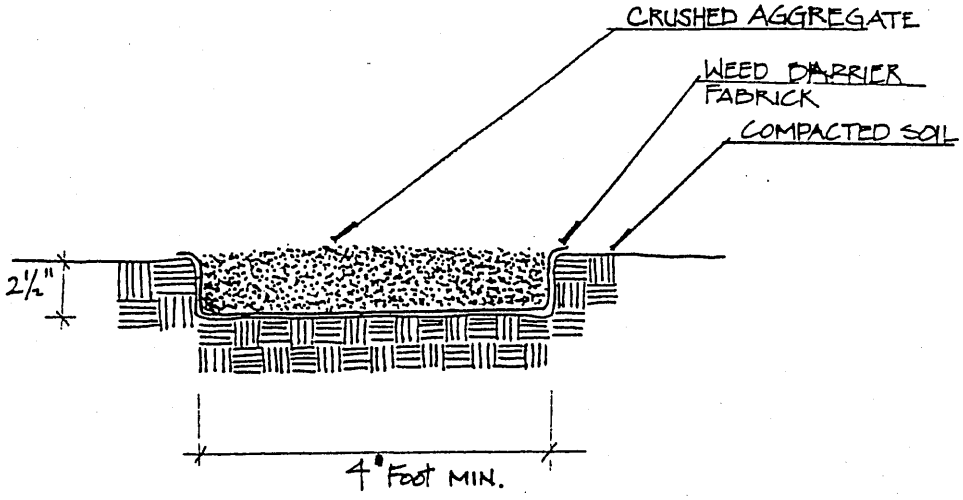


Figure 2-13 Cul-De-Sac Street Section





NOTE: PATH TO BE FT. WIDE THROUGHOUT THE OPEN SPACE. SEE PLANS FOR PATH LAYOUT

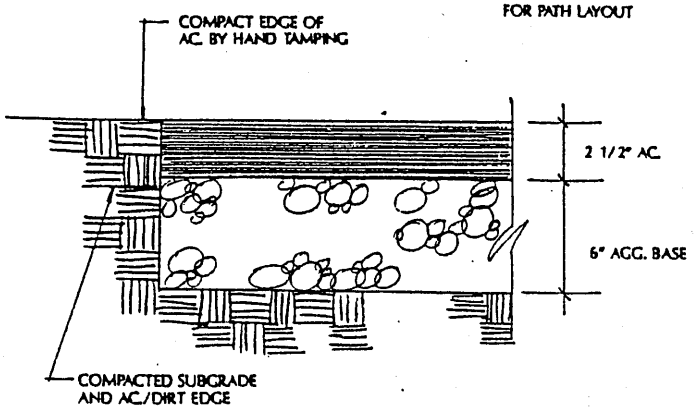


Figure 2-14 Pathways and Trail Details

COMMON AREAS PATHWAY SURFACE

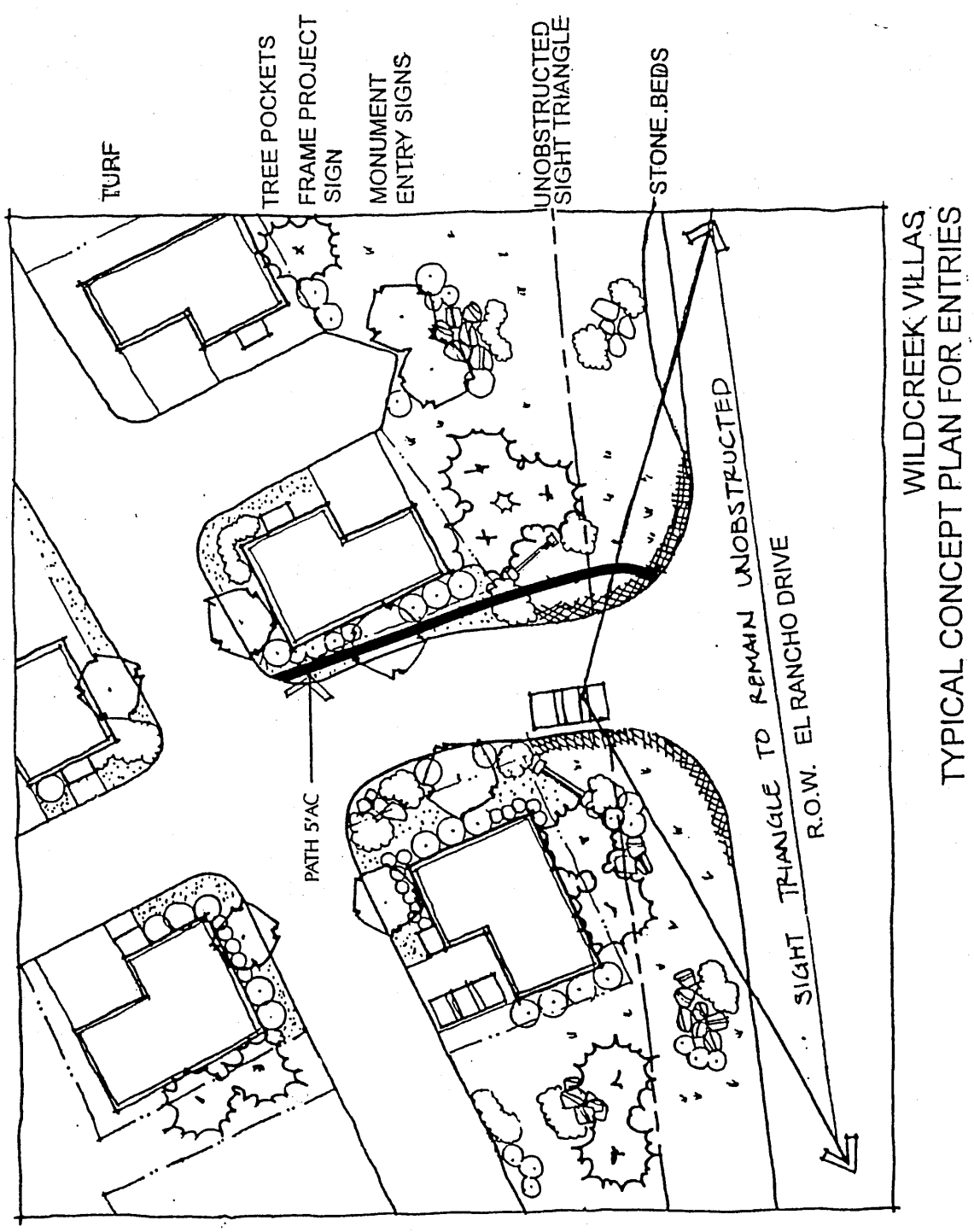


Figure 2-15 Typical Project Entry Plan

WILDCREEK VILLAS
CONCEPT ENTRY SIGN

Figure 2-16 Project Entry Sign Concept

Figure 2-17 Bufferyards Along El Rancho Drive

4. SIGNS

The sign standards direct the use, location, scale and design of signs to properly convey information, avoid clutter and support wayfinding. The sign standards are developed within the projects design vocabulary for appearance and materials.

STANDARDS

- Signs will be used for public traffic control/safety (stop signs, road crossings, etc.), for public information (street names , subdivisions names, special places, etc), and as a community design element (project entry monuments/signs, replication of logotypes and project colors, etc).
- All signs shall comply with the City of Sparks ordinance for on-premises and off-premises signs. All public street/traffic safety signs shall comply with the City of Sparks and public works standards.
- Signs will be clear and direct, relating the required information with minimal confusion.
- The following issues related to materials should be considered in the design of signs:
  - Steel - satisfactory for sign faces, potential rusting must be avoided by hot-dipped galvanized coating prior to painting.
  - Aluminum - versatile and easily used, requires anodizing.
  - Wood - natural product, needs good coating if painted, opportunity to take advantage of natural grain pattern as a sandblasted plaque.
  - Masonry - stone, brick, or concrete are good permanent materials that are suitable for casting, carving, sandblasting, or as a background for cast letters.
  - Plastics - acrylic plastics are allowed for letters, but are not acceptable for cabinet fabrication and sign faces.
- The following signs are prohibited in addition to those prohibited by the City of Sparks:
  - Any revolving beacon, flashing and/or rotating sign, any sign with intermittent lighting (with the exception of flashing school crossing signs or temporary construction or other safety signs).
  - Any sign which extends above the roof line or parapet, whichever is higher.
  - Any sign emitting sound or substances.
  - Any billboard.
- Special purpose signs shall be in accordance with City of Sparks Municipal Code. Signs and sign structures shall be maintained at all times in good repair, with supporting from and fastenings free from deterioration, rust or loosening. Signs shall be able to withstand wind pressures in the area in which they are located.

- A uniform common area graphic and signage system will be designed for all signs related to public common areas and the path/trail system. Off-site sales or directional signs are allowed to direct traffic to project and community facilities during construction and sales.

  - Residential Villa- A permanent village entry sign may be incorporated into each primary entry of the village. (See Table 2-2)

  - Regulatory and directional information will be presented in small monument or post signs. Regulatory signs are behavioral control signs such as (See Figure 2-18).

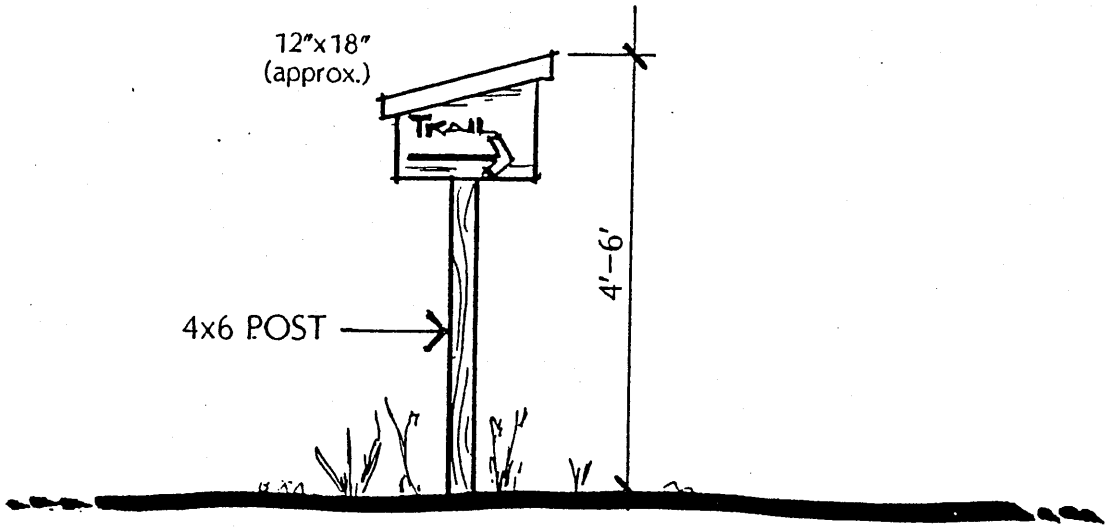
  - Project On-Site Sales Sign - one temporary project sign, to be removed when the model homes are sold, may display product name, prices, builder's name, financing and any other features that describe the project. The sign is limited to City of Sparks Code. See Table 2-2.

- Entry sign illumination shall be with indirect fixtures that are screened from view by vegetation. Lighting should not cast glare on adjacent property, walkways or roadway. Recessed lights should have rock guards to prevent injury to pedestrians touching hot glass and to minimize vandalism. For directional light cut off and glare control, half shields should be used on above grade fixtures where adjacent land uses or motorists could be affected.

Table 2-2 Signage Standards

SIGN CRITERIA

SINGLE BUILDING TYPE	PURPOSE	MAXIMUM NUMBER AND TYPE	INFORMATION ALLOWED	MAX HT	MAIN SF SIGN FACE	ILLUMINATION	SPECIAL CONDITIONS
PROJECT IDENTITY	to identify project	one free-standing monument	name of project or village	6'	120sf	Indirect	Monolithic monument integrated in landscape.
DIRECTIONAL	orientation and traffic control	as needed	traffic circulation direction to tenants	6'	12sf	indirect	All signage to be consistent within the project's signage system.
REGULATORY	behavorial control	as needed	restrictions	4-6'	12sf		
ON-SITE	to identify site and developer	one per builder/village	project name, developer, opening date	6'	128sf	indirect	Erected at commencement of construction. Removal at completion of active sales.
CONSTRUCTION	to direct constructi on traffic	as needed	directions and traffic control	6'	16sf	indirect	Erected at commencement of construction. Removed at completion of construction



TYPICAL SIGN
- INFORMATION
- REGULATIONS

Figure 2-18 Project Signage Design Typology Concept

5. LIGHTING

Lighting will be designed to enhance safety and function in the project, add to aesthetic values, and at the same time reflect a desire not to "light up the night sky". (See Figures 17 and 18)

General Standards

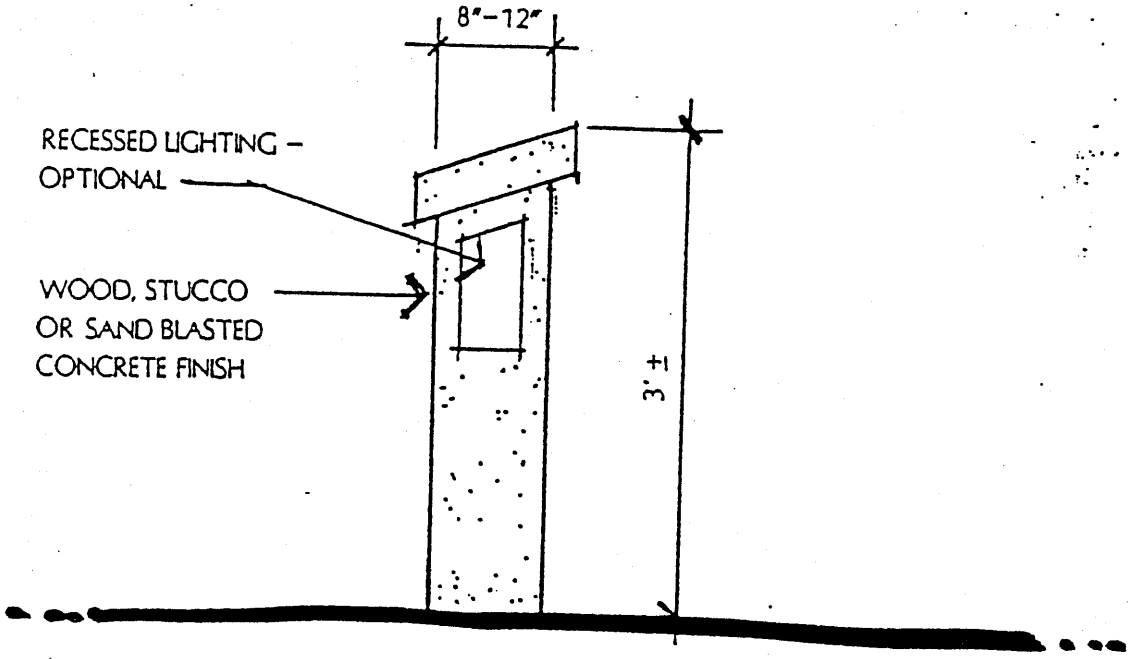
- Light sources (light bulbs) should not be visible.
- Prevent on-site lighting from casting excessive spillover light onto adjacent property.
- Use energy-conserving lighting design.
- Lighting will be functional and aesthetically pleasing. It will illuminate pathways, points of potential pedestrian/automobile conflict, foster a sense of security and light signs. Aesthetically, it will highlight key areas of the project and points of interest.
- Lighting will be provided per City of Sparks code.
- Lighting at entry signs will be directed to avoid spillage beyond sign face. Fixture styles shall coordinate with the materials and style signage.
- Pedestrian spaces should be illuminated to a level that will facilitate safe and satisfactory use. However, care should be exercised not to overlight pedestrian space. Places that are lit brightly, or where there is a glare, can be dangerous because one cannot see into the darkness beyond, and eyes do not immediately adjust to new lighting conditions. Bollard lights will be favored over pole lights.
- Exterior accent lighting of plant materials and buildings shall be achieved with hidden light sources. These include: surface mounted fixtures; lamps recessed in building sockets, overhangs and walls; lamps recessed in the ground; and lamps hidden by plant materials.
- Exterior fixtures mounted on buildings should be no higher than the line of the first story eave or, where no eave exists, no higher than 12 feet above finished grade.
- Bollard lights will be located at trail heads and to delineate cul-de-sacs.
- The bollard lights will compliment the other landscape structures.

Pedestrian Areas

- Locate fixtures in pedestrian areas at intervals which will provide continuity of illumination for pedestrian circulation. Integration of fixtures with planters and retaining walls is encouraged.
- At local street and exterior collector street crossings, lighting will be used to caution both motorists and pedestrians.
- Where practical, bollard light shall be used instead of overhead lights.
- Lighting will be located for safety along pathways with railing.

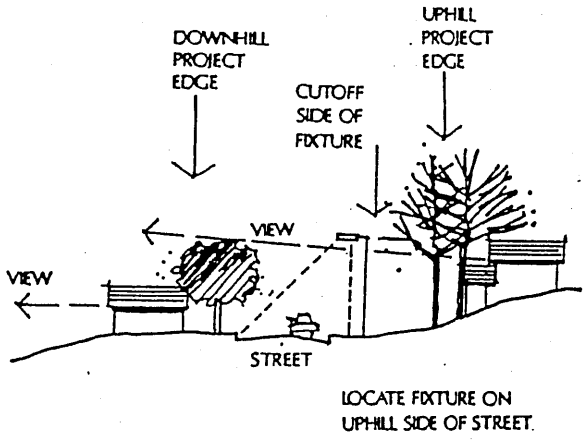
Roadways

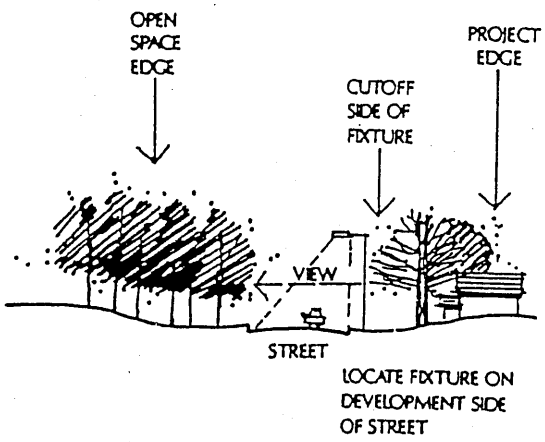
- If possible, utilize dark colored, "shoe-box" type fixtures located at project entry areas only to provide adequate illumination at these well-used intersections while retaining the rural character of the project. which cast minimum light spillage rather than traditional "cobra" lights. These fixtures are intended to blend in with the streetscape rather than making a design statement.

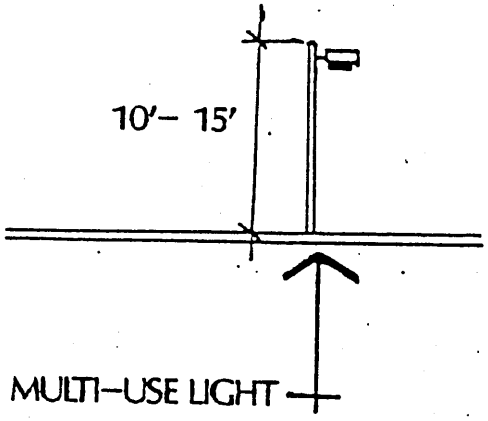


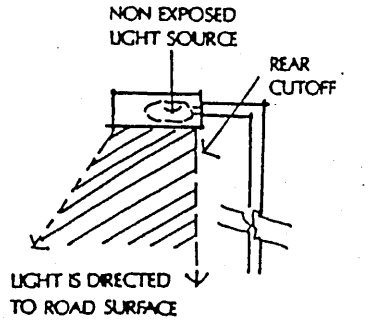
BOLLARD CONCEPT

Figure 2-19 Bollard Lighting Concepts









TYPICAL CUT–OFF LUMINAIRE

Figure 2-20 Overhead Lighting Concepts

6. FENCES AND RETAINING WALLS

Wildcreek will feature a combination of semi-opaque fencing & transparent fencing, along with retaining walls to provide buffering, enclosure, separation of uses, and project identity. Fencing and walls will be installed by the developer and/or by the individual builders, as indicated on the preliminary landscape plan.

- Fences will be used to provide screening for units close to Sullivan and El Rancho. This is to be determined in conjunction with final grading plans to ensure that fencing provides the intended function. At individual dwelling units transparent fences 42" high with 4" by 6" post may be used within the envelopes at the rear of the dwelling units only.
- Retaining walls will be multi-functional serving for grade change, buffering and in some cases as trail heads.

The objective for fencing design criteria is to avoid creating the harsh "maze" typical of suburban development. Where possible, view, low, and "no" walls or fencing are preferred to promote an open and inviting community. The fence and walls will compliment the architecture and are designed within the common vocabulary of other site elements.

Retaining Wall Standards

- Walls will be made of traditional materials and finishes such as interlocking stone, stucco, and decorative masonry/block. Traditional, natural tones will be used. Color accent features can be used within pilasters. (See Figure 2-24)
- Retaining walls over 30" in height will have a hand-railing on top for safety and to meet UBC requirements. Where a series of retaining walls are used, the railing may be at the top of wall.
- All walls shall step, rather than slope, to accommodate grade change.
- Horizontal breaks, jogs, and variations in retaining wall heights will be used as practical to minimize the monotonous corridor effect of long continuous walls along residential streets and common areas.
- Walls shall be constructed of a material similar to, compatible with, and complementary to the primary building material and architecture.
- Wall surfaces shall be architecturally designed so as to avoid monotony.

Fence Standards

- Fences will be made of painted wood, extruded vinyl (20-year guarantee, minimum), or metal rail. (See Figure 2-22 and 23)
- Fences will be carefully designed elements that:
  - Relate directly to the architecture in terms of materials, color, and detail.
  - Relate to the placement and massing of landscape architecture materials and landforms.
  - Have uniformity of materials whether semi-opaque or transparent fence type.
- "Good neighbor" type fences, i.e., fences that are attractive from both sides will be favored over "one-sided" fencing.
- Fences will be limited to building envelope and screening from the streets. Other design elements provide the same functions. For example:
  - Heavy landscaping and/or earth berms can be used to provide identity and enclosure.

- Landscape elements will be used to soften fences and walls and provide variety adjacent to long fence lines. Fences shall step, not slope, to follow grade breaks.

- The degree to which a fence is "transparent" or semi-opaque is a function of its use. The need for privacy (semi-opaque) must be balanced with requirements for light, air and views (transparent).

- Fence supports, such as pilasters and posts, shall be well defined and in scale with the purpose and context of the fence. They should be coordinated in design and materials with walls and building architecture. Pilasters will be used to accentuate corners/entries. (See Figures 2-23 and 2-24)

- There shall be no use of barbed or barb-less wire fencing.

- Semi-opaque fences will be used to buffer dwelling units along Sullivan Lane and El Rancho Drive intersections. (See Figure 2-12, on Page 2-28)

- No interior fencing across the common open space between the buildings/lots shall be permitted within the project, except as otherwise allowed in Phase I.

7. SITE FURNISHINGS

Site furnishings include mailboxes, lighting, paving, and seating. These elements will be designed as a coordinated system with common colors, materials, and styles that reflect the village character of the project and create a unified identity for the community.

MAILBOXES

- Mail service will be designed to the approval of the postmaster. Mailbox units with theme design or in materials consistent with construction materials of the home(s) will be used. (See Figure 2-21)

- Cluster mailboxes are preferred by the Postal Service and may be used. They will be located on the side of the road near the entrance where a pull over, trees, bench, and trail entry converge to make a pleasant, safe, and convenient pick-up. Individual or "paired" mailboxes at each address are optional subject to approval by the Postal Service. (See Figure 2-21)

PAVING

Paving provides for easy vehicular and pedestrian circulation, and can be used to accentuate key areas. (See Figure 2-12)

- Paving shall be consistent with City of Sparks standards.

SEATING

The design of seating and other furnishings used in common areas should complement the overall system of fencing and signage. Benches should be of wood or concrete to match the fences and walls. (See Figure 2-21)

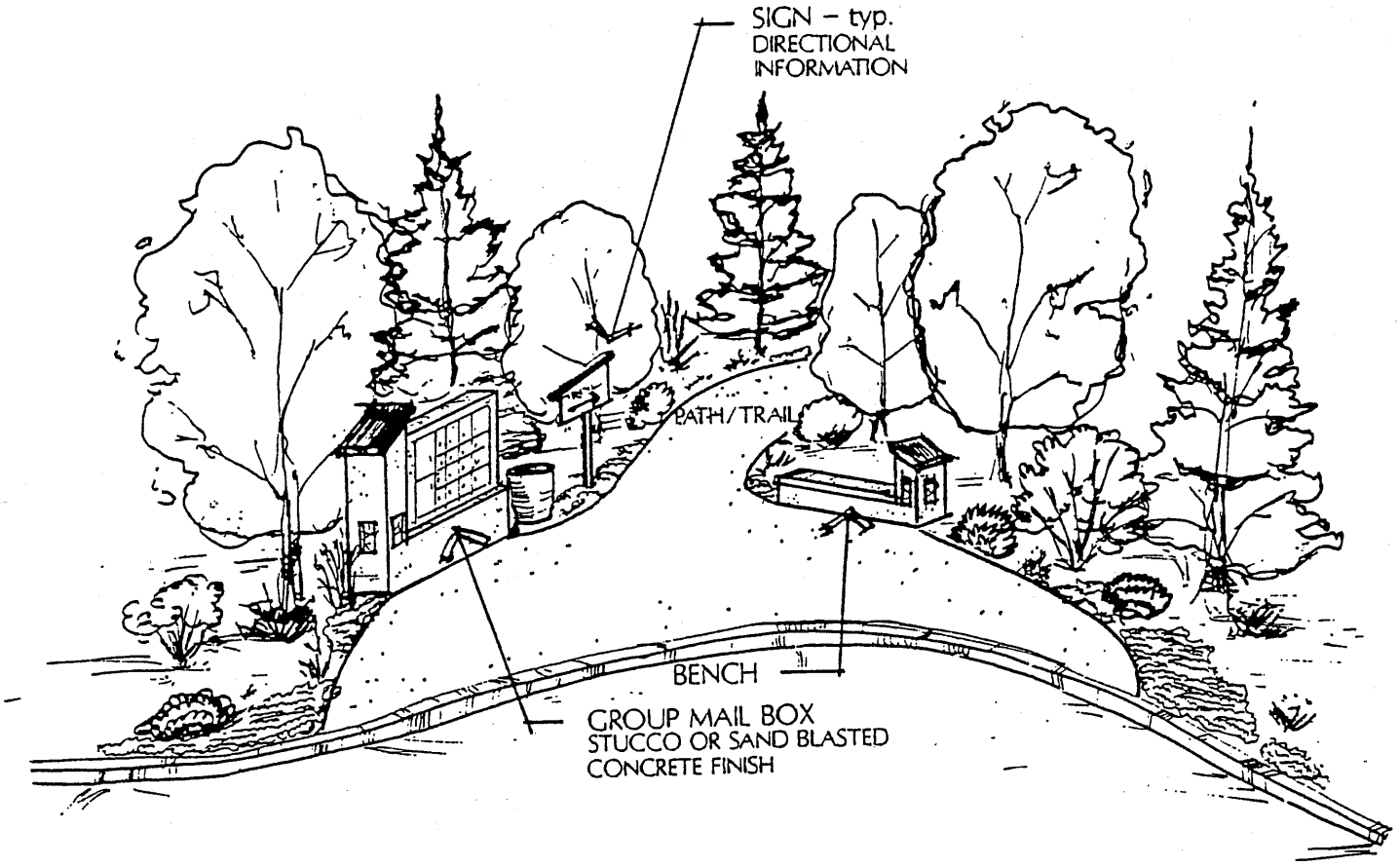
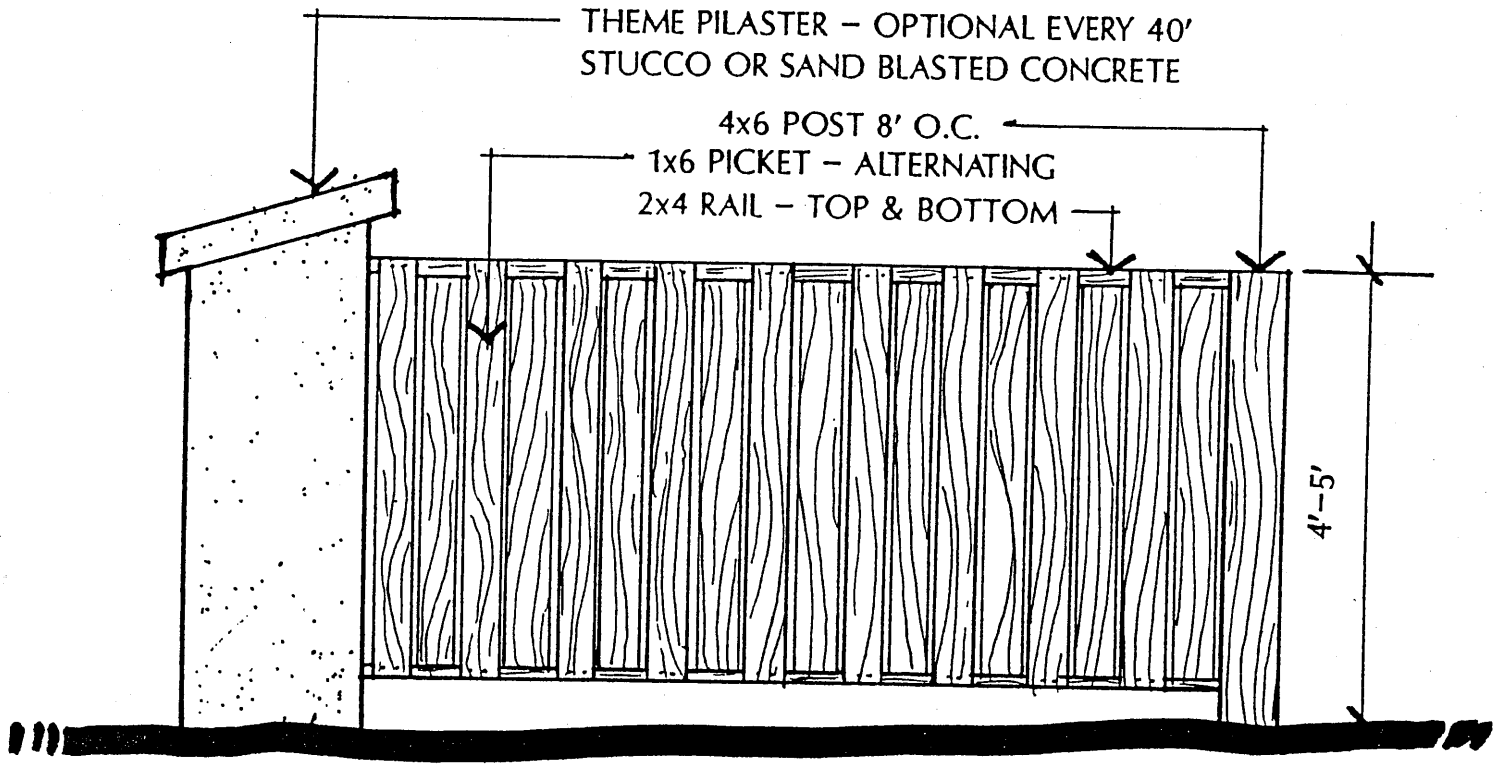
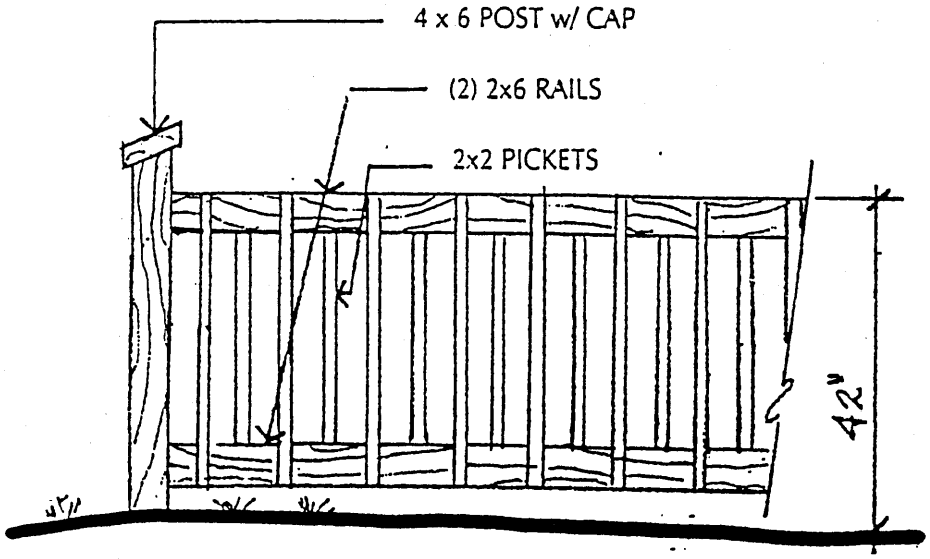


