



**NYE COUNTY BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM REQUEST FORM**

Department: Planning/Code Compliance	Meeting Date:
Category: Regular Agenda Item	May 20, 2025
Prepared by: Steve Osborne	Phone: (775) 751-4246
Presented by: Steve Osborne	Phone: (775) 751-4246
Action requested: (Include what, with whom, when, where, why, and terms)	
Discussion and deliberation regarding a request to set a date, time and location for a Public Hearing on Nye County Bill No. 2025-05: A Bill proposing to adopt a Development Agreement between Nye County and GPS Pleasant Valley, LLC, for Pleasant Valley Unit 1 Subdivision; and providing for the severability, constitutionality, and effective date thereof; and other matters properly relating thereto.	

Complete description of requested action: (Include, if applicable, background, impact, long-term commitment, existing county policy, future goals, obtained by competitive bid, accountability measures)
The proposed development is a 291-lot single-family residential subdivision which would be Unit 1 of the Pleasant Valley Subdivision. All lots would be a minimum of 8,000 square feet in size, and development would be in accordance with the Village Residential (VR-8) zoning district, on property generally located southeast of the intersection of Thousandaire Boulevard and Oakridge Avenue, at 2631 E. Thousandaire Boulevard, Pahrump.
In accordance with NCC 16.28.155: Division Of Land Via A Subdivision Map Into Lots Smaller Than Twenty Thousand Net Square Feet, "no subdivision map application shall be submitted which proposes to divide land into lots smaller than twenty thousand (20,000) net square feet, unless a Planned Unit Development (PUD) Zoning Overlay or a development agreement has been approved by the Board of County Commissioners." (Ord. 520, 2017). Developer is proposing a development agreement with a five (5) year duration, and all homes would be subject to payment of the current impact fees.

Recommendation:
Staff recommends setting a Public Hearing for June 17, 2025 at 10:00 AM in Pahrump, NV.

Financial Impact	
Cost: <input type="text"/> Fund Name: <input type="text"/> Fund #: <input type="text"/>	
Budgeted: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	FY: <input type="text"/> One-Time <input type="checkbox"/> Recurring
Comments: <input type="text"/>	

Review & Approval		
Legal Review Required: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Legal Approval Received: <input checked="" type="checkbox"/>	Date: 5/5/25
Financial Review Required: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Submitted to Finance: <input type="checkbox"/>	Date: <input type="text"/>
Administrative Manager Review: <input checked="" type="checkbox"/>	Place on Agenda: <input checked="" type="checkbox"/>	Initials: ST

Item # 31

BILL NO. 2025-05

NYE COUNTY ORDINANCE NO. ____

SUMMARY: A Bill proposing to adopt a Development Agreement between Nye County and GPS Pleasant Valley, LLC.

TITLE: A BILL PROPOSING TO ADOPT A DEVELOPMENT AGREEMENT BETWEEN NYE COUNTY AND GPS PLEASANT VALLEY, LLC; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

THE BOARD OF COMMISSIONERS OF THE COUNTY OF NYE, STATE OF NEVADA, DOES HEREBY ORDAIN:

1. In accordance with the provisions of Section 278.0203 of the Nevada Revised Statutes and Chapter 16.32 of the Nye County Code, a development agreement for the Pleasant Valley Subdivision, located within the Pahrump Regional Planning District, is attached hereto.
2. The Board of Commissioners hereby approves the development agreement for the Pleasant Valley Subdivision, with an effective date of July 7, 2025.

SEVERABILITY. If any provision of this Ordinance or amendments thereto, or the application thereof to any person, thing or circumstance is held to be invalid, such invalidity shall not affect the validity or provisions or applications of this Ordinance or amendments thereto which can be given effect without the invalid provisions or applications, and to this end the provisions of this Ordinance and amendments thereto are declared to be severable.

CONSTITUTIONALITY. If any section, clause or phrase of this Ordinance shall be declared unconstitutional by a court of competent jurisdiction, the remaining provisions of this Ordinance shall continue in full force and effect.

EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after passage, approval, and publication as required by law, to wit, from and after the 7th day of July, 2025. Proposed on the 20th day of May, 2025.

Proposed by Commissioner _____.

Adopted on the ____ day of _____, 2025.

Vote: Ayes: Commissioners:
Nays: Commissioners:
Absent: Commissioners:

Attest:

Ron Boskovich, Chair
Nye County Board of
County Commissioners

Cori Freidhof
Nye County Clerk and Ex-Officio
Clerk of the Board

DEVELOPMENT AGREEMENT

BY AND BETWEEN

NYE COUNTY, STATE OF NEVADA

AND

GPS PLEASANT VALLEY, LLC

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This Development Agreement (this "Agreement") is made and entered into this _____ day of _____, 2025 by and between the County of Nye, State of Nevada (hereinafter "County") and GPS Pleasant Valley, LLC, a Nevada limited liability company (hereinafter "Developer"), as owner of certain real property generally located southeast of the intersection of Thousandaire Boulevard and Oakridge Avenue, having an address at 2631 East Thousandaire Boulevard, Pahrump, Nevada 89048, for the "Pleasant Valley Unit 1 Subdivision" and more particularly described as County Assessor's Parcel Number 044-561-30 (the "Property").

RECITAL OF PREMISES, PURPOSE AND INTENT

A. Developer owns that certain real property described and shown on Exhibit A attached hereto and incorporated herein by reference (hereinafter the "Property") containing approximately 76.06 acres of land, which is the subject of this Agreement.

B. The County has authority, pursuant to NRS Chapter 278.0201 to 278.0207 and Nye County Code, Chapter 16.32, to enter into development agreements with persons having a legal or equitable interest in real property to establish long-range plans for the development of such property. The Property was previously subject to the Development Agreement between County and Concordia Pleasant Valley, LLC and CHI of Nevada, LLC, predecessors-in-interest to Developer, recorded in the Official Records of Nye County, Nevada on October 26, 2005, as document number 639721 (the "2005 Agreement"), and as pertains to the Property, the 2005 Agreement has expired in accordance with its terms.

C. All preliminary processing with regard to this Agreement has been duly completed in conformance with all applicable laws, rules and regulations. The Nye County Board of County Commissioners (hereinafter "BoCC"), having given notice as required by law, held a public hearing on Developer's application seeking approval of the form of this Agreement and the execution hereof by the BoCC. At that hearing, the BoCC found that this Agreement is consistent with the County's plans, policies and regulations, including the Pahrump Regional Planning District Master Plan (the "Master Plan"), and that the execution of this Agreement on behalf of the County is in the public interest and is lawful in all respects.

D. On the _____ day of _____, 2025 the BoCC adopted Ordinance No. _____ approving this Agreement and authorizing the execution hereof by duly constituted officers of the County. Said ordinance took effect on the _____

day of _____, 2025. The County agrees to record a certified copy of the ordinance as required by NRS Chapter 278.

E. The County desires to enter into this Agreement in conformance with the requirements of NRS Chapter 278, and as otherwise permitted by law and this Agreement, to provide for public services, as limited to and further defined within specific exhibits attached hereafter, to further the goals and values of the County's Master Plan, to promote the health, safety and general welfare of the County and its inhabitants, to minimize uncertainty in planning for and securing orderly development of the Property and surrounding areas, to insure attainment of the maximum efficient utilization of resources within the County in a way that provides the highest economic benefit and least fiscal cost to its citizens, and to otherwise achieve the goals and purposes for which the laws governing development agreements were enacted. The conditions stated in this Agreement will reasonably mitigate the impacts that the development of the Property will have on the citizens of the Pahrump Regional Planning District. The County finds and determines that the conditions of this Agreement were not an inducement for the rezoning of the Property or to any other land use decision relating to the Property.

F. The County finds and determines, and the Developer agrees, that the conditions established in this Agreement are unique to the Proposed Development (as defined in this Agreement) and were negotiated at arm's length between the County and the Developer, and that the conditions of this Agreement have no binding or precedential effect with regard to future development agreements in the County, and cannot be relied upon by the parties to this Agreement, or future applicants for rezoning, subdivision plat, or other land use approvals in other Development Agreements.

G. This Agreement is consistent with and will implement the goals and objectives of the County Code, Titles 16 (Subdivisions) and 17 (Comprehensive Land Use Planning and Zoning), and the Master Plan.

NOW THEREFORE, for and in consideration of the foregoing recitals and of the mutual covenants and promises set forth herein, the parties do hereby agree as follows:

SECTION 1. DEFINITIONS.

For all purposes of this Agreement, except as otherwise expressly provided or unless the context otherwise requires, the following terms shall have the following meanings:

"Affiliate" means an entity, partnership or corporation which Developer controls, or in which Developer has a controlling interest or which controls Developer.

"Agreement" has the meaning assigned to it in the first paragraph hereof, and at any given time includes all addenda and exhibits incorporated by reference and all amendments which hereafter are duly entered into in accordance with the terms of this Agreement.

"Applicable Rules" means and refers to:

1. The following provisions of the Nye County Code:

Nye County Code, Title 15 (Building And Construction), Chapters 15.12 (Flood Damage Prevention), 15.16 (Uniform Construction Codes within the Pahrump Regional Planning District) and 15.20 (Board of Building and Safety Appeals, Pahrump Regional Planning District), as may be amended at any time during the effective time of this Agreement by building codes that apply uniformly throughout the Pahrump Regional Planning District; and

Title 16 (Subdivisions); and

Title 17, Chapter 17.04 (Comprehensive Land Use Planning and Zoning – Pahrump Regional Planning District); and

2. This Agreement.

The term "Applicable Rules" does not include:

1. Any ordinances, laws, policies, regulations or procedures adopted by a governmental entity other than the County;
2. Any fee or monetary payment not governed by this Agreement and prescribed by County ordinance which is uniformly applied to all development and construction subject to the County's jurisdiction, including any increase of fees or monetary payments that are cost based and uniformly applied to all development and construction within the County or a designated service area. This Definition does not preclude the County obtaining full cost recovery for any cost based services or infrastructure that are based on variables such as inflation, construction and consumer price indexing to the extent permitted by Nevada or federal law; or

3. Any applicable state or federal law or regulation.

"BoCC" means the Board of County Commissioners.

"Code" means the Nye County Code, as amended by Nye County Ordinances and Resolutions adopted by the BoCC, and including all rules, regulations, standards, criteria, manuals and other references adopted therein.

"County" means the County of Nye, State of Nevada, together with its successors and assigns.

"Developer" means GPS Pleasant Valley, LLC, a Nevada limited liability company, as the developer of the land constituting the Property, and its successors and assigns, if any, as permitted under the terms of Section 12.1 of this Agreement.

"District" means Nye County School District.

"Discretionary Approval" means an approval that involves the exercise of significant and extensive factual or legal judgment by the County. Without limiting the generality of this definition, the following types of approvals are considered "discretionary approvals": zone changes, conditional use permits, Master Plan amendments, planned unit developments, special exceptions, waivers, variances, site plans or site development plans, and tentative maps.

"Effective Date" means the effective date of an ordinance adopted by the BoCC that approves the execution of this Agreement.

"Engineering Standards" means those standards adopted by the County for the design of roads, drainage, and other infrastructure, as may be amended from time to time. The Engineering Standards are currently set forth in the "Guidelines for Design and Review of Development Engineering Submissions," pursuant to Nye County Resolution 2005-02.

"HOA" means any homeowners' association established within the Proposed Development properly formed and operated in accordance with the provisions of NRS Chapter 116. "Impact Fee" means a charge or fee imposed by the County with respect to new development to finance the costs of a capital improvement or facility expansion necessitated by and attributable to new development. The term does not include expenses required to complete any capital improvements identified and subsequently approved by the Director of Public Works in any studies that are required of the Developer by the County under this Agreement.

"Land Use Application" means any application seeking any approval authorized or required by Title 16 of the Code.

"Master Plan" means the Pahrump Regional Planning District Master Plan Update dated May 1, 2014.

"Master Traffic Impact Analysis" means a comprehensive traffic study, as amended or conditioned and finally approved by the County.

"Merchant Builder" means a commercial developer, homebuilder, apartment developer or other owner of real property within the Proposed Development that is designated by the Developer, in writing, as authorized to submit Land Use Applications to the County.

"NRS" means the Nevada Revised Statutes.

"Nye County School Board" means the board of trustees for the Nye County School District, as established by NRS chapter 386.

"Pahrump Town Board" means the agency established and charged with various legislative powers governing the Town of Pahrump pursuant to NRS Chapter 269, and in particular NRS § 269.155.

"Proposed Development" means all property and development within the boundaries of Lot R1 (Remnant Lot) of the Pleasant Valley - Unit 2, as shown by map thereof recorded December 14, 2006 as File No. 674226, filed in the office of the County Recorder, Nye County, Nevada and amended by Certificate of Amendment recorded December 6, 2007 as Document No. 699450..

"Planning Department" means the Planning and Development Department of the County.