Figure 2 - 21 Mailboxes and Seating Concepts

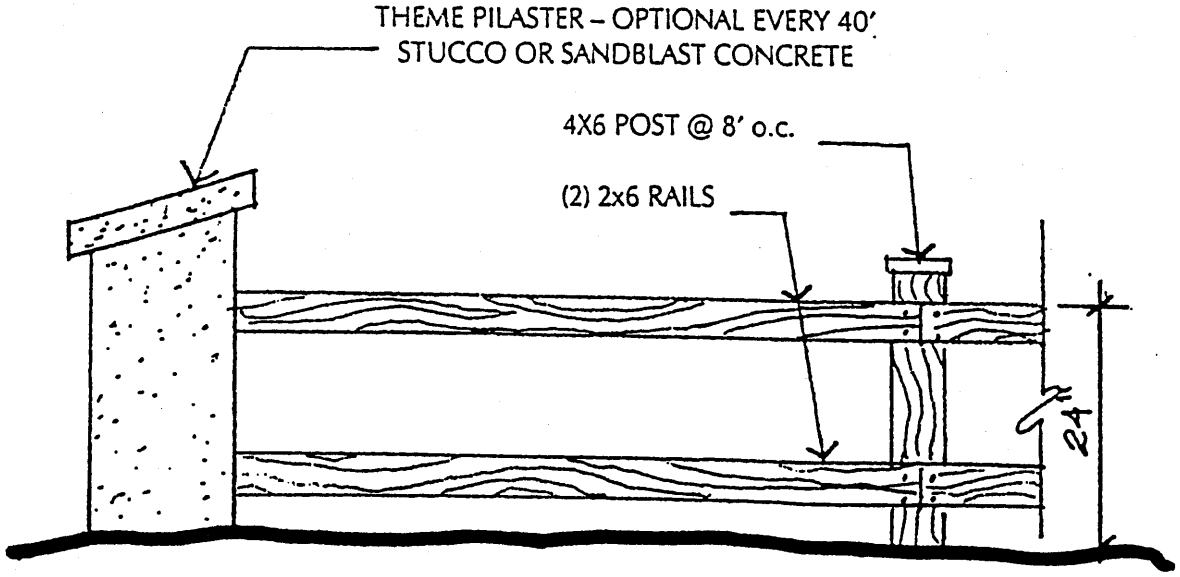


SCREEN FENCE
ALONG COLLECTOR STREETS

Figure 2-22 Semi-Opaque Fencing Options

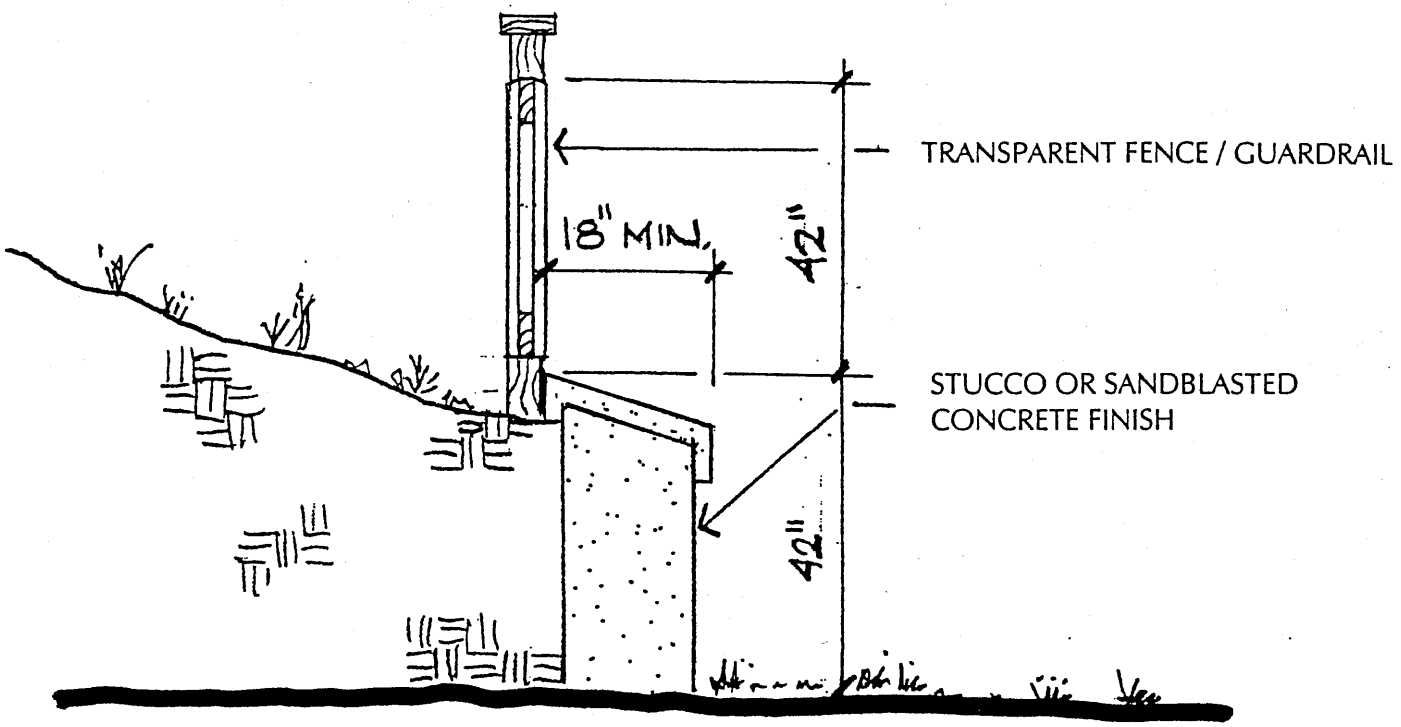


TRANSPARENT FENCE
GUARDRAIL @ RETAINING WALL
and Rear of Homes with in Building Envelope



TRANSPARENT FENCE – 2 RAIL
PROPERTY BORDER

Figure 2-23 Transparent Fence Option



RETAINING WALL
SECTION

Figure 2–24 Retaining Wall Concepts

8. ARCHITECTURE

1. RESIDENTIAL (GENERAL)

The purpose of the architectural standards is to nurture a quality built environment, while remaining prudently responsive to changing market demands. A cohesive blend of architectural styles will be used. Each house will employ architectural elements, material, and finishes consistent with a particular architectural style. (See Figures 2-26 through 2-32) for Villas' architecture.

1. Roof design shall vary to accommodate dormers on some units. Composition asphalt (30 year) shingles shall be used on roofs with a pitch greater than 8:12 and concrete tile shingles shall be used on roofs with a pitch of 8:12 or less.

2. Window treatments shall be dual glazed.

3. Exterior wall planes are articulated, particularly on the front facades, with forward projecting porch projections and roof gables.

4. Building walls: Wall surfaces shall have a stucco finish, in a range from a smooth fine-sand float texture through rougher and more coarse texture, hardboard or wood ship lap siding.

5. Garage doors shall be traditional-styled sectional overhead with optional windows in the upper section.

6. Colors for all exposed surfaces, including wall stucco, roofing, doors, windows, and painted wood trim shall be traditional color range of medium value white, beige, light pastel tones, and natural earth tones, with the occasional use of a traditional darker color for accent (i.e., forest green, earthtone brown, rust red, and wedgewood blue-grey). No primary colors or strong "unnatural" colors shall be selected.

The following items provide guidelines regarding building materials, colors, and design elements. The ideas presented are not meant to be absolutes or exhaustive.

Details, Materials, and Colors

- Colors and materials play a crucial role in reinforcing architectural theme, while providing continuity throughout a project.

- Exterior elements and materials shall be limited in number and compatible with one another, while being in scale with the building. Care shall be taken so that materials do not detract from the building's overall appearance or become visually complicated.

- Siding materials shall be continued down close to finished grade on any elevation visible from public areas to eliminate large areas of exposed foundation.

Roofs

- Roof form and building massing provide variety and texture to a project's overall appearance. No appurtenances (air conditioning/heating units, etc.) will be mounted upon or attached to any roof structure except for chimneys, vents, flues, and structural elements of the building.

- Roof mounted solar panels and equipment shall match the roof in color and appearance. Panels shall be an integrated part of the roof design and mounted directly to the roof plane.

- Roof-mounted hot water storage systems shall not be visible from neighboring property or public rights of way.

- The installation of roof-mounted satellite dishes will be reviewed on a case-by-case basis by the Home Owners Association. Small satellite dishes, of a diameter no greater than 18", will be allowed.

Massing & Integration

- Building heights and roof massing will be varied.

- Detailing of fascia and eaves provides richness to the architectural composition.

- Exterior stairs, decks and balconies will be designed as an integral part of the architecture.

- Columns and archways enhance an architectural theme with massive or monumental forms. Attention to detail will be given without appearing unnecessarily ornamental. Columns and archways will provide a feeling of depth and interest at fenestration and entries.

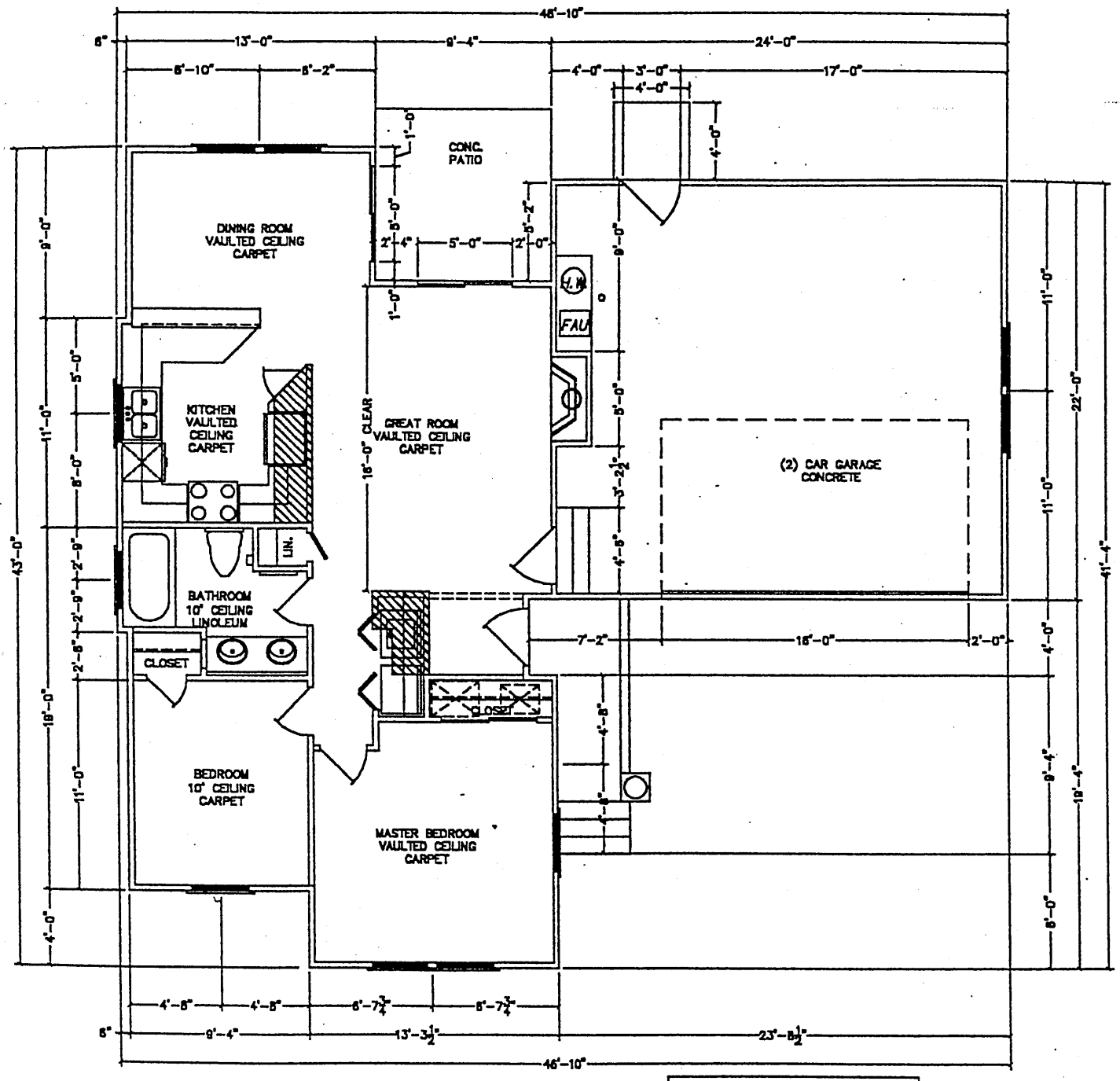
- Stairways and siderails will be well- integrated into the building facade to create a complementary visual rhythm or accent to the facade.

- All mechanical and electrical equipment and meters will be integrated into the building or screened from public view with landscaping or walls that are an extension of the building.

- To minimize the appearance of mass and bulk, a variety of architectural features such as bay windows, chimneys, and porches will be used to provide human scale and to break up building mass and bulk.

Privacy & Screening

- Overhead screens, shade covers, patio roofs, and other similar structures shall be constructed of materials and colors to match or complement the main roof, or the siding.



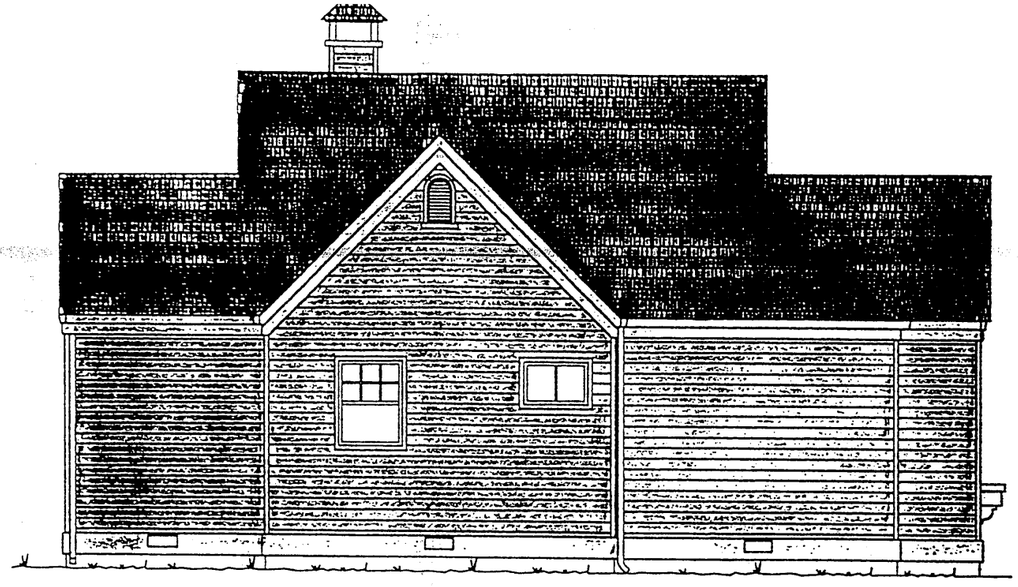
FLOOR AREA:	
MAIN LEVEL LIVING =	876 SQ FT
GARAGE =	519 SQ FT
PATIO/DECK =	84 SQ FT

WILDCREEK VILLAS – PLAN A

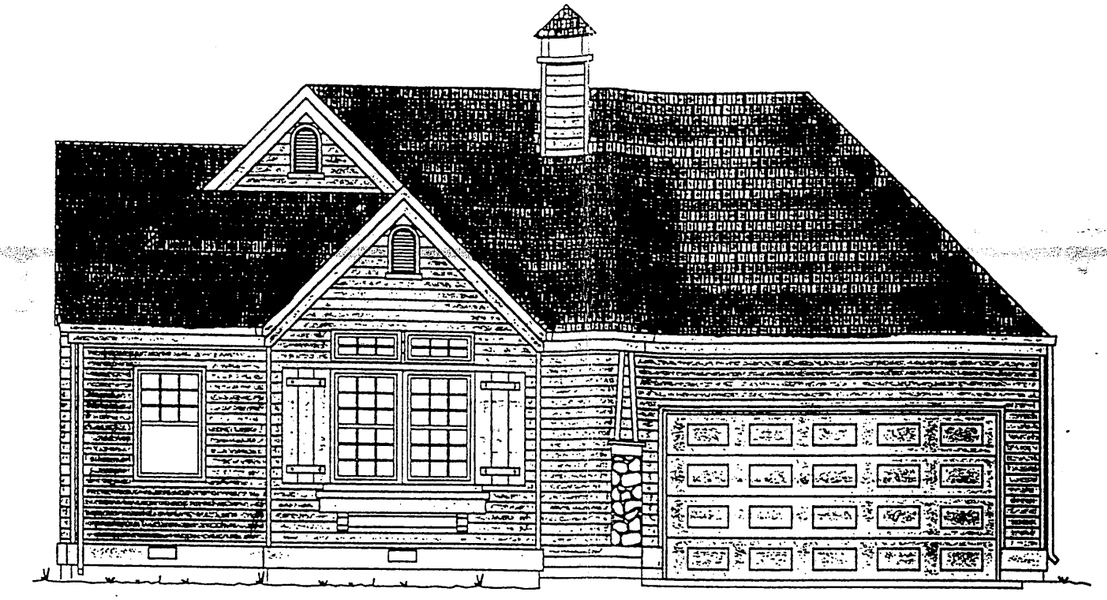
1 / A2.1 FLOOR PLAN

SCALE: NTS

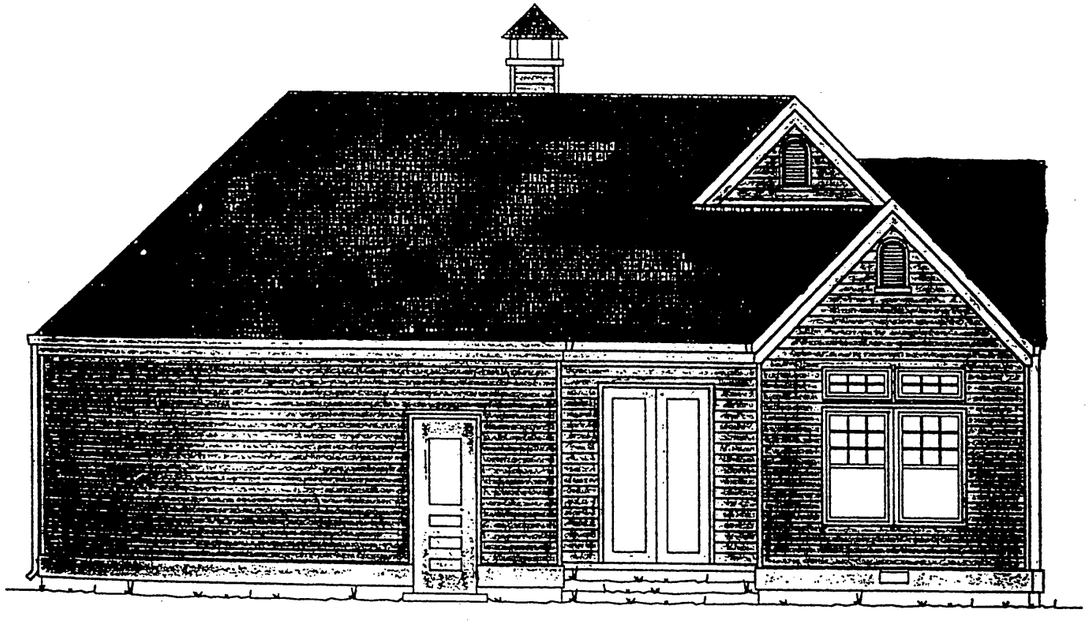
Figure 2-25 Residential Architecture



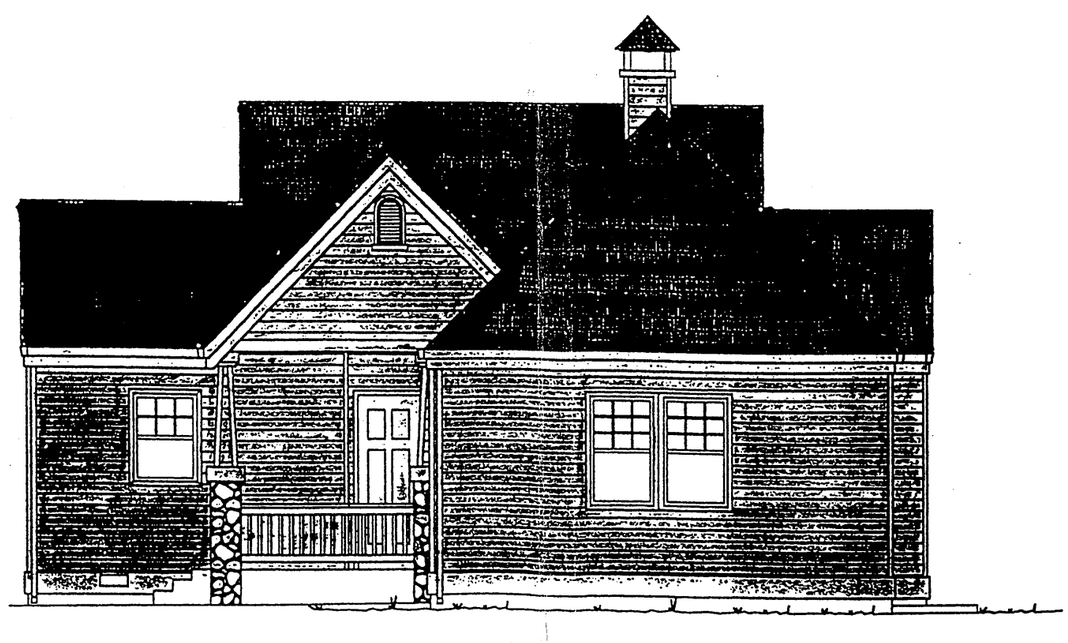
WILDCREEK VILLAS – PLAN A
1/A3.4 LEFT ELEVATION – SCHEME 1
SCALE: NTS



WILDCREEK VILLAS – PLAN A
1/A3.4 FRONT ELEVATION – SCHEME 1
SCALE: NTS

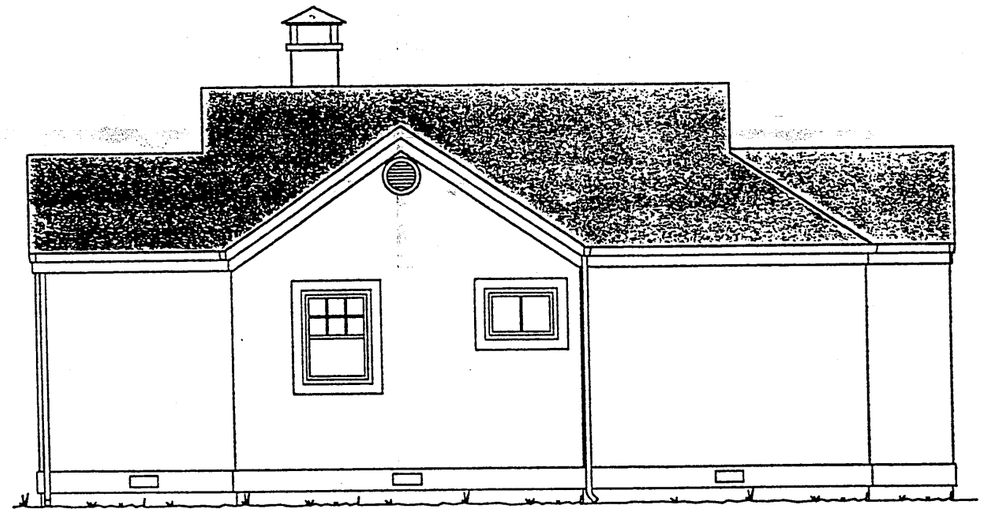


WILDCREEK VILLAS – PLAN A
1/A3.4 REAR ELEVATION – SCHEME 1
SCALE: NTS

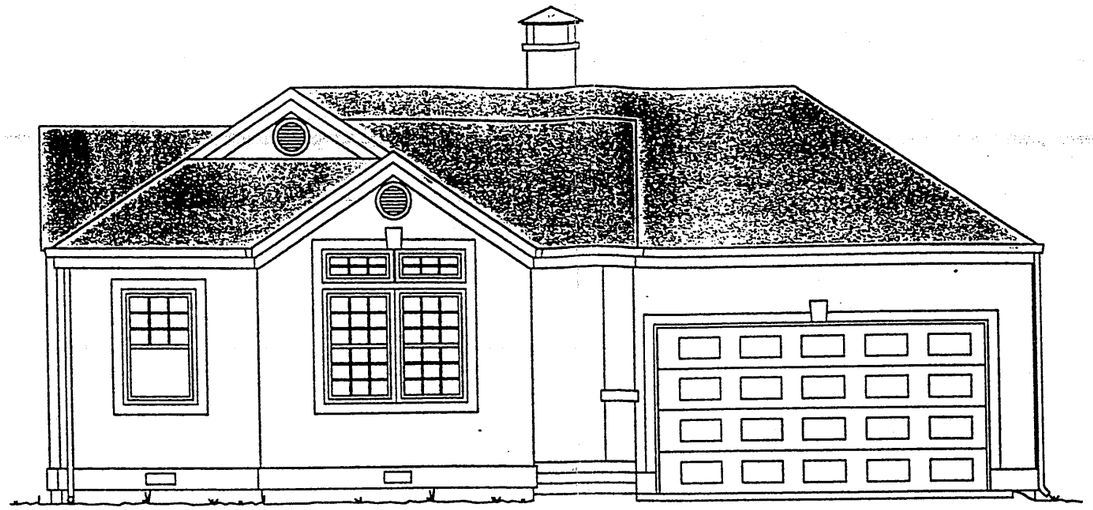


WILDCREEK VILLAS – PLAN A
1/A3.4 RIGHT ELEVATION – SCHEME 1
SCALE: NTS

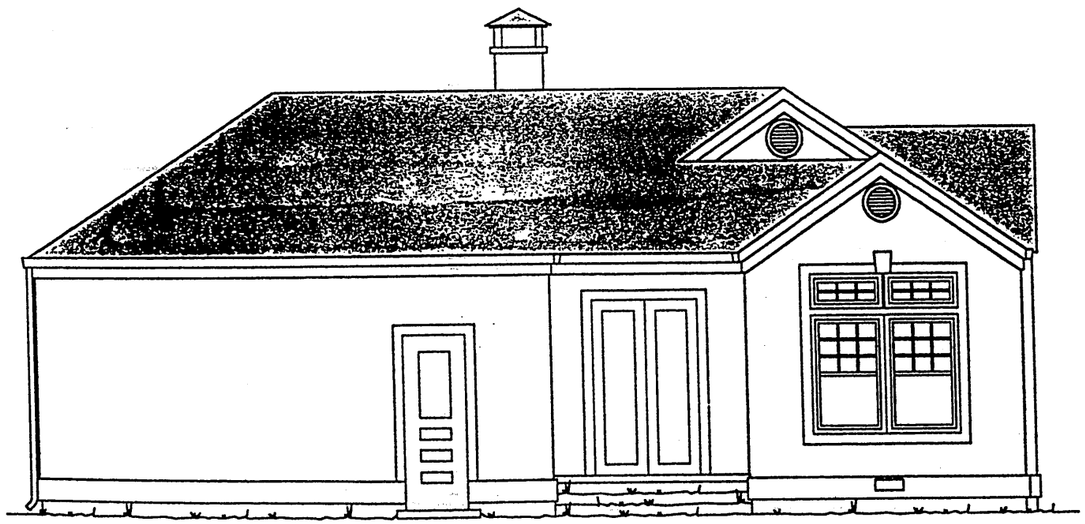
Figure 2-26 Residential Architecture



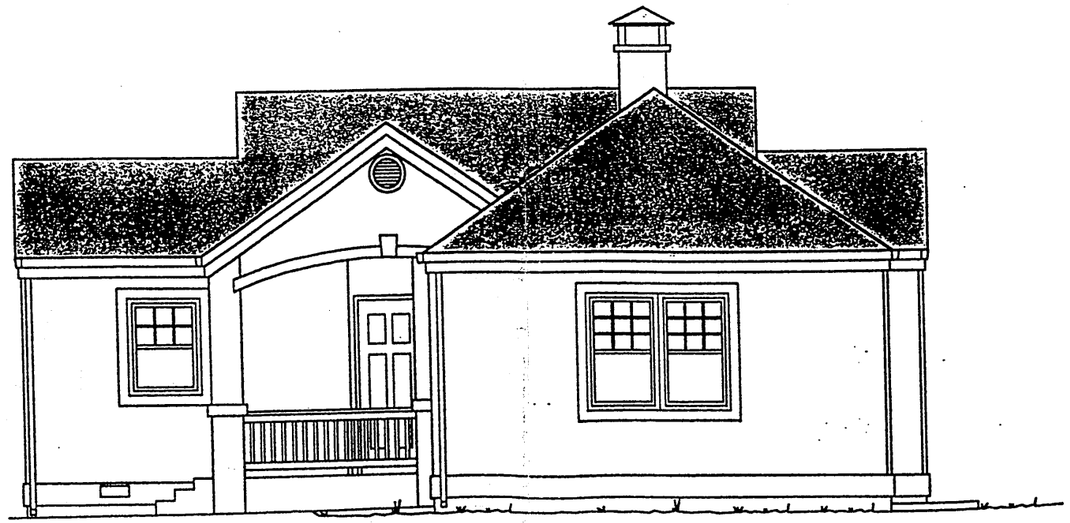
WILDCREEK VILLAS – PLAN A
1/A3.4 LEFT ELEVATION – SCHEME 2
SCALE: NTS



WILDCREEK VILLAS – PLAN A
1/A3.4 FRONT ELEVATION – SCHEME 2
SCALE: NTS

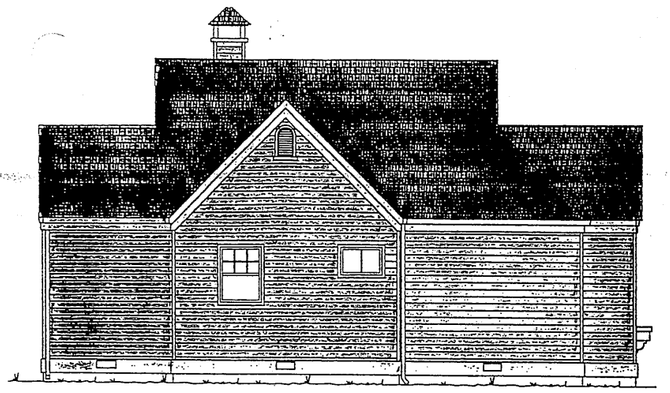


WILDCREEK VILLAS – PLAN A
1/A3.4 REAR ELEVATION – SCHEME 2
SCALE: NTS

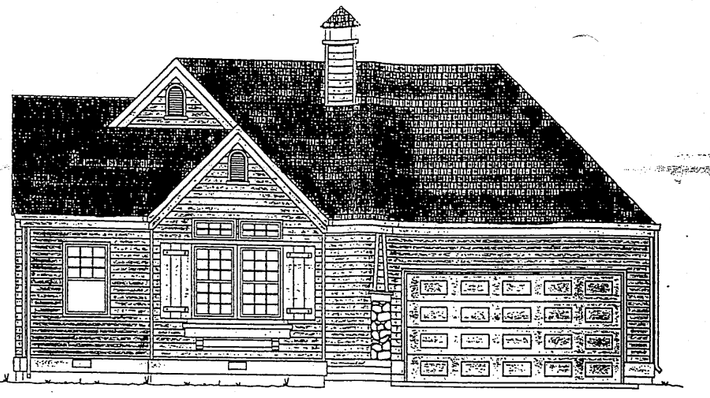


WILDCREEK VILLAS – PLAN A
1/A3.4 RIGHT ELEVATION – SCHEME 2
SCALE: NTS

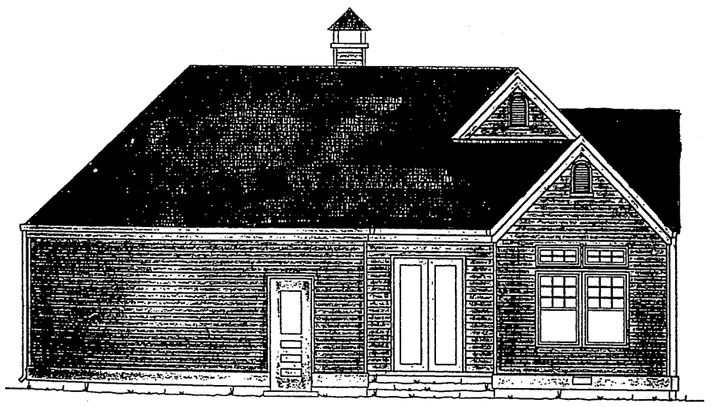
Figure 2-27 Residential Architecture



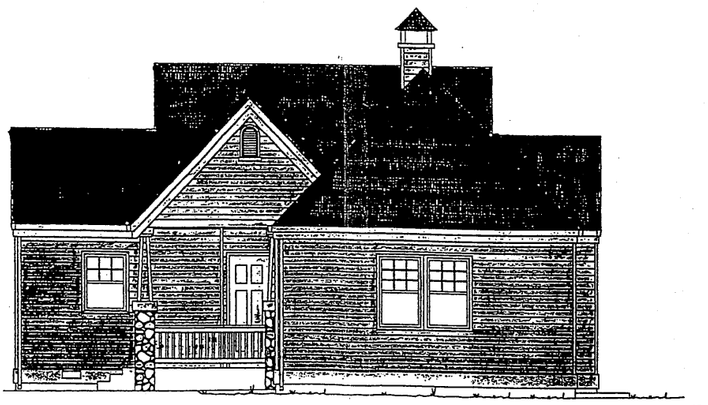
WILDCREEK VILLAS – PLAN A
1 / A3.4 SCALE: NTS LEFT ELEVATION – SCHEME 1