"Planning Director" means the Director of the County's Planning and Development Department or his designee(s).

"Project Transportation Improvements" means street improvements, within the boundaries of the Proposed Development and adjacent to the boundaries of the Proposed Development that are identified in the Master Traffic Impact Analysis as necessary to provide egress and ingress to and from the Proposed Development to existing public roads and to mitigate the traffic impacts of the Proposed Development.

"Property" means that certain real property as described on Exhibit A.

"Public Works Director" or "Director of Public Works" means the Director of the County's Department of Public Works or their designee(s).

"Residential Development" means any proposed development identified in Proposed Development as compatible with zoning district VR-8 (Village Residential), § 17.04.250 of the Code.

"Road Use and Damage Remediation Agreement" is an agreement between Nye County and the Developer to maintain roadways that are being used during construction. This Agreement guarantees the roadway will be maintained and left in its current condition for the duration of the project.

"Subdivision Map" means any instrument under NRS 278 and Title 16 of the Code which legally subdivides property or gives the right to legally subdivide property, including, without limitation, parcel maps, division of land into large parcels, tentative commercial subdivision maps, final commercial subdivision maps, reversionary maps, condominium subdivision maps, or tentative or final residential subdivision maps, for all or a portion of the Proposed Development.

"Technical Drainage Study" means a study prepared in conformance with this Agreement, as amended or conditioned and approved by the Director of Public Works.

"Township" shall mean the unincorporated Township of Pahrump and its successors and assigns as a separate political subdivision within the County.

"Uniform" means applicable throughout the County or the Pahrump Regional Planning District.

"Unit fee" means a voluntary contribution by the Developer per designated increment of development, designed to mitigate the impacts of the development. A unit fee may be applied as provided in this Agreement. If this Agreement is silent about the application of a unit fee, the unit fee may be applied in any manner chosen by the Nye County Commission in its sole discretion.

"Zoning Ordinance" means the Zoning Ordinance of the Pahrump Regional Planning District, County Code Title 17.

SECTION 2. GENERAL PURPOSE AND INTENT.

This Agreement is predicated upon the following facts and findings:

2.1 County Intent. The County desires to enter into this Agreement in conformity with the requirements of NRS 278.0201 and as otherwise permitted by law and this Agreement to provide for public services, public uses and urban infrastructure, to promote the health, safety and general welfare of the County and its inhabitants, to minimize uncertainty in planning for and securing orderly development of the Proposed Development and surrounding areas, to insure attainment of the maximum efficient utilization of resources within the County in a way that provides the highest economic benefit and least fiscal cost to its citizens, to reasonably mitigate the impacts that the development of the Property will have on the citizens and lands of the Pahrump Regional Planning District, and otherwise achieve the goals and purposes for which the laws authorizing development agreements were enacted.

2.2 Developer Intent. In accordance with the legislative intent evidenced by NRS Chapter 278, Developer wishes to obtain reasonable assurances that Developer may develop the Proposed Development in accordance with the conditions established in this Agreement. Developer acknowledges that there are insufficient public services, which includes facilities and infrastructure, existing or planned at this time, and in order to develop the Proposed Development, Developer is willing to enter into this Agreement in order to provide certain public services, facilities and infrastructure in the area of the Proposed Development. Based upon the nature of the Proposed Development, the type and extent of the public improvements and infrastructure to the Proposed Development to be provided by Developer, and the type and extent of the public and private improvements to be provided within the Proposed Development, the Developer's decision to commence development of the Proposed Development is based on expectations of proceeding and the right to proceed with the Proposed Development in accordance with this Agreement and the Applicable Rules. Developer further acknowledges that this Agreement was made a part of the record at the time of its approval by the BoCC and that the Developer agrees without protest to the requirements, limitations, or conditions imposed by this Agreement.

2.3 Incorporation of Recitals. The foregoing recitals shall be deemed true and correct in all respects with respect to this Agreement and shall serve as the basis for the interpretation of this Agreement.

SECTION 3. GENERAL PROVISIONS.

3.1 *Binding Agreement.*

This Agreement shall run with the land described in Exhibit A of this Agreement and shall be binding on and inure to the benefit of the parties hereto and their successors and assigns, including any future and subsequent purchasers.

3.2 *Reliance on Applicable Rules.*

The County and Developer agree that Developer will be permitted to carry out and complete the entire Proposed Development in accordance with this Agreement, the Applicable Rules, and the VR-8 zoning district development standards.

3.3 *Modification of Applicable Rules.*

County and Developer acknowledge and agree that this Agreement is specific to the Proposed Development and may not be amended, modified or changed with respect to the Proposed Development without the express written consent of Developer and County, except as otherwise explicitly provided in this Agreement. In the event the County adopts new ordinances, rules or regulations, such new ordinances, rules or regulations will not apply to Developer or development of the Proposed Development for the duration of this Agreement except in those limited circumstances provided below.

3.4 *Application of Subsequently Enacted Rules.*

Except as provided below, no standard, policy, resolution or regulation regarding subdivision, land use, zoning, growth management, timing and phasing of construction, or construction methods shall be imposed by the County upon the Proposed Development, except those in effect at the Effective Date. County may hereafter, during the term of this Agreement, apply to the Proposed Development only those rules, regulations, ordinances, laws, general or specific plans, and official policies promulgated or enacted after this Effective Date that:

- (a) are not in conflict with the Applicable Rules, or
- (b) that are permitted by subsection 3.5, below.

3.5 *Imposition of New Fees or Standards.*

Notwithstanding the terms of Section 3.4, above:

- (a) The Proposed Development is subject to all of the following regulations, fees, or other requirements in effect now or in the future:
 - (1) cost-based fees that apply uniformly to all development in the Pahrump Regional Planning District, including the Proposed Development, subject to any credits or offsets required by the fee ordinances or Nevada law; and
 - (2) all regulations governing construction standards and specifications including, without limitation, the County's building code, plumbing code, mechanical code, electrical code, fire code and grading code, and all other uniform construction codes then applicable in the County; and
 - (3) uniform processing fees and charges of every kind and nature imposed by the County to cover the estimated actual costs to the County of processing applications for Permits or for monitoring compliance with any Permits granted or issued; and
 - (4) uniform estimated costs for completing required public improvements that are used to calculate costs for subdivision improvement agreements, maintenance or warranty guarantees, bonds, or other guarantees or assurances to complete the public improvements that are required for the Proposed Development; and
 - (5) uniform procedural regulations relating to hearing bodies, petitions, applications, notices, findings, records, hearings, reports, recommendations, appeals and any other matter of procedure, provided such procedures are uniformly applied throughout the Pahrump Regional Planning District or the County to all substantially similar types of development projects and properties; and
 - (6) uniform impact fees adopted by the BoCC, except as provided in Section 8 of this Agreement; and
 - (7) the Engineering Standards; and

- (8) uniform laws and regulations that are reasonably necessary to protect the public health, safety or welfare; and
- (9) new or changed County ordinances, regulations, plans or policies specifically mandated and required by changes in state or federal laws or regulations. In such event, the provisions of Section 3.6 through 3.7 of this Agreement are applicable.

(b) Notwithstanding the foregoing, should the County adopt or amend new ordinances, rules, regulations or policies that exceed the limitations of the foregoing Section 3.5(a), County may provide written notice to Developer within thirty (30) days of adoption or amendment of the same to allow Developer sufficient time to conduct due diligence. If the County provides the above stated notice, Developer may accept or not accept such new or amended matters by giving written notice. If Developer fails to give such written notice within thirty (30) days of receipt of notice by the County, such ordinances, rules, regulations or policies are deemed accepted by the Developer. County and Developer may execute an amendment to this Agreement evidencing Developer's acceptance of any new or amended ordinance, rule, regulation or policy.

3.6 Conflicting Federal or State Rules.

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

3.7 Cooperation in Performance.

The parties hereto agree to cooperate with each other in good faith and to take such additional actions, including the execution and delivery of documents and instruments, as may be necessary or appropriate, to fully effectuate and carry out the terms, provisions, purposes and intent of this Agreement. Notwithstanding the foregoing, Owner shall not have a right to obtain any Discretionary Approval from the County, however it shall not be unreasonably withheld from Owner.

3.8 Assignment.

- (a) Except as otherwise provided in Section 3.8(g) and (h), Developer shall not sell, transfer, ground lease or assign the Subject Property or this Agreement in whole or in part to any person, affiliate, partnership, joint venture, firm, company or corporation (any of the foregoing, an "Assignee") without the written consent of the County, which consent shall not be unreasonably withheld.
- (b) The Assignee shall assume in writing all duties and obligations of Developer hereunder, and provide substitute security in a form and an amount acceptable to the County for any security previously provided by Developer in compliance with the Code, if any.
- (c) County reserves the right to require documentation of the financial stability of any Assignee prior to the closing of the transaction. The County has the right to approve, approve with conditions, or disapprove such transfer in order to ensure that the Transferee has the same ability to fulfill the obligations of this Agreement as the Developer.
- (d) Except as expressly provided herein, no assignment or transfer of any portion of the Proposed Development shall relieve Developer of its obligations hereunder, and such assignment or transfer shall be subject to all of the terms and conditions of this Agreement. The County may, in its sole discretion, release the Developer of one or more of such obligations in a writing agreed to and executed by the County. Additionally, in the event that Developer sells or transfers more than forty-nine percent (49%) of the Proposed Development to a party other than an Affiliate, Developer is relieved of its obligations under this Agreement, provided that such transferee assumes all duties and obligations of Developer then unsatisfied and provides substitute security, in form and amount acceptable to County, for any of Developer's previous obligations for which Developer provided performance security, if any. County reserves the right to require documentation of the financial capacity of the transferee to which Developer intends to transfer or assign the rights of Developer under this Agreement. County shall approve such transfer as long as the transferee has the financial capacity and sufficient experience, with its management, to satisfy Developer's obligations hereunder. The decision by the County shall be made within sixty (60) days after such notice is given to the County including any required documentation. County and

Developer mutually agree that the approval of such transfer shall not be unreasonably withheld or delayed.

- (e) This Section 3.8 shall have no effect upon the validity of obligations recorded as covenants, conditions, restrictions or liens against parcels of real property.
- (f) Subject to subsection (a) through (e) above, Developer has full discretion and authority to transfer, assign or encumber the Proposed Development or portions thereof, in connection with financing transactions that are related to the Subject Property, without the permission of or notice to County. All such financing transactions shall be subject to the terms and conditions of this Agreement.
- (g) The rights of Developer under this Agreement may be freely transferred or assigned to an Affiliate of Developer, provided that such entity shall assume in writing all obligations of Developer hereunder, and provide substitute security in form and amount acceptable to County for any security previously provided by Developer in compliance with the Code, if any.
- (h) Developer has full discretion and authority to transfer, assign or encumber the Proposed Development or portions thereof, in connection with financing transactions, without limitation to the size or nature of any such transaction, the amount of land involved or the use of the proceeds therefrom, and may enter into such transactions at any time and from time to time without permission of or notice to County. All such financing transactions shall be subject to the terms and conditions of this Agreement.

3.9 Amendment of Agreement.

Except as otherwise permitted by NRS Chapter 278 and as may be expressly provided in this Agreement, this Agreement may be amended from time to time only upon the mutual written consent of the parties hereto. All proposed amendments shall be considered solely by the BoCC for adoption or rejection, provided however that the BoCC reserves the right to require the Developer to consult with the Pahrump Town Board and/or the Nye County School Board if a proposed amendment would, in the BoCC's opinion, affect either of those entities.

3.10 Indemnity; Hold Harmless.

Except as expressly provided in this Agreement, Developer shall hold County, its officers, agents, employees, and representatives harmless from liability for damage or claims for damage for personal injury, including death and claims for property damage which may arise from the direct operations of Developer or those of its agents, employees, which relate to the development of the Proposed Development. Developer agrees to and shall defend County and its officers, agents, employees, and representatives from actions for damages caused by reason of Developer's activities in connection with the development of the Proposed Development. Developer agrees to indemnify, hold harmless, and provide and pay all costs, attorneys fees, and damages related to a defense for County in any legal action filed in a court of competent jurisdiction by a third party alleging any such claims or challenging the validity of this Agreement. The provisions of this Section shall not apply to the extent such damage, liability, or claim is proximately caused by the intentional or negligent act of County, its officers, agent, employees, or representatives.

3.11 *Binding Effect of Agreement.*

The burdens of this Agreement bind, and the benefits of this Agreement inure to, the parties' respective successors in interest and run with the land with respect to the Property.

3.12 *Relationship of Parties.*

It is understood that the contractual relationship between County and Developer is such that Developer is not an agent of County for any purpose and County is not an agent of Developer for any purpose.

3.13 *Entire Agreement.*

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

3.14 *Waivers.*

All waivers of the provisions of this Agreement must be in writing and signed by the appropriate officers of County and/or Developer, as the case may be.