WILDCREEK VILLAS – PLAN A
1 / A3.4 SCALE: NTS FRONT ELEVATION – SCHEME 1

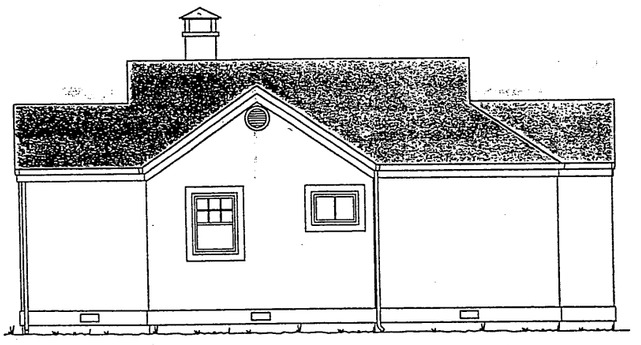


WILDCREEK VILLAS – PLAN A
1 / A3.4 SCALE: NTS REAR ELEVATION – SCHEME 1

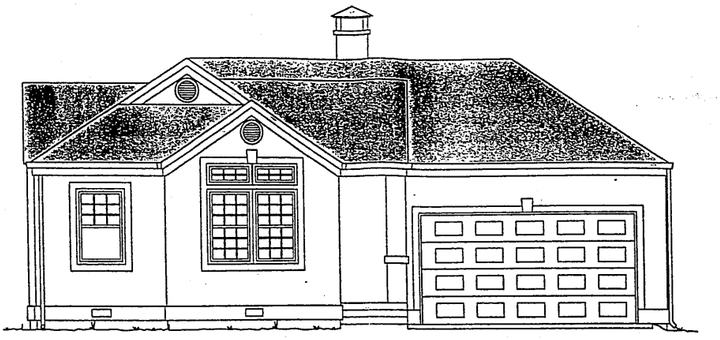


WILDCREEK VILLAS – PLAN A
1 / A3.4 SCALE: NTS RIGHT ELEVATION – SCHEME 1

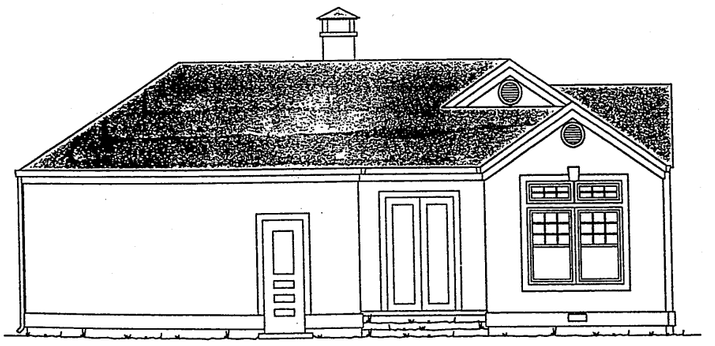
Figure 2-26 Residential Architecture



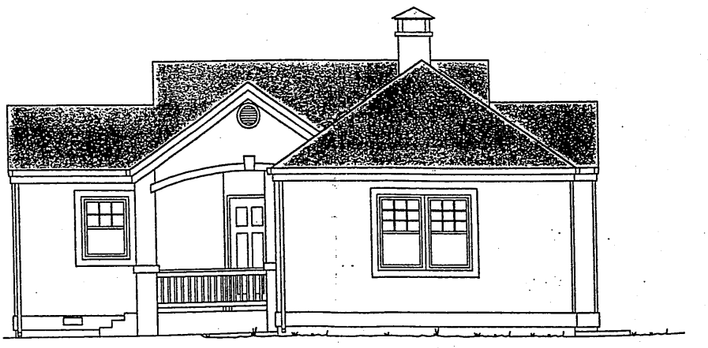
WILDCREEK VILLAS – PLAN A
1/A3.4 SCALE: NTS
LEFT ELEVATION – SCHEME 2



WILDCREEK VILLAS – PLAN A
1/A3.4 SCALE: NTS
FRONT ELEVATION – SCHEME 2

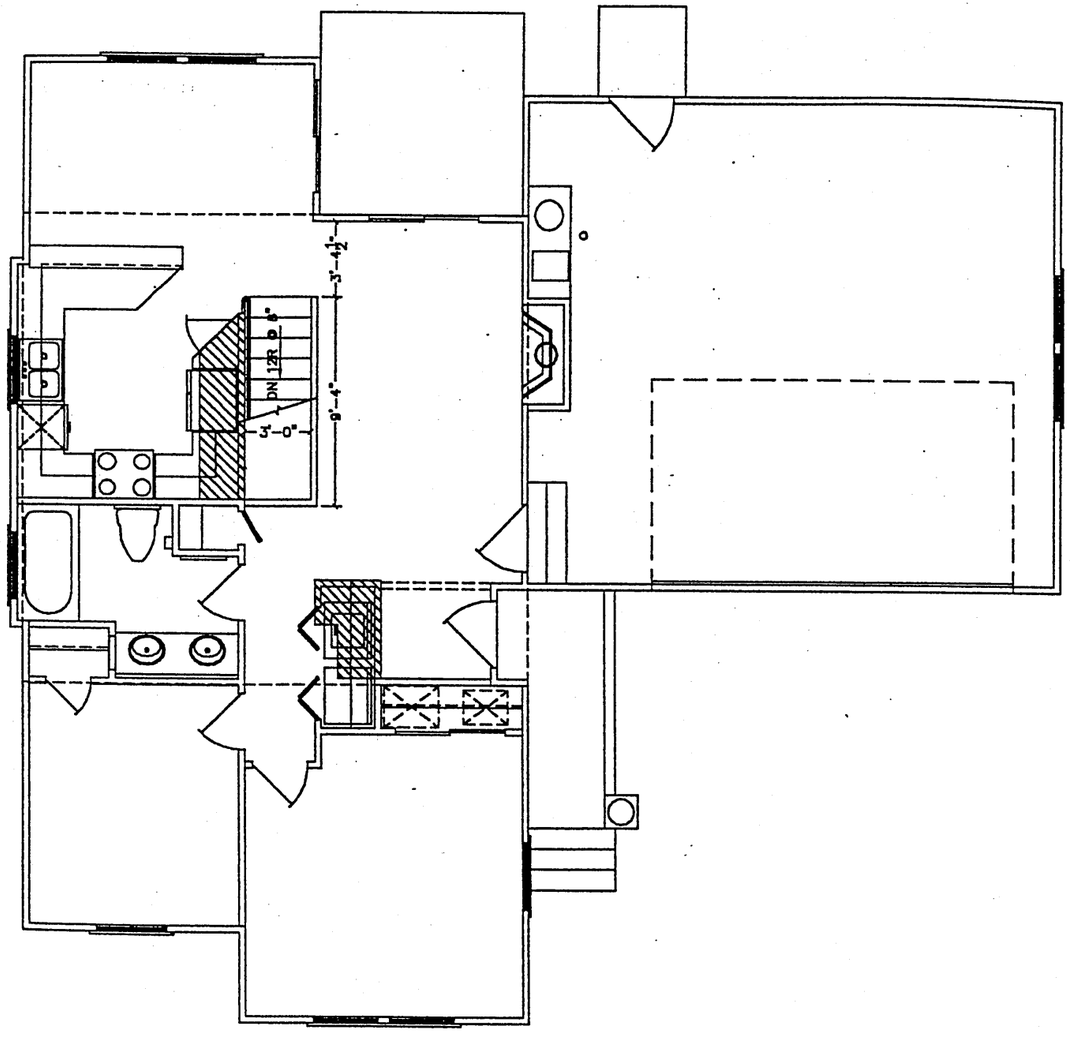


WILDCREEK VILLAS – PLAN A
1/A3.4 SCALE: NTS
REAR ELEVATION – SCHEME 2



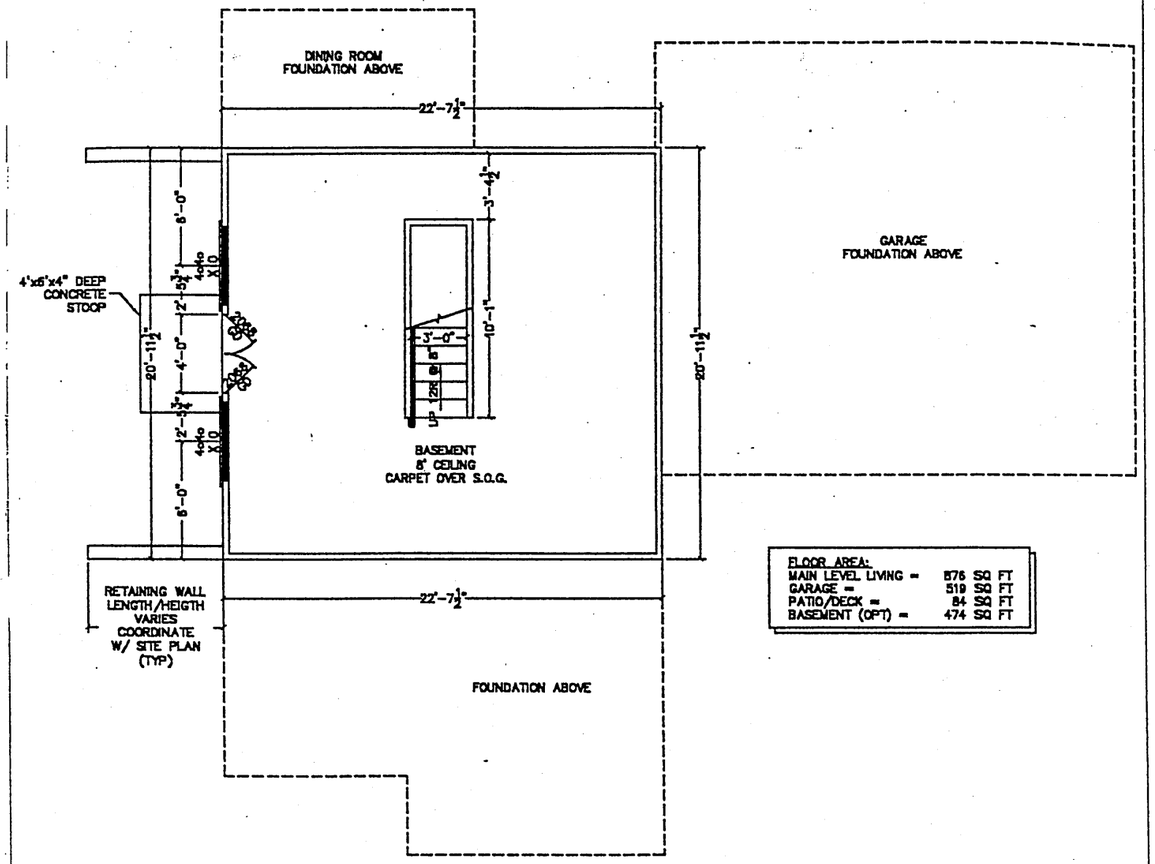
WILDCREEK VILLAS – PLAN A
1/A3.4 SCALE: NTS
RIGHT ELEVATION – SCHEME 2

Figure 2-27 Residential Architecture



WILDCREEK VILLAS – PLAN A
1 / A2.2 OPTIONAL BASEMENT FLOOR PLAN
SCALE: NTS

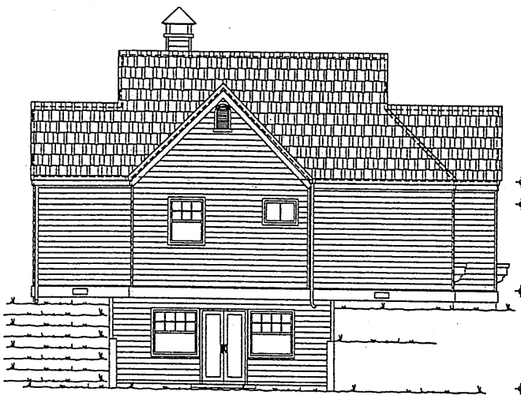
Figure 2-28 Residential Architecture



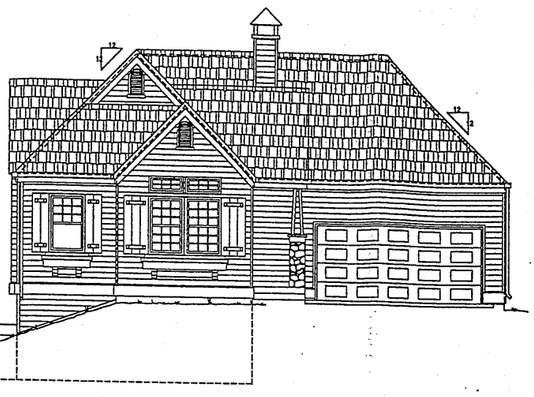
FLOOR AREA:		
MAIN LEVEL LIVING =	876	SQ FT
GARAGE =	519	SQ FT
PATIO/DECK =	84	SQ FT
BASEMENT (OPT) =	474	SQ FT

WILDCREEK VILLAS – PLAN A
2/A2.2 OPTIONAL BASEMENT FLOOR PLAN
SCALE: NTS

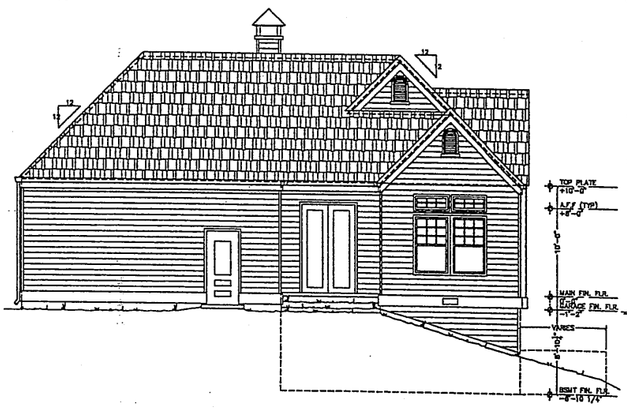
Figure 2-29 Residential Architecture



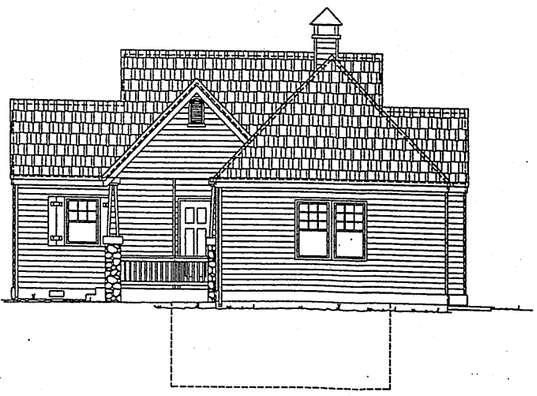
WILDCREEK VILLAS – PLAN A/BSMT OPT.
1 A3.4 LEFT ELEVATION – SCHEME 1
SCALE: NTS



WILDCREEK VILLAS – PLAN A/BSMT. OPT.
2 A3.4 FRONT ELEVATION – SCHEME 1
SCALE: NTS

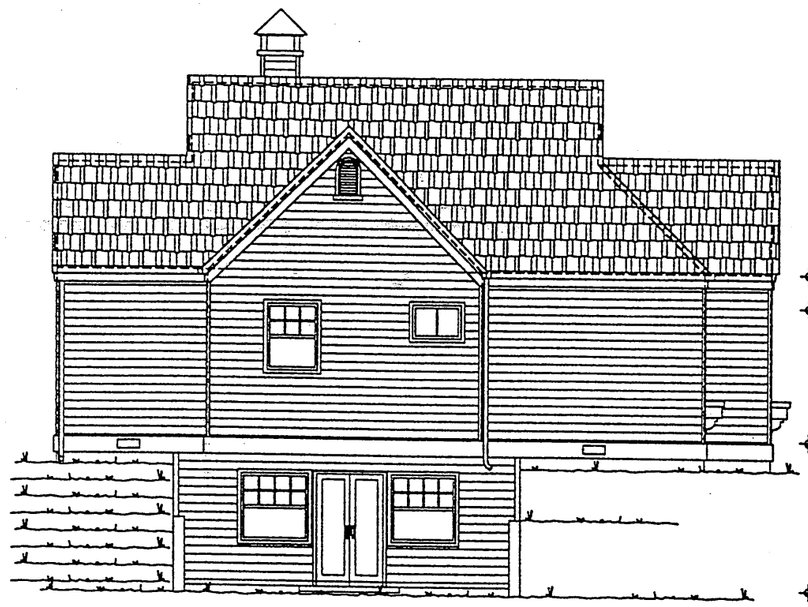


WILDCREEK VILLAS – PLAN A/BSMT. OPT.
1 A3.5 BACK ELEVATION – SCHEME 1
SCALE: NTS

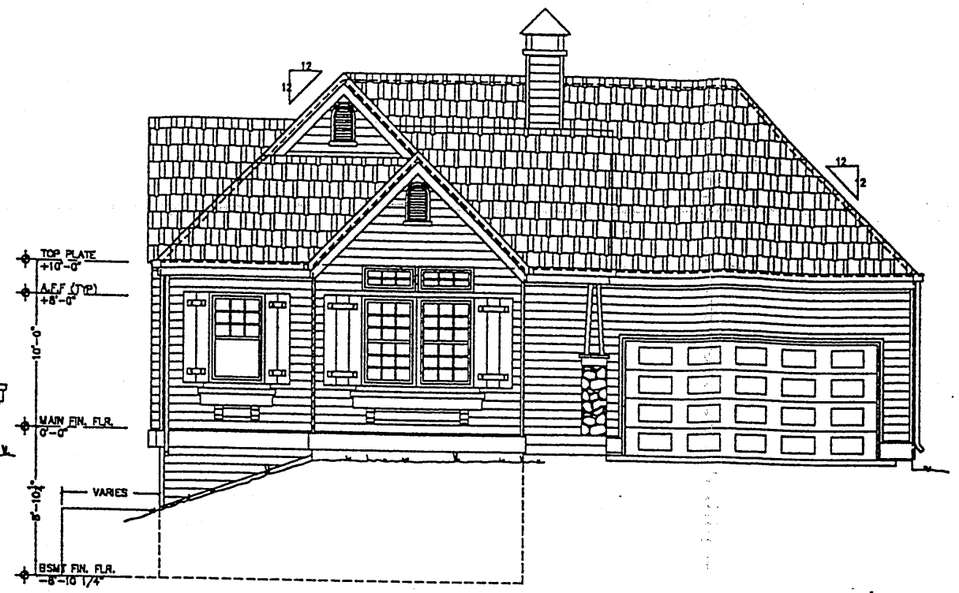


WILDCREEK VILLAS – PLAN A/BSMT. OPT.
2 A3.5 RIGHT ELEVATION – SCHEME 1
SCALE: NTS

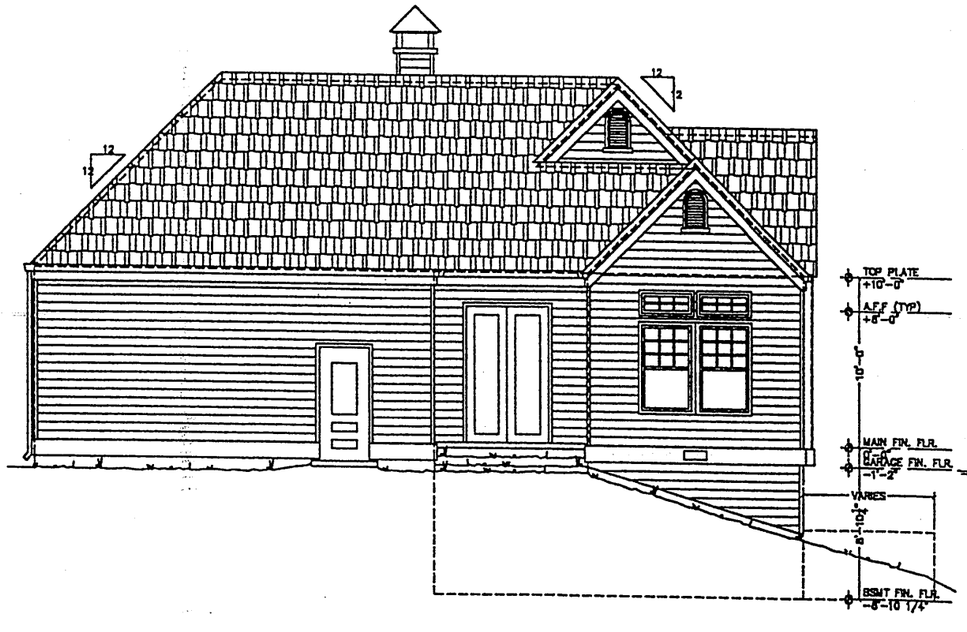
Figure 2-30 Residential Architecture



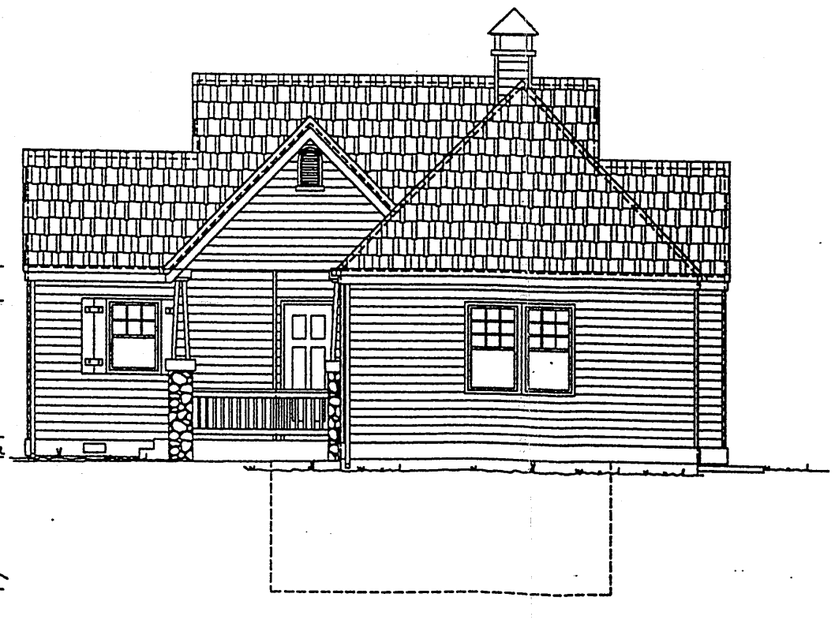
WILDCREEK VILLAS – PLAN A/BSMT OPT.
1 / A3.4 LEFT ELEVATION – SCHEME 1
SCALE: NTS



WILDCREEK VILLAS – PLAN A/BSMT. OPT.
2 / A3.4 FRONT ELEVATION – SCHEME 1
SCALE: NTS

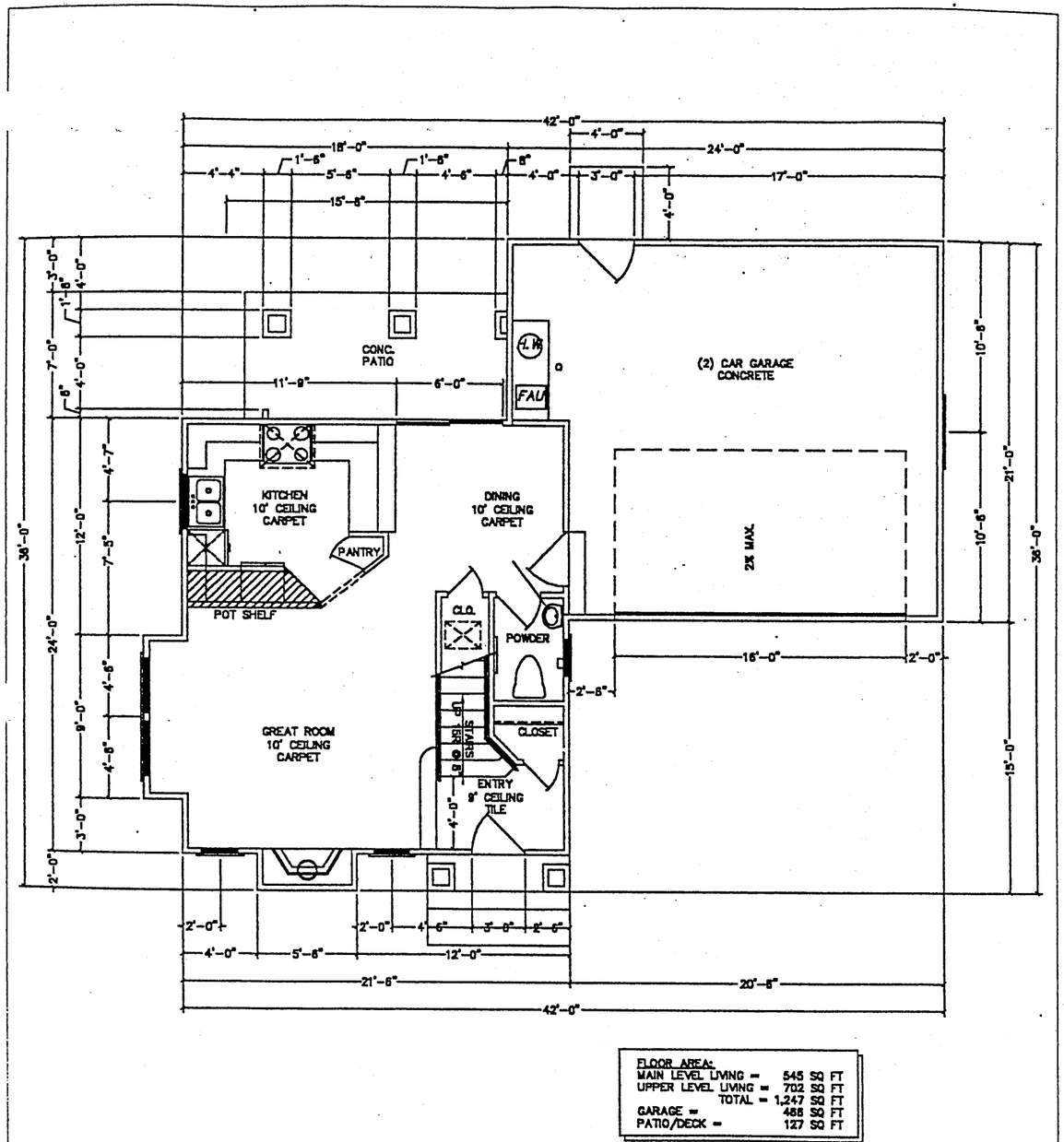


WILDCREEK VILLAS – PLAN A/BSMT. OPT.
1 / A3.5 BACK ELEVATION – SCHEME 1
SCALE: NTS



WILDCREEK VILLAS – PLAN A/BSMT. OPT.
2 / A3.5 RIGHT ELEVATION – SCHEME 1
SCALE: NTS

Figure 2-30 Residential Architecture



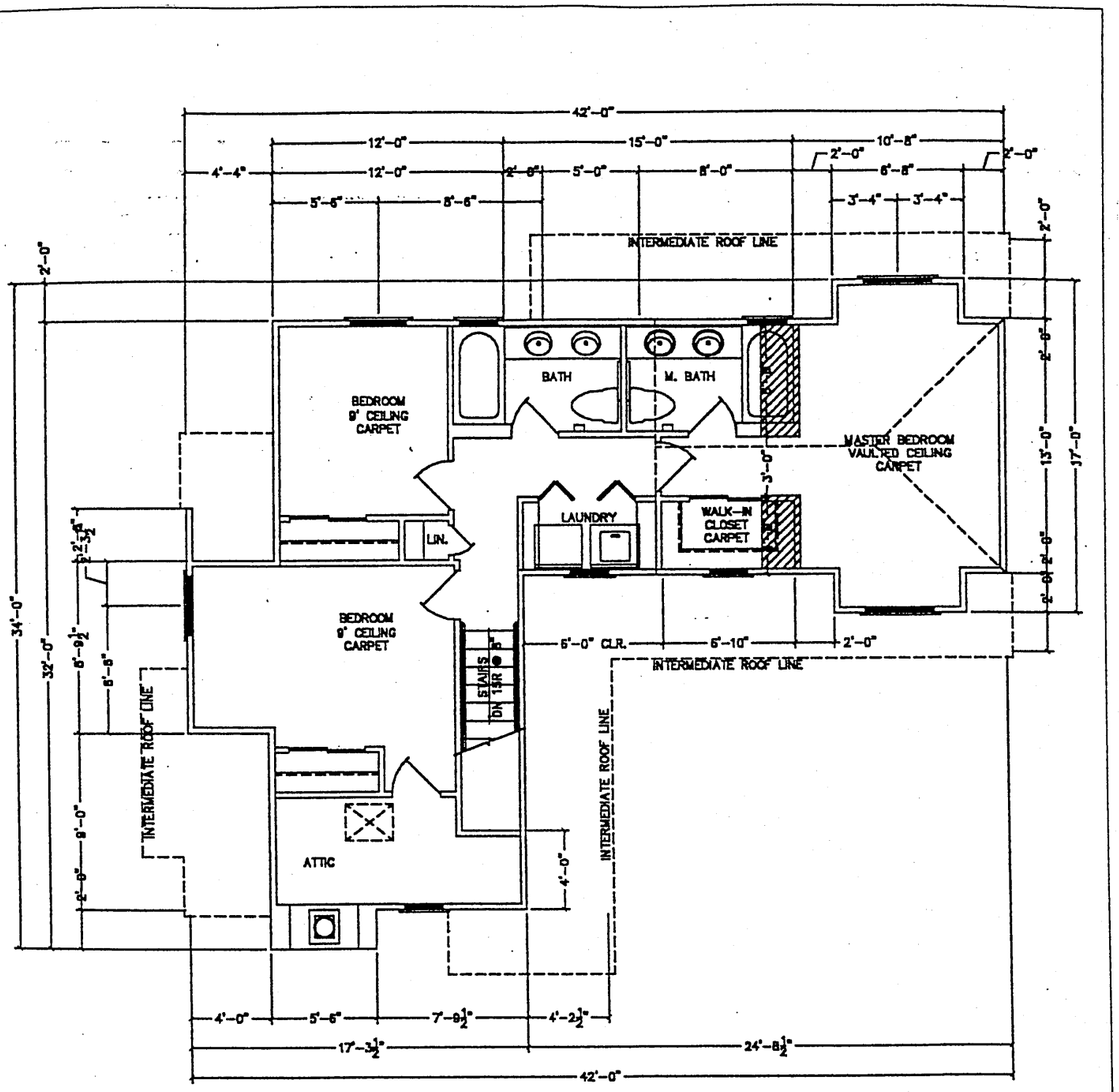
FLOOR AREA:	
MAIN LEVEL LIVING =	545 SQ FT
UPPER LEVEL LIVING =	702 SQ FT
TOTAL =	1,247 SQ FT
GARAGE =	488 SQ FT
PATIO/DECK =	127 SQ FT

WILDCREEK VILLAS – PLAN B

1/A2.1 MAIN LEVEL FLOOR PLAN

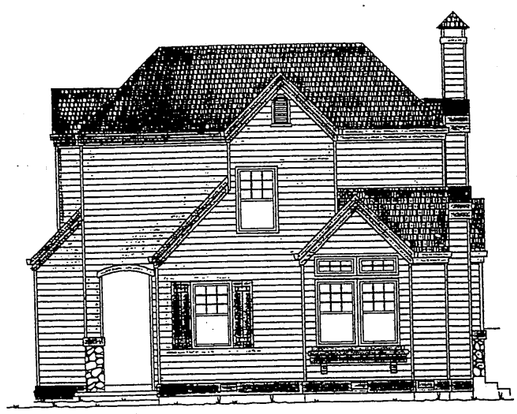
SCALE: NTS

Figure 2-31 Residential Architecture



WILDCREEK VILLAS – PLAN B
2 A2.1 UPPER LEVEL FLOOR PLAN
SCALE: NTS

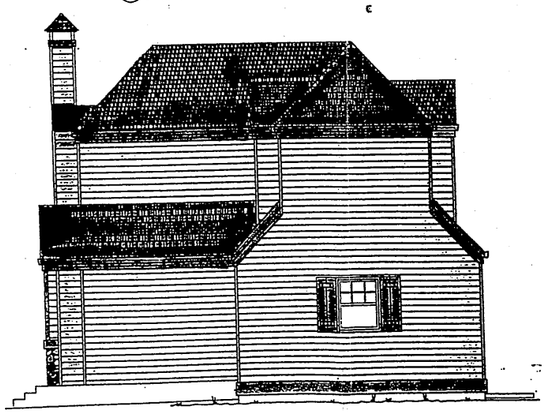
Figure 2-32 Residential Architecture



WILDCREEK VILLAS – PLAN B
1/A3.6 LEFT ELEVATION – SCHEME 1
SCALE: NTS

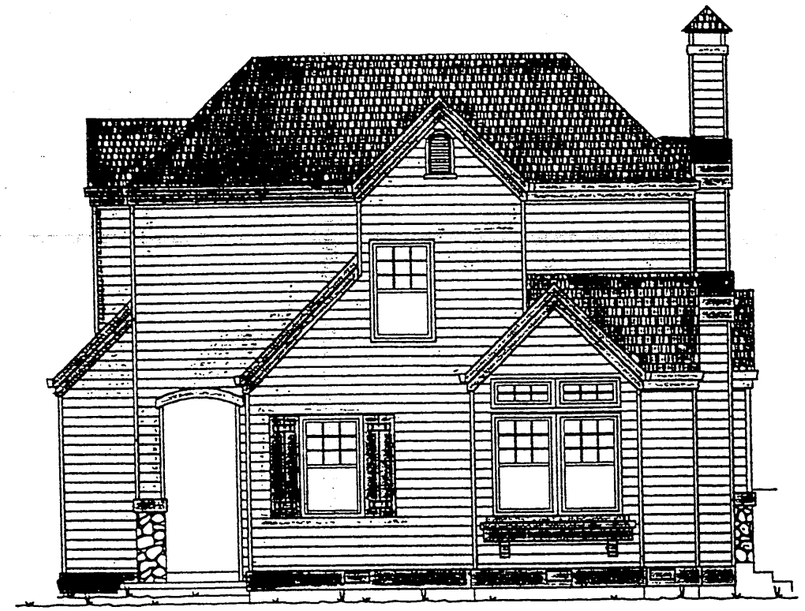
WILDCREEK VILLAS – PLAN B
1/A3.6 FRONT ELEVATION – SCHEME 1
SCALE: NTS

WILDCREEK VILLAS – PLAN B
1/A3.6 REAR ELEVATION – SCHEME 1
SCALE: NTS



WILDCREEK VILLAS – PLAN B
1/A3.6 RIGHT ELEVATION – SCHEME 1
SCALE: NTS

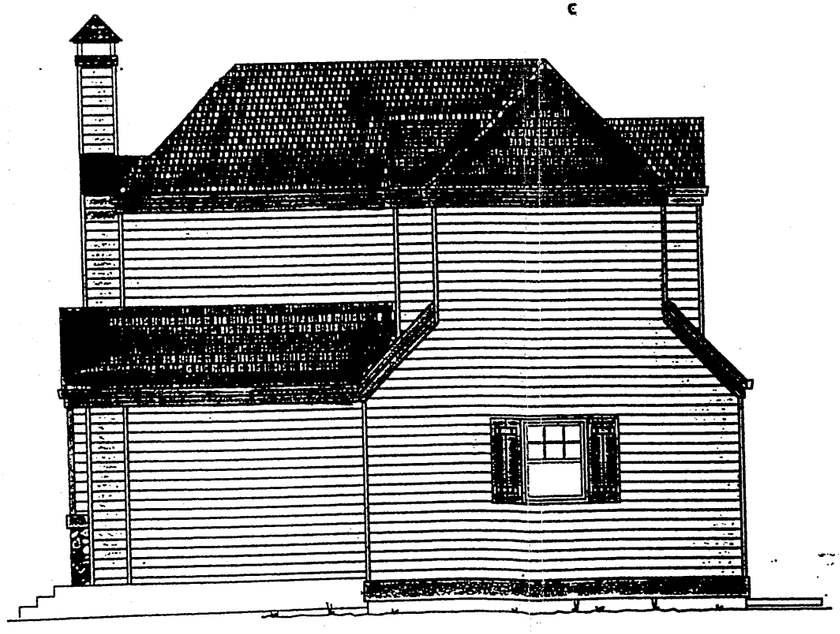
Figure 2-33 Residential Architecture



WILDCREEK VILLAS – PLAN B
1/A3.4 LEFT ELEVATION – SCHEME 1
SCALE: NTS

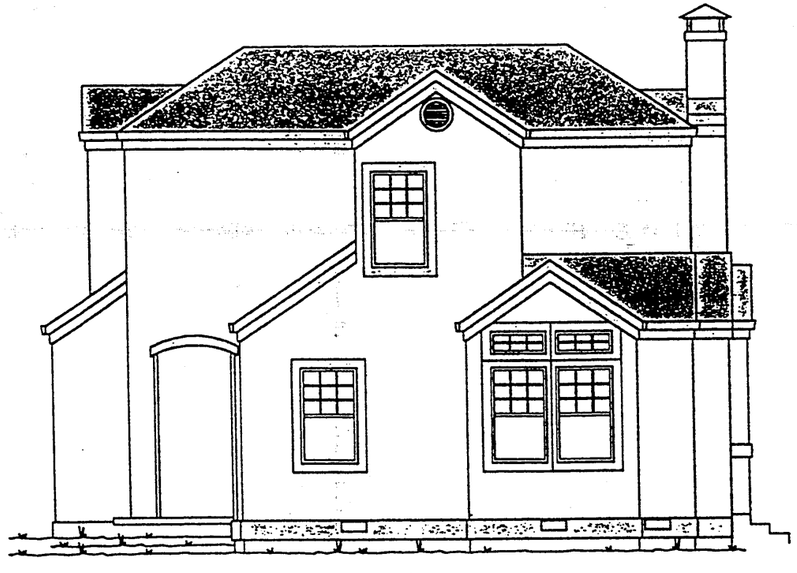
WILDCREEK VILLAS – PLAN B
1/A3.4 FRONT ELEVATION – SCHEME 1
SCALE: NTS

WILDCREEK VILLAS – PLAN B
1/A3.4 REAR ELEVATION – SCHEME 1
SCALE: NTS

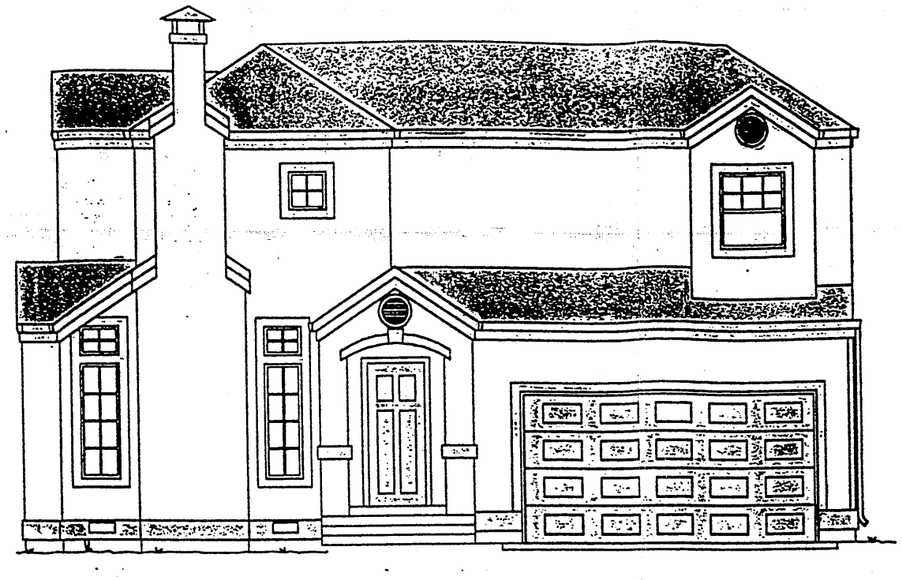


WILDCREEK VILLAS – PLAN B
1/A3.4 RIGHT ELEVATION – SCHEME 1
SCALE: NTS

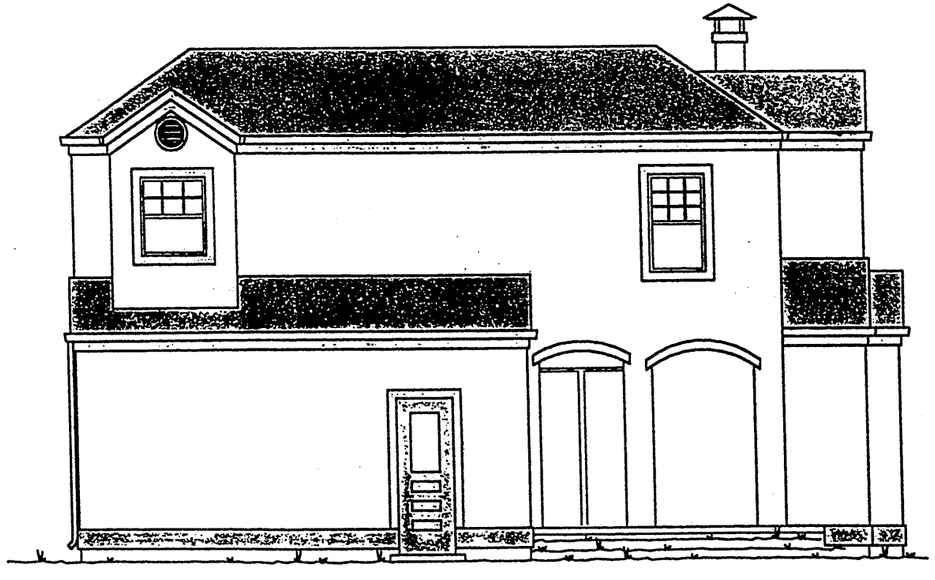
Figure 2-33 Residential Architecture



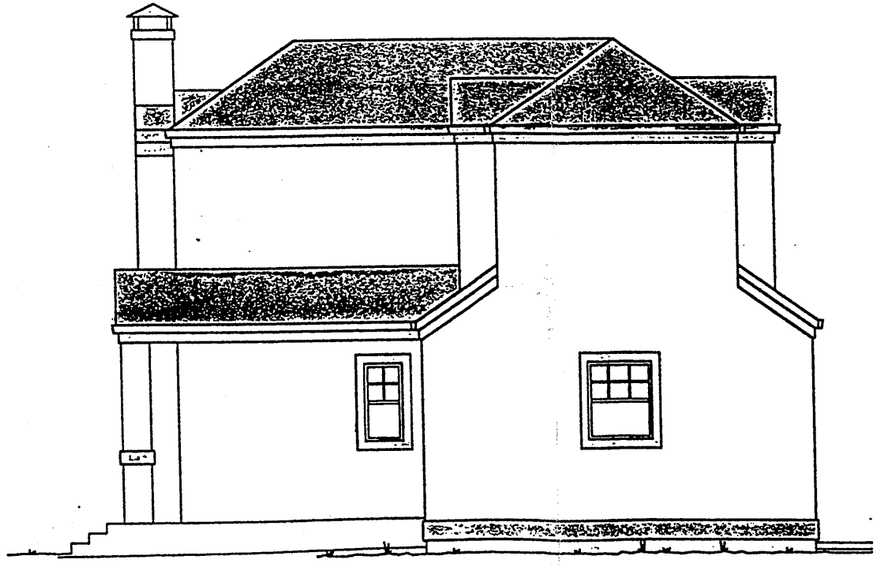
WILDCREEK VILLAS – PLAN B
1 A3.4 LEFT ELEVATION – SCHEME 2
SCALE: NTS



WILDCREEK VILLAS – PLAN B
1 A3.4 FRONT ELEVATION – SCHEME 2
SCALE: NTS

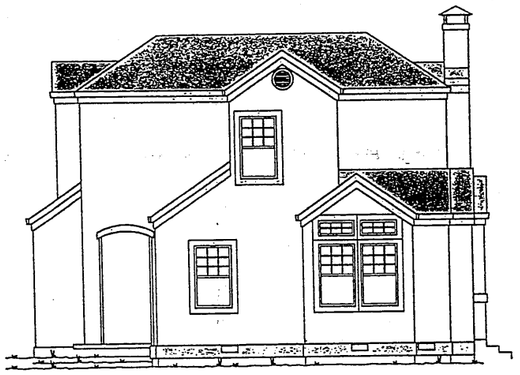


WILDCREEK VILLAS – PLAN B
3 A3.5 REAR ELEVATION – SCHEME 2
SCALE: NTS



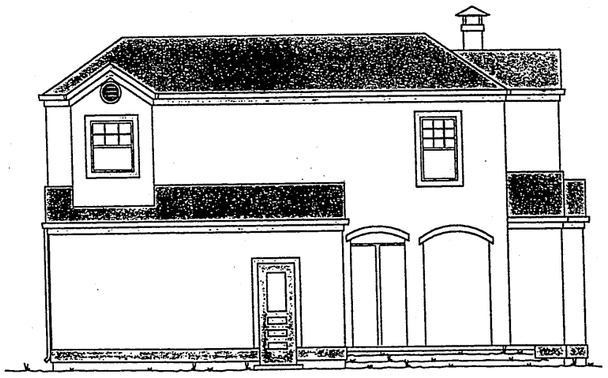
WILDCREEK VILLAS – PLAN B
4 A3.5 RIGHT ELEVATION – SCHEME 2
SCALE: NTS

Figure 2-34 Residential Architecture

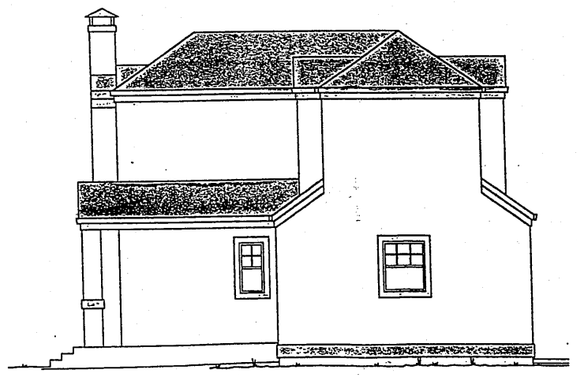


WILDCREEK VILLAS – PLAN B
1 A3.4/ SCALE: NTS LEFT ELEVATION – SCHEME 2

WILDCREEK VILLAS – PLAN B
1 A3.4/ SCALE: NTS FRONT ELEVATION – SCHEME 2

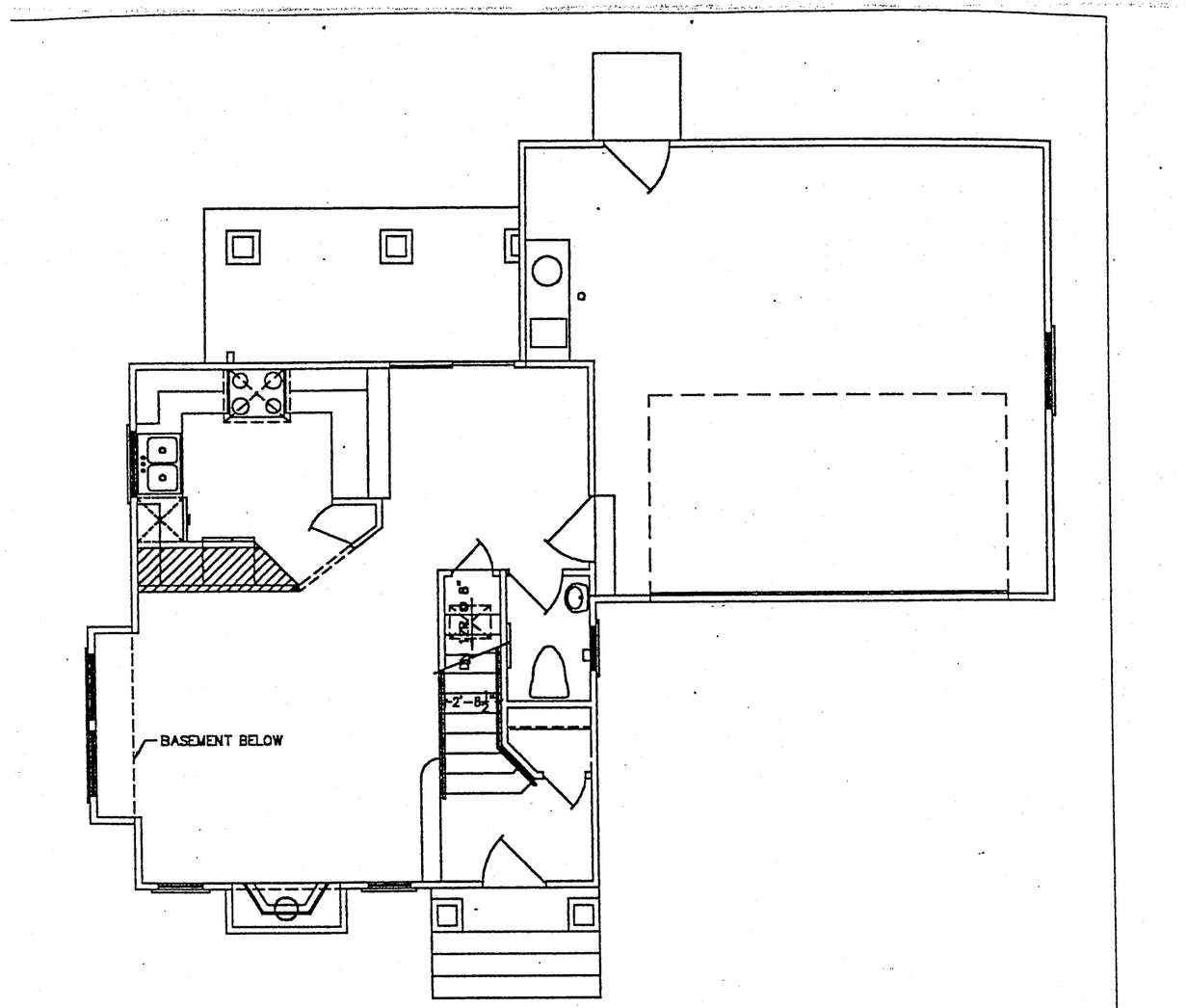


WILDCREEK VILLAS – PLAN B
2 A3.3/ SCALE: NTS REAR ELEVATION – SCHEME 2



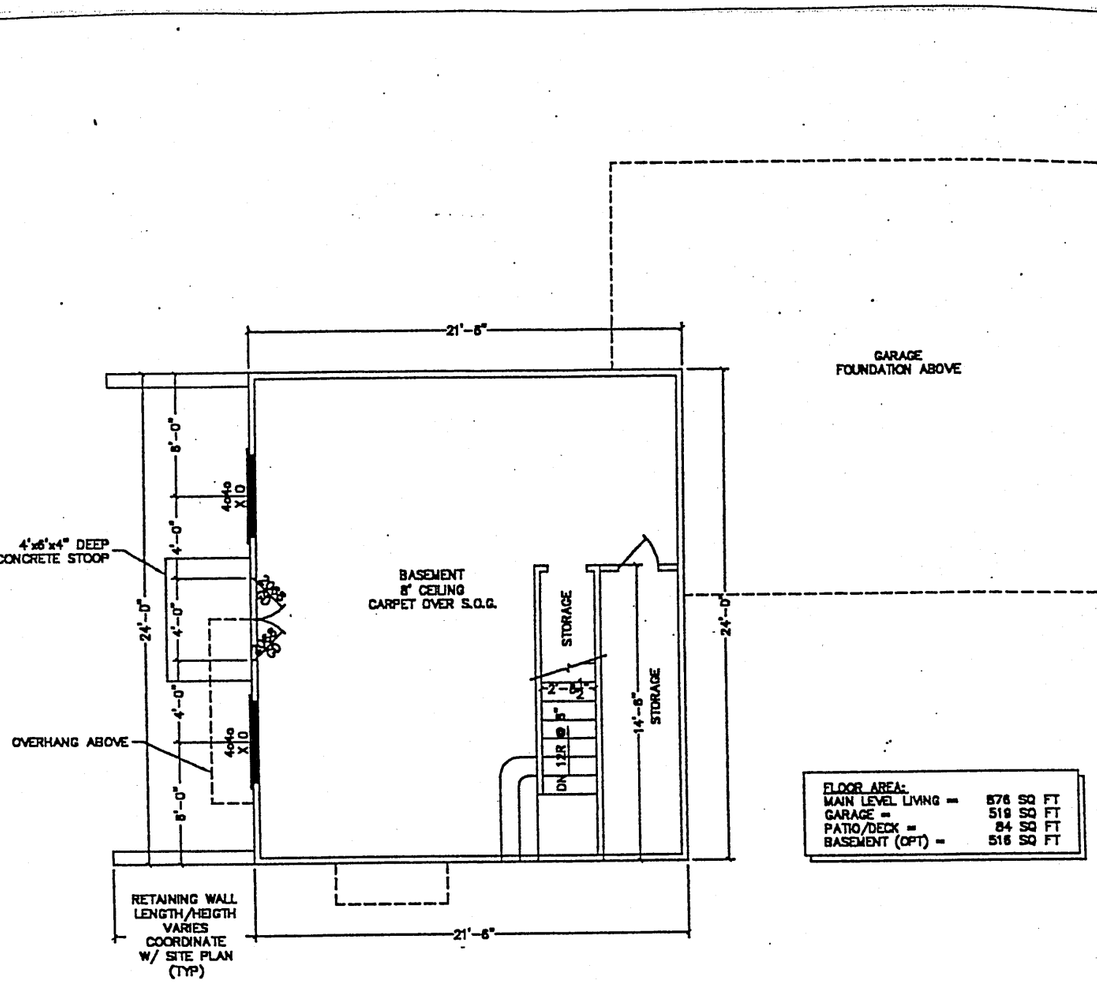
WILDCREEK VILLAS – PLAN B
4 A3.3/ SCALE: NTS RIGHT ELEVATION – SCHEME 2

Figure 2-34 Residential Architecture



WILDCREEK VILLAS – PLAN B
OPTIONAL BASEMENT FLOOR PLAN
1/A2.3 SCALE: NTS

Figure 2-35 Residential Architecture

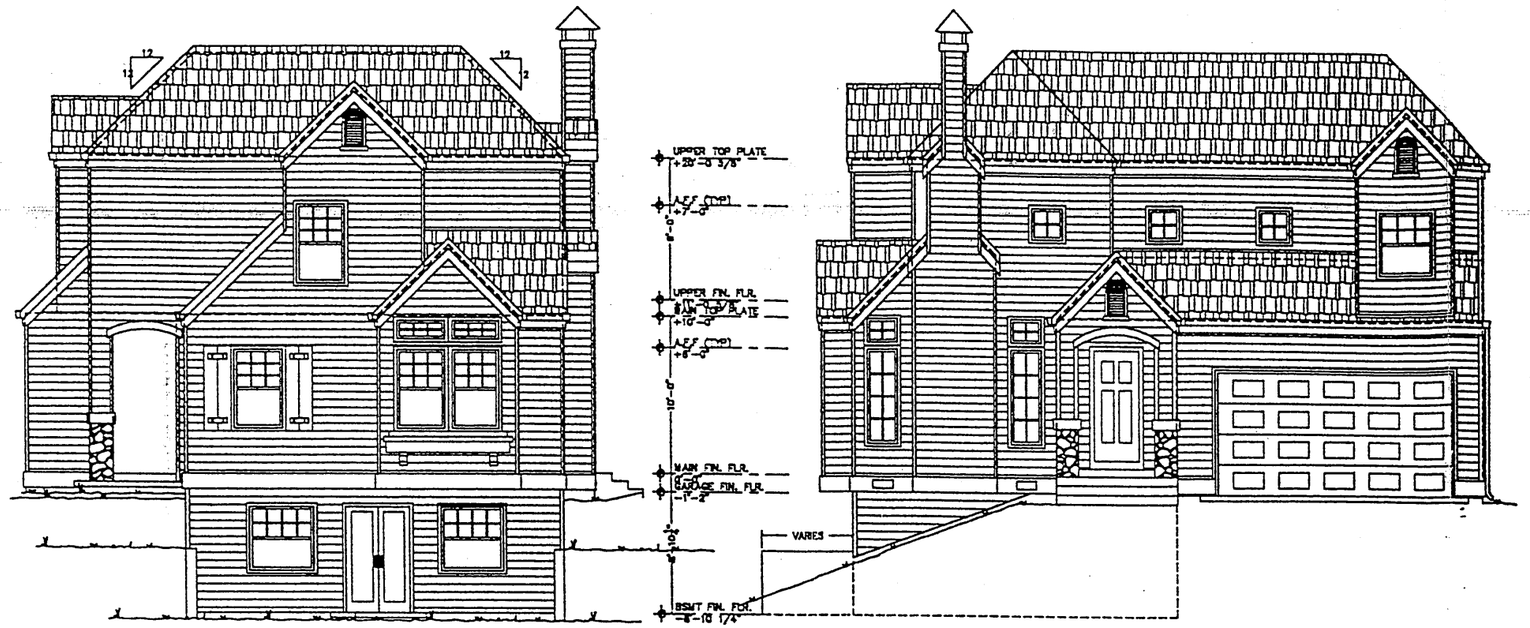


WILDCREEK VILLAS – PLAN B

2 / A2.3 OPTIONAL BASEMENT FLOOR PLAN

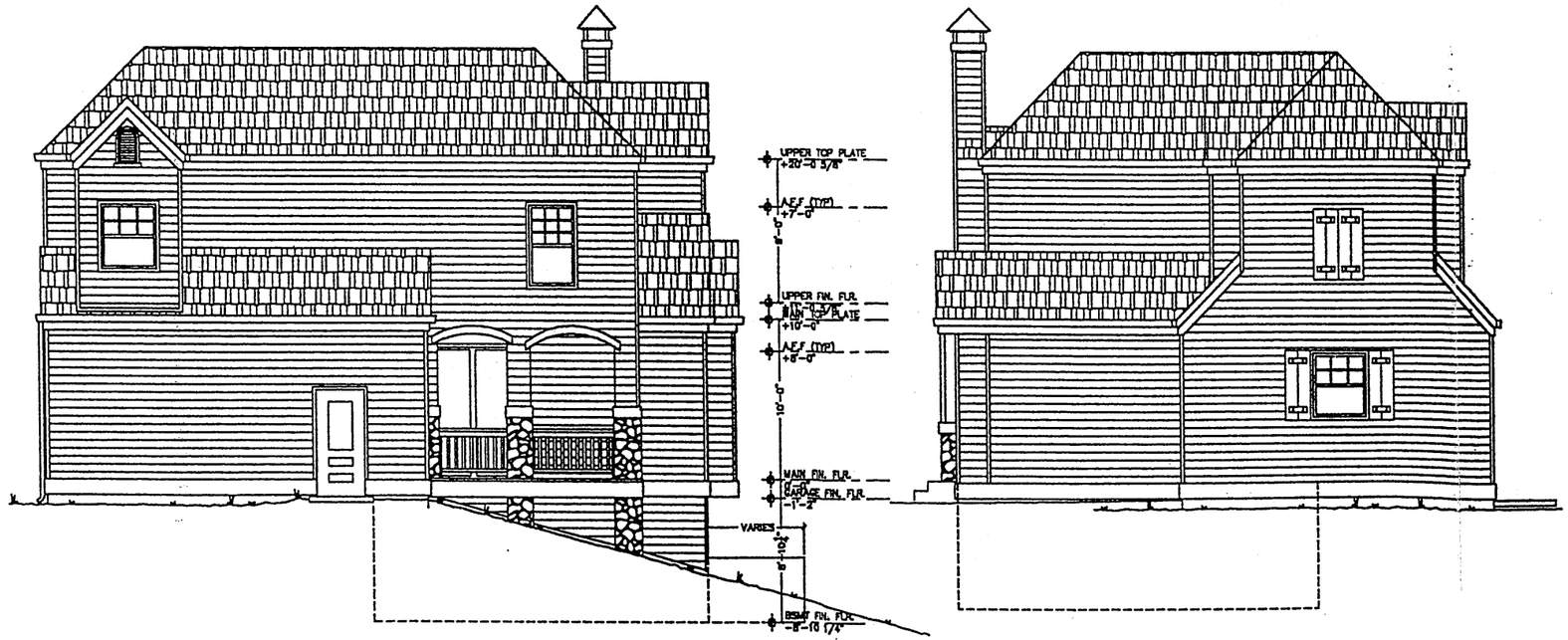
SCALE: NTS

Figure 2-36 Residential Architecture



WILDCREEK VILLAS – PLAN B
1 / A3.4 LEFT ELEVATION – SCHEME 1
SCALE: NTS

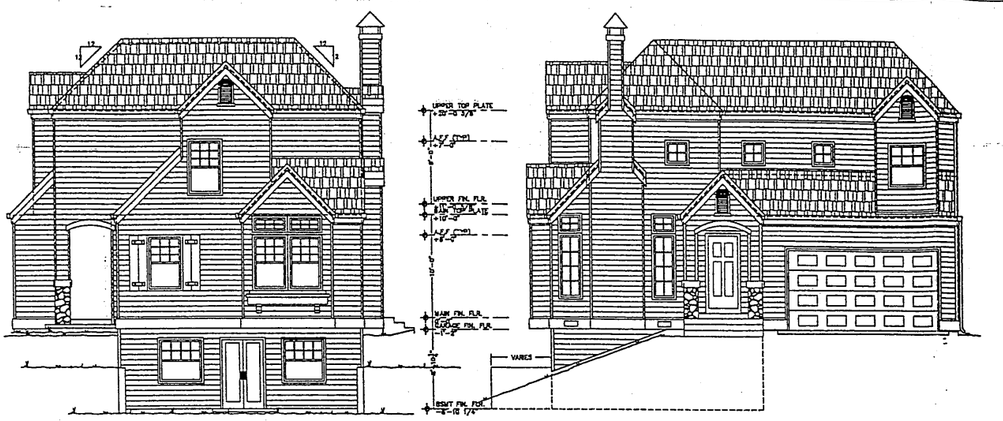
WILDCREEK VILLAS – PLAN B
2 / A3.4 FRONT ELEVATION – SCHEME 1
SCALE: NTS



WILDCREEK VILLAS – PLAN B
3 / A3.5 REAR ELEVATION – SCHEME 1
SCALE: NTS

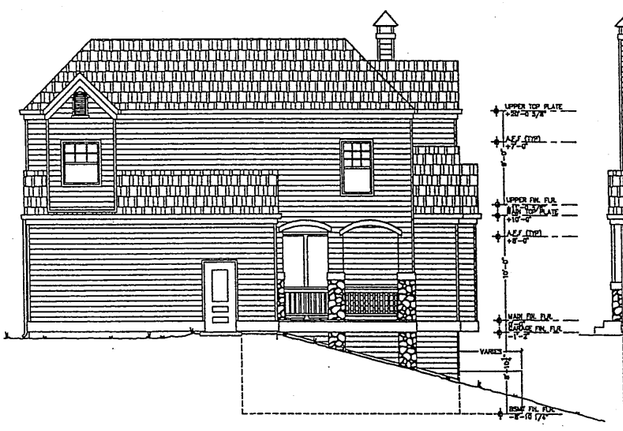
WILDCREEK VILLAS – PLAN B
4 / A3.5 RIGHT ELEVATION – SCHEME 1
SCALE: NTS

Figure 2-37 Residential Architecture

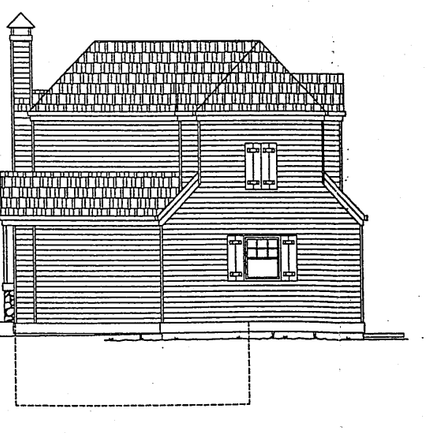


WILDCREEK VILLAS – PLAN B
LEFT ELEVATION – SCHEME 1
SCALE: NTS

WILDCREEK VILLAS – PLAN B
FRONT ELEVATION – SCHEME 1
SCALE: NTS

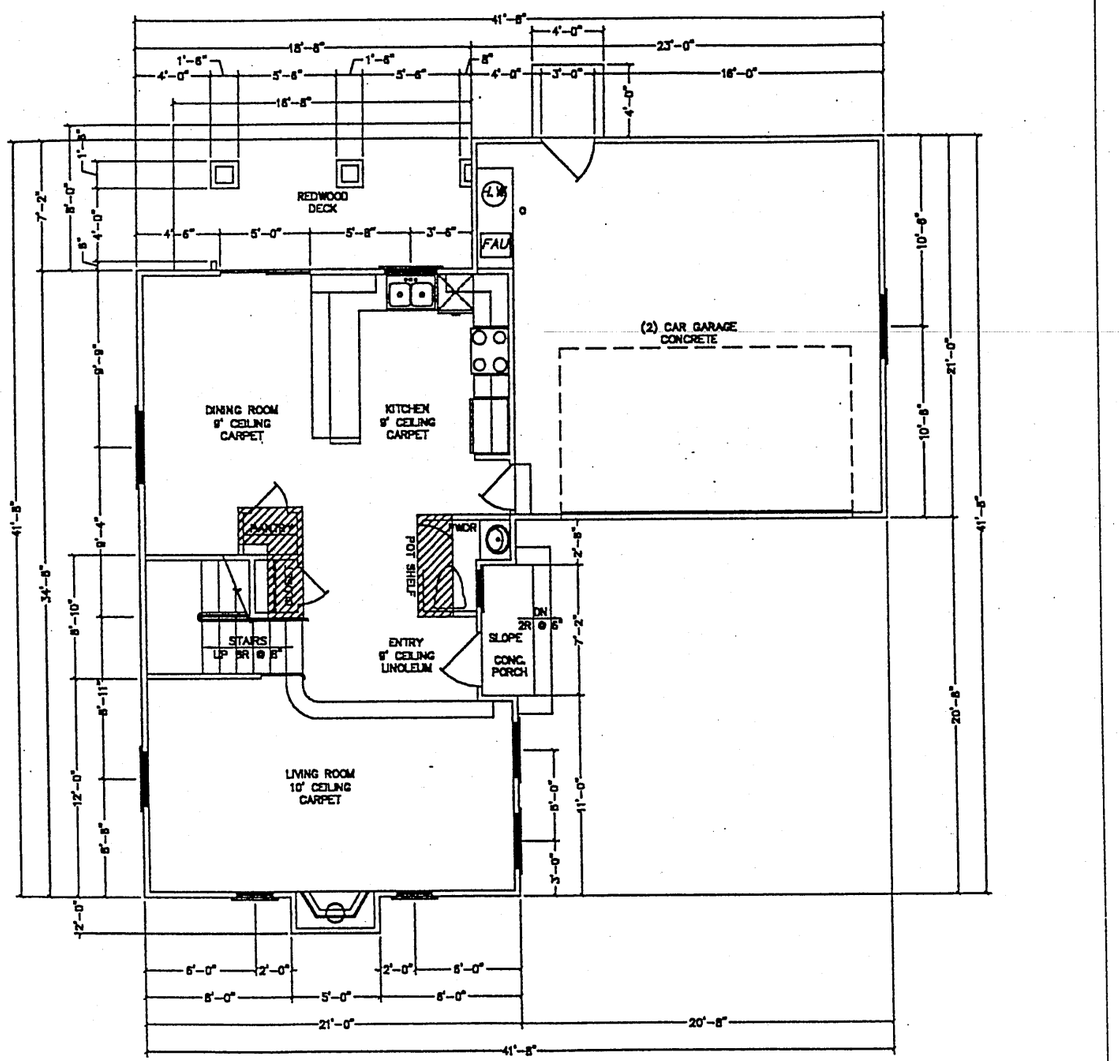


WILDCREEK VILLAS – PLAN B
REAR ELEVATION – SCHEME 1
SCALE: NTS



WILDCREEK VILLAS – PLAN B
RIGHT ELEVATION – SCHEME 1
SCALE: NTS

Figure 2–37 Residential Architecture



WILDCREEK VILLAS – PLAN C

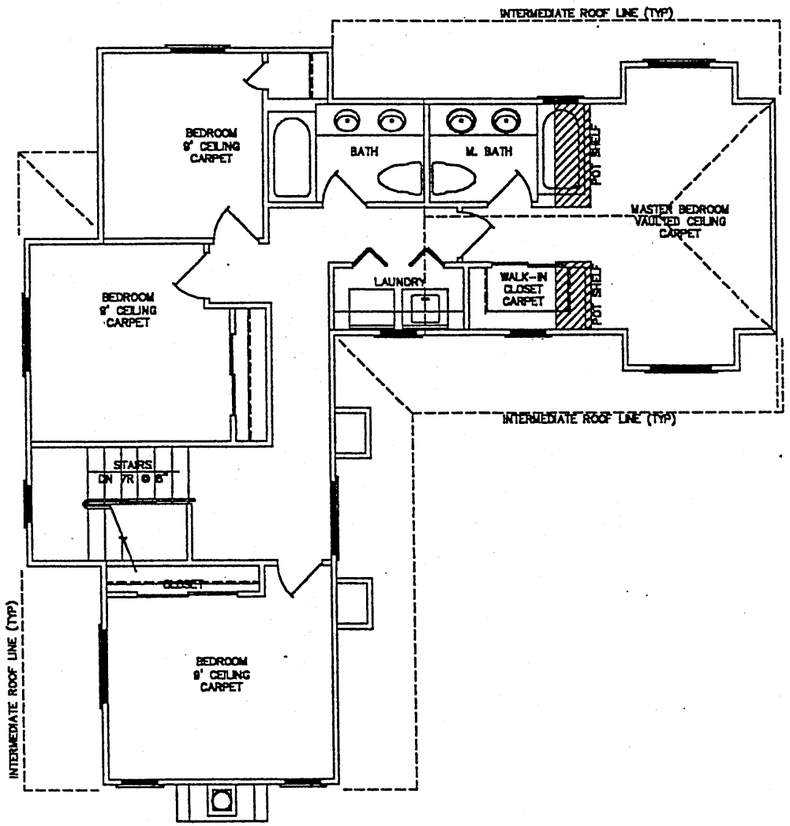
1 / A2.1 MAIN LEVEL FLOOR PLAN

SCALE: NTS

FLOOR AREA:

MAIN LEVEL LIVING =	720	SQ FT
UPPER LEVEL LIVING =	858	SQ FT
TOTAL =	1,578	SQ FT
GARAGE =	451	SQ FT
PATIO/DECK =	133	SQ FT

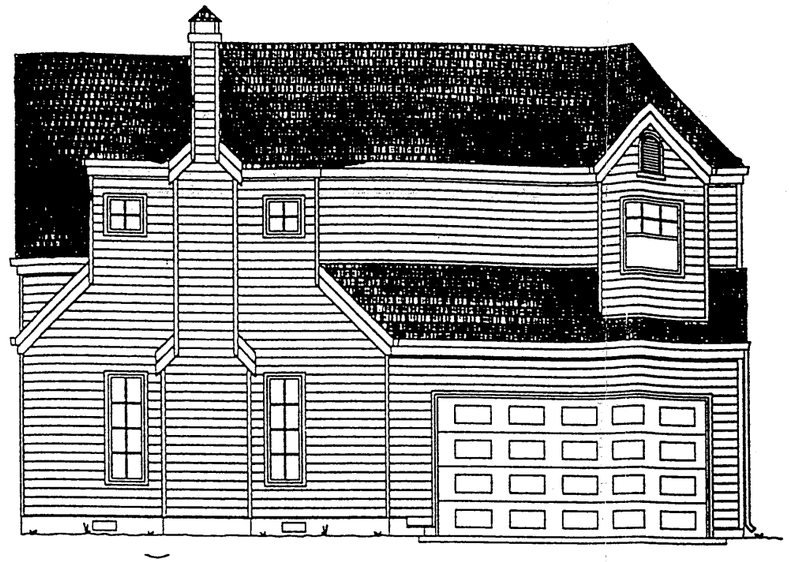
Figure 2-38 Residential Architecture



WILDCREEK VILLAS – PLAN C
2 / A2.1 UPPER LEVEL FLOOR PLAN
SCALE: NTS

Figure 2-39 Residential Architecture

WILDCREEK VILLAS – PLAN C
3 / A3.5 LEFT ELEVATION – SCHEME 1
SCALE: NTS



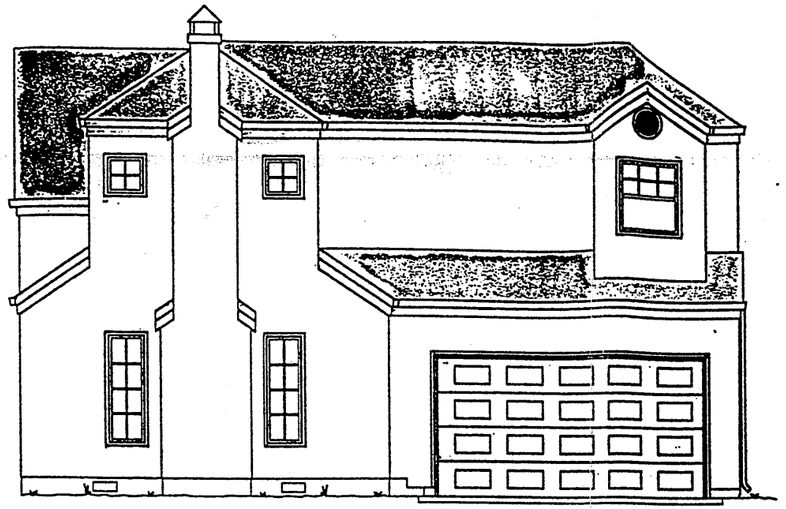
WILDCREEK VILLAS – PLAN C
4 / A3.5 FRONT ELEVATION – SCHEME 1
SCALE: NTS

WILDCREEK VILLAS – PLAN C
3 / A3.5 REAR ELEVATION – SCHEME 1
SCALE: NTS

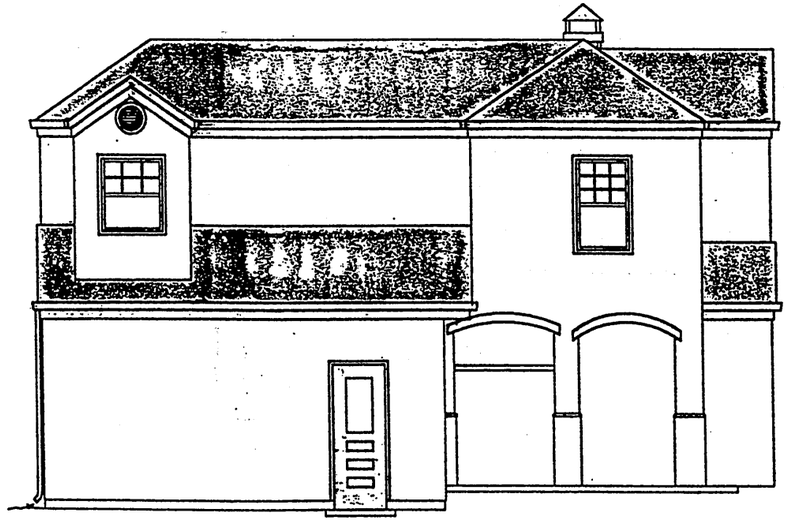
WILDCREEK VILLAS – PLAN C
4 / A3.5 RIGHT ELEVATION – SCHEME 1
SCALE: NTS

Figure 2-40 Residential Architecture

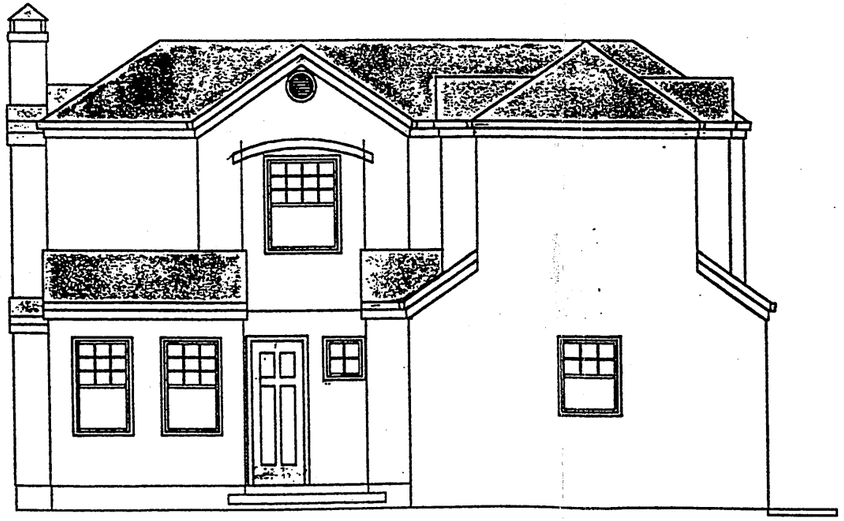
WILDCREEK VILLAS – PLAN C
3 / A3.5 LEFT ELEVATION – SCHEME 2
SCALE: NTS



WILDCREEK VILLAS – PLAN C
4 / A3.5 FRONT ELEVATION – SCHEME 2
SCALE: NTS

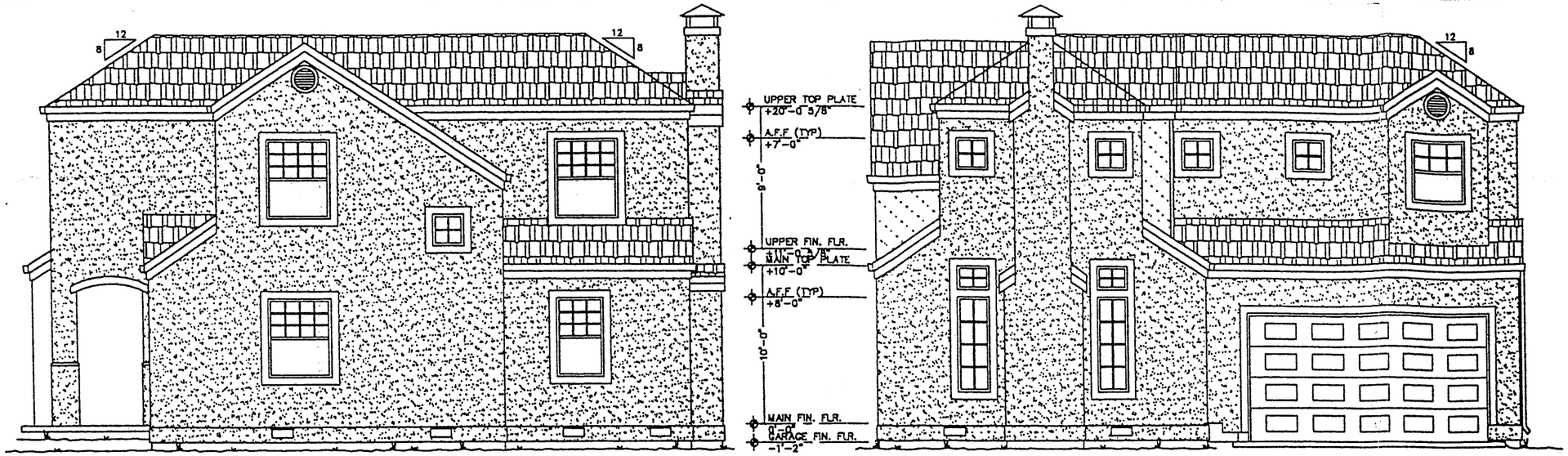


WILDCREEK VILLAS – PLAN C
3 / A3.5 REAR ELEVATION – SCHEME 2
SCALE: NTS



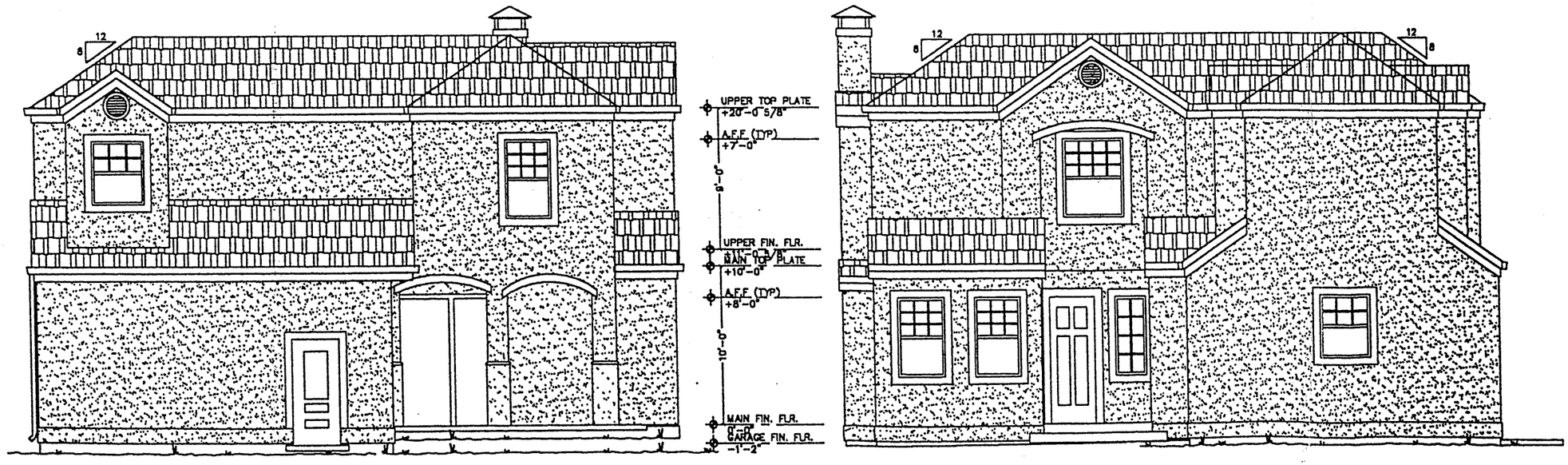
WILDCREEK VILLAS – PLAN C
4 / A3.5 RIGHT ELEVATION – SCHEME 2
SCALE: NTS

Figure 2-41 Residential Architecture



WILDCREEK VILLAS – PLAN C
1 / A3.2 LEFT ELEVATION – SCHEME 2
SCALE: NTS

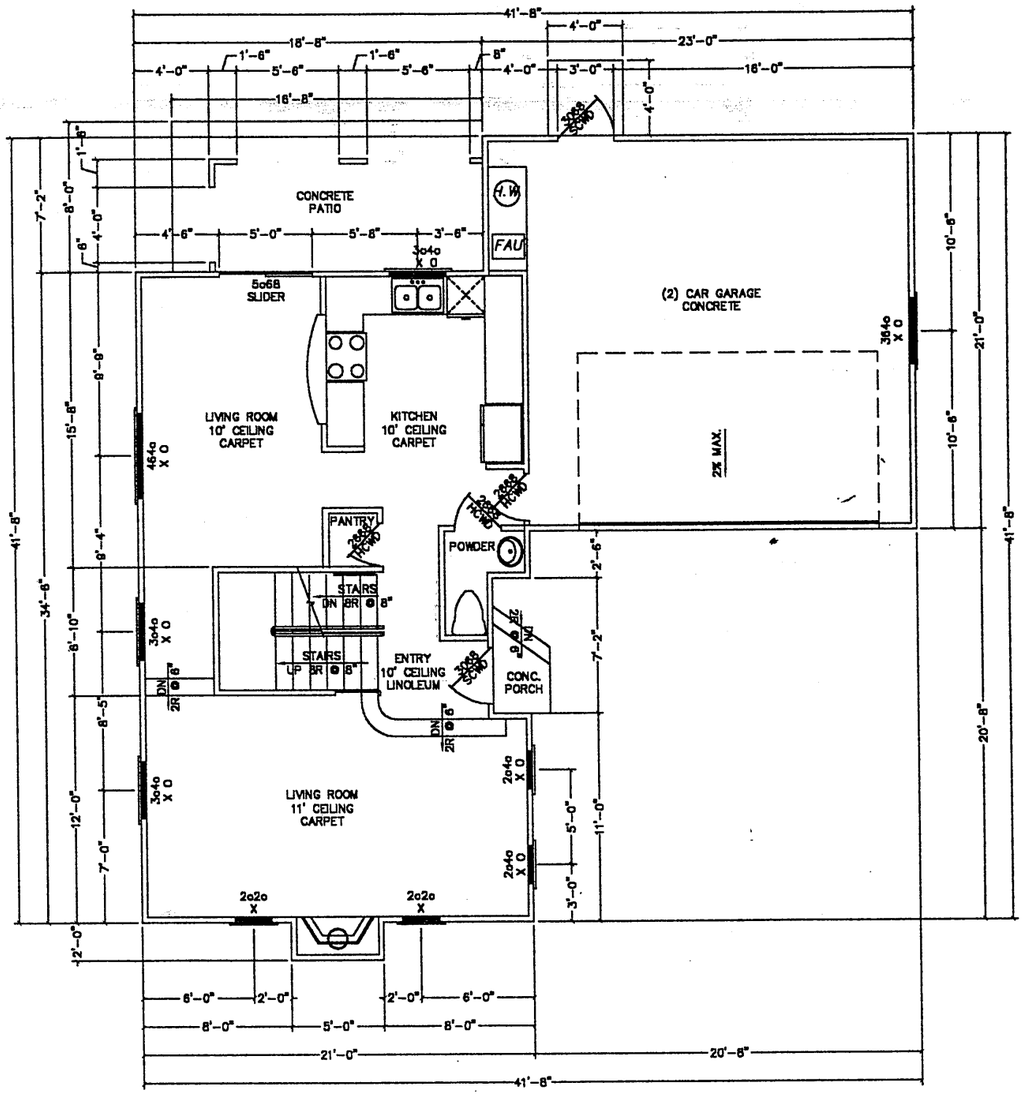
WILDCREEK VILLAS – PLAN C
1 / A3.2 FRONT ELEVATION – SCHEME 2
SCALE: NTS



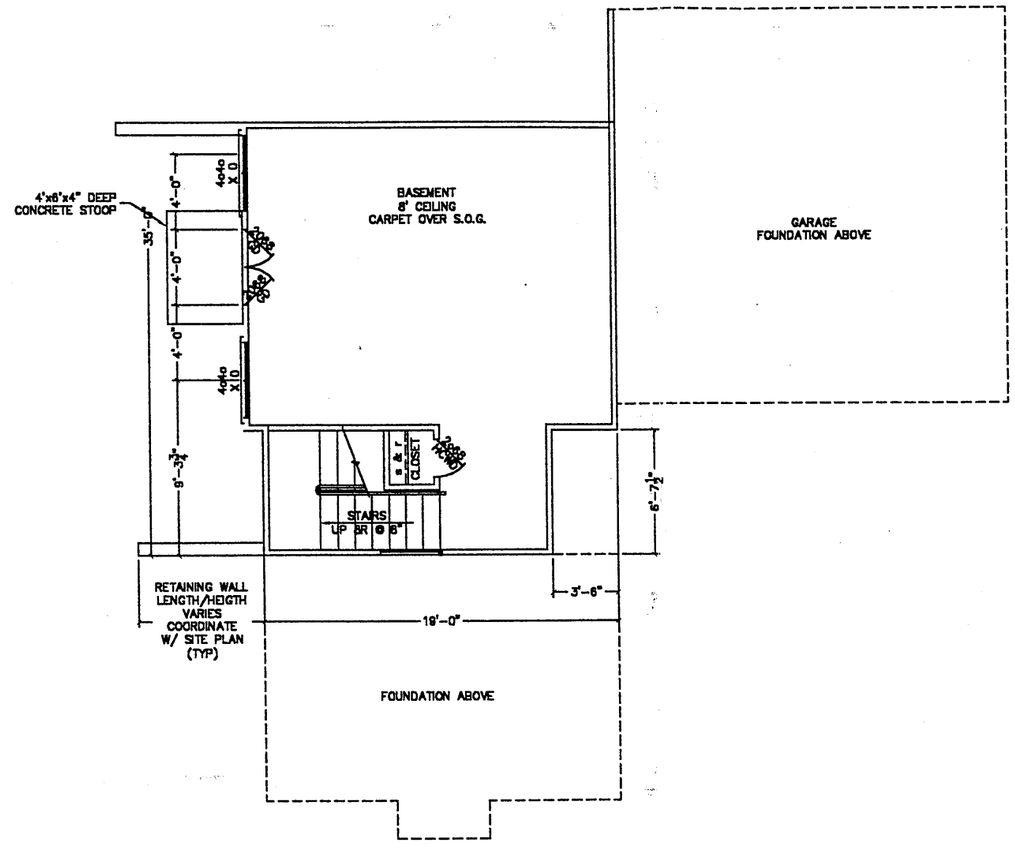
WILDCREEK VILLAS – PLAN C
3 / A3.2 REAR ELEVATION – SCHEME 2
SCALE: NTS

WILDCREEK VILLAS – PLAN C
4 / A3.2 RIGHT ELEVATION – SCHEME 2
SCALE: NTS

Figure 2-42 Residential Architectu



WILDCREEK VILLAS
1 / A2.1 FLOOR PLAN C — MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



WILDCREEK VILLAS
1 / A2.1 FLOOR PLAN C — BASEMENT LEVEL FLOOR PLAN
SCALE: 1/4"

LEGEND

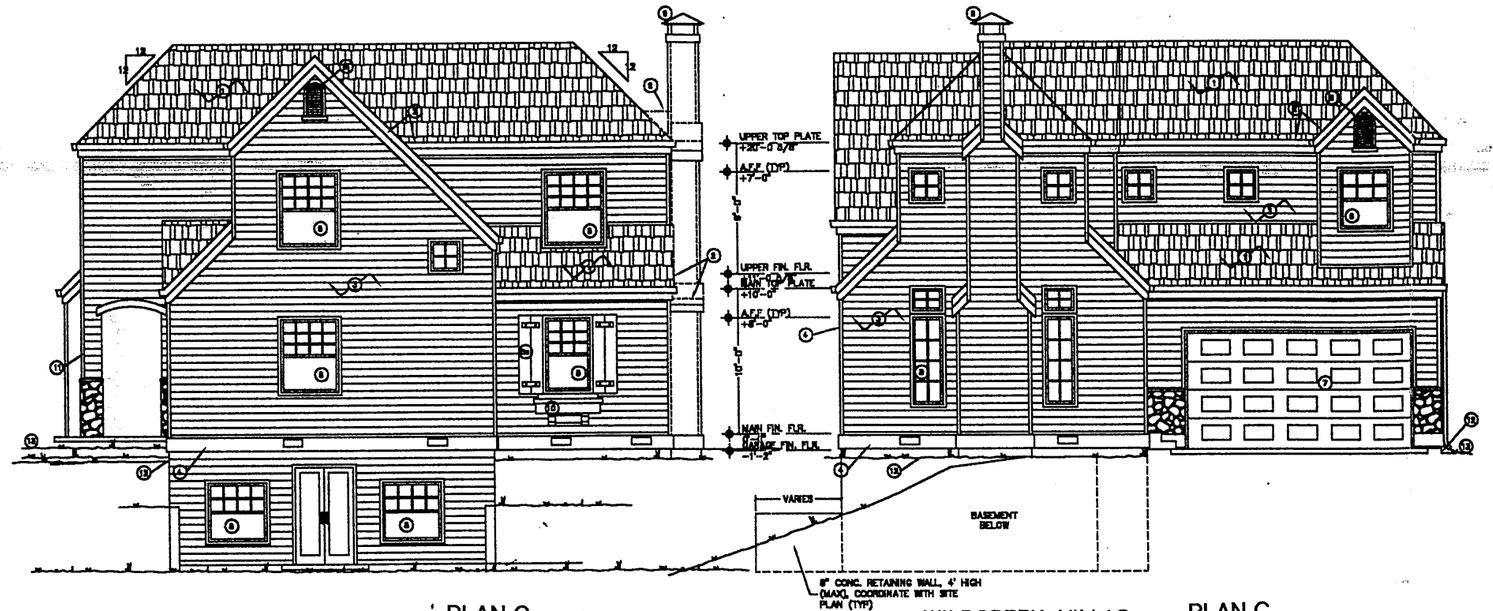
2 x 4 / 2 x 6 STUD WALLS -- SEE BLDG. SECTIONS

2 x 4 / 2 x 6 BEARING WALLS ON 8" WIDE FOUNDATION WALL (TYP) -- SEE STRUCTURAL DRAWINGS
NOTE: ALL EXTERIOR WALLS TO BE CONSIDERED BEARING WALLS.

NOTE:

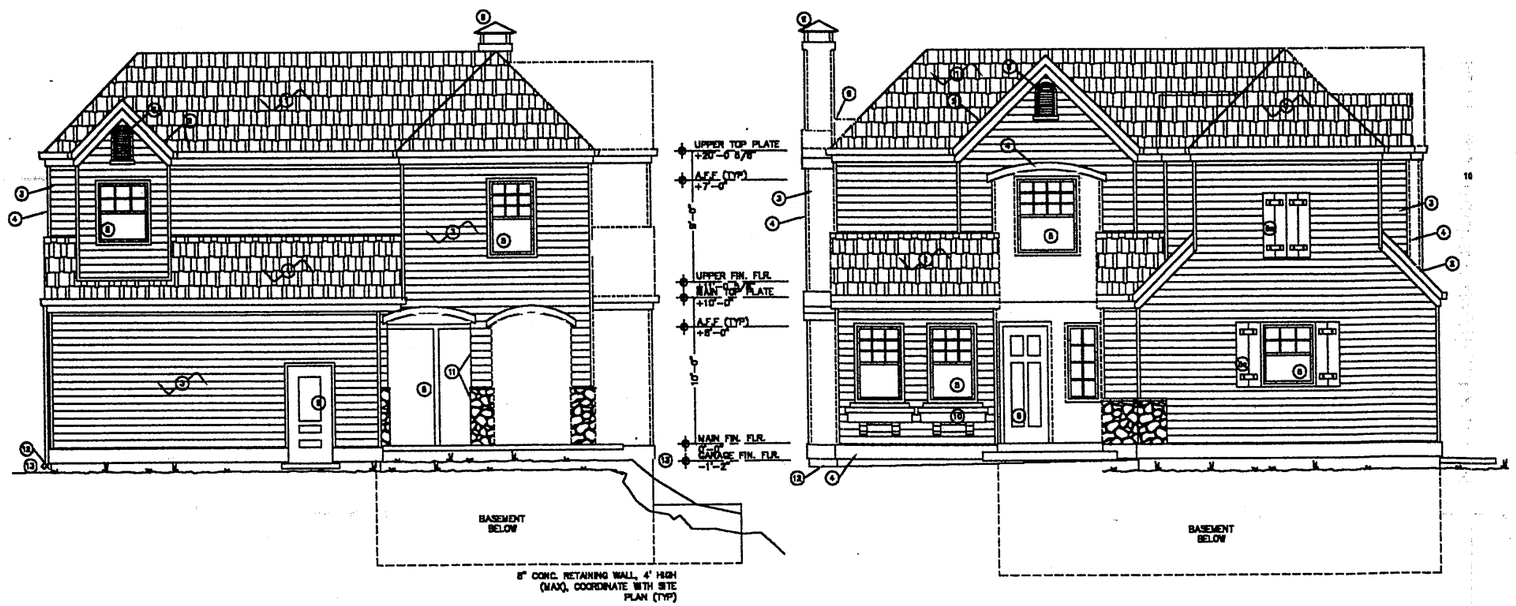
1.) SEE STRUCTURAL DRAWINGS FOR REQUIRED SHEARWALL DESIGNATIONS.

2.) WALLS ABOVE MAY BE COMBINED AS NECESSARY OR AS DESIGNATED ON DRAWINGS.



WILDCREEK VILLAS – PLAN C
1 / A3.1 LEFT ELEVATION – SCHEME 1
SCALE: 1/4" = 1'-0"

WILDCREEK VILLAS – PLAN C
1 / A3.1 FRONT ELEVATION – SCHEME 1
SCALE: 1/4" = 1'-0"



WILDCREEK VILLAS – PLAN C
3 / A3.1 LEFT ELEVATION – SCHEME 1
SCALE: 1/4" = 1'-0"

WILDCREEK VILLAS – PLAN C
4 / A3.1 RIGHT ELEVATION – SCHEME 1
SCALE: 1/4" = 1'-0"

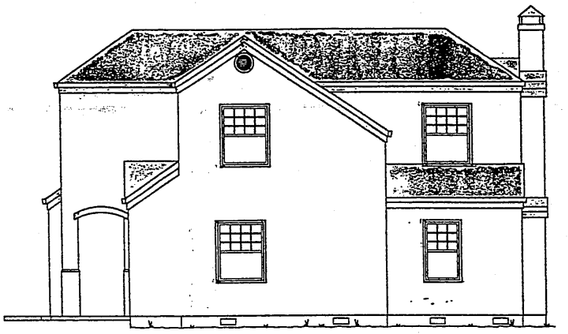
WILDCREEK VILLAS – PLAN C
3 / A3.5 SCALE: NTS
LEFT ELEVATION – SCHEME 1

WILDCREEK VILLAS – PLAN C
4 / A3.5 SCALE: NTS
FRONT ELEVATION – SCHEME 1

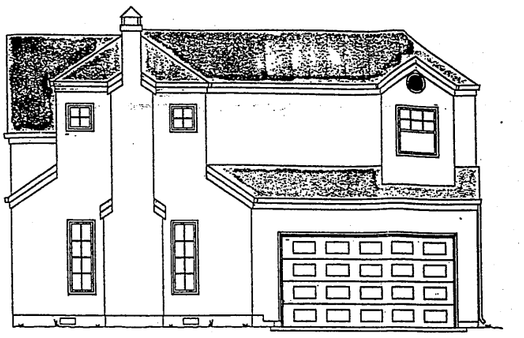
WILDCREEK VILLAS – PLAN C
2 / A3.5 SCALE: NTS
REAR ELEVATION – SCHEME 1

WILDCREEK VILLAS – PLAN C
4 / A3.5 SCALE: NTS
RIGHT ELEVATION – SCHEME 1

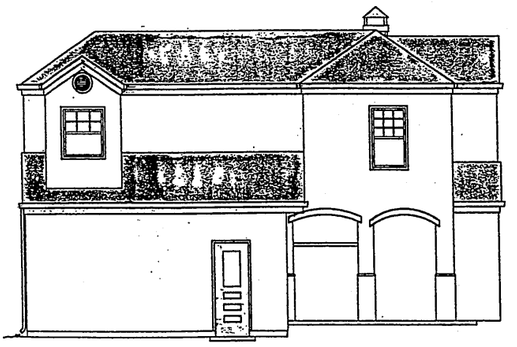
Figure 2-40 Residential Architecture



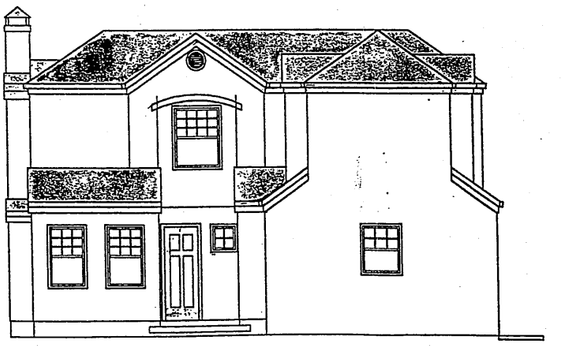
WILDCREEK VILLAS – PLAN C
3 / A3.5 LEFT ELEVATION – SCHEME 2
SCALE: NTS