3.15 Recording; Amendments.

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

The Clerk of the Nye County Commission must record any agreement with a federal, state or local agency that is executed in full or partial fulfillment of any requirement of this Agreement, within a reasonable time after approval of the agreement, with the County Recorder. The applicant shall provide a true, signed original agreement to the Clerk of the Nye County Commission for this purpose.

3.16 Headings; Exhibits; Cross References.

The recitals, headings and captions used in this Agreement are for convenience and ease of reference only and shall not be used to construe, interpret, expand or limit the terms of this Agreement. All exhibits attached to this Agreement are incorporated herein by the references contained herein. Any term used in an exhibit hereto shall have the same meaning as in this Agreement unless otherwise defined in such exhibit. All references in this Agreement to sections and exhibits shall be to sections and exhibits to this Agreement, unless otherwise specified.

3.17 Sales and Use Tax

To the extent allowed under applicable laws, Developer shall accept, and shall require Merchant Builders to accept, delivery of all construction and related materials within the boundaries of the Proposed Development.

SECTION 4. PLANNING, DEVELOPMENT AND MAINTENANCE OF THE PROPOSED DEVELOPMENT.

4.1 Permitted Uses, Density, Height and Size of Structures.

Pursuant to NRS Chapter 278, this Agreement must set forth the maximum height and size of structures to be constructed in the Proposed Development, the density of uses and the permitted uses of the land. The County agrees that the Proposed Development may be developed to the maximum height, size and density, and with the land uses and development standards, set forth in the VR-8 (Village Residential) zoning classification under § 17.04.250 of the Code.

4.2 Effect of Amendments.

County acknowledges that Developer is anticipating that the entire Property will be developed in accordance with Nye County Code, Chapter 17.04 Pahrump Regional Planning District development standards provided for pursuant to zoning district VR-8 (Village Residential), with any future amendments thereto, provided however, that the Proposed Development shall be developed in accordance with the Applicable Rules as set forth herein.

4.3 Modifications to Subdivision Map.

Developer shall have the right to have nonmaterial modifications to the Proposed Development reviewed and acted upon administratively by the Planning Director.

- (a) A nonmaterial modification is a modification requested by the Developer that:
 - (1) meets or exceeds the requirements of the VR-8 (Village Residential) zoning district development standards; and
 - (2) does not decrease the amount of open space provided; and
 - (3) does not increase the amount of land area covered by this Agreement; and
 - (4) does not involve a relocation of land use classifications (e.g., residential, commercial, industrial); and
- (b) A nonmaterial modification includes any rearrangement of the internal street pattern that increases the efficiency of traffic

patterns, increases the efficiency of utility services, and improves drainage patterns, as determined by the Planning Director after consultation with the Nye County Department of Public Works.

- (c) A nonmaterial modification shall be reviewed and acted on administratively by the Planning Director within thirty (30) days. If Developer is aggrieved by the Planning Director's decisions, Developer may appeal that decision in accordance with § 16.36.080.E of the Code.
- (d) A material modification includes any modification that does not qualify as a nonmaterial modification, and shall be processed as an amendment to this Agreement.

4.4 Subdivision Maps.

- (a) Except as provided in subsection (b) of this section, the Parties agree that any Subdivision Maps required or requested by Developer or a Merchant Builder in connection with the Proposed Development shall be reviewed and considered for approval in accordance with the Applicable Rules.
- (b) County agrees to accept and timely process all subdivision maps requested by the Developer in accordance with the Applicable Rules. Developer agrees that County may require one or more of the following prior to the recordation of a final map:
 - (1) County approval of any material amendment to the Master Traffic Impact Analysis; and
 - (2) Copy of any required Environmental Report for the Property; and
 - (3) County approval of and conformance to the Technical Drainage Study; and
 - (4) Land dedications and Developer's execution of subdivision improvement, maintenance and warranty agreements with the County to assure such development..

4.5 Maintenance of Proposed Development.

- (a) County hereby agrees that, except for any separated sidewalks, landscaped areas, landscape appurtenances, and street lights

located inside the public right-of-way, all of the dedicated public roadways, sidewalks, and curbs that are within or adjacent to the Proposed Development will be maintained by the County as required by law. All landscaping and street lighting within the public rights-of-way within or adjacent to the Proposed Development shall be privately maintained by an HOA in accordance with NRS Chapter 116 requirements providing certain standards and regulations relating to, but not limited to, reserve accounts and liability insurance. Appropriate encroachment agreements shall be entered for all such landscaping.

- (b) Developer and any Merchant Builder shall maintain, in good repair and condition, all privately maintained on-site improvements in accordance with the County Code until such time as the HOA assumes responsibility for the same and Developer no longer retains control of the Board of Directors of the HOA. HOA shall similarly maintain all privately maintained on-site improvements in accordance with the requirements of NRS Chapter 116.
- (c) Developer and any Merchant Builder agrees that prior to the release of any final maps for recording, Developer will cause to be formed one or more homeowner's association (HOAs) within the Proposed Development. With respect to any final map, Developer will prepare and cause the recording of a declaration of covenants and restrictions governing the property incorporated in the map. Such associations will be responsible to maintain in good condition and repair any facilities that the County requires to be maintained by such associations as a condition of approval of this Agreement or the subdivision map, including all developed and undeveloped landscaped areas such as parks and park facilities, trail corridors, drainage easements, sight visibility zones, and any landscaping on public rights of way. Developer agrees that such homeowner's association HOA shall be created pursuant to one or more declarations of covenants and restrictions recorded against the Proposed Development and that such association HOA shall have the power to assess the subject landowners, in accordance with NRS Chapter 116, to pay the cost of such maintenance and repair and to create and enforce liens in the event of the nonpayment of such assessments. Developer further agrees that such declarations will contain a covenant running to the benefit of the County, and enforceable by County, that such facilities will be maintained in good condition and repair. Any such HOA associations will be a Nevada not-for-profit corporations with a board of directors elected by the subject landowners, provided, however, that so long as

Developer owns any land covered by such declarations to the extent permitted by NRS Chapter 116, Developer may control the board of directors of such association.

- (d) The declaration required pursuant to Section 4.5(c) must be executed and recorded with the office of the Nye County Recorder, concurrently with the recording of any final map, in a manner acceptable to the County, and must include the following provisions:
 - (1) a Maintenance Plan (outlined in Section 4.6 below); and
 - (2) must indicate that the Maintenance Plan cannot be materially amended by the board of directors of the association without the written consent of the County; and
 - (3) must provide that the declaration cannot be exercised or amended in any manner that would defeat or materially alter the Maintenance Plan; and
 - (4) must provide that in the event the homeowner's association fails to maintain the improvements in accordance with the provisions of the Maintenance Plan, the County may exercise its rights under the declaration, including the right of the County to levy assessments on the property owners for cost incurred by the County in maintaining the improvements, which assessments shall constitute liens against the land and the individual lots within the subdivision which may be executed upon and have the same priority as liens for real estate taxes.
- (e) The County shall have the right to review the declaration for the sole purpose of determining its compliance with the provisions of this Section 4. Such review shall be performed by the County within a reasonable time.

4.6 Maintenance Plan.

- (a) The declaration will provide for a plan of maintenance of such improvements ("Maintenance Plan").
- (b) The Maintenance Plan must be:
 - (1) adopted by the HOA, and

- (2) reviewed for compliance with applicable laws by the County District Attorney's office; and
- (3) reviewed by the Director of Planning; and
- (4) if the Maintenance Plan involves the maintenance of improvements abutting or within the public rights of way, reviewed by the Director of Public Works.

(c) The County and the HOA may modify such standards as they from time to time agree.

4.7 Additional Property.

Developer may not include property outside the boundaries of the Proposed Development within the terms of this Agreement without the prior approval of the BoCC. Said approval shall be solely in the discretion of the BoCC. If Developer requests additional property to be included, the BoCC must reconsider whether the inclusion of such property in the Proposed Development creates additional impacts of the proposed additional development and must ensure that any such impacts are appropriately mitigated through Developer contributions, impact fees, and any other allowable revenue source. Furthermore, the BoCC reserves the right to adjust the terms of this Agreement as a condition of allowing the addition of property.

4.8 Phasing Schedule.

In accordance with this section, the Developer intends to develop the Proposed Development in two or more phases. The County and Developer agree that this phasing schedule is for planning purposes only and is not a schedule that is to be enforced by either party, provided that County acknowledges that no additional off-site improvements are required for the first phase.

Phasing schedule for the Proposed Development.

Phase	Unit	Number of Units	Year	Construction of Offsite Infrastructure
1	[1-27]	<u>27</u>	<u>[2025]</u>	Offsite infrastructure is complete.
2	[28-104]	<u>104</u>	<u>[2025 - 2026]</u>	<u>[TBD]</u>
3	[105-160]	<u>160</u>	<u>[2026 - 2030]</u>	Thousandaire adjacent to

			property (½ street improvements) & Oakridge adjacent to property (½ street improvements).
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SECTION 5 REVIEW AND DEFAULT

5.1 *Frequency of Reviews; Biennial Review.*

Pursuant to NRS Chapter 278.0205.1 and Section 16.32.110 of the Code, the BoCC may request, pursuant to written notice to Developer, to review the development at least once every twenty-four (24) months during the term of this Agreement. In the event the BoCC provides such notice, Developer shall have thirty (30) days to provide a written report to BoCC containing the reporting requirements stated below.

Reporting requirements include information regarding the progress of development within the Proposed Development, including, without limitation: (i) the total number of residential units built and approved on the date of the report; (ii) specific densities within each project and within the Proposed Development as a whole; and (iii) the status of development within the Proposed Development and the anticipated phases of development for the next calendar year, if any. In the event Developer fails to submit such a report, Developer shall be in default of this Agreement. If at the time of review an issue not previously identified in writing is required to be addressed, the review at the request of either party shall be continued to afford reasonable time for response.

5.2 *Opportunity to be Heard.*

The report required by this Section 5 shall be considered solely by the BoCC in accordance with the rules and procedures of Section 16.32 of the Nye County Code. County and Developer shall each be permitted an opportunity to be heard orally and in writing before the BoCC regarding performance of the parties under this Agreement.

5.3 *General Provisions-Default.*

In the event of any noncompliance with any provision of this Agreement, the party alleging such noncompliance shall deliver to the other in writing not less than thirty (30) days' notice of default. The time of notice shall be measured from the date of certified mailing. The notice of default shall specify the nature

of the alleged default and the manner and period of time in which it may be satisfactorily corrected, during which period the party alleged to be in default shall not be considered in default for the purposes of termination or institution of legal proceedings. Such period shall allow for a reasonable opportunity to cure the default and not be less than the thirty (30) days. If the default is corrected, then no default shall exist and the noticing party shall take no further action. If the default is not corrected, the party charging noncompliance may elect any one or more of the following courses.

- (a) Option to Terminate. After proper notice and the expiration of the above-referenced period for correcting the alleged default, the party alleging the default may give notice of intent to amend or terminate this Agreement as authorized by NRS Chapter 278. Following any such notice of intent to amend or terminate, the matter shall be scheduled and noticed as required by law for consideration and review solely by the BoCC.
- (b) Amendment or Termination by County. Following consideration of the evidence presented before the BoCC and a finding that a default has occurred by Developer and remains uncorrected, County may amend or terminate this Agreement. In the event of default by Developer, County shall have the option, in its discretion, to maintain this Agreement in effect, and seek to enforce all of Developer's obligations hereunder under the procedures set forth in this Section and Section 5.5. County also reserves the right to terminate this Agreement and pursue collection and/or performance of any of Developer's obligations that were required by this Agreement up to the point of termination. Termination shall not in any manner rescind, modify, or terminate any vested right in favor of Developer, as determined under the Applicable Rules and Nevada law, existing or received as of the date of the termination and to the extent that Developer has performed its obligations under this Agreement. Developer shall have sixty (60) days after receipt of written notice of termination to institute legal action pursuant to Section 5.5 hereof.
- (c) Termination by Developer. In the event County substantially defaults under this Agreement, Developer shall have the right to terminate this Agreement after the hearing set forth in this Section. Developer shall have the option, in its discretion, to maintain this Agreement in effect, and seek to enforce all of County's obligations hereunder under the procedures set forth in this Section and Section 5.5.

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

5.4 Unavoidable Delay, Extension of Time.

Neither party hereunder shall be deemed to be in default, and performance shall be excused, where delays or defaults are caused by war, insurrection, strikes, walkouts, riots, floods, earthquakes, fires, casualties, acts of God, restrictions imposed or mandated by governmental entities, failure of governmental agencies (other than County) to perform acts or deeds necessary to the performance of this Agreement, enactment of conflicting state or federal laws or regulations, new or supplementary environmental regulations, litigation, or similar matters beyond the control of the parties. In addition, nonperformance of a party hereunder shall be excused as a result of the failure of the other party to perform under this Agreement which failure of the other party actually causes such nonperformance. If written notice of any such delay is given to County within thirty (30) days after the commencement thereof, an automatic extension of time, unless otherwise objected to by County within thirty (30) days of such written notice, shall be granted coextensive with the period of the enforced delay, or longer as may be required by circumstances or as may be subsequently agreed to between County and Developer. Any such extensions of time shall have no effect upon the timing of and the conclusions reached in the reviews to be conducted pursuant to Section 5.1 above.