WILDCREEK VILLAS – PLAN C
4 / A3.5 FRONT ELEVATION – SCHEME 2
SCALE: NTS

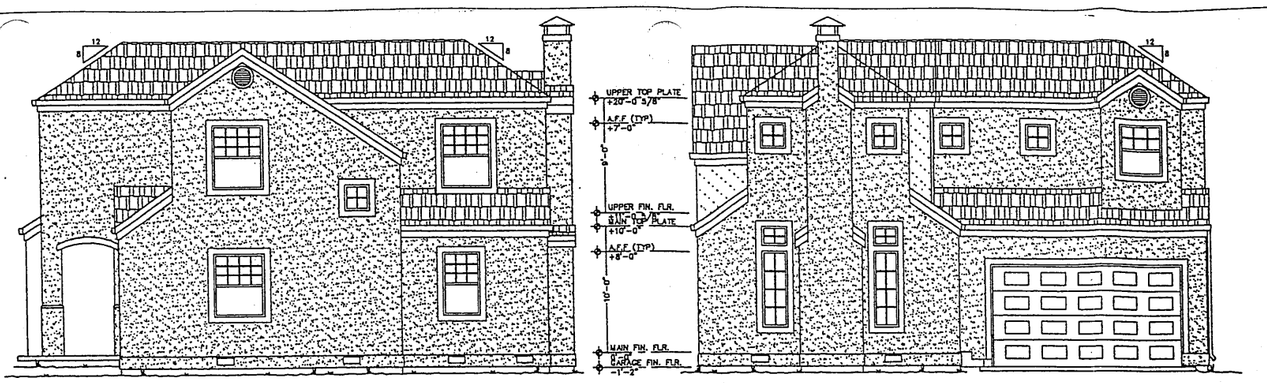


WILDCREEK VILLAS – PLAN C
3 / A3.5 REAR ELEVATION – SCHEME 2
SCALE: NTS



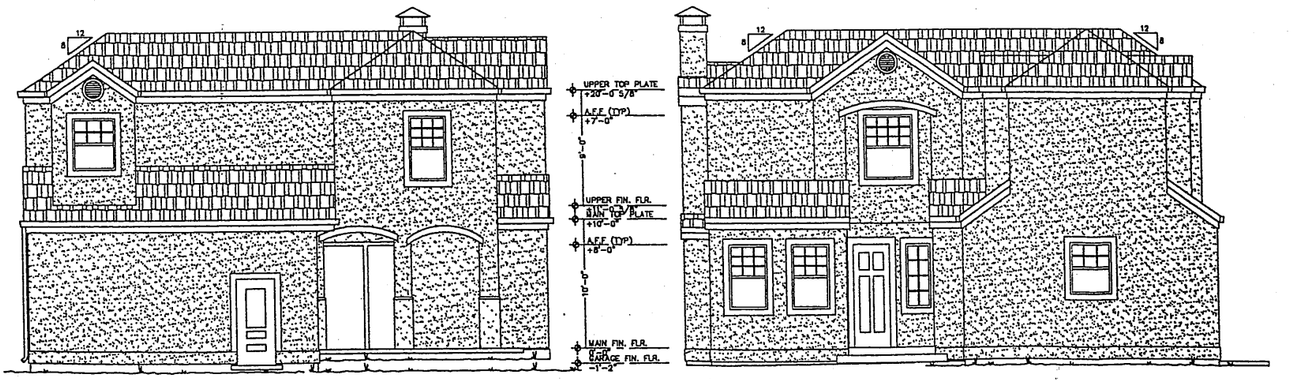
WILDCREEK VILLAS – PLAN C
4 / A3.5 RIGHT ELEVATION – SCHEME 2
SCALE: NTS

Figure 2-41 Residential Architecture



WILDCREEK VILLAS – PLAN C
1 / A3.2 LEFT ELEVATION – SCHEME 2
SCALE: NTS

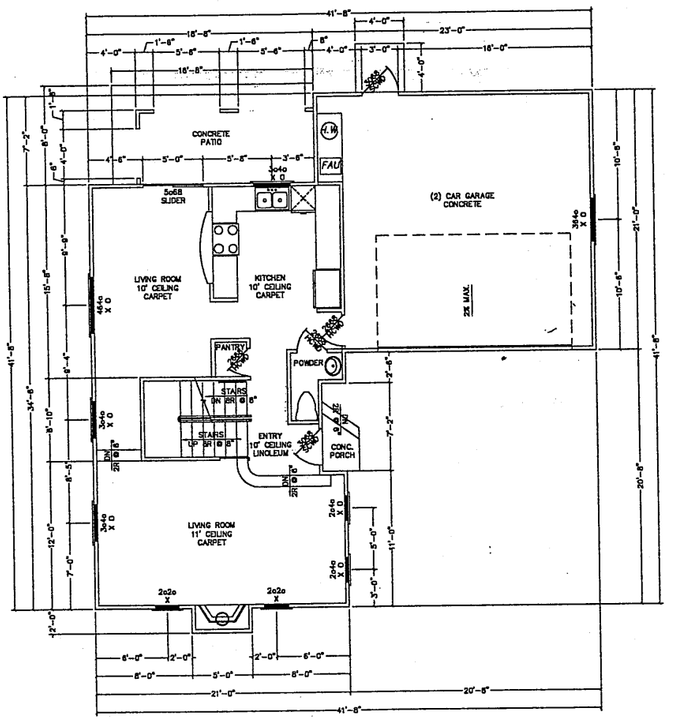
WILDCREEK VILLAS – PLAN C
1 / A3.2 FRONT ELEVATION – SCHEME 2
SCALE: NTS



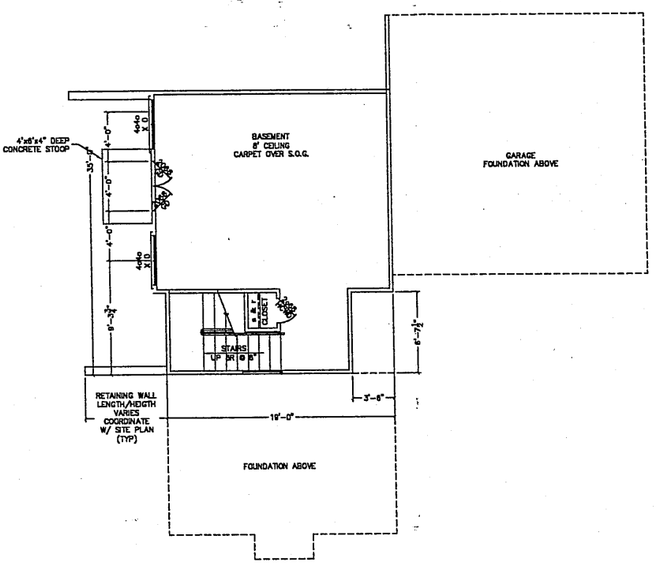
WILDCREEK VILLAS – PLAN C
3 / A3.2 REAR ELEVATION – SCHEME 2
SCALE: NTS

WILDCREEK VILLAS – PLAN C
4 / A3.2 RIGHT ELEVATION – SCHEME 2
SCALE: NTS

Figure 2–42 Residential Architectu



WILDCREEK VILLAS
1 / A2.1 FLOOR PLAN C — MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



WILDCREEK VILLAS
1 / A2.1 FLOOR PLAN C — BASEMENT LEVEL FLOOR PLAN
SCALE: 1/4"

LEGEND

2 x 4 / 2 x 6 STUD WALLS – SEE BLDG. SECTIONS

2 x 4 / 2 x 6 BEARING WALLS ON 8" WIDE FOUNDATION WALL (TYP) – SEE STRUCTURAL DRAWINGS.
NOTE: ALL EXTERIOR WALLS TO BE CONSIDERED BEARING WALLS.

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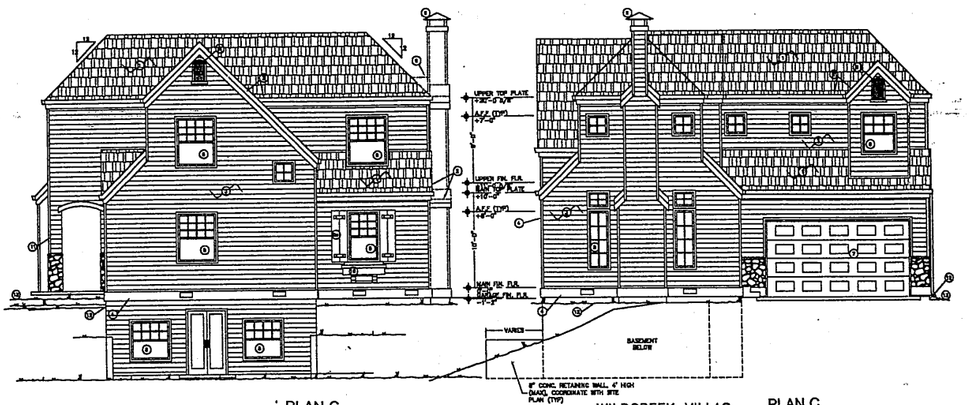
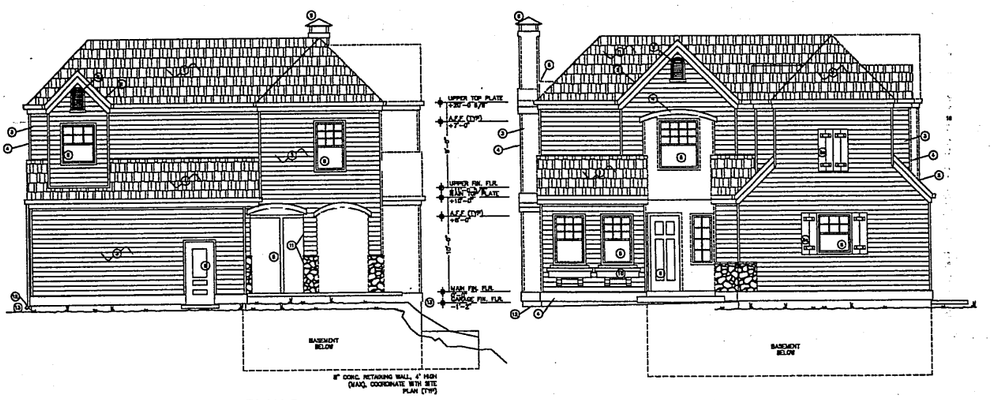


WILDCREEK VILLAS – PLAN C
LEFT ELEVATION – SCHEME 1
SCALE: 1/4" = 1'-0"

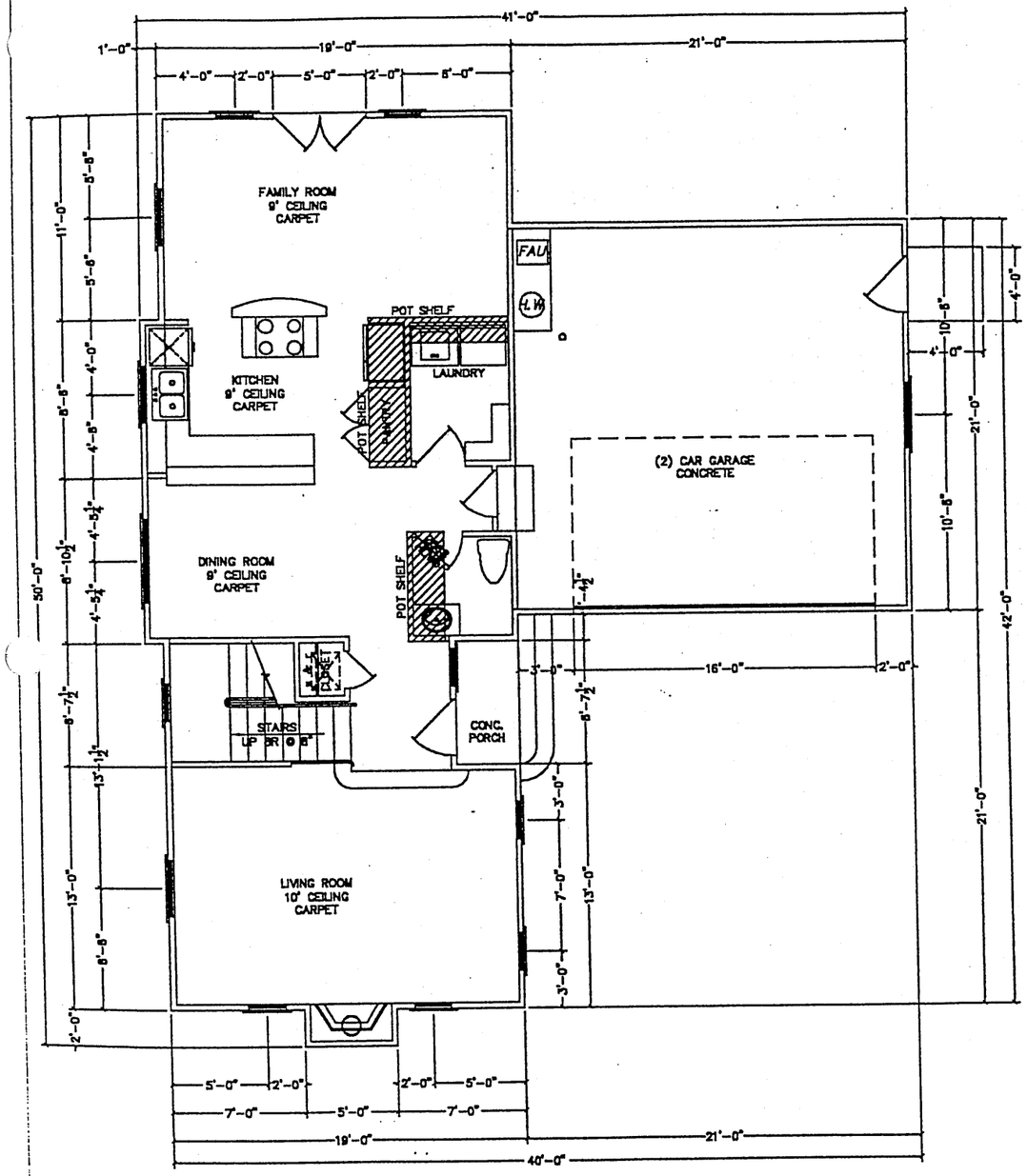
WILDCREEK VILLAS – PLAN C
FRONT ELEVATION – SCHEME 1
SCALE: 1/4" = 1'-0"



WILDCREEK VILLAS – PLAN C
LEFT ELEVATION – SCHEME 1
SCALE: 1/4" = 1'-0"

WILDCREEK VILLAS – PLAN C
RIGHT ELEVATION – SCHEME 1
SCALE: 1/4" = 1'-0"

Figure 2-42B Residential Architecture — 2-50F



WILDCREEK VILLAS – PLAN D

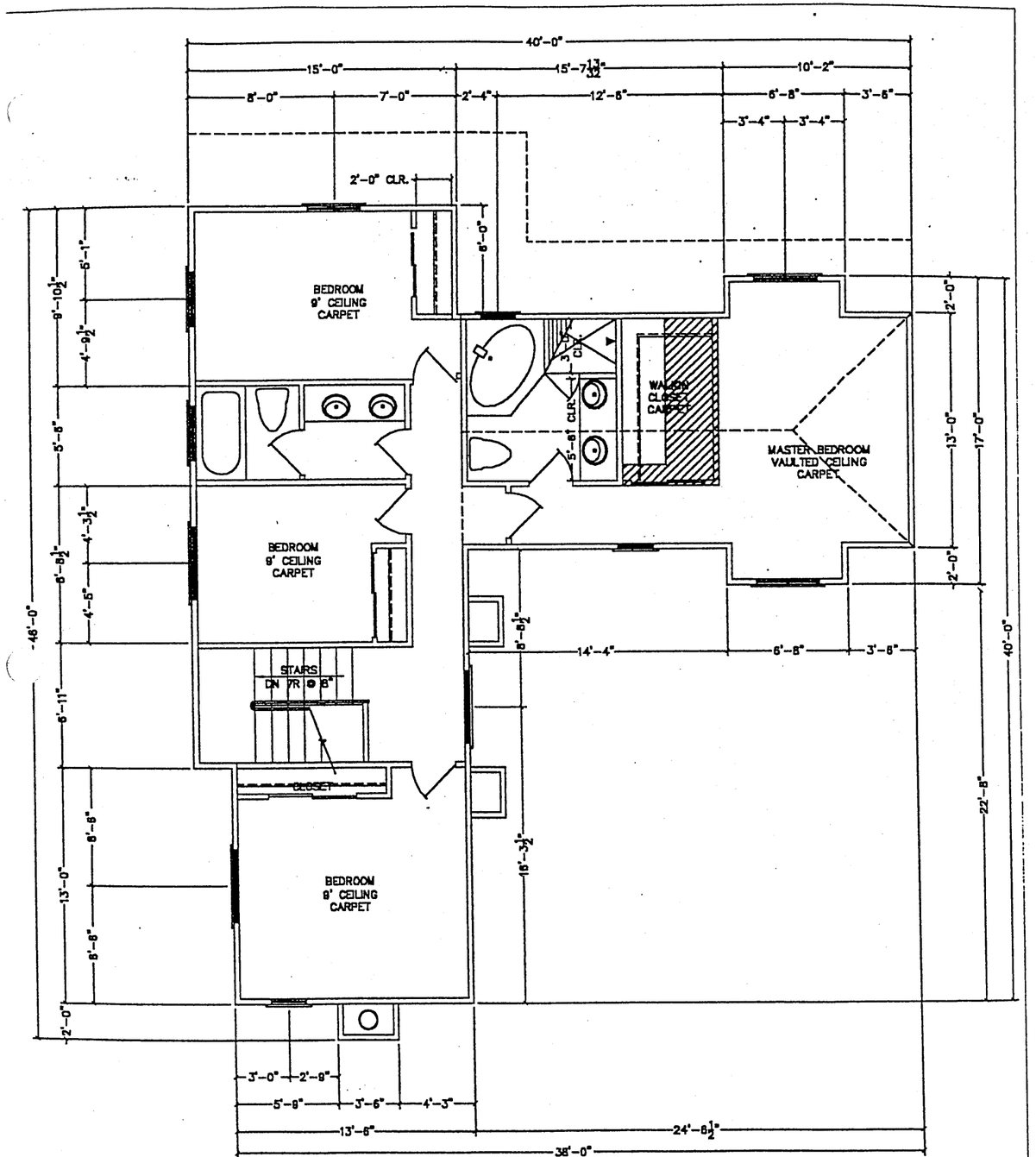
1 / A2.1 MAIN LEVEL FLOOR PLAN

SCALE: NTS

FLOOR AREA:

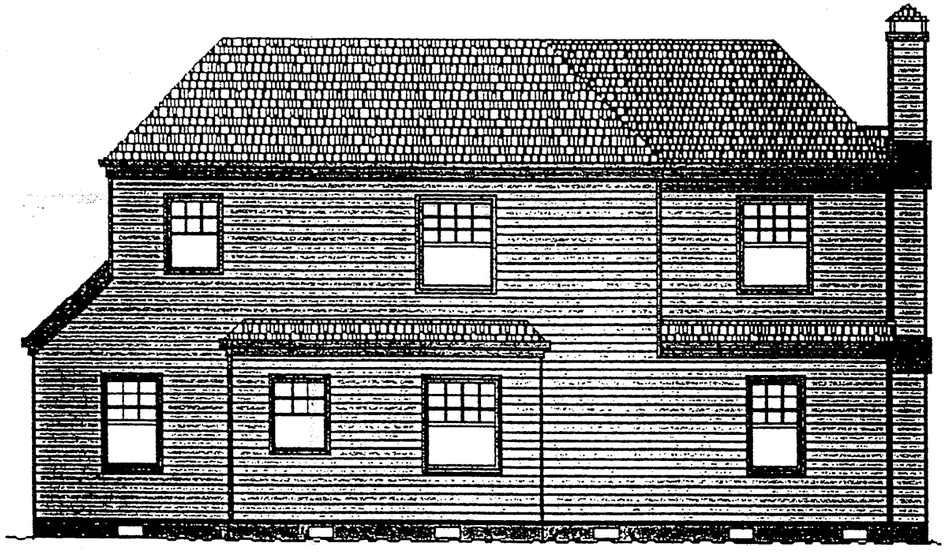
MAIN LEVEL LIVING =	913 SQ FT
UPPER LEVEL LIVING =	1,006 SQ FT
TOTAL LIVING =	1,919 SQ FT
GARAGE =	451 SQ FT
PATIO/DECK =	0 SQ FT

Figure 2-43 Residential Architecture

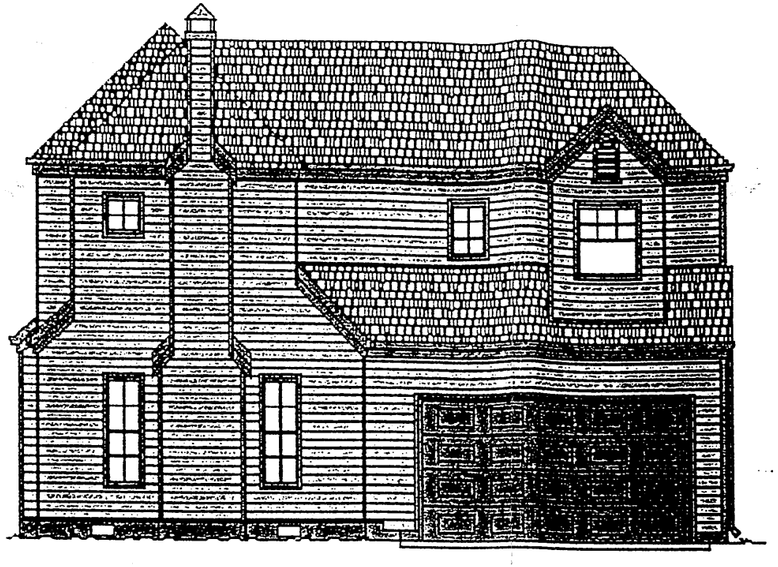


WILDCREEK VILLAS – PLAN D
2 A2.1 UPPER LEVEL FLOOR PLAN
SCALE: NTS

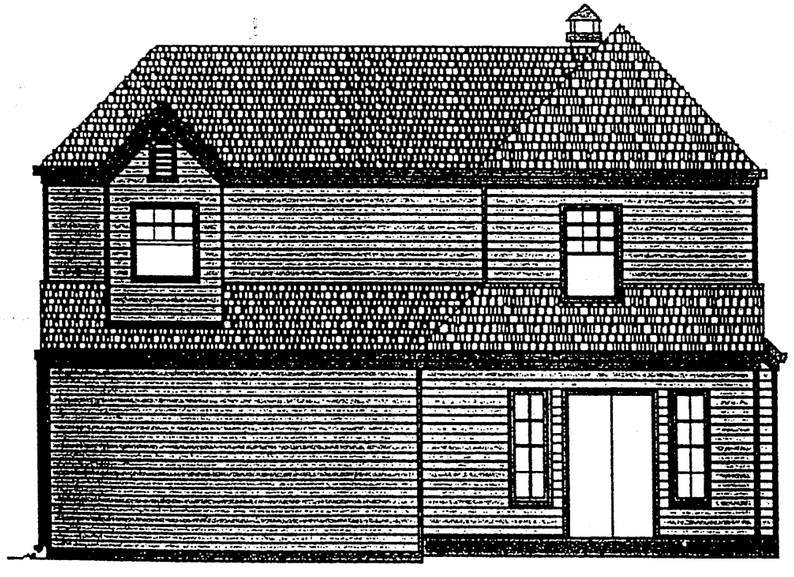
Figure 2-44 Residential Architecture



WILDCREEK VILLAS – PLAN D
3 / A3.5 LEFT ELEVATION – SCHEME 1
SCALE: NTS



WILDCREEK VILLAS – PLAN D
4 / A3.5 FRONT ELEVATION – SCHEME 1
SCALE: NTS



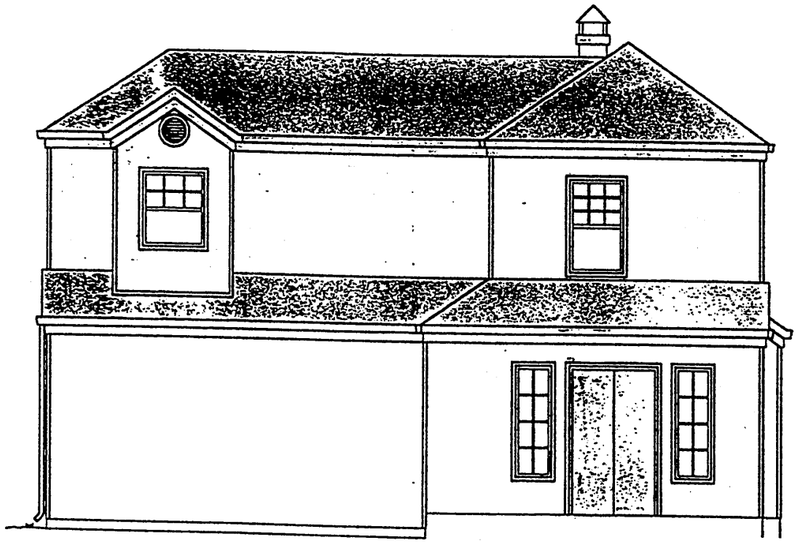
WILDCREEK VILLAS – PLAN D
3 / A3.5 REAR ELEVATION – SCHEME 1
SCALE: NTS

WILDCREEK VILLAS – PLAN D
4 / A3.5 RIGHT ELEVATION – SCHEME 1
SCALE: NTS

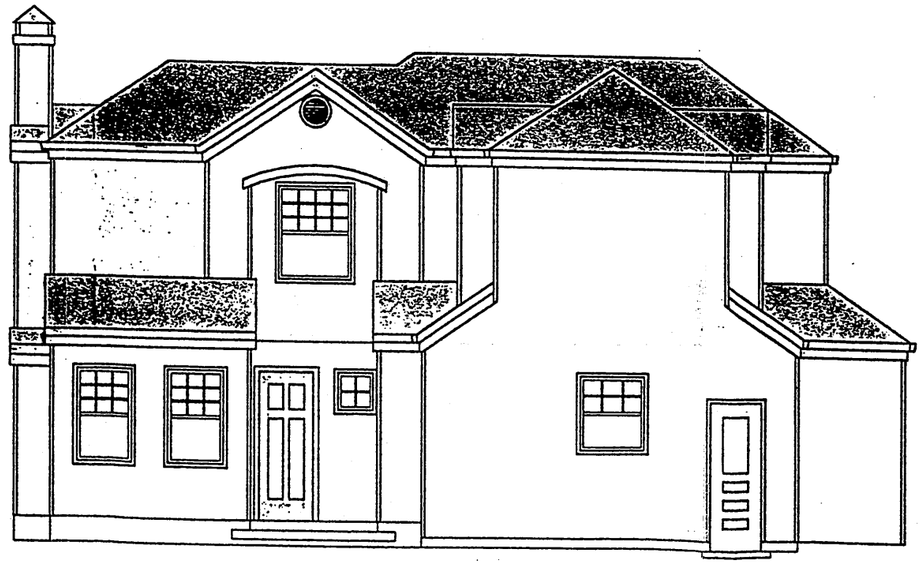
Figure 2-45 Residential Architecture

WILDCREEK VILLAS – PLAN D
3 A3.5 LEFT ELEVATION – SCHEME 2
SCALE: NTS

WILDCREEK VILLAS – PLAN D
4 A3.5 FRONT ELEVATION – SCHEME 2
SCALE: NTS

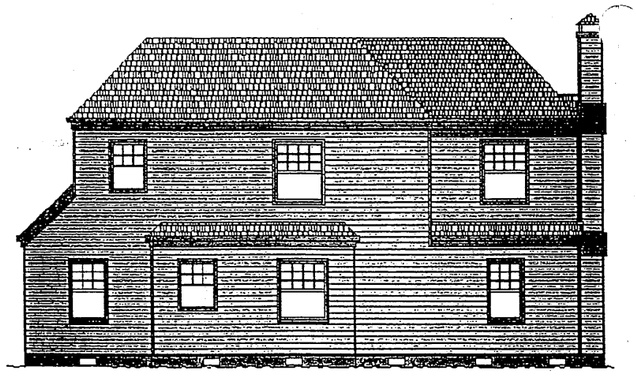


WILDCREEK VILLAS – PLAN D
3 A3.5 REAR ELEVATION – SCHEME 2
SCALE: NTS

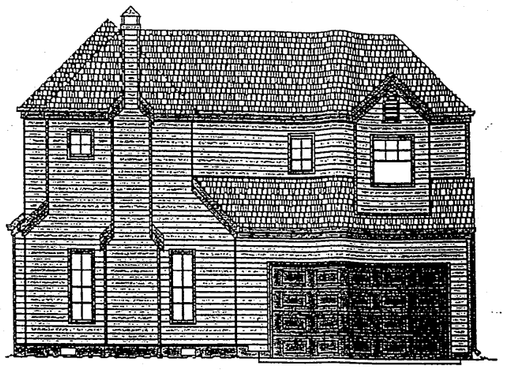


WILDCREEK VILLAS – PLAN D
4 A3.5 RIGHT ELEVATION – SCHEME 2
SCALE: NTS

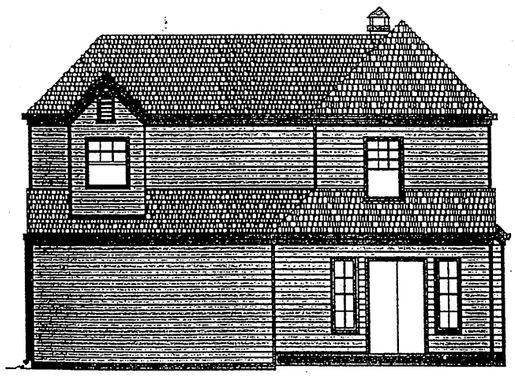
Figure 2-46 Residential Architecture



WILDCREEK VILLAS – PLAN D
1 LEFT ELEVATION – SCHEME 1
A3.5 SCALE: NTS



WILDCREEK VILLAS – PLAN D
1 FRONT ELEVATION – SCHEME 1
A3.5 SCALE: NTS



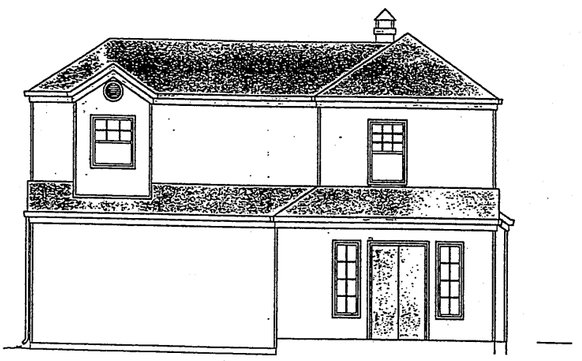
WILDCREEK VILLAS – PLAN D
1 REAR ELEVATION – SCHEME 1
A3.5 SCALE: NTS

WILDCREEK VILLAS – PLAN D
1 RIGHT ELEVATION – SCHEME 1
A3.5 SCALE: NTS

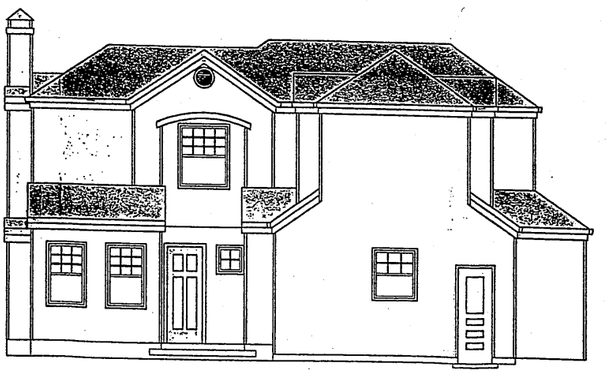
Figure 2–45 Residential Architecture

WILDCREEK VILLAS – PLAN D
3/A3.5 LEFT ELEVATION – SCHEME 2
SCALE: NTS

WILDCREEK VILLAS – PLAN D
4/A3.5 FRONT ELEVATION – SCHEME 2
SCALE: NTS

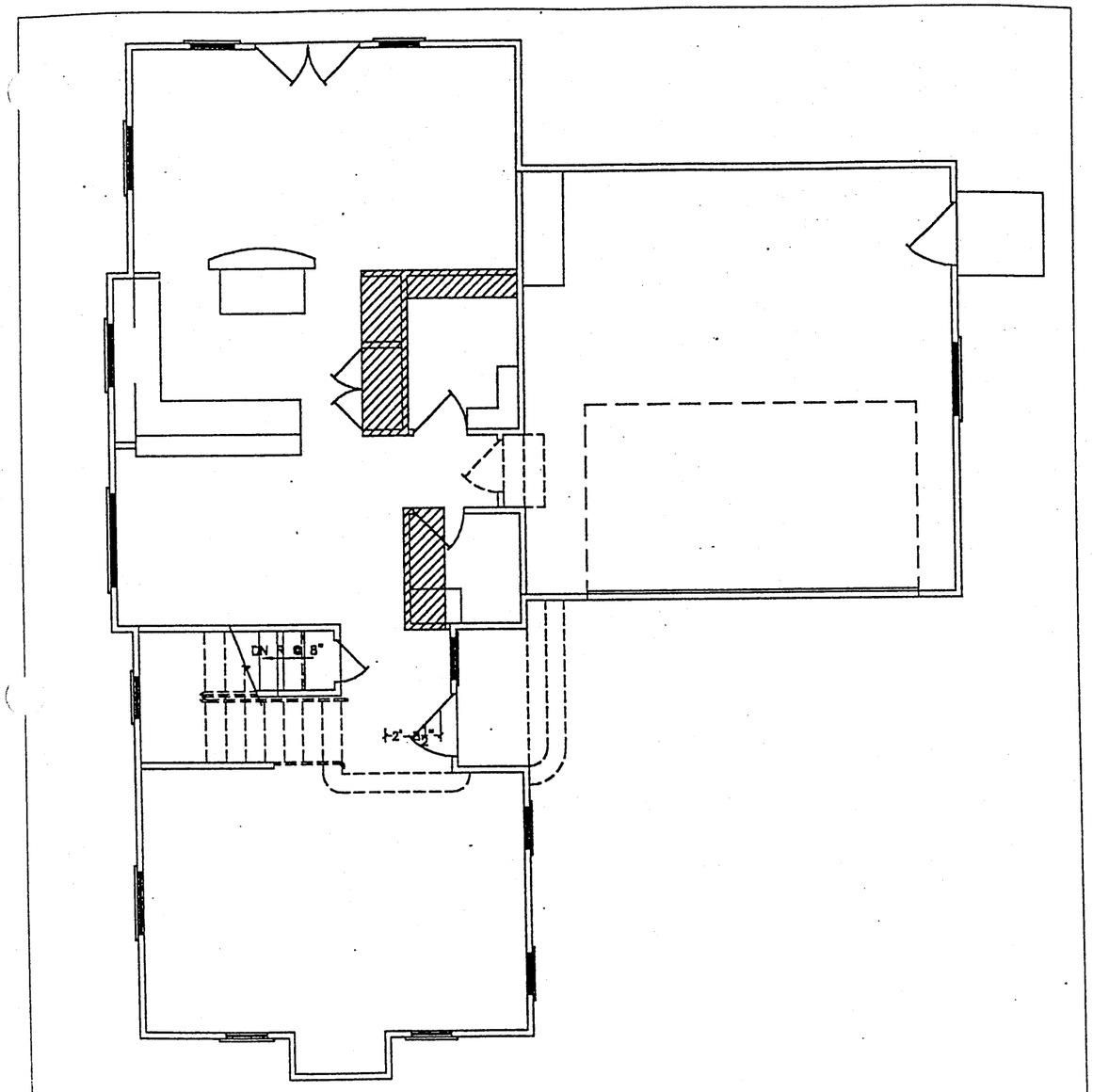


WILDCREEK VILLAS – PLAN D
1/A3.5 REAR ELEVATION – SCHEME 2
SCALE: NTS



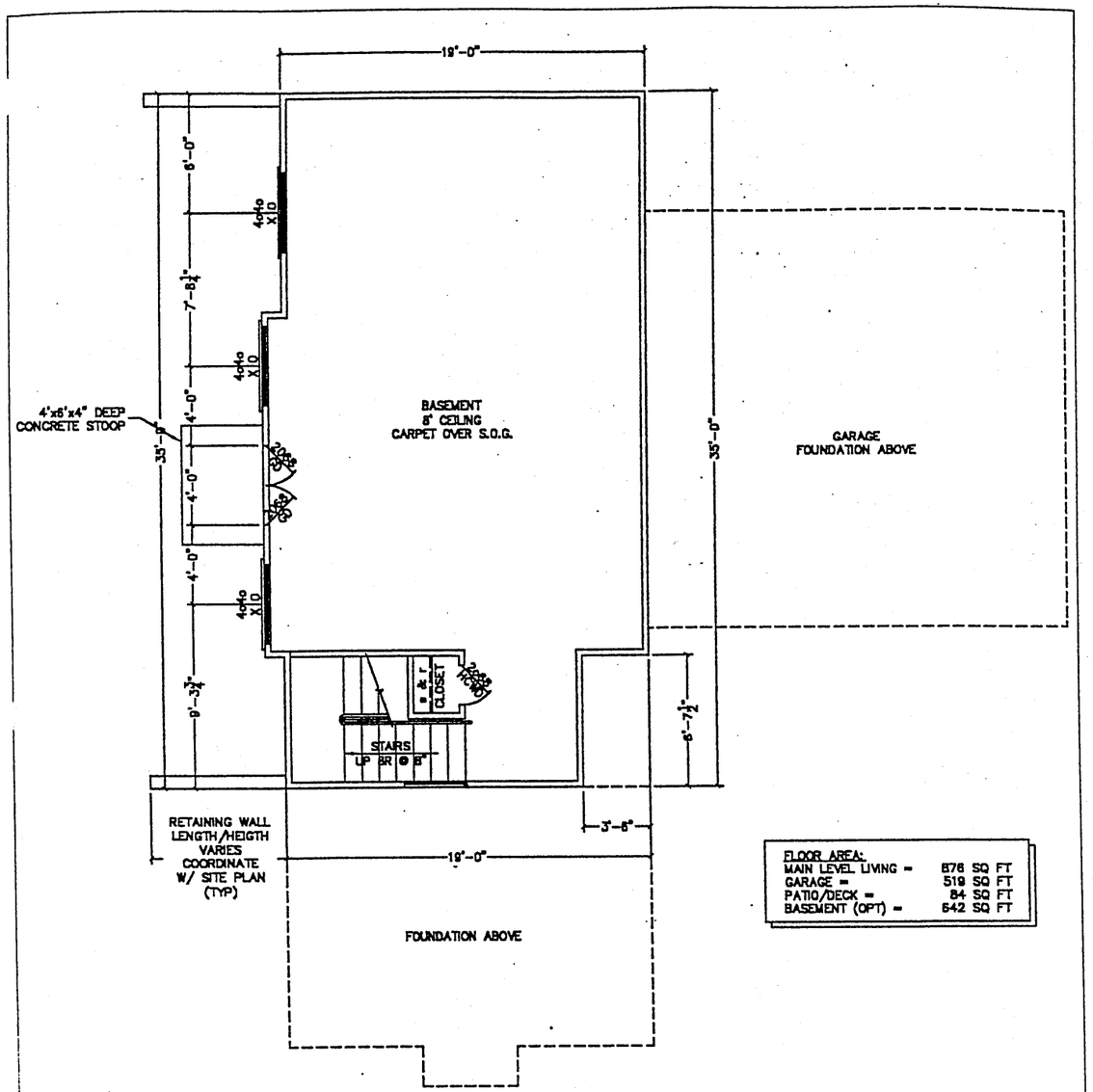
WILDCREEK VILLAS – PLAN D
2/A3.5 RIGHT ELEVATION – SCHEME 2
SCALE: NTS

Figure 2-46 Residential Architecture



WILDCREEK VILLAS – PLAN D
1 / A2.3 OPTIONAL BASEMENT FLOOR PLAN
SCALE: NTS

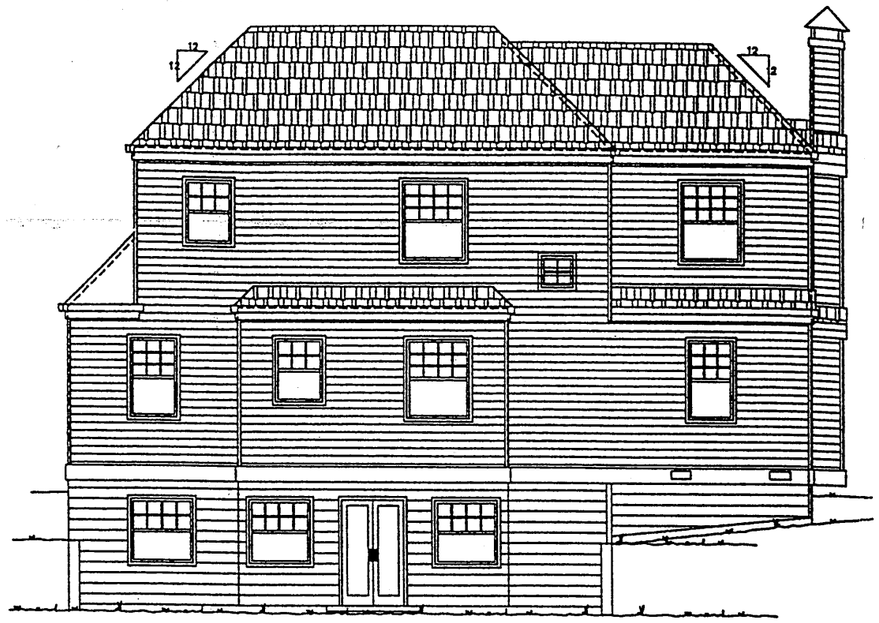
Figure 2-47 Residential Architecture



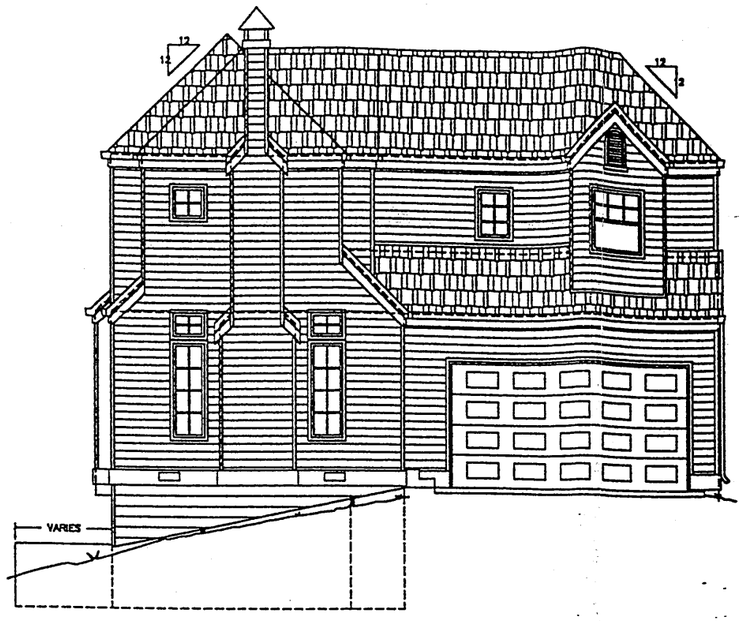
WILDCREEK VILLAS – PLAN D
OPTIONAL BASEMENT FLOOR PLAN

2/A2.3 SCALE: NTS

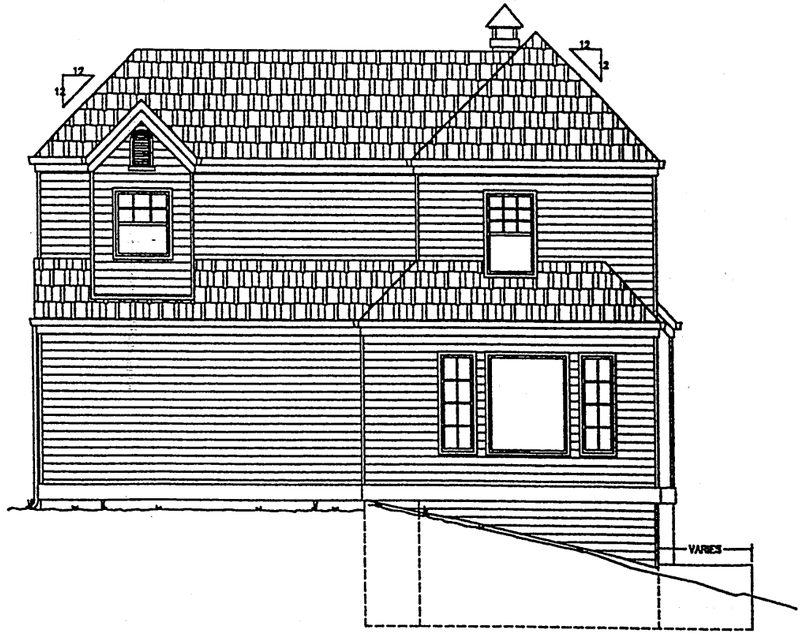
Figure 2-48 Residential Architecture



WILDCREEK VILLAS – PLAN D w/ BASEM'T
1 A3.4 LEFT ELEVATION – SCHEME 1
SCALE: 1/4" = 1'-0"



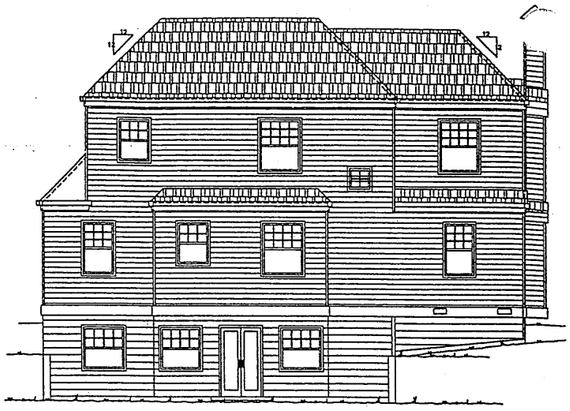
WILDCREEK VILLAS – PLAN D w/ BASEM'T
1 A3.4 FRONT ELEVATION – SCHEME 1
SCALE: 1/4" = 1'-0"



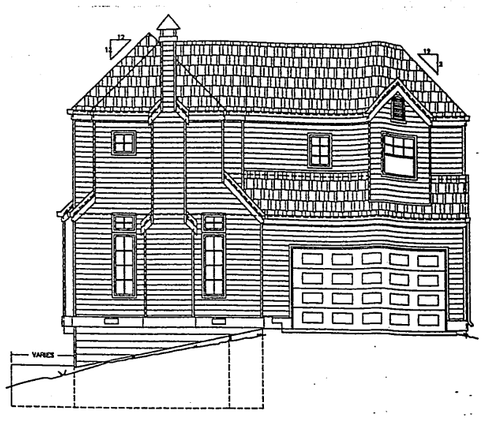
WILDCREEK VILLAS – PLAN D w/ BASEM'T
3 A3.5 REAR ELEVATION – SCHEME 1
SCALE: 1/4" = 1'-0"

WILDCREEK VILLAS – PLAN D w/ BASEM'T
4 A3.5 RIGHT ELEVATION – SCHEME 1
SCALE: 1/4" = 1'-0"

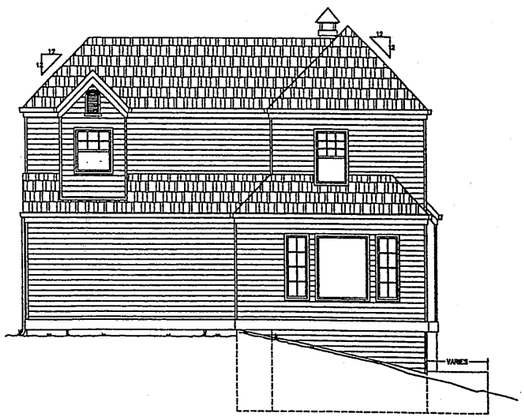
Figure 2-49 Residential Architecture



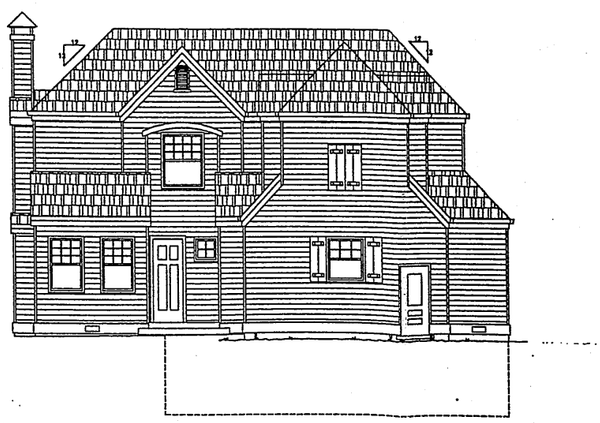
WILDCREEK VILLAS – PLAN D w/ BASEM'T
1 A3.4/ SCALE: 1/4" = 1'-0" LEFT ELEVATION – SCHEME 1



WILDCREEK VILLAS – PLAN D w/ BASEM'T
1 A3.4/ SCALE: 1/4" = 1'-0" FRONT ELEVATION – SCHEME 1

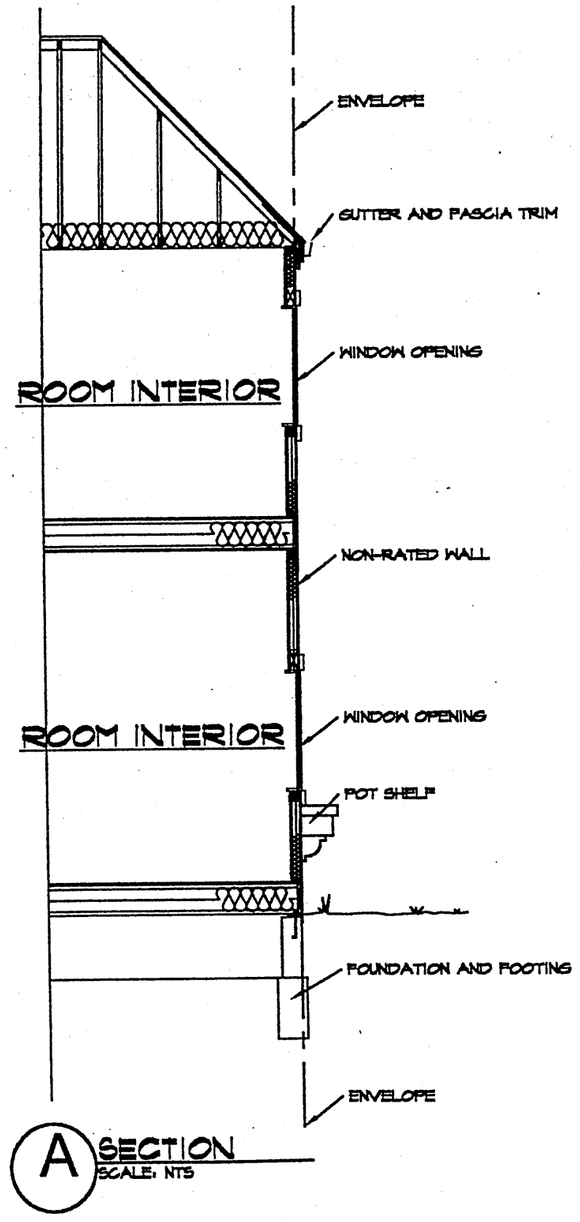


WILDCREEK VILLAS – PLAN D w/ BASEM'T
3 A3.5/ SCALE: 1/4" = 1'-0" REAR ELEVATION – SCHEME 1



WILDCREEK VILLAS – PLAN D w/ BASEM'T
4 A3.5/ SCALE: 1/4" = 1'-0" RIGHT ELEVATION – SCHEME 1

Figure 2-49 Residential Architecture



Revision/Issue Date

LICATA HANSEN ASSOCIATES
ARCHITECTURE DESIGN PLANNING
650 S. ROCK BLVD. #14 PHONE (775) 856-4200
RENO, NEVADA 89502-4116 FAX (775) 856-4233

WILDCREEK VILLAS
TYPICAL SECTION
SPARKS, NEVADA 89431

Project 0118
Date: 10/23/01
Drawn: RDL
Checked: RDL

Sheet

SECTION A

Figure 2-50 Typical Building Section

Exterior Materials and Color Schemes-Wildcreek Golf Villas 11/1/01

EXTERIOR MATERIALS-SCHEME 1

ROOF: 30 YR. HIGH PROFILE DIMENSIONAL COMPOSITION SHINGLE ROOFING
ELK PREMIUM ROOFING; PRESIQUE 1 HIGH DEFINITION
COLOR: ANTIQUE SLATE

FASCIA: 1x R.S. HEM-FIR SHINGLE MOLD O/ 2x8 R.S. HEM-FIR
GUTTER AS INDICATED, PAINT TO MATCH TRIM
COLOR: TO MATCH TRIM

TRIM: 2x R.S. HEM-FIR WINDOW, DOOR & CORNER TRIM

FRONT
SIDING: FACTORY PRIMED HORIZONTAL LAP HARDBOARD SIDING (2 DROP, 8" O.C.)
OR FACTORY PRIMED HORIZONTAL LAP HARDBOARD (3 DROP, 4" O.C.)

STONE OR BRICK VENEER: AS INDICATED

SIDES AND REAR

SIDING: ½" CDX SHEAR PLY W/ HORIZONTAL LAP OVER
(TRIM AND FASCIA AS ABOVE)

WINDOWS: DUAL-GLAZED, VINYL-CLAD WINDOWS
COLOR: WHITE; AMSCO BRAND W/ GRIDS AS SHOWN

SHUTTERS: 2x R.S. HEM-FIR W/ 2x R.S. HEM-FIR CROSS FRAME
COLOR: TO MATCH TRIM

DOORS: DUAL-GLAZED, SOLID WOOD DOOR OR SLIDING UNIT
COLOR: TO MATCH TRIM

GARAGE DOOR: VINYL-CLAD OVERHEAD SECTIONAL DOOR
COLOR: TO MATCH TRIM

ATTIC VENT: WOOD LOUVERED W/ BIRD SCREEN
COLOR: TO MATCH TRIM

FLASHING: PAINT-LOC METAL FLASHING
COLOR: TO MATCH ROOFING

POT SHELF: 2x4 R.S. HEM-FIR 'SHELF' MATERIAL
2x4 R.S. HEM-FIR TRIM O/ 2x12 R.S. HEM-FIR TRIM
COLOR: TO MATCH TRIM

CUSTOM COLUMN: 2x4 R.S. HEM-FIR TRIM
SIDING: SEE ITEM #3 (COLOR TO MATCH BODY)
2x6 R.S. HEM-FIR TRIM O/ 2x10 R.S. HEM-FIR TRIM @ TOP
2x10 R.S. HEM-FIR TRIM O/ 2x14 R.S. HEM-FIR TRIM @ MIDDLE
CULTURE STONE VENEER @ BOTTOM
COLOR: TO MATCH TRIM

EXTERIOR MATERIALS- SCHEME 2

ROOF: CONCRETE TILE-SLATE PROFILE ROOFING
COLOR: LIGHT CHARCOAL GRAY SLATE

FASCIA: 1x R.S. HEM-FIR SHINGLE MOLD O/ 2x8 R.S. HEM-FIR
GUTTER AS INDICATED, PAINT TO MATCH TRIM
COLOR: TO MATCH TRIM

TRIM: 2x R.S. HEM-FIR WINDOW & DOOR TRIM

FRONT
ACRYLIC STUCCO FINISH

SIDES AND REAR

ACRYLIC STUCCO FINISH

WINDOWS: DUAL-GLAZED, VINYL-CLAD WINDOWS
COLOR: WHITE; AMSCO BRAND W/ GRIDS AS SHOWN

DOORS: DUAL-GLAZED, SOLID WOOD DOOR OR SLIDING UNIT
COLOR: TO MATCH TRIM

GARAGE DOOR: VINYL-CLAD OVERHEAD SECTIONAL DOOR
COLOR: TO MATCH TRIM

ATTIC VENT: WOOD LOUVERED W/ BIRD SCREEN
COLOR: TO MATCH TRIM

FLASHING: PAINT-LOC METAL FLASHING
COLOR: TO MATCH ROOFING

COLOR OPTIONS **(FOR BOTH SCHEMES 1 & 2)**

ALL COLORS TO MATCH BENJAMIN MOORE PAINTS

OPTION ONE:	BODY	219 PUEBLO CLAY
	TRIM	215 GRAYS RIVER
OPTION TWO:	BODY	202 DOESKIN
	TRIM	231 SPANISH SAND
OPTION THREE:	BODY	214 PEPPERTREE
	TRIM	211 DELTA BLUE
OPTION FOUR:	BODY	597-L PEAN PIE
	TRIM	25 BLANCO
OPTION FIVE:	BODY	14 FROST
	TRIM	230 GRAYSTONE
OPTION SIX:	BODY	2123 WHITE
	TRIM	2850 CHELSEA GRAY

9. BUILDING SEPARATION/SETBACKS

Standards for building separations and setbacks will work in combination with the common area, site and landscape design. The perimeter of the dwelling units shall be located within building envelopes, and may be smaller than the building envelopes. The individual lots in Wildcreek Golf Villas are defined by the building envelope. The surrounding space is common area. The floorplans provide garages that are recessed from the front of the houses.

The lot and block plan illustrates building envelopes that will accommodate the final lot placement/outline, to be determined at the final map stage. The following standards provide a summary of building separations and setbacks that will accommodate the final structure lot/footprints. (See Figure 1-6)

Table 2 - 1
Setbacks

Minimum Separation Between Envelopes	10'
Separation Between Envelopes and Private Streets	10'
Separation Between Envelopes or Private Streets and Garage	20'
Separation Between Envelopes and Exterior Property Line (phase lines are not exterior property lines)	15'
Separation Between Envelopes and Existing Phase Lines	0'
Separation Between Envelopes and New Phase Lines	10'

Note: No building projection or addition will be permitted within ten (10) feet of the adjoining envelope. Allowable penetration maximum 2 feet to building envelope: flower box, pot shelf, eaves, stoop (uncovered) and steps (uncovered).

10. CIRCULATION & PARKING

The site is organized to accommodate a smooth flow of vehicles in and out of the site. No on-street parking is allowed on local streets. See Streetscaping section for the summary of street design standards.

Standards

- Entrances and exits are placed to provide connections to off-site intersections, and to provide proper spacing between existing and proposed intersections.
- Provisions shall be made for emergency vehicle access.
- Each lot will have recessed two car garage with a driveway sized for an additional two cars to park.
- Guest parking will be provided for in parking bays along the local street (See Figure 2-1 and 2-3). These will be surfaced in an interlocking turf block or asphaltic concrete.
- Off street guest parking will be provided at .5 spaces per envelope, with the maximum allowed number of dwelling units (136), 57 guest parking spaces will be provided.

WILDCREEK GOLF VILLAS
MODEL HOME AREA

INTRODUCTION

A portion of the Amendment to the Handbook will also cover the model homes and temporary sales office. The model homes will be located on sites 29, 30, 31 and 32 of Phase 1 and the temporary sales office will occupy the garage of the model home on site 32. The model homes and temporary sales office business hours will be 8 am to 7 pm, seven days a week. The temporary sales office and model homes will be in operation no longer than six(6) months subsequent to the sale of the final home in the Wildcreek Golf Villas development, at which time the temporary sales office will be vacated and returned to a working garage. The model homes will then be sold as single family residential units.

PARKING

Parking for the model homes and temporary sales office will be constructed on site 33. Four (4) paved and striped parking spaces will be provided on site 33 for prospective home buyers. One (1) additional parking space will be available in the resident guest parking bay to the west of the model homes. It is expected that no more than five vehicles will be present at any particular time.

The use of the parking lot will be terminated at the point in time in which all the residential lots have been sold and the sales office has closed. The parking lot surface material will be removed and one residence will be constructed.

LANDSCAPING

The four (4) model homes on sites 29, 30, 31 and 32 will be completely landscaped as well as the area surrounding the parking facility on site 33. Landscaping for the model homes shall be consistent with the approved landscaping standards in the Wildcreek Golf Villas Development Standards Handbook.

A meandering path will lead from the temporary sales office to each of the Wildcreek Golf Villas model homes. Temporary trap fencing will be in place between the meandering path and the street to guide the prospective buyers to each of the model homes. The temporary trap fencing will be removed from the site when the model homes are sold.

SIGNS

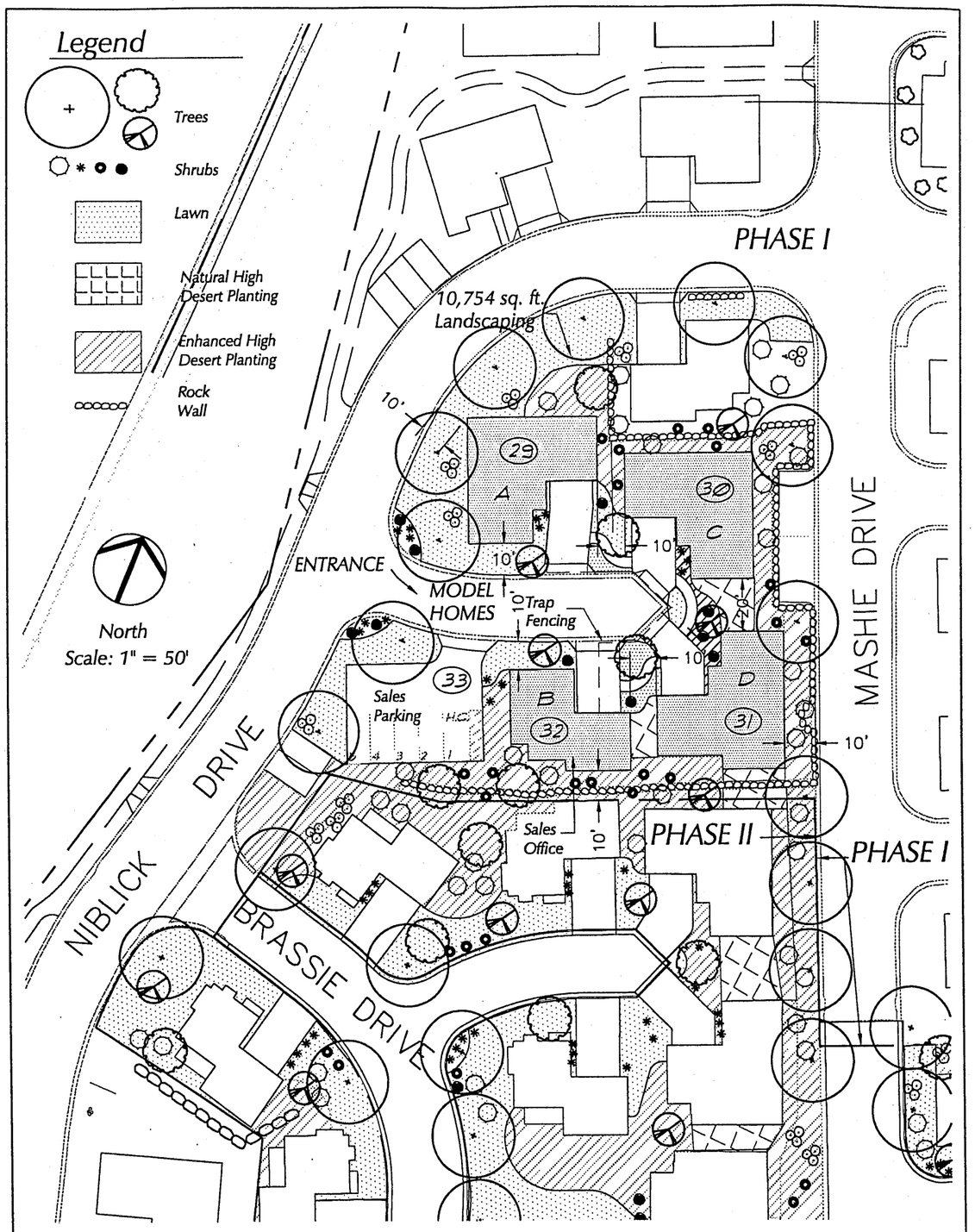
Signs for the model homes will include small freestanding monument signs at the entrance of the temporary sales office and at the entrance of each model home. The monument signs will be aesthetically consistent with the architecture of the model homes. The signs are temporary and will be removed when the model homes are sold.

HANDICAPPED ACCESSIBILITY

There will be one (1) accessible parking space in the guest parking bay to the west of the temporary sales office. Temporary handicapped accessible ramps will be in place to allow the first floor of the model homes to be accessible by appointment.

TRAFFIC STUDY

A traffic study was submitted with the original application. The model homes and temporary sales office will generate significantly lower p.m. peak hour trips than the estimated trips generated by the subdivision as a whole. Further, the traffic to the models is isolated from its impact on the remainder of the development and will be terminated on the build-out of the development.



PLANNING
ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE

250 South Rock Blvd. Ste. 100
Reno, Nevada 89502

Phone (775) 332-4920
E.mail fpe@fpe-reno.com
Fax (775) 332-4933

Figure 2-51
MODEL HOME AREA
FOR
WILDCREEK GOLF VILLAS
SPARKS WASHOE COUNTY NEVADA

JOB NO. 2281.01
DATE 03/06/02

Public Facilities

Easements

Easements are identified in the Preliminary Title Report located in the Appendices. Existing easements do not impact the proposed development.

Access

The property has frontage along El Rancho Drive and Sullivan Lane. Access is planned along El Rancho Drive and Sullivan Lane to accommodate traffic in and out of the project. Adequate separation from existing driveway locations and separate turning lanes on the project site for traffic exiting to El Rancho Drive and Sullivan Lane were considered. For further traffic impact information, see the Draft Traffic Report in the Appendices.

Utility Service

The project will connect to the sanitary sewer in Wildcreek Golf Course just east of Sullivan Lane. Ultimately, sewer is routed toward Reno Sparks Wastewater Reclamation Facility. The homeowner's association will have the responsibility of maintaining the sewer laterals.

Water and Natural Gas will be supplied to the site by Westpac Utilities. Electrical service will be by Sierra Pacific Power Company. Each of these utilities are located near the site. Thus, off-site improvements will be minimal to extend services. Because water will be supplied by Sierra Pacific Power, additional water rights will be acquired from them as necessary. Sierra Pacific has indicated the site is located within their water service territory and providing service will be routine.

Cable television service will be provided by TCI Cable. TCI has indicated that they currently have routes in the area, and that extending service should be routine.

Telephone service will be provided by Nevada Bell. Solid waste disposal is provided by Independent Sanitation.

Fire Protection

The nearest fire station to Wildcreek Golf Villas is the Sparks Fire Department Headquarters, located at 1605 Victorian Avenue.

Police Protection

Police protection in the City of Sparks is provided by the Sparks Police Department There is currently patrol units regularly assigned to the area.

Health Care

Washoe Medical Center as well Northern Nevada Medical Center are located within minutes of the project site. Both facilities provide emergency medical services.

Hydrology Summary

The existing site slopes from a high point to the south and west end of the site in a generally northeasterly course toward Sullivan Lane. Please refer to the Preliminary Hydrology Report contained in the Appendix.

The storm drainage within the project will be maintained by the homeowner's association. There is a 30" line connecting El Rancho Drive to Sullivan Lane for which maintenance will be the responsibility of the City of Sparks. Refer to Appendix for letter from Reno-Sparks Convention Authority on the detention on Wildcreek Golf Course

Schools

Schools serving Wildcreek Golf Villas will be Agnes Risley Elementary, Sparks Middle School and Sparks High School. Minimal impact can be expected for each of these schools. A total of 300+/- children are projected to live in Wildcreek Golf Villas based on current Washoe County School District planning standards. However, this number could vary somewhat based on the area demographics and the consumer market that is targeted for this type of project. Children may be bused to the elementary school and middle school as needed. Analysis by the School District will determine if walking distances will satisfy their standards for each of the schools.

Parks

Scottsdale Park, Oppio Park, Paradise Park, and Wildcreek Golf Course are all located near the project site providing recreational opportunities.

Libraries

A branch of the Washoe County Library is located at the City of Sparks at 1125 12th Street.

Public Transportation

An existing Citifare bus stop is located at Wedekind Road and Lund (Route 15).

APPENDICES

The City of Sparks

Office of the
CITY CLERK

October 4, 2000

Ms. Adele Perry
Manager
Wildcreek Development, LLC
2155 Green Vista Drive, No. 203
Sparks, Nevada 89431

Reference: Tentative Subdivision Map
Wildcreek Golf Villas

Dear Ms. Perry:

On September 25, 2000, the Sparks City Council approved the Wildcreek Development, LLC request for their tentative subdivision map for Wildcreek Golf Villas.