5.5 Legal Action.

County and Developer agree that they would not have entered into this Agreement if either were to be liable for damages under or with respect to this Agreement that would be greater than without this Agreement. Accordingly, County and Developer may pursue any course of action or equity available for breach, except that neither party shall be liable to the other or to any other person for any monetary damages for a breach of this Agreement that are greater than such damages or liability would have been without this Agreement pursuant to the Applicable Rules. Prior to the institution of any legal action, the party seeking legal action must give the thirty (30) day notice of default as set forth in Section 5.3. Following such notice, and the failure of the notified party to cure such non-compliance within the time period set forth in Section 5.3, a public hearing must be held by the BoCC where the allegations will be

considered and a decision regarding their merits will be reached. Any judicial review of this decision or any legal action taken pursuant to this Agreement will be heard by the court, and the decision of the BoCC shall be overturned or overruled if its decision is clearly arbitrary and capricious. Judicial review of the decision of the BoCC shall be limited to the evidence presented to the BoCC at the public hearing. Jurisdiction for judicial review or any judicial action under this Agreement shall reside exclusively with the Fifth Judicial District Court, State of Nevada- Department 2 (Pahrump).

5.6 Notices.

All notices required by this Section shall be sent in accordance with Section 9.

5.7 Applicable Laws; Attorneys' Fees.

This Agreement shall be construed and enforced in accordance with the laws of the State of Nevada. Each party shall bear its own attorneys' fees and court costs in connection with any legal proceeding hereunder.

SECTION 6. INFRASTRUCTURE OBLIGATIONS.

6.1 Generally

- (a) Developer shall provide the infrastructure described in this Section.
- (b) All bonds, including performance bonds, that are required to provide financial assurance for the provision or maintenance of infrastructure pursuant to this Agreement or the Applicable Rules must be issued by an entity that has at least an AAA rating with A.M. Best obtained by Developer to cover One Hundred and Fifteen percent (115%) of the estimated cost of infrastructure identified by any Master Studies or the County Engineer. For purposes of this subsection, "AAA rating" means a rating or "AAA" or the highest rating of financial stability that is available under the A.M. Best rating system.

6.2 Open Space, Parks And Public Facilities

(

- (a) In addition to the amount of open space and park area that is provided by the Developer, the Developer and County agree that

Developer shall contribute, to the County for the benefit of the Township, a unit fee in the amount of Five Hundred Forty Seven Dollars (\$547.00) for each building permit issued for a residential unit within the Proposed Development. The County agrees that this fee is to be used by Township to operate, construct and/or maintain any public parks owned and operated by the Township.

6.3 Police Services.

Developer shall contribute a unit fee to County in the amount of Two Hundred Nine Dollars (\$209.00), upon the issuance of a building permit for each residential unit in the Proposed Development. Any revenue received from these "unit" fees shall be placed in a County's capital expenditures fund for the sole purpose of funding the needs of the Nye County Sheriff's office.

6.4 Fire Protection.

The Developer shall contribute a unit fee, to the County for the benefit of the Township, in the amount of Two Hundred and Fifty Four Dollars (\$254.00), upon the issuance of a building permit for each residential unit in the Proposed Development, to the Township of Pahrump Capital Account for the sole and discretionary provision of fire services to the Pahrump Regional Planning District.

6.5 Schools.

Developer acknowledges that Nye County has adopted Resolution No. 2004-32 at the request of the District imposing a residential construction tax (the "Tax") as authorized by NRS 387.331. Developer agrees that the Tax will be imposed and paid pursuant to Resolution 2004-32, as may be amended from time to time.

6.6 Water.

The parties acknowledge that the Developer has adequate certificated water rights for the Property, since public water services will be provided by the current water and sanitation district servicing the Property as specified in the tentative map approval, and that the County currently has no role in the allocation of water to people in the Township.

6.7 Sanitary Sewer.

Developer shall provide sanitary sewer system facilities as required by the Applicable Rules for the Proposed Development. County has no obligations, and is not obligated to pay any financial costs, associated with obtaining the

construction or maintenance of sanitary sewer facilities or the acquisition of rights-of-way, permits, easements, or other interests not owned by Developer necessary to construct the facilities required in this Section.

6.8 *Transportation.*

- (a) Traffic Studies. A Master Traffic Impact Analysis was approved for the original subdivision in January 2006 prior to the execution of this Agreement. The original analysis references improvements and capital improvement plans that are no longer accurate. Developer shall pay a traffic study improvement participation fee of \$575.11 per dwelling unit upon the issuance of a building permit for Phase 1 only (fee is from original approved traffic impact analysis). An updated master traffic impact analysis shall be submitted by Developer for review and approval by County for any development after Phase 1. The County may, but is not required, to approve any such amendments if they conform to the Applicable Rules and this Agreement.
- (b) Definitions.
 - (1) "Roadway Off-Site Improvements" shall mean mitigation measures and improvements to intersections and roadways located outside of the Proposed Development, as identified in subsection (c), below.
 - (2) "On-Site Improvements" shall mean mitigation measures and improvements to intersections and roadways located within each Phase of development of the Proposed Development as identified in the tentative map for the Proposed Development.
 - (3) "Access Roads" shall mean paved access roads having a minimum of two (2) through lanes and a left turn lane, necessary to provide ingress and egress for each Phase of Development, as identified in subsection (e), below.
- (c) Off-Site Improvements. Developer agrees to provide the following off-site improvements as well as what is required by the updated approved Master Traffic Impact Analysis.
 - East Thousandaire Boulevard – ½ street improvements including curb, gutter, asphalt, sidewalk, streetlights

- South Oakridge Avenue - ½ street improvements including curb, gutter, asphalt, sidewalk, streetlights

County and Developer agree and acknowledge that Developer's sole responsibility with regards to Off-Site improvements, shall be limited to those Off-Site Improvements set forth above and in the updated approved Master Traffic Impact Analysis.

- (d) On-Site Improvements. County acknowledges it has approved the internal roadway network of the Proposed Development when County approved the tentative map. Developer acknowledges it shall be responsible for all internal public and private roadway costs and expenses, as identified in the approved Master Traffic Impact Analysis and set forth in this Agreement.
- (e) Access Roads. County agrees that Developers obligations, as they relate to Access Roads, shall be limited to the specific improvements set forth in the Final Plan. Developer acknowledges it shall be responsible for all Access Roads that may be identified in the Master Traffic Impact Analysis.
- (f) Road Maintenance During Construction

Developer shall identify construction access routes and enter into a Road Use and Damage Remediation Agreement for the duration of the project or as determined by the Public Works Director.
- (g) Future Performance Bonds. As required by law, as a condition of approval of any final map, Developer shall provide performance bonds for Off-Site and On-Site Improvements which relate to roadways set forth in said final map, which are identified in the Agreement and/or Master Traffic Impact Analysis. Specific bond amounts will be identified in the subdivision improvement agreements.
- (h) Impact Fees. Developer shall be subject to impact fees for streets and highways and shall pay said impact fees at the rate adopted by County in compliance with all local, state and federal laws, and any future adjustments thereto. Developer may deduct or otherwise apply a credit towards any impact fees addressed by the Master Traffic Impact Analysis. Developer shall be credited for any overpayment of impact fees or shall pay the balance of any under payment of impact fees. In assessing such impact fees, the Developer shall be given credits for any transportation

improvements it provides under the terms of the agreement that are a part of County's capital improvement plan as adopted. Developer remains subject, however, to impact fees for streets and highways that are adopted by County at the time any building permit is requested by Developer in connection with the Proposed Development.

- (i) Access/Egress Plan. Thirty (30) days prior to the start of any construction, Developer shall establish and submit to the Director of Public Works for approval an access/egress plan for construction related traffic. County reserves its right to require the Developer to modify or make changes to its plan if at any time, in the opinion of the County, any proposed temporary routes have not best served the needs of the residents. The Developer agrees to adhere to the approved plan and any modification of the plan approved by the Director of Public Works thereafter, and ensure that the same plan is adhered to by all merchant builders, contractors and subcontractors.

6.9 Storm Drainage

- (a) Technical Drainage Study. Developer shall submit to the County a Technical Drainage Study for the Proposed Development for the County's review and approval for any development after Phase 1.
- (b) Definitions.
 - (1) "Off-Site Improvements" shall mean mitigation measures and improvements to drainage located outside of the Proposed Development.
 - (2) "On-Site Improvements" shall mean mitigation measures and improvements to drainage located within each phase of the Proposed Development.
- (c) Off-Site and On-Site Improvements. Developer agrees to provide Off-Site and On-Site Improvements as required by the approved Technical Drainage Study, if any.
- (d) Acquisition of Off-Site Rights-of-Way. Developer shall be responsible for the cost of acquisition of any right-of-way corridor, if such property must be acquired in order to provide said flood control or stormwater management measures identified in the approved Technical Drainage Study, if any. County has no obligations, and is

not obligated to pay any financial costs, associated with constructing off-site roads or obtaining rights-of-way, permits, easements, or other interests not owned by Developer necessary to construct the facilities required in this Section.

- (e) The Developer shall contribute a unit fee, to the County for the benefit of the Township, in the amount of Four Thousand Two Hundred Forty Six Dollars (\$4,246.00), upon the issuance of a building permit for each residential unit in the Proposed Development, for the sole and discretionary provision of drainage and flood control improvements or facilities within the Pahrump Regional Planning District.

6.10 Assurance for Completion and Maintenance of Improvements.

- (a) As a condition of approval of any final map, Developer shall provide performance bonds or cash-in-lieu for all Off-Site and On-Site improvements as provided in the final map and/or that are identified in this Agreement and/or the approved Master Traffic Impact Analysis and the approved Technical Drainage Study. Such bond amounts or cash-in-lieu shall reflect 115% of the total estimated cost for the work as determined or approved by the Director of Public Works, and shall be adjusted no less frequently than every two years, for inflation and escalation in construction cost using published and generally accepted cost index. If the financial institution will not approve an automatic inflationary increase, the adjusted amount shall be in the form of a bond replacement. In the case of cash-in-lieu, the adjusted amount shall be in the form of an additional cash payment to Nye County.
- (b) As required by law, as a condition of approval of any final map, Developer shall provide performance bonds for Off-Site and On-Site Improvements which relate to utilities set forth in said final map, which are identified in the Agreement and/or Master Traffic Impact Analysis and/or Technical Drainage Study. Specific bond amounts will be identified in the subdivision improvement agreements.

SECTION 7. SPECIAL IMPROVEMENT DISTRICTS.

County may consider any applications for developer initiated special improvement districts which may be identified as material to the development of the Proposed Development. The Parties agree, however: (i) that nothing

contained in this Section or elsewhere in this Agreement constitutes in any way a pre-approval or authorization of any such developer initiated special improvement districts; and (ii) any developer initiated special improvement district must be processed and approved pursuant to all applicable State and County laws, policies and procedures.

SECTION 8. IMPACT FEES.

- 8.1 The Proposed Development is subject to impact fees and shall pay said impact fees at the rate adopted by County in compliance with all local, state and federal laws, and any future adjustments thereto.
- 8.2 Developer shall pay the difference between any unit fees and impact fees payable for the same infrastructure category, and may offset any unit fees against the new impact fees for the same infrastructure. For purposes of this section, an "offset" means an offset against the impact fee, but does not require a reimbursement for overpayment of impact fees or other other contributions to infrastructure. The Developer shall be given credits for:
 - (a) any capital improvements it provides under the terms of the agreement that are a part of the funded portion of the County's capital improvement plan as adopted; and
 - (b) any "unit" fees paid pursuant to Section 6.
- 8.3 Developer remains subject to impact fees that are adopted by County at the time any building permit is requested by Developer in connection with the Proposed Development.

SECTION 9. NOTICES.

All notices, demands and correspondence required or provided for under this Agreement shall be in writing and delivered in person or mailed by certified mail postage prepaid, return receipt requested. Notices shall be addressed as follows:

To County:

County of Nye,
A political subdivision
2041 E. Calvada Boulevard North
Suite 1
Pahrump, Nevada 89048
Attention: Planning Director

To Developer:

GPS Pleasant Valley, LLC
3900 Hualapai, Ste. 110
Las Vegas, NV 89147
Attn: Jeff Chain, Manager

With Copy to:

Kaempfer Crowell
1980 Festival Plaza Drive, Suite 65000
Las Vegas, Nevada 89135-295888
Attn: Tony Celeste

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

SECTION 10. SEVERABILITY OF TERMS.

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

SECTION 11. DURATION OF AGREEMENT.

11.1 This Agreement shall expire [five (5)] years after the Effective Date.

11.2 The BoCC may, in its sole discretion, extend the term of this Agreement upon the following conditions:

- (a) Developer provides written notice of such extension to County prior to the expiration of the original term of this Agreement; and
- (b) Developer is not in default of this Agreement.

11.3 If approved by the BoCC, the extension shall be granted in writing after:

- (a) notice of intention to amend the Agreement has been published as provided in NRS 278.0205; and
- (b) the BoCC has approved an ordinance approving the extension that includes:
 - (1) a statement of the justification for the extension; and
 - (2) the duration of the extension; and
 - (3) any further conditions agreed to by the BoCC and the applicant, which conditions may be incorporated by reference in the ordinance.

In Witness Whereof, this Agreement has been executed by the parties on the day and year first above written.

COUNTY:

Board of County Commissioners

DEVELOPER:

GPS Pleasant Valley, LLC, a Nevada limited liability company

By: _____

By: _____

Name: _____

Approved as to Form:

Title: _____

Attest:

County Clerk

SUBSCRIBED AND SWORN TO before
me by _____ the _____
of _____ on this _____ day of
_____, 2025.

By: _____

Notary Public in and for said County
and State

EXHIBIT A

Legal Description of Property Subject To Agreement

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN PAHRUMP, IN THE COUNTY OF NYE, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

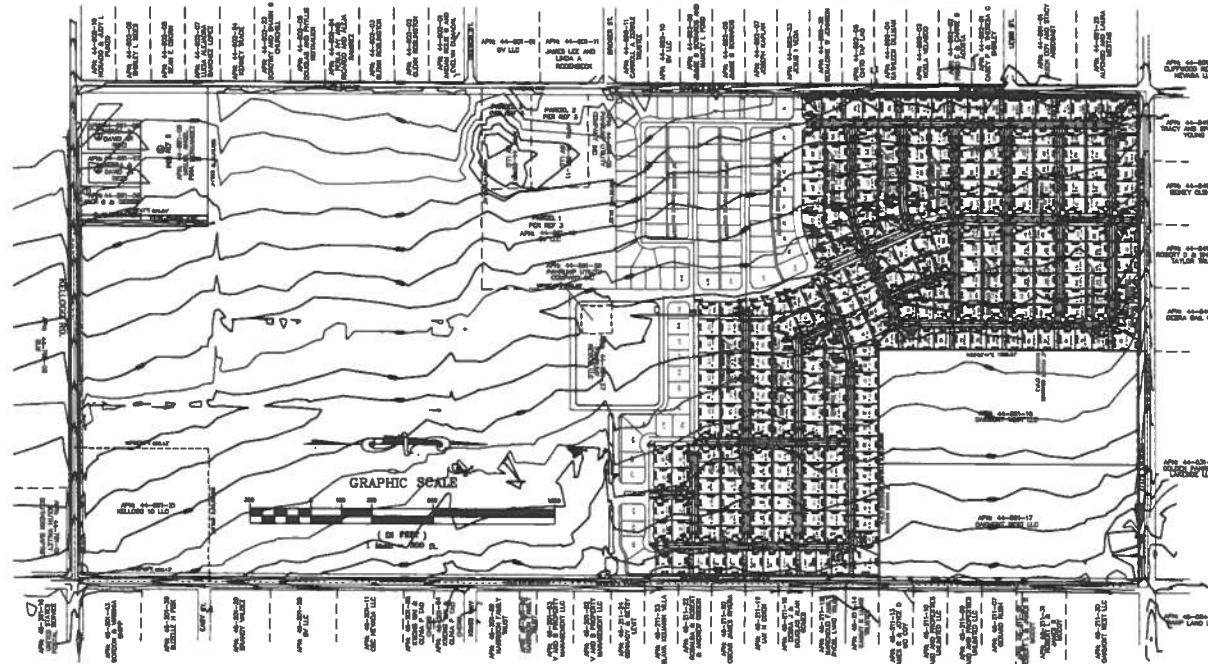
All of Lot R1 (Remnant Lot) Pleasant Valley - Unit 2, as shown by map thereof recorded December 14, 2006 as File No. 674226, filed in the office of the County Recorder, Nye County, Nevada and amended by Certificate of Amendment recorded December 6, 2007 as [Document No. 699450](#).

EXHIBIT B
[Tentative Subdivision Map]

TENTATIVE MAP

FOR
PLEASEANT VALLEY SUBDIVISION
UNITS 4, 6, & 8

BEING A PORTION OF THE E.S. OF SEC 13, T.21.S., R.1.E., M.D.M. - NYE COUNTY, NEVADA



BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS PROJECT IS N0049.00' W, BEING THE EAST LINE OF THE NORTHERN QUADRANT (NE1/4) OF SECTION 13, TOWNSHIP 21, SOUTH RANGE 53, EAST, M.D.M., NYE COUNTY, NEVADA AS SHOWN ON SUBDIVISION MAP ON FILE IN THE NYE COUNTY RECORDER'S OFFICE IN FILE 127328.

COUNTY RECORDER'S NOTE:

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX. NRS 278.5685

LEGAL DESCRIPTION:

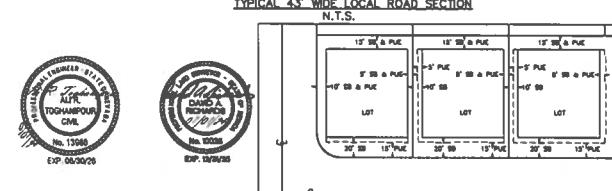
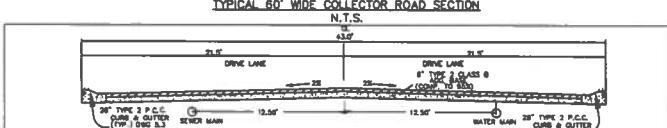
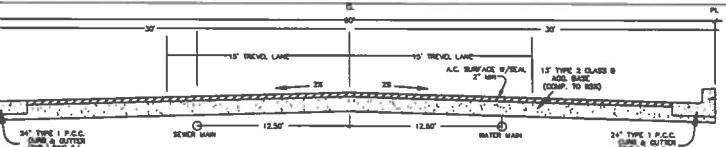
APN 044-541-30
2831 E. THOUSANDIRE BLVD.
PAHRUMP, NV 89048
T.21.S., SEC. 13, R.1.E.
PLEASANT VALLEY UNIT 2,
F#647226
75.060 ACRE

OWNER:

BREAKING BADGER LLC
7945 W. SAHARA AVE. STE. 107
SUITE 107, ASSOCIATED SCOTT
LAS VEGAS, NV 89117-7908

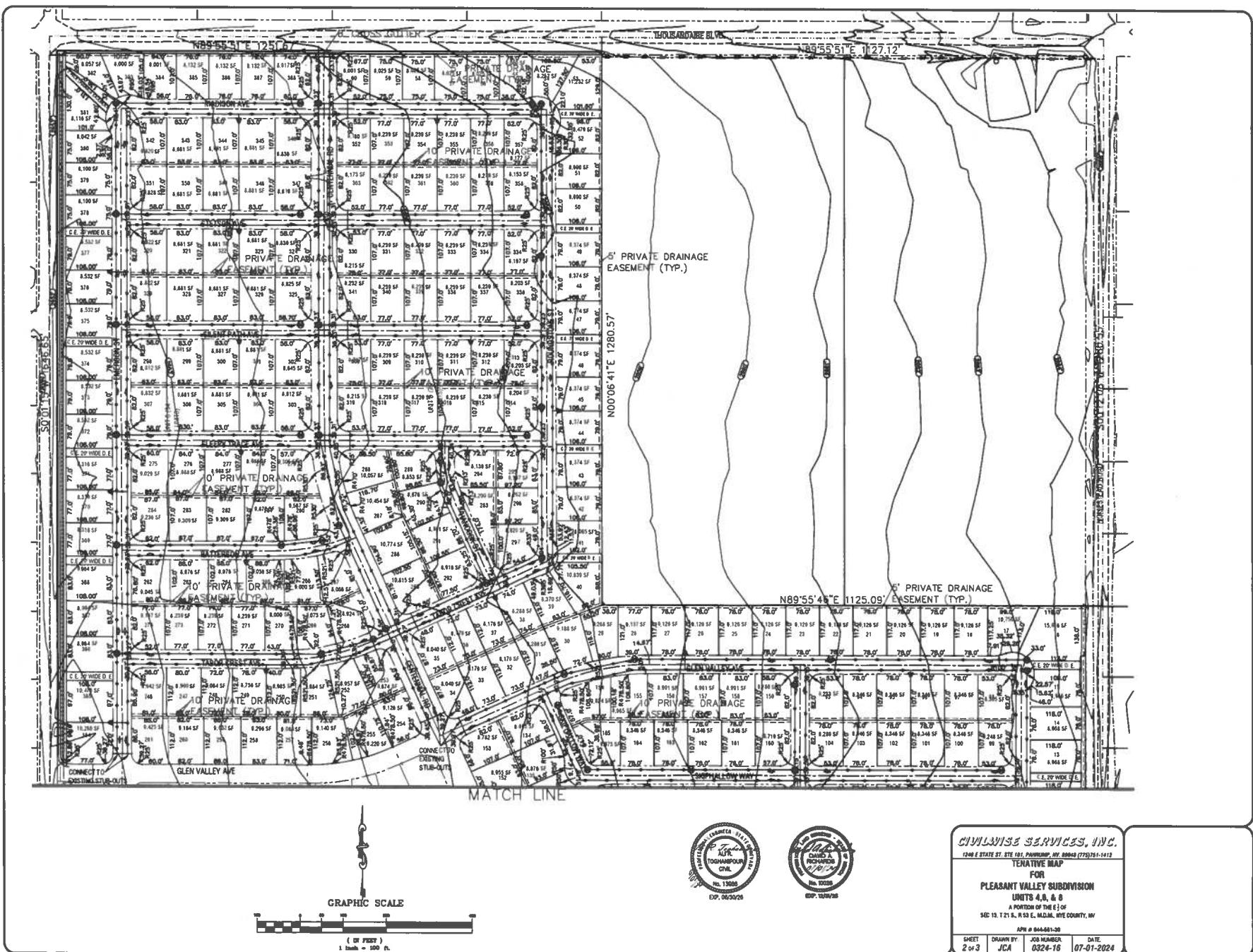
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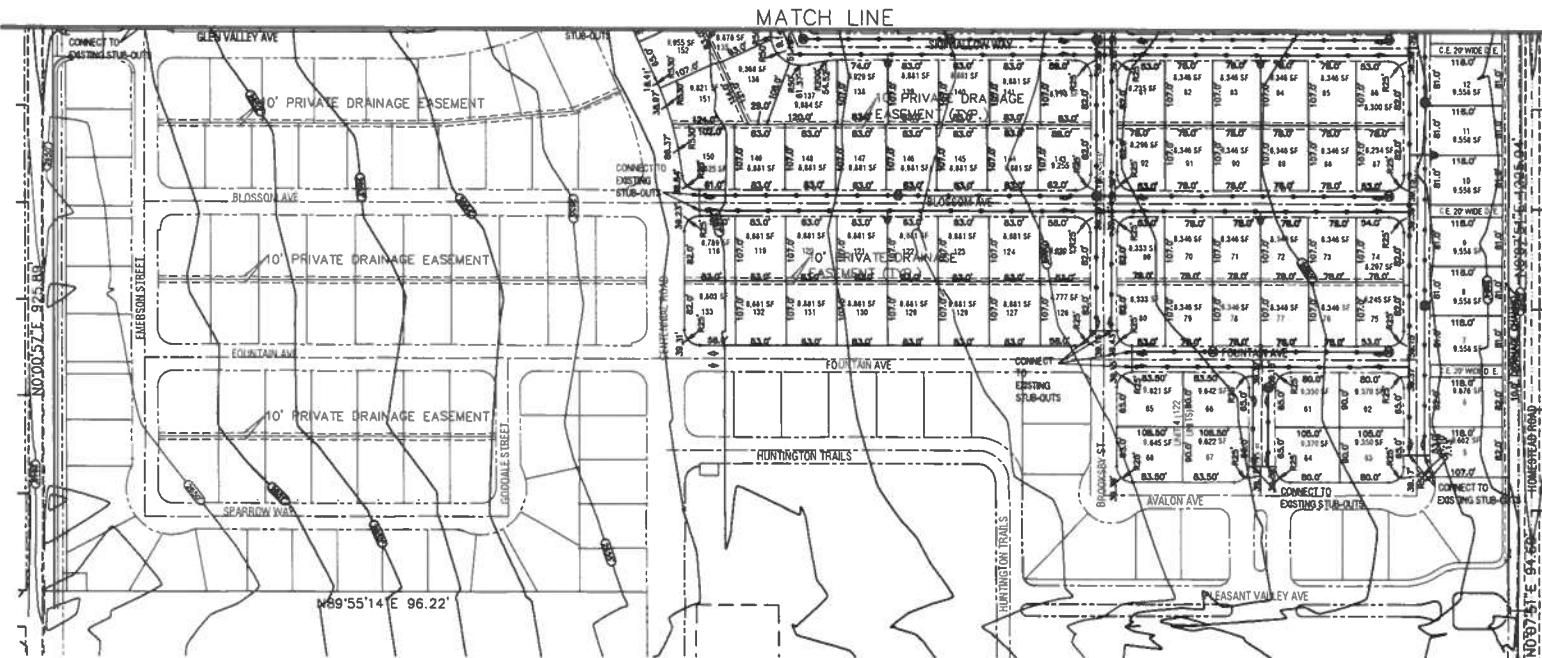
CIVILWISE SERVICES, INC.
1240 E. STATE ST. STE 101
PAHRUMP, NV 89048