Enclosed are the amended 24 Conditions as outlined in the enclosed tabulation dated October 4, 2000.

The date by which the final subdivision map must be filed is two years from the Council approval date, which will be on September 25, 2002, or before.

If you have any questions you may call the Community Development Department at 353-2340.

Very truly yours,

Deborine J. Dolan, CMC/AAE
City Clerk and
Clerk of the City Council

bc
Enclosure (1)
Copy:
Mountain West Consulting
PO Box 21450
Reno, NV 89515-1450
Planning Dept./Rob Pyzel
Finance Director
Agenda Item 6.3
File - TM000007 (Wildcreek Golf Villas)

RECEIVED
OCT 05 2000
City of Sparks
Planning and Community Development Department

4.5(2)
9/11/00

CONDITIONS OF PERMIT/APPROVAL

DATE: 08/06/00
PAGE: 1

Tent. Map #:TM000007 TYPE: TMAP
LOCATION: SULLIVAN LN

Tentative Map Conditions

01 - APPROVAL:
THE DEVELOPMENT IS APPROVED AS SUBMITTED AND CONDITIONED. ANY SUBSTANTIVE CHANGE SHALL BE REVIEWED BY THE PLANNING COMMISSION AND CITY COUNCIL AS AN AMENDMENT TO THIS TENTATIVE MAP.

02 - PROJECT DESCRIPTION:
THE PROJECT APPROVAL IS LIMITED TO A MAXIMUM OF 102 SINGLE FAMILY RESIDENTIAL LOTS ON APPROXIMATELY 14.44 ACRES. THE DETACHED SINGLE FAMILY LOTS SHALL RANGE IN SIZE FROM APPROXIMATELY 1,248 SQUARE FEET TO APPROXIMATELY 1,698 SQUARE FEET; SHALL INCLUDE 2.91 ACRES OF PRIVATE ROADWAYS; AND APPROXIMATELY 7.94 ACRES OF THE 14.44 DEVELOPMENT SITE SHALL BE COMMON AREA OPEN SPACE FOR THE HOMEOWNERS WITHIN THE DEVELOPMENT.

03 - WATER RIGHTS DEDICATION:
THE DEVELOPERS SHALL BE DEDICATE SUFFICIENT WATER RIGHTS PER S.M.C. 17.12.075 TO ADEQUATELY SERVE THE PROJECT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

04 - COVENANTS, CONDITIONS & RESTRICTIONS:
THE DEVELOPER SHALL SUBMIT A COPY OF THE PROPOSED COVENANT, CONDITIONS AND RESTRICTIONS (CC&R'S) FOR THE SUBDIVISION TO THE COMMUNITY DEVELOPMENT DIRECTOR FOR REVIEW AND APPROVAL PRIOR TO APPROVAL OF A FINAL MAP FOR THE DEVELOPMENT OR PORTION OF THE DEVELOPMENT AND RECORDATION OF THE CC&R'S. THE CC&R'S SHALL INCLUDE LANGUAGE THAT WILL CREATE A HOMEOWNERS ASSOCIATION FOR THE SUBDIVISION AND ENSURES THAT THE COMMON AREA OPEN SPACE, THE PRIVATE ROADS, INTERIOR WALKWAY LIGHTING AND LANDSCAPING LOCATED WITHIN THE SUBDIVISION SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION IN PERPETUITY.

05 - TRAFFIC STUDY:
THE DEVELOPER SHALL SUBMIT A JOINT TRAFFIC STUDY WHICH SHALL INCLUDE, BUT NOT BE LIMITED TO INCLUDING THE PROPOSED WILDCREEK ESTATES SUBDIVISION DEVELOPMENT TO THE APPROVAL OF THE CITY ENGINEER TO ESTABLISH IF A TRAFFIC SIGNAL WILL BE WARRANTED AT THE PROPOSED ACCESS POINT ONTO EL RANCHO DRIVE. THE TRAFFIC STUDY SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY ENGINEER PRIOR TO SUBMITTAL OF A FINAL MAP FOR THE DEVELOPMENT OR A PORTION OF THE DEVELOPMENT. IF THE TRAFFIC STUDY DOES INDICATE THE NEED FOR A TRAFFIC SIGNAL AT THE EL RANCHO DRIVE/ACCESS POINT INTERSECTION IN THE OPINION OF THE CITY ENGINEER, THEN THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE TRAFFIC SIGNAL AND/OR ANY INTERSECTION IMPROVEMENTS TO THE APPROVAL OF THE CITY ENGINEER PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE DEVELOPMENT.

E.5(13)
9.1.00

CONDITIONS OF PERMIT/APPROVAL

Tent. Map #:TM000007 TYPE: TMAP
LOCATION: SULLIVAN LN

Tentative Map Conditions

06 - RIGHT-OF-WAY DEDICATION:
THE DEVELOPER SHALL DEDICATE TO THE CITY THE ULTIMATE RIGHT-OF WAY WIDTH FOR ALL PUBLIC STREETS PROPOSED WITHIN THE PROJECT WITH THE RECORDATION OF A FINAL MAP FOR THE PROJECT OR ANY PORTION OF THE PROJECT TO THE APPROVAL OF THE CITY ENGINEER WITH INPUT FROM THE REGIONAL TRANSPORTATION COMMISSION STAFF AND IN ACCORDANCE WITH THE REGIONAL ROAD IMPACT FEE CAPITAL IMPROVEMENT PROGRAM.

07 - WASHOE COUNTY DISTRICT HEALTH:
THE DEVELOPER SHALL SUBMIT DOCUMENTATION TO THE APPROVAL OF THE CITY ENGINEER OF COMPLIANCE WITH THE REQUIREMENTS OF THE WASHOE COUNTY DISTRICT HEALTH DEPARTMENT (WCDH) PRIOR TO APPROVAL OF EITHER A FINAL MAP, A GRADING PERMIT OR A BUILDING PERMIT FOR ANY PHASE OF THE PROJECT.

08 - GEOTECHNICAL INVESTIGATION:
THE DEVELOPER SHALL SUBMIT A DETAILED GEOTECHNICAL INVESTIGATION OF THE DEVELOPMENT SITE THAT IDENTIFIES THE AREAS AND EXTENT OF THE EXPANSIVE CLAY SOILS WITHIN THE DEVELOPMENT SITE AND PROVIDES SOLUTIONS FOR THE BUILDING ON THESE EXPANSIVE CLAY SOILS TO THE APPROVAL OF THE BUILDING OFFICIAL AND ENGINEERING SERVICES MANAGER-DEVELOPMENT & OPERATIONS PRIOR TO THE APPROVAL OF A FINAL MAP FOR THE DEVELOPMENT OR PORTION OF THE DEVELOPMENT

09 - GRADING & DRAINAGE PLAN:
THE DEVELOPER SHALL SUBMIT A GRADING AND DRAINAGE PLAN FOR THE PROJECT TO THE APPROVAL OF THE CITY ENGINEER PRIOR TO THE ISSUANCE OF A GRADING PERMIT FOR ANY PHASE OF THE PROJECT. THE GRADING PERMIT(S) SHALL INCLUDE A STOCKPILING PLAN FOR THE PROJECT OR PORTION OF THE PROJECT UNDER CONSIDERATION. THE STOCKPILING PLAN SHALL INCLUDE A SCHEDULE FOR THE REMOVAL OF THE STOCKPILED MATERIAL, PROPOSED STABILIZATION METHODS, SITE RECLAMATION PLANS, HAUL ROUTES, ETC. FOR REVIEW AND APPROVAL BY THE CITY ENGINEER, BUILDING OFFICIAL AND COMMUNITY DEVELOPMENT DIRECTOR PRIOR TO ISSUANCE OF THE GRADING PERMIT FOR THE PROJECT OR PORTION OF THE PROJECT.

10 - SETBACKS:
THE DEVELOPER SHALL SUBMIT SPECIFIC SITE PLAN (I.E. GRADING PLANS) SHOWING THE SPECIFIC "FOOTPRINT" OR PLACEMENT OF THE RESIDENTIAL LOTS AND THEIR DISTANCE/SETBACKS FROM ANY OTHER ADJACENT PROPOSED OR EXISTING RESIDENTIAL LOTS TO THE COMMUNITY DEVELOPMENT DIRECTOR FOR REVIEW AND APPROVAL BASED ON COMPLIANCE WITH THE APPROVED HANDBOOK STANDARDS PRIOR TO THE SUBMITTAL OF A FINAL MAP FOR THE DEVELOPMENT OR PORTION OF THE DEVELOPMENT.

6.5(14)
9.1.00

CONDITIONS OF PERMIT/APPROVAL

Tent. Map #:TM000007 - TYPE: TMAP
LOCATION: SULLIVAN LN

Tentative Map Conditions

NO BUILDING PROJECTIONS OR ADDITIONS SHALL BE PERMITTED WITHIN TEN (10) FEET OF THE ADJOINING LOT/BUILDING.

11 - LANDSCAPING & IRRIGATION PLANS:
THE DEVELOPER SHALL SUBMIT FOR REVIEW AND APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR, THE BUILDING OFFICIAL AND THE ENGINEERING SERVICES MANAGER-DEVELOPMENT & OPERATIONS A COMPLETE LANDSCAPING AND IRRIGATION PLAN IN COMPLIANCE WITH THE CURRENT LANDSCAPING ORDINANCE REQUIREMENTS INCLUDING WHICH OF THE THREE LANDSCAPING PALETTES IS BEING UTILIZED, PRIOR TO THE SUBMITTAL OF A FINAL MAP FOR THE DEVELOPMENT OR PORTION OF THE DEVELOPMENT. THE LANDSCAPING AND IRRIGATION SHALL BE INSTALLED PER THE APPROVED PLANS PRIOR TO THE FINAL INSPECTION AND OCCUPANCY OF THE ADJOINING/ADJACENT SINGLE FAMILY RESIDENCES WITHIN THE DEVELOPMENT.

12 - CONSTRUCTION HOURS:
THE DEVELOPER SHALL LIMIT ALL CONSTRUCTION AND CONSTRUCTION-RELATED ACTIVITIES TO THE HOURS BETWEEN 7:00 A.M. THROUGH 7:00 P.M. MONDAY THROUGH FRIDAY AND 9:00 A.M. THROUGH 5:00 P.M. ON SATURDAY ONLY. SIGNS INDICATING THESE HOURS SHALL BE POSTED CONSPICUOUSLY AT ALL ENTRANCES PRIOR TO THE START OF CONSTRUCTION AND REMAIN IN PLACE IN GOOD REPAIR UNTIL CONSTRUCTION IS COMPLETED. UPON COMPLETION OF THE PROJECT, THE DEVELOPER SHALL REMOVE THE SIGNS FROM THE ENTRANCES TO THE PROJECT.

13 - PROJECT CONTACT:
THE DEVELOPER SHALL DESIGNATE TO THE COMMUNITY DEVELOPMENT DIRECTOR A PROJECT CONTACT PERSON RESPONSIBLE/AUTHORIZED TO CORRECT PROBLEMS REGARDING THE PROJECT ON A 24-HOUR/7-DAYS A WEEK BASIS. THE DEVELOPER SHALL DESIGNATE THE PROJECT CONTACT PERSON TO THE COMMUNITY DEVELOPMENT DIRECTOR PRIOR TO ISSUANCE OF A GRADING PERMIT FOR THE PROJECT.

14 - ROAD SECTIONS:
THE DEVELOPER SHALL SUBMIT IMPROVEMENT PLANS WITH ROADWAY CROSS-SECTIONS THAT COMPLY WITH THE WILDCREEK GOLF VILLAS DESIGN HANDBOOK'S APPROVED PRIVATE STREET PAVEMENT STANDARDS TO THE APPROVAL OF THE CITY ENGINEER. THE INSTALLED PAVEMENT SECTIONS SHALL COMPLY WITH THE APPROVED IMPROVEMENT PLANS.

15 - FIRE DEPARTMENT REQUIREMENTS:
THE DEVELOPER SHALL COMPLY WITH THE REQUIREMENTS OF THE SPARKS FIRE DEPARTMENT TO THE APPROVAL OF THE FIRE CHIEF INCLUDING, BUT NOT LIMITED TO MAINTAINING A MINIMUM 29-FOOT WIDE STREET SECTION PAVED TO THE CITY STANDARDS WITH NO ON-STREET PARKING SIGNS

6.5(15)
9.11.00

CONDITIONS OF PERMIT/APPROVAL

Tent. Map #:TM000007 TYPE: TMAP
LOCATION: SULLIVAN LN

Tentative Map Conditions

INSTALLED BY THE DEVELOPER, COMPLYING WITH THE 150-FOOT BUILDING CIRCULATION STANDARD OR INSTALLATION OF RESIDENTIAL FIRE SPRINKLERS IF THE 150-FOOT STANDARD CANNOT BE MET, LOCATING ON-SITE FIRE HYDRANTS, CHARGING THE ON-SITE HYDRANTS IN ORDER TO BE OPERATIONAL PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT ON-SITE, PROVIDING A MINIMUM 45-FOOT WIDE RADIUS WITHIN CUL-DE-SACS AND LIMITING THE LENGTH OF ANY CUL-DE-SACS TO UNDER 300 FEET, MAINTAINING BOTH PRIMARY AND SECONDARY ACCESS POINTS DURING EACH PHASE OF THE DEVELOPMENT.

16 - STREET LIGHTING:
THE DEVELOPER SHALL SUBMIT A STREET LIGHTING PLAN FOR WITHIN THE PROJECT AND ALONG THE PERIMETER OF THE PROJECT FOR REVIEW AND APPROVAL BY THE CITY ENGINEER PRIOR TO APPROVAL OF THE FINAL MAP FOR THE DEVELOPMENT OR PORTION OF THE DEVELOPMENT. THE STREET LIGHTING SHALL BE INSTALLED PER THE APPROVED PLANS PRIOR TO THE FINAL INSPECTION AND OCCUPANCY OF THE ADJOINING/ADJACENT SINGLE FAMILY RESIDENCES WITHIN THE DEVELOPMENT.

17 - DISPOSAL SERVICES:
THE DEVELOPER SHALL COMPLY WITH THE REQUIREMENTS OF DISPOSAL SERVICES TO THE APPROVAL OF THE COMMUNITY DEVELOPMENT DIRECTOR AND DISPOSAL SERVICES FOR TRASH REMOVAL. TRASH PICK-UP SERVICE SHALL BE LIMITED TO THE COMMON CIRCULATION PRIVATE STREETS WITHIN THE DEVELOPMENT.

18 - OFF-SITE IMPROVEMENTS:
THE DEVELOPER SHALL INSTALL SIDEWALK, CURB AND GUTTER ALONG THE LENGTH OF SULLIVAN LANE ADJACENT TO THE DEVELOPMENT TO THE APPROVAL OF THE CITY ENGINEER PRIOR TO THE FINAL INSPECTION AND OCCUPANCY OF THE ADJOINING/ADJACENT SINGLE FAMILY RESIDENCES WITHIN THE DEVELOPMENT. THE DEVELOPER SHALL ALSO REPAIR THE CURB AND GUTTER ALONG THE EL RANCHO DRIVE FRONTAGE TO THE APPROVAL OF THE CITY ENGINEER PRIOR TO THE FINAL INSPECTION AND OCCUPANCY OF THE ADJOINING/ADJACENT SINGLE FAMILY RESIDENCES WITHIN THE DEVELOPMENT.

19 - PERIMETER TREATMENT:
THE DEVELOPER SHALL SUBMIT DETAILS OF THE PROPOSED PERIMETER FENCE/WALL TREATMENTS AND PROJECT ENTRY STATEMENTS TO THE COMMUNITY DEVELOPMENT DIRECTOR FOR REVIEW AND APPROVAL PRIOR TO SUBMITTAL OF A FINAL MAP FOR THE DEVELOPMENT OR PORTION OF THE DEVELOPMENT. THE APPROVED FENCE/WALL TREATMENT AND ENTRY STATEMENT SHALL BE INSTALLED PRIOR TO THE FINAL INSPECTION AND OCCUPANCY OF SINGLE FAMILY RESIDENCES WITHIN THE DEVELOPMENT.

6.5(16)
9.11.00

CONDITIONS OF PERMIT/APPROVAL

Tent. Map #:TM000007 TYPE: TMAP
LOCATION: SULLIVAN LN

Tentative Map Conditions

20 - INTERIOR FENCING:
NO INTERIOR FENCING ACROSS THE COMMON AREA OPEN SPACE BETWEEN THE BUILDINGS/LOTS SHALL BE PERMITTED WITHIN THE DEVELOPMENT.

21 - MAIL SERVICE:
THE DEVELOPER SHALL INSTALL NEIGHBORHOOD COLLECTION UNITS FOR MAIL SERVICE AT BOTH THE EL RANCHO DRIVE AND SULLIVAN LANE ACCESS POINTS TO THE APPROVAL OF THE LOCAL POSTAL SERVICE POSTMASTER. THE NEIGHBORHOOD COLLECTION UNITS SHALL BE INSTALLED AT THE APPROVED LOCATIONS TO THE APPROVAL OF THE LOCAL POSTMASTER PRIOR TO THE FINAL INSPECTION AND OCCUPANCY OF SINGLE FAMILY RESIDENCES WITHIN THE DEVELOPMENT.

22 - AVIGATION EASEMENT:
THE DEVELOPER SHALL DEMONSTRATE TO THE APPROVAL OF THE COMMUNITY DEVELOPMENT DIRECTOR THAT AN AVIGATION EASEMENT HAS BEEN GRANTED TO AND ACCEPTED BY THE AIRPORT AUTHORITY OF WASHOE COUNTY PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE PROJECT.

23 - NOISE ATTENUATION:
THE DEVELOPER SHALL DEMONSTRATE TO THE APPROVAL OF THE BUILDING OFFICIAL THAT THE DEVELOPER SHALL UTILIZE ADDITIONAL SOUND-PROOFING AND ACOUSTICAL ATTENUATION CONSTRUCTION METHODS TO MITIGATE AIRCRAFT OVERFLIGHT NOISE TO LOWER THAN 45dB LDN WITHIN THE INTERIOR OF THE SINGLE FAMILY RESIDENCES AS VERIFIED BY A QUALIFIED ACOUSTICAL CONSULTANT PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE DEVELOPMENT.

24 - THE ELEVATIONS OF THE HOUSES SHALL BE REVIEWED AND APPROVED BY THE PLANNING COMMISSION AND CITY COUNCIL. THESE ELEVATIONS SHALL INCLUDE ADDITIONAL ARCHITECTURAL ELEMENTS ON ALL FOUR SIDES.

TENTATIVE MAP
WILDCREEK GOLF VILLAS

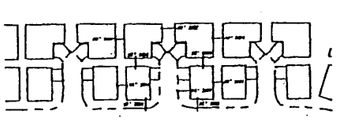
SITE INFORMATION

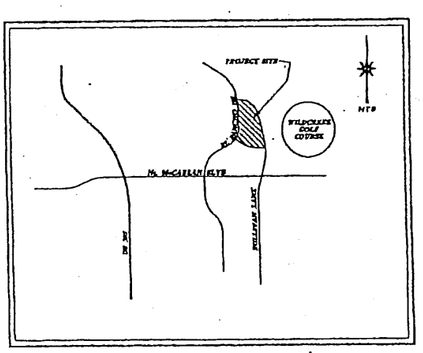
1. TOTAL NUMBER OF LOTS: 102

2. TOTAL ACREAGE: 14.44 Ac. +/-
   COMMON AREA ACREAGE: 7.94 Ac.+/-
   LOT ACREAGE: 3.59 Ac. +/-
   RIGHT OF WAY ACREAGE: 2.91 Ac.+/-

3. DENSITY
   7.06 DU/ACRE (GROSS)

4. TYPICAL SETBACKS:





VICINITY MAP

SITE

DEVELOPER

WILDCREEK DEVELOPMENT, LLC
2165 GREEN VISTA DRIVE, STE 203
SPARKS, NEVADA 89431
(775) 673-5505

ENGINEER

MOUNTAIN WEST CONSULTING
P.O. Box 21450
Reno, NV 89515-1450
(775) 337-0770

SHEET INDEX

ENGINEERS STATEMENT

I, Christopher L. Thompson, do hereby certify that this map has been prepared by me or under my supervision and was completed on this 6th day of July, 2000.

Christopher L. Thompson, P.E. #14134

mwc consulting

NEVADA

TITLE SHEET
WILDCREEK GOLF VILLAS
TENTATIVE MAP

SPARKS

DESIGNED
DRAWN
CHECKED
DATE
JULY 2000
SHEET
T-1

NOT A PART

NOT A PART

SCALE 1"=40'

TENTATIVE UTILITY PLAN

WI[illegible]EEK GOLF VILLAS

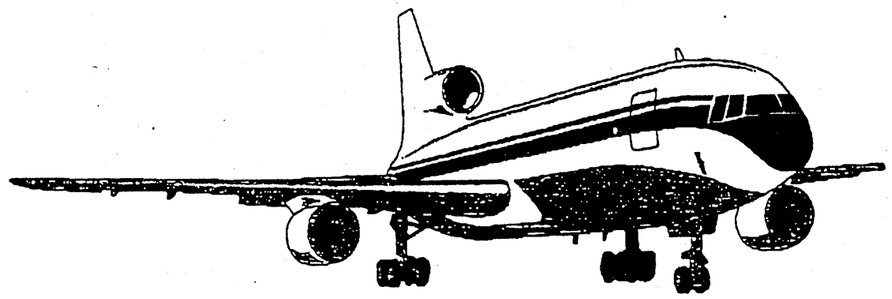
[illegible]TATIVE MAP

NEVADA

west consulting

U-1

A



AIRPORT AUTHORITY OF WASHOE COUNTY

P.O. Box 12490
Reno, NV 89510
(702)328-6476
Fax: (702)328-6510

FAX TRANSMISSION COVER SHEET

Date: October 7, 1997

To: Louis Korostinksy

Fax: 322-1551

Subject: Wild Creek Golf Villas - These are included in our Business Park Easement

Sender: Sjohnna Knack
Noise Abatement Coordinator

Note: You should rèceive pages, including this cover sheet. If you do not receive all the pages, please call (702)328-6427.

EASEMENT NO. E559

Year Granted 1995

RECORD OF AVIGATION EASEMENTS
GRANTED TO THE AIRPORT AUTHORITY OF WASHOE COUNTY

DATE OF EASEMENT AGREEMENT	GRANTOR	NAME OF PROJECT PROPERTY	APN #	DATE RECORDED	DOCUMENT NO.
8/3/95	William Fleiner	Wildcreek Business Park	026-012-01	9/29/95	1929997

1. The continuing and perpetual right, at Grantor's expense, to trim or top trees, bushes, shrubs, or any other perennial growth or undergrowth extending into, or which in the future could infringe upon or extend into the approach surface at an elevation of 4,760 feet above mean sea level.
2. The right to prohibit the future erection of buildings or other structures which would infringe upon or extend into the approach surface at an elevation of 4,760 feet above mean sea level.
3. The right to prohibit use of the Property which would result in the creation of electrical interference or unusual lighting that would interfere with operation of the Airport or aircraft utilizing the Airport.
4. The right, at Grantor's expense, to mark and light as obstructions to air navigation, any and all structures, trees or other objects that may at any time project or extend above the approach surface at an elevation of 4,760 feet above mean sea level.
5. The right of ingress to and egress from, and passage over the land of the Grantor within the Property, for the above purposes.
6. For the use and benefit of the public, the right of flight for the passage of aircraft in the airspace above the Property, together with the right to cause in the airspace such noise, vibrations, fumes, dust, turbulence, fuel particles and similar activity as may be inherent in the operation of aircraft, now known or hereafter used for navigation of or flight in air, using the airspace or landing at, taking off from or operating on Reno/Tahoe International Airport.

TO HAVE AND TO HOLD said easement and all rights appertaining thereto unto the Grantee, his successors and assigns, until said Reno/Tahoe International Airport shall be abandoned and shall cease to be used for public airport purposes.

IT IS UNDERSTOOD AND AGREED that these covenants and agreements shall run with the land and shall be binding upon the heirs, representatives, administrators, executors, successors, and assigns of the Grantor, and that for the purpose of this instrument, the Property shall be the servient tenement and said Reno/Tahoe International Airport shall be the dominant tenement.

BY GRANTOR:

By: William Fleiner
William Fleiner
Managing Partner

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On this 3rd day of August, 1995, before me, a Notary Public in and for said state, personally appeared William Fleiner, a partner of the Wildcreek Dev LLC, partnership, personally known to me to be the person who executed the above instrument on behalf of said corporation, and acknowledged to me that he executed the same for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official stamp in the County of Washoe, State of Nevada, the day and year in this certificate first above written.

KAREN D. CARTER
Notary Public - State of Nevada
Appointment Recorded in Washoe County
MY APPOINTMENT EXPIRES MAR. 23, 1999

NOTARY PUBLIC

Assessor's Parcel Number(s): 026-012-01

Project Name: Wildcreek Business Park

ACCEPTED FOR Airport Authority of Washoe County:

By: Robert C. White
Robert C. White
Executive Director
Airport Authority of Washoe County

Date of Acceptance 8/10, 1995

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On this 10th day of August, 1995, personally appeared before me, a Notary Public, Robert C. White, known to me to be the Executive Director of the Airport Authority of Washoe County, a quasi-municipal corporation, the entity that executed the within instrument and acknowledged to me that such entity executed the same.

KAREN CHMELOVSKY
Notary Public - State of Nevada
Appointment Recorded in Washoe County
MY APPOINTMENT EXPIRES FEB 16, 1996

Karen Chmelovsky
NOTARY PUBLIC

WHEN RECORDED, RETURN TO:

Tony Vagelatos, Manager, Airport Planning & Environment
Airport Authority of Washoe County
P.O. Box 12490
Reno, Nevada 89510

EXHIBIT A

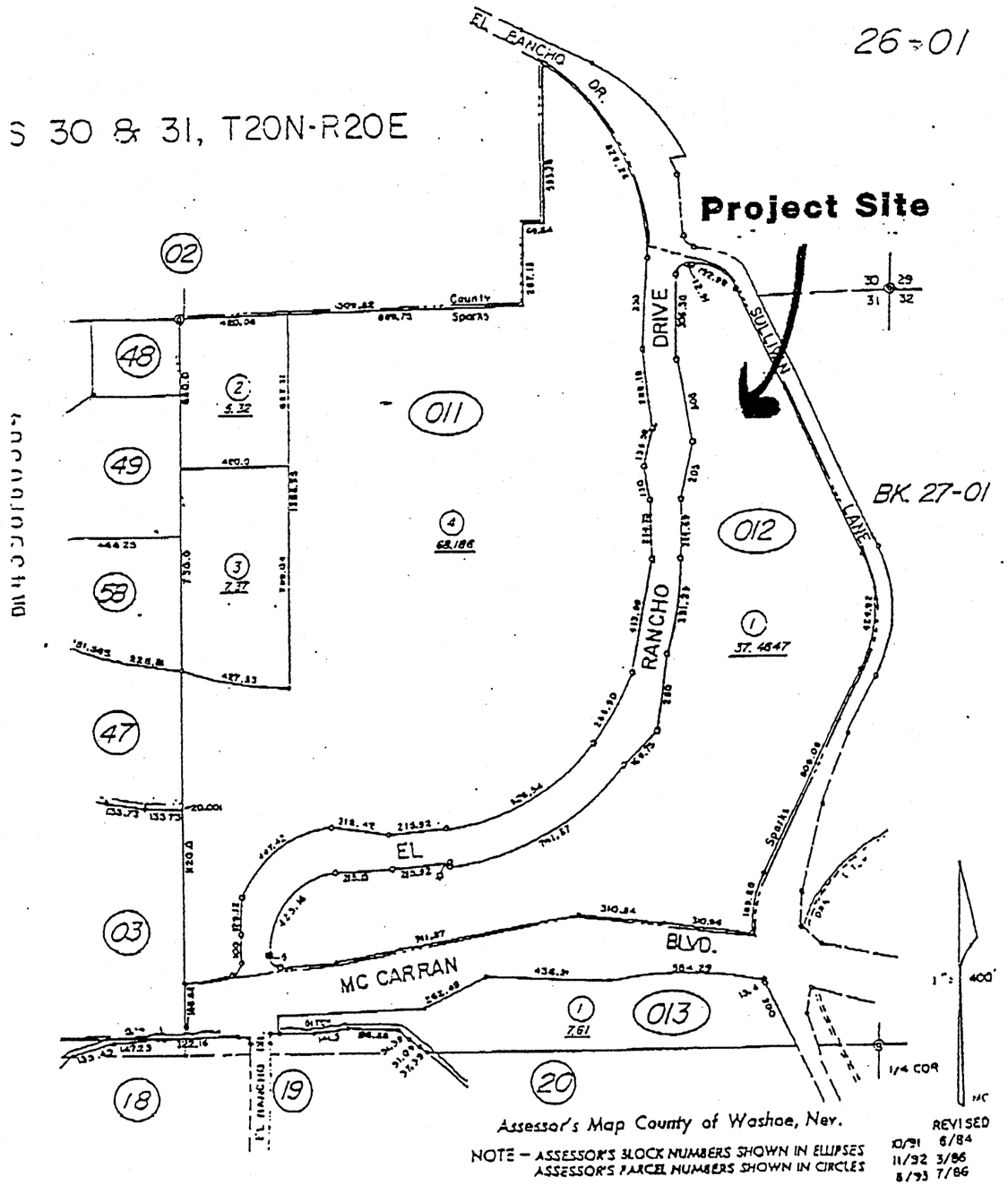

26-01
S 30 & 31, T20N-R20E
Project Site
EL RANCHO DR.
DRIVE
SULLIVAN
LANE
RANCHO
EL
BLVD.
MC CARRAN
County
Sparks
02
48
49
58
47
03
18
19
20
011
012
013
1
2
3
4
BK. 27-01
1" = 400'
1/4 COR
Assessor's Map County of Washoe, Nev.
NOTE – ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES
REVISED
10/91 6/84
11/92 3/86
8/93 7/86

EXHIBIT A

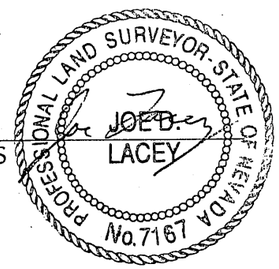
Legal Description

All that certain real property situate within the Southeast Quarter (SE 1/4) of Section Thirty (30) and the Northeast Quarter (NE 1/4) of Section Thirty One (31), Township Twenty North (T.20 N.), Range Twenty East (R.20 E.), M.D.M., City of Sparks, Washoe County, Nevada, being more particularly described as follows:

Adjusted Parcel 1A and Adjusted Parcel 2A as shown on Amended Record of Survey Map No. 3423, recorded on April 23, 1998 as File No. 2203203 in the Official Records of Washoe County, Nevada.

The above described parcels contain 19.84 acres of land, more or less.

Joe Lacey, PLS



7/24/02

250 South Rock Blvd.

Suite 100

Reno, Nevada 89502

Phone (775) 332-4920

Fax (775) 332-4933

E.mail fpe@fpe-reno.com

J:\2200\2281\2281.01\Phase II\docs\2281.01 application legal.wpd

Wildcreek
GOLF COURSE

Mr. Pete Perry
Wildcreek Business Park

September 26, 1997

Dear Mr. Perry,

As per your request I have enclosed the minutes of the December 11, 1996 RSCVA Board Meeting. Agenda item #03-1121-96 which is the Report and Approval of Detention Area and Parking Area at Wildcreek Golf Course is the pertinent section. A motion was made by Ms. Pearce and seconded by Mr. Ascuaga to approve the agenda item. The motion was approved unanimously(see attachment).

Sincerely,

Ron L. Wrest
Director of Golf Operations
Wildcreek Golf Course/
Northgate Golf Club

RLW/ph

3500 SULLIVAN LANE, SPARKS, NEVADA 89431 (702) 673-3100

The Board asked that the invoice from Mr. Wilday be discussed at the next Finance Committee meeting and a recommendation be made to the Board on payment of this bill at the next Board meeting. Mr. Mouliot asked Mr. Beaver to also include the amount that has already been paid to Mr. Wilday in this report.

The Board had also asked that the number of attendees at the WIBC Tournament be verified through WIBC's travel agent Omega Travel. This will also be presented at the December meeting.

REPORT/APPROVAL OF DETENTION AREA AND PARKING AREA AT WILDCREEK GOLF COURSE - BILL FLEINER, REALTY EXECUTIVE OF NORTHERN NEVADA - AGENDA ITEM #03-1121-96:

Golf Course Director Ron Wrest recommended that the Board accept the proposal as submitted by Mr. Fleiner to construct a detention pond and parking area at Wildcreek. This detention pond would go north of the maintenance area at Wildcreek on an unused portion of the golf course property and would not impact Wildcreek's operations. It will create overflow parking close to the BBQ pavilion and clean up the property. The entire project will be paid for by Mr. Fleiner's group and will have no financial impact on the RSCVA.

A motion was made by **Ms. Pearce** and seconded by **Mr. Ascuaga** to approve the detention area and parking area at Wildcreek Golf Course. **Motion carried unanimously.**

APPROVE AGREEMENT WITH RENO RENEGADES FOR BOARD TICKET TRADE - AGENDA ITEM #05-1121-96:

Marketing Vice President Mike Houghton had originally recommended that the Board approve a trade agreement between the RSCVA and the Reno Renegades for 12 rinkside tickets. In this trade the Renegades would receive the viewing space above the south hall rink so they could use the space for bringing in potential clients. After further review it appears that it may not be legal to pursue this trade. No action will be taken on this item at this time so that further review can take place.