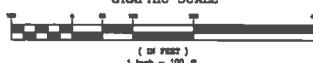
UNIT 2 ADJACENT LOT OWNERS:

LOT	APN	OWNER
1	044-541-30-001	SCOTT, ASSOCIATED
2	044-541-30-002	SCOTT, ASSOCIATED
3	044-541-30-003	SCOTT, ASSOCIATED
4	044-541-30-004	SCOTT, ASSOCIATED
5	044-541-30-005	SCOTT, ASSOCIATED
6	044-541-30-006	SCOTT, ASSOCIATED
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14	044-541-30-014	SCOTT, ASSOCIATED
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20	044-541-30-020	SCOTT, ASSOCIATED
21	044-541-30-021	SCOTT, ASSOCIATED
22	044-541-30-022	SCOTT, ASSOCIATED
23	044-541-30-023	SCOTT, ASSOCIATED
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226	044-541-30-226	SCOTT, ASSOCIATED
227	044-541-30-227	SCOTT, ASSOCIATED
228	044-541-30-228	SCOTT, ASSOCIATED
229	044-541-30-229	SCOTT, ASSOCIATED
230	044-541-30-230	SCOTT, ASSOCIATED
231	044-541-30-231	SCOTT, ASSOCIATED
23		





GRAPHIC SCALE



CHIYU LIN/MEASUREMENTS OF CHIYU LIN/MEASUREMENTS OF

1260 E STATE ST. STE. 101, PENSACOLA, FL 32501 (850) 751-1411

TENTATIVE MAP

FOR

PLEASANT VALLEY SUBDIVISION

UNITS 4, 5, & 6

A PORTION OF THE E 3 OF
SEE 13, T 31 S, R 33 E, M.D.M. BOE COUNTY, IOWA

100% 0.041501.00

SHEET DRAWN BY: JOB NUMBER: D

3 of 3 JCA 0324-16 07-0

THE JOURNAL OF CLIMATE

BILL NO. 2025-05

NYE COUNTY ORDINANCE NO. ____

SUMMARY: A Bill proposing to adopt a Development Agreement between Nye County and GPS Pleasant Valley, LLC.

TITLE: A BILL PROPOSING TO ADOPT A DEVELOPMENT AGREEMENT BETWEEN NYE COUNTY AND GPS PLEASANT VALLEY, LLC; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

THE BOARD OF COMMISSIONERS OF THE COUNTY OF NYE, STATE OF NEVADA, DOES HEREBY ORDAIN:

1. In accordance with the provisions of Section 278.0203 of the Nevada Revised Statutes and Chapter 16.32 of the Nye County Code, a development agreement for the Pleasant Valley Subdivision, located within the Pahrump Regional Planning District, is attached hereto.
2. The Board of Commissioners hereby approves the development agreement for the Pleasant Valley Subdivision, with an effective date of July 7, 2025.

SEVERABILITY. If any provision of this Ordinance or amendments thereto, or the application thereof to any person, thing or circumstance is held to be invalid, such invalidity shall not affect the validity or provisions or applications of this Ordinance or amendments thereto which can be given effect without the invalid provisions or applications, and to this end the provisions of this Ordinance and amendments thereto are declared to be severable.

CONSTITUTIONALITY. If any section, clause or phrase of this Ordinance shall be declared unconstitutional by a court of competent jurisdiction, the remaining provisions of this Ordinance shall continue in full force and effect.

EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after passage, approval, and publication as required by law, to wit, from and after the 7th day of July, 2025. Proposed on the 20th day of May, 2025.

Proposed by Commissioner _____.

Adopted on the ____ day of _____, 2025.

Vote: Ayes: Commissioners:
Nays: Commissioners:
Absent: Commissioners:

Attest:

Ron Boskovich, Chair
Nye County Board of
County Commissioners

Cori Freidhof
Nye County Clerk and Ex-Officio
Clerk of the Board

DEVELOPMENT AGREEMENT

BY AND BETWEEN

NYE COUNTY, STATE OF NEVADA

AND

GPS PLEASANT VALLEY,
LLC

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This Development Agreement (this "Agreement") is made and entered into this _____ day of _____, 2005-2025 by and between the County of Nye, State of Nevada (hereinafter "County") and _____ (GPS Pleasant Valley, LLC, a Nevada limited liability company (hereinafter "_____), "Developer"), as owner of certain real property generally located southeast of the intersection of Thousandaire Boulevard and Oakridge Avenue, having an address at 2631 East Thousandaire Boulevard^{lvd}, Pahrump, Nevada 89048, as commonly known as for the "Pleasant Valley Unit 1 Subdivision" ¹ and more particularly described as County Assessor's Parcel Number 044-561-30 (the "Property").

RECITAL OF PREMISES, PURPOSE AND INTENT

A. Developer owns that certain real property described and shown on Exhibit "A" attached hereto and incorporated herein by reference (hereinafter the "Property") containing approximately 76.06 acres of land, which is the subject of this Agreement.

B. The County has authority, pursuant to NRS Chapter 278.0201 to 278.0207 and Nye County Nye County Code, Chapter 16.32, to enter into development agreements with persons having a legal or equitable interest in real property to establish long-range plans for the development of such property. The Property was previously subject to the Development Agreement between County and Concordia Pleasant Valley, LLC and CHI of Nevada, LLC, predecessors-in-interest to Developer, recorded in the Official Records of Nye County, Nevada on October 26, 2005, as document number 639721 (the "2005 Agreement"), and as pertains to the Property, the 2005 Agreement has expired in accordance with its terms.

C. All preliminary processing with regard to this Agreement has been duly completed in conformance with all applicable laws, rules and regulations. The Nye County Board of County Commissioners (hereinafter "BoCC"), having given notice as required by law, held a public hearing on -Developer's application seeking approval of the form of this Agreement and the execution hereof by the BoCC. At that hearing, the BoCC found that this Agreement is consistent with the County's plans, policies and regulations, including the Pahrump Regional Planning District Master Plan (the "Master Plan"), and that the execution of this Agreement on behalf of the County is in the public interest and is lawful in all respects.

¹ NEED: Project name, if determined

D. On the _____ day of _____, ~~2006~~2025 the BoCC adopted Ordinance No. _____ approving this Agreement and authorizing the execution hereof by duly constituted officers of the County. Said ordinance took effect on the _____ day of _____, ~~2006~~2025. The County agrees to record a certified copy of the ordinance as required by NRS Chapter 278.

E. The County desires to enter into this Agreement in conformance with the requirements of NRS Chapter 278, and as otherwise permitted by law and this Agreement, to provide for public services, as limited to and further defined within specific exhibits attached hereafter, to further the goals and values of the County's Master Plan, to promote the health, safety and general welfare of the County and its inhabitants, to minimize uncertainty in planning for and securing orderly development of the Property and surrounding areas, to insure attainment of the maximum efficient utilization of resources within the County in a way that provides the highest economic benefit and least fiscal cost to its citizens, and to otherwise achieve the goals and purposes for which the laws governing development agreements were enacted. The conditions stated in this Agreement will reasonably mitigate the impacts that the development of the Property will have on the citizens of the Pahrump Regional Planning District. The County finds and determines that the conditions of this Agreement were not an inducement for the rezoning of the Property or to any other land use decision relating to the Property.

F. The County finds and determines, and the Developer agrees, that the conditions established in this Agreement are unique to the Proposed Development (as defined in this Agreement) and were negotiated at arm's length between the County and the Developer, and that the conditions of this Agreement have no binding or precedential effect with regard to future development agreements in the County, and cannot be relied upon by the parties to this Agreement, or future applicants for rezoning, subdivision plat, or other land use approvals in other Development Agreements.

G. This Agreement is consistent with and will implement the goals and objectives of the County Code, Titles 16 (Subdivisions) and 17 (Comprehensive Land Use Planning and Zoning), and the Master Plan.

NOW THEREFORE, for and in consideration of the foregoing recitals and of the mutual covenants and promises set forth herein, the parties do hereby agree as follows:

SECTION 1. DEFINITIONS.

For all purposes of this Agreement, except as otherwise expressly provided or unless the context otherwise requires, the following terms shall have the following meanings:

"Affiliate" means an entity, partnership or corporation which Developer controls, or in which Developer has a controlling interest or which controls Developer.

"Agreement" has the meaning assigned to it in the first paragraph hereof, and at any given time includes all addenda and exhibits incorporated by reference and all amendments which hereafter are duly entered into in accordance with the terms of this Agreement.

"Applicable Rules" means and refers to:

1. ~~The Zoning Action (defined below);~~

2. ~~The following provisions of the Nye County Code:~~

~~Nye County Code, Title 15 ([Building And Construction](#)), Chapters 15.12 (Flood Damage Prevention), 15.16 (Uniform Construction Codes within the Pahrump Regional Planning District) and 15.20 (Board of Building and Safety Appeals, Pahrump Regional Planning District), as may be amended at any time during the effective [date time](#) of this [e](#)Agreement by building codes that apply uniformly throughout the Pahrump Regional Planning District; and~~

~~Title 16 ([Subdivisions](#)); and~~

~~Title 17, Chapter 17.04 ([Comprehensive Land Use Planning and Zoning – Pahrump Regional Planning District](#)); and~~

23. This Agreement.

The term "Applicable Rules" does not include:

1. Any ordinances, laws, policies, regulations or procedures adopted by a governmental entity other than the County;
2. Any fee or monetary payment not governed by this Agreement and prescribed by County ordinance which is uniformly applied to all development and construction

subject to the County's jurisdiction, including any increase of fees or monetary payments that are cost based and uniformly applied to all development and construction within the County or a designated service area. This Definition does not preclude the County obtaining full cost recovery for any cost based services or infrastructure that are based on variables such as inflation, construction and consumer price indexing to the extent permitted by Nevada or federal law; or

3. Any applicable state or federal law or regulation.

"BoCC" means the Board of County Commissioners.

"Code" means the Nye County Code, as amended by Nye County Ordinances and Resolutions adopted by the BoCC, and including all rules, regulations, standards, criteria, manuals and other references adopted therein.

"County" means the County of Nye, State of Nevada, together with its successors and assigns.

"Developer" means GPS Pleasant Valley, LLC, a Nevada limited liability company, as the Developer~~developer~~ of the land constituting the Property, and its successors and assigns, if any, as permitted under the terms of Section 12.1 of this Agreement.

"District" means Nye County School District.

"Discretionary Approval" means an approval that involves the exercise of significant and extensive factual or legal judgment by the County. Without limiting the generality of this definition, the following types of approvals are considered "discretionary approvals": zone changes, conditional use permits, Master Plan amendments, planned unit developments, special exceptions, waivers, variances, site plans or site development plans, and tentative maps.

"Effective Date" means the effective date of an ordinance adopted by the BoCC that approves the execution of this Agreement.

"Engineering Standards" means those standards adopted by the County for the design of roads, drainage, and other infrastructure, as may be amended from time to time. The Engineering Standards are currently set forth in the "Guidelines for Design and Review of Development Engineering Submissions," pursuant to Nye County Resolution 2005-02.

"HOA" means any homeowners' association established within the Proposed Development properly formed and operated in accordance with the provisions of NRS Chapter 116.

"Impact Fee" means a charge or fee imposed by the County with respect to new development to finance the costs of a capital improvement or facility expansion necessitated by and attributable to new development. The term does not include expenses required to complete any capital improvements identified and subsequently approved by the Director of Public Works in any studies that are required of the Developer by the County ~~under the Zoning Action or~~ under this Agreement.

~~"Improvement District" means an entity (other than a township, city or county) organized under Nevada law in which tracts are assessed fees, taxes, special assessments, rates, tolls, charges (including, but not limited to, service charges, standby service charges, charges for the availability of service, annexation charges, or minimum charges) for the construction or maintenance of public improvements. An "improvement district" includes any local improvement district or general improvement district organized or reorganized under NRS Chapters 271, 309, or 318, or any district for the maintenance of roads created organized pursuant to NRS Chapter 320.~~

"Land Use Application" means any application seeking any approval authorized or required by Title 16 of the Code.

"Master Plan" means the Pahrump Regional Planning District Master Plan Update dated ~~November 19, 2003, as may be amended from time to time~~May 1, 2014.

"Master Traffic Impact Analysis" means a comprehensive traffic study ~~prepared in conformance with the Zoning Action [and approved as of the effective date of this Agreement]~~², as amended or conditioned and finally approved by the County. ~~The Master Traffic Impact Analysis is attached to this Agreement as Exhibit "B" and is incorporated herein and made a part of this Agreement by this reference.~~

"Merchant Builder" means a commercial developer, homebuilder, apartment developer or other owner of real property within the Proposed Development that is designated by the Developer, in writing, as authorized to submit Land Use Applications to the County.

"NRS" means the Nevada Revised Statutes.

² ~~Confirm timing or delete clause.~~

"Nye County School Board" means the board of trustees for the Nye County School District, as established by NRS chapter 386.

"Pahrump Town Board" means the agency established and charged with various legislative powers governing the Town of Pahrump pursuant to NRS Chapter 269, and in particular NRS § 269.155.

"Proposed Development" means all property and development within the boundaries of the Lot R1 (Remnant Lot) of the Pleasant Valley - Unit 2 subdivision map, as shown by map thereof recorded December 14, 2006 as File No. 674226, filed in the office of the County Recorder, Nye County, Nevada and amended by Certificate of Amendment recorded December 6, 2007 as Document No. 699450, as shown on Exhibit G.

"Planning Department" means the Planning and Development Department of the County.

"Planning Director" means the Director of the County's Planning and Development Department or his designee(s).

"Project Transportation Improvements" means street improvements, within the boundaries of the Proposed Development and adjacent to the boundaries of the Proposed Development that are identified in the Master Traffic Impact Analysis as necessary to provide egress and ingress to and from the Proposed Development to existing public roads and to mitigate the traffic impacts of the Proposed Development.

"Property" means that certain real property as described on Exhibit A.

"Public Works Director" or "Director of Public Works" means the Director of the County's Department of Public Works or their designee(s).

"Residential Development" means any proposed development identified in Proposed Development as compatible with zoning district VR-8 (Village Residential) as established in the Zoning Ordinance, § 17.04.250 of the Code.

"Road Use and Damage Remediation Agreement" is an agreement between Nye County and the Developer to maintain roadways that are being used during construction. This ~~Agreement~~ guarantees the roadway will be maintained and left in its current condition for the duration of the project.

"Subdivision Map" means any instrument under NRS 278 and Title 16 of the Code which legally subdivides property or gives the right to legally subdivide property, including, without limitation, parcel maps, division of land into large parcels, tentative commercial subdivision maps, final commercial subdivision maps, reversionary maps, condominium subdivision maps, or tentative or final residential subdivision maps, for all or a portion of the Proposed Development.

"Technical Drainage Study" means a study prepared in conformance with ~~the Zoning Action~~this Agreement, as amended or conditioned and approved by the Director of Public Works.

"Township" shall mean the unincorporated Township of Pahrump and its successors and assigns as a separate political subdivision within the County.

"Uniform" means applicable throughout the County or the Pahrump Regional Planning District.

"Unit ~~f~~Fee" means a voluntary contribution by the Developer ~~and its successors or assigns~~ per designated increment of development, designed to mitigate the impacts of the development. A unit fee may be applied as provided in this Agreement. If this Agreement is silent about the application of a unit fee, the unit fee may be applied in any manner chosen by the Nye County Commission in its sole discretion.

~~"Zoning Action" means the date and action taken by the BoCC with respect to (application numbers), together with all applicable conditions, and any subsequent approvals by the County that amend or revise the action taken by the BoCC with respect to (application numbers).~~

"Zoning Ordinance" means the Zoning Ordinance of the Pahrump Regional Planning District, County Code Title 17.

SECTION 2. GENERAL PURPOSE AND INTENT.

This Agreement is predicated upon the following facts and findings:

2.1 County Intent. The County desires to enter into this Agreement in conformity with the requirements of NRS 278.0201 and as otherwise permitted by law and this Agreement to provide for public services, public uses and urban infrastructure, to promote the health, safety and general welfare of the County and its inhabitants, to minimize uncertainty in planning for and securing orderly development of the Proposed Development and surrounding areas, to insure attainment of the maximum efficient utilization of resources within the County in

a way that provides the highest economic benefit and least fiscal cost to its citizens, to reasonably mitigate the impacts that the development of the Property will have on the citizens and lands of the Pahrump Regional Planning District, and otherwise achieve the goals and purposes for which the laws authorizing development agreements were enacted.

2.2 Developer Intent. In accordance with the legislative intent evidenced by NRS Chapter 278, Developer wishes to obtain reasonable assurances that Developer may develop the Proposed Development in accordance with the conditions established in this Agreement. Developer acknowledges that there are insufficient public services, which includes facilities and infrastructure, existing or planned at this time, and in order to develop the Proposed Development, Developer is willing to enter into this Agreement in order to provide certain public services, facilities and infrastructure in the area of the Proposed Development. Based upon the nature of the Proposed Development, the type and extent of the public improvements and infrastructure to the Proposed Development to be provided by Developer, and the type and extent of the public and private improvements to be provided within the Proposed Development, the Developer's decision to commence development of the Proposed Development is based on expectations of proceeding and the right to proceed with the Proposed Development in accordance with this Agreement and ~~the Applicable Rules and the Zoning Action~~. Developer further acknowledges that this Agreement was made a part of the record at the time of its approval by the BoCC and that the Developer agrees without protest to the requirements, limitations, or conditions imposed by ~~this~~ Agreement ~~and the Zoning Action~~.

2.3 Incorporation of Recitals. The foregoing recitals shall be deemed true and correct in all respects with respect to this Agreement and shall serve as the basis for the interpretation of this Agreement.

SECTION 3. GENERAL PROVISIONS.

3.1 *Binding Agreement.*

This Agreement shall run with the land described in Exhibit "A" of this Agreement and shall be binding on and inure to the benefit of the parties hereto and their successors and assigns, including any future and subsequent purchasers.

3.2 *Reliance on Zoning Action and Applicable Rules.*

The County and Developer agree that Developer will be permitted to carry out and complete the entire Proposed Development ~~in accordance with the uses and densities approved by the Zoning Action and~~ in accordance with this Agreement, the Applicable Rules, and the VR-8 zoning district development standards.

3.3 Modification of Applicable Rules.

County and Developer acknowledge and agree that ~~this Agreement~~ ~~the Zoning Action~~ is specific to the Proposed Development and may not be amended, modified or changed with respect to the Proposed Development without the express written consent of Developer and County, except as otherwise explicitly provided in this Agreement. In the event the County adopts new ordinances, rules or regulations, such new ordinances, rules or regulations will not apply to Developer or development of the Proposed Development for the duration of this Agreement except in those limited circumstances provided below.

3.4 Application of Subsequently Enacted Rules.

Except as provided below, no standard, policy, resolution or regulation regarding subdivision, land use, zoning, growth management, timing and phasing of construction, or construction methods shall be imposed by the County upon the Proposed Development, except those in effect at the ~~time of the Zoning Action~~ Effective Date. County may hereafter, during the term of this Agreement, apply to the Proposed Development only those rules, regulations, ordinances, laws, general or specific plans, and official policies promulgated or enacted after this Effective Date that:

- (a) are not in conflict with the Applicable Rules, or
- (b) that are permitted by subsection 3.5, below.

3.5 Imposition of New Fees or Standards.

Notwithstanding the terms of Section 3.34, above:

- (a) The Proposed Development is subject to all of the following regulations, fees, or other requirements in effect now or in the future:
 - (1) ~~uniform~~ cost-based fees that apply uniformly to all development in the Pahrump Regional Planning District, including the Proposed Development, subject to any credits or offsets required by the fee ordinances or Nevada law; and

- (2) all regulations governing construction standards and specifications including, without limitation, the County's building code, plumbing code, mechanical code, electrical code, fire code and grading code, and all other uniform construction codes then applicable in the County; and
- (3) uniform processing fees and charges of every kind and nature imposed by the County to cover the estimated actual costs to the County of processing applications for Permits or for monitoring compliance with any Permits granted or issued; and
- (4) uniform estimated costs for completing required public improvements that are used to calculate costs for subdivision improvement agreements, maintenance or warranty guarantees, bonds, or other guarantees or assurances to complete the public improvements that are required for the Proposed Development; and
- (5) uniform procedural regulations relating to hearing bodies, petitions, applications, notices, findings, records, hearings, reports, recommendations, appeals and any other matter of procedure, provided such procedures are uniformly applied throughout the Pahrump‡ Regional Planning District or the County to all substantially similar types of development projects and properties; and
- (6) uniform impact fees adopted by the BoCC, except as provided in Section 8 of this Agreement; and
- (7) the Engineering Standards; and
- (8) uniform laws and regulations that are reasonably necessary to protect the public health, safety or welfare; and
- (9) new or changed County ordinances, regulations, plans or policies specifically mandated and required by changes in state or federal laws or regulations. In such event, the provisions of Section 3.65 through 3.67 of this Agreement are applicable.

(b) Notwithstanding the foregoing, should the County adopt or amend new ordinances, rules, regulations or policies that exceed the

limitations of the foregoing Section 3.25(a), County may provide written notice to Developer within thirty (30) days of adoption or amendment of the same to allow Developer sufficient time to conduct due diligence. If the County provides the above stated notice, Developer may accept or not accept such new or amended matters by giving written notice. If Developer fails to give such written notice within thirty (30) days of receipt of notice by the County, such ordinances, rules, regulations or policies are deemed accepted by the Developer. County and Developer may execute an amendment to this Agreement evidencing Developer's acceptance of any new or amended ordinance, rule, regulation or policy.

3.6 Conflicting Federal or State Rules.

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

3.7 Cooperation in Performance.

The parties hereto agree to cooperate with each other in good faith and to take such additional actions, including the execution and delivery of documents and instruments, as may be necessary or appropriate, to fully effectuate and carry out the terms, provisions, purposes and intent of this Agreement. Notwithstanding the foregoing, Owner shall not have a right to obtain any Discretionary Approval from the County, however it shall not be unreasonably withheld from Owner.

3.8 Assignment.

- (a) Except as otherwise provided in Section 3.8(g) and (h), Developer shall not sell, transfer, ground lease or assign the Subject Property or this Agreement in whole or in part to any person, affiliate, partnership, joint venture, firm, company or corporation (any of the foregoing, an "Assignee") without the written consent of the County, which consent shall not be unreasonably withheld.
- (b) The Assignee shall assume in writing all duties and obligations of Developer hereunder, and provide substitute security in a form and an amount acceptable to the County for any security previously provided by Developer in compliance with the Code, if any.

(c) ~~The Assignee shall assume all duties and obligations of Developer~~

(d) County reserves the right to require documentation of the financial stability of any Assignee prior to the closing of the transaction. The County has the right to approve, approve with conditions, or disapprove such transfer in order to ensure that the Transferee has the same ability to fulfill the obligations of this Agreement as the Developer.

(e) Except as expressly provided herein, no assignment or transfer of any portion of the Proposed Development shall relieve Developer of its obligations hereunder, and such assignment or transfer shall be subject to all of the terms and conditions of this Agreement. The County may, in its sole discretion, release the Developer of one or more of such obligations in a writing agreed to and executed by the County. Additionally, in the event that Developer sells or transfers more than forty-nine percent (49%) of the Proposed Development to a party other than an Affiliate, Developer is relieved of its obligations under this Agreement, provided that such transferee assumes all duties and obligations of Developer then unsatisfied and provides substitute security, in form and amount acceptable to County, for any of Developer's previous obligations for which Developer provided performance security, if any. County reserves the right to require documentation of the financial capacity of the Third Party transferee to which Developer intends to transfer or assign the rights of Developer under this Agreement. County shall approve such transfer as long as the transferee has the financial capacity and sufficient experience, with its management, to satisfy Developer's obligations hereunder. County's decision with respect to the transfer must be based upon a reasonable review as required by law. The decision by the County shall be made within ~~sixty~~^{thirty} (60) days after such notice is given to the County including any required documentation. County and Developer mutually agree that the approval of such transfer shall not be unreasonably withheld or delayed.

(f) This ~~subsection~~ Section 3.8 shall have no effect upon the validity of obligations recorded as covenants, conditions, restrictions or liens against parcels of real property.

(g) Subject to subsection (a) through (f) above, Developer has full discretion and authority to transfer, assign or encumber the Proposed Development or portions thereof, in connection with

financing transactions that are related to the Subject Property, without the permission of or notice to County. All such financing transactions shall be subject to the terms and conditions of this Agreement.

- (g) The rights of Developer under this Agreement may be freely transferred or assigned to an Affiliate of Developer, provided that such entity shall assume in writing all obligations of Developer hereunder, and provide substitute security in form and amount acceptable to County for any security previously provided by Developer in compliance with the Code, if any.
- (h) Developer has full discretion and authority to transfer, assign or encumber the Proposed Development or portions thereof, in connection with financing transactions, without limitation to the size or nature of any such transaction, the amount of land involved or the use of the proceeds therefrom, and may enter into such transactions at any time and from time to time without permission of or notice to County. All such financing transactions shall be subject to the terms and conditions of this Agreement.

3.9 Amendment of Agreement.

Except as otherwise permitted by NRS Chapter 278 and as may be expressly provided in this Agreement, this Agreement may be amended from time to time, ~~but~~ only upon the mutual written consent of the parties hereto. All proposed amendments shall be considered solely by the BoCC for adoption or rejection, provided however that the BoCC reserves the right to require the Developer to consult with the Pahrump Town Board and/or the Nye County School Board if a proposed amendment would, in the BoCC's opinion, affect either of those entities.

3.10 Indemnity; Hold Harmless.

Except as expressly provided in this Agreement, Developer shall hold County, its officers, agents, employees, and representatives harmless from liability for damage or claims for damage for personal injury, including death and claims for property damage which may arise from the direct operations of Developer or those of its agents, employees, which relate to the development of the Proposed Development. Developer agrees to and shall defend County and its officers, agents, employees, and representatives from actions for damages caused by reason of Developer's activities in connection with the development of the Proposed Development. Developer agrees to indemnify, hold harmless, and provide and pay all costs, attorneys fees, and damages related to a

defense for County in any legal action filed in a court of competent jurisdiction by a third party alleging any such claims or challenging the validity of this Agreement. The provisions of this Section shall not apply to the extent such damage, liability, or claim is proximately caused by the intentional or negligent act of County, its officers, agent, employees, or representatives.

3.11 *Binding Effect of Agreement.*

The burdens of this Agreement bind, and the benefits of this Agreement inure to, the parties' respective successors in interest and run with the land with respect to the Property~~which is the subject of this Agreement.~~

3.12 *Relationship of Parties.*

It is understood that the contractual relationship between County and Developer is such that Developer is not an agent of County for any purpose and County is not an agent of Developer for any purpose.

3.13 *Entire Agreement.*

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

3.14 *Waivers.*

All waivers of the provisions of this Agreement must be in writing and signed by the appropriate officers of County and/or Developer, as the case may be.

3.15 *Recording; Amendments.*

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

The Clerk of the Nye County Commission must record any agreement with a federal, state or local agency that is executed in full or partial fulfillment of any requirement of this Agreement, within a reasonable time after approval of the agreement, with the County Recorder. The applicant shall provide a true, signed original agreement to the Clerk of the Nye County Commission for this purpose.

3.16 Headings; Exhibits; Cross References.

The recitals, headings and captions used in this Agreement are for convenience and ease of reference only and shall not be used to construe, interpret, expand or limit the terms of this Agreement. All exhibits attached to this Agreement are incorporated herein by the references contained herein. Any term used in an exhibit hereto shall have the same meaning as in this Agreement unless otherwise defined in such exhibit. All references in this Agreement to sections and exhibits shall be to sections and exhibits to this Agreement, unless otherwise specified.

3.17 Sales and Use Tax

To the extent allowed under applicable laws, Developer shall accept, and shall require Merchant Builders to accept, delivery of all construction and related materials within the boundaries of the Proposed Development.

SECTION 4. PLANNING, DEVELOPMENT AND MAINTENANCE OF THE PROPOSED DEVELOPMENT.

4.1 Permitted Uses, Density, Height and Size of Structures.

Pursuant to NRS Chapter 278, this Agreement must set forth the maximum height and size of structures to be constructed in the Proposed Development, the density of uses and the permitted uses of the land. The County agrees that the Proposed Development may be developed to the maximum height, size and density, and with the land uses and development standards, set forth in the VR-8 (Village Residential) zoning classification under § 17.04..250 of the Code, ~~as otherwise limited or conditioned pursuant to the BoCC approval of the Zoning Action.~~

4.2 Effect of Amendments.

County acknowledges that Developer is anticipating that the entire Property will be developed in accordance with Nye County Code, Chapter 17.04 Pahrump Regional Planning District development standards provided for pursuant to zoning district VR-8 (Village Residential), with any future amendments thereto, provided however, that the Proposed Development shall be developed in accordance with the Applicable Rules as set forth herein.

4.3 Modifications to Subdivision Map.

Developer shall have the right to have nonmaterial modifications to the Proposed Development reviewed and acted upon administratively by the Planning Director.

- (a) A nonmaterial modification is a modification requested by the Developer that:
 - (1) meets or exceeds the requirements of the VR-8 (Village Residential) zoning district development standards; and
 - (2) does not decrease the amount of open space provided; and
 - (3) does not increase the amount of land area covered by this Agreement; and
 - (4) does not involve a relocation of land use classifications (e.g., residential, commercial, industrial); and
- (b) A nonmaterial modification includes any rearrangement of the internal street pattern that increases the efficiency of traffic patterns, increases the efficiency of utility services, and improves drainage patterns, as determined by the Planning Director after consultation with the Nye County Department of Public Works.
- (c) A nonmaterial modification shall be reviewed and acted on administratively by the Planning Director within thirty (30) days. If Developer is aggrieved by the Planning Director's decisions, Developer may appeal that decision in accordance with § 16.36.080.E of the Code.
- (d) A material modification includes any modification that does not qualify as a nonmaterial modification, and shall be processed as an amendment to this Agreement.

4.4 Subdivision Maps.

- (a) Except as provided in subsection (b) of this section, the Parties agree that any Subdivision Maps required or requested by Developer or a Merchant Builder in connection with the Proposed Development shall be reviewed and considered for approval in accordance with the Applicable Rules.
- (b) County agrees to accept and timely process all subdivision maps requested by the Developer in accordance with the Applicable Rules. Developer agrees that County may require one or more of the following prior to the recordation of a final map:
 - (1) County approval of any material amendment to the Master Traffic Impact Analysis; and
 - (2) Copy of any required Environmental Report for the Property; and
 - (3) County approval of and conformance to the Technical Drainage Study; and
 - (4) Land dedications and Developer's execution of subdivision improvement, maintenance and warranty agreements with the County to assure such development; ~~and~~
 - (5) ~~BoCC approval of a resolution or similar statement indicating the County's intent to create a Improvement District to develop infrastructure in the Proposed Development, or in the absence thereof, land dedications and Developer's execution of the County's standard Design and Review Guidelines to assure such development. Nothing in this Agreement requires the County to approve an Improvement District.~~

4.5 Maintenance of Public~~Proposed Development and Common Areas.~~³

- (a) County hereby agrees that, except for any separated sidewalks, landscaped areas, landscape appurtenances, and street lights located inside the public right-of-way, all of the dedicated public roadways, sidewalks, and curbs ~~which that~~ are within or adjacent to

the Proposed Development will be maintained by the County as required by law. All landscaping and street lighting within the public rights-of-way within or adjacent to the Proposed Development shall be privately maintained by an HOA in accordance with NRS Chapter 116 requirements providing certain standards and regulations relating to, but not limited to, reserve accounts and liability insurance. Appropriate encroachment agreements shall be entered for all such landscaping.

- (b) Developer and any Merchant Builder shall maintain, in good repair and condition, -all privately maintained on-site improvements in accordance with the County Code, in accordance with the requirements of NRS Chapter 116 until such time as the HOA assumes responsibility for the same and Developer no longer retains control of the Board of Directors of the HOA. HOA shall similarly maintain all privately maintained on-site improvements in accordance with the requirements of NRS Chapter 116.
- (c) Developer and any Merchant Builder agrees that prior to the release of any final maps for recording, Developer will cause to be formed one or more homeowner's association (HOAs) within the Proposed Development. With respect to any final map, Developer will prepare and cause the recording of a declaration of covenants, conditions and restrictions ("Declaration") formation of a master association HOA governing the property incorporated in the map. Such associations will be responsible to maintain in good condition and repair any facilities which that the County requires to be maintained by such associations as a condition of approval of this Agreement or the the Subdivision Map, including all developed and undeveloped landscaped areas such as parks and park facilities, trail corridors, drainage easements, sight visibility zones, and any landscaping on public rights of way. Developer agrees that such homeowner's association HOA shall be created pursuant to one or more declarations of covenants and restrictions recorded against the Proposed Development and that such association HOA shall have the power to assess the subject landowners, in accordance with NRS Chapter 116, to pay the cost of such maintenance and repair and to create and enforce liens in the event of the nonpayment of such assessments. Developer further agrees that such declarations will contain a covenant running to the benefit of the County, and enforceable by County, that such facilities will be maintained in good condition and repair. Such Any such HOA associations will be a Nevada not-for-profit corporations with a board of directors elected by the subject

landowners, provided, however, that so long as Developer owns any land covered by such declarations to the extent permitted by NRS Chapter 116, Developer may control the board of directors of such association.

- (d) The declaration required pursuant to Section 4.5(c)(d) must be executed and recorded with the office of the Nye County Recorder, concurrently with the recording of any final map, in a manner acceptable to the County, and must include the following provisions:
 - (1) a Maintenance Plan (outlined in Section 4.6 below); and
 - (2) must indicate that the Maintenance Plan cannot be materially amended by the board of directors of the association without the written consent of the County; and
 - (3) must provide that the declaration cannot be exercised or amended in any manner that would defeat or materially alter the Maintenance Plan; and
 - (4) must provide that in the event the homeowner's association fails to maintain the improvements in accordance with the provisions of the Maintenance Plan, the County may exercise its rights under the declaration, including the right of the County to levy assessments on the property owners for cost incurred by the County in maintaining the improvements, which assessments shall constitute liens against the land and the individual lots within the subdivision which may be executed upon and have the same priority as liens for real estate taxes.
- (e) The County shall have the right to review the declaration for the sole purpose of determining its compliance with the provisions of this Section 4. Such review shall be performed by the County within a reasonable time.

4.6 Maintenance Plan.

- (a) The declaration will provide for a plan of maintenance of such improvements ("Maintenance Plan").
- (b) The Maintenance Plan must be:
 - (1) adopted by the HOA, and

- (2) reviewed for compliance with applicable laws by the County District Attorney's office; and
- (3) reviewed by the Director of Planning; and
- (4) if the Maintenance Plan involves the maintenance of improvements abutting or within the public rights of way, reviewed by the Director of Public Works.

(c) The County and the HOA may modify such standards as they from time to time agree.

4.7 Additional Property.

Developer may not include property outside the boundaries of the Proposed Development within the terms of this Agreement without the prior approval of the BoCC. Said approval shall be solely in the discretion of the BoCC. If Developer requests additional property to be included, the BoCC must reconsider whether the inclusion of such property in the Proposed Development creates additional impacts of the proposed additional development and must ensure that all any such impacts are appropriately mitigated through Developer contributions, impact fees, and any other allowable revenue source. Furthermore, the BoCC reserves the right to adjust the terms of this Agreement as a condition for of allowing the addition of property.

4.8 Phasing Schedule.

(a) In accordance with this section, the Developer is proposing a phasing schedule to give notice to the County its intent intends to Phase develop the Proposed Development in two or more phases. The County and Developer agree that this phasing schedule is for planning purposes only and is not a schedule that is to be enforced by either party, except provided that County acknowledges that no additional off-site improvements are required for the first phase.

(b) The number of dwelling units or non-residential floor area shall not exceed the maximum number permitted for any time period as established in the phasing schedule, except that:

(1) any unused increment of development during any time period established in the phasing schedule may be applied to the next or subsequent periods of the phasing schedule; and

(2) the BoCC may approve additional dwelling units or non-residential floor area during any time period if it finds, in its sole discretion, that there are adequate public facilities and services to accommodate the additional development.

(3) Developer shall provide a quarterly report of the construction that has been completed to the Planning Director. The report may include a summary of activity for the previous quarter and projections for the next quarter.

Phasing schedule for _____ subdivision [the Property](#) [Proposed Development](#).

<u>Phase</u>	Unit	Number of Units	Year	Construction of Offsite Infrastructure
1	[1-27]	27	[2025]	Offsite infrastructure is complete.
2	[28-104]	104	[2025 - 2026]	[TBD]
3	[105-160]	106 160	[2026 - 2030]	[TBD] Thousandaire adjacent to property (½ street improvements) & Oakridge adjacent to property (½ street improvements).

SECTION 5 REVIEW AND DEFAULT

5.1 Frequency of Reviews; Biennial Review.

Pursuant to NRS Chapter 278.0205.1 and Section 16.32.110 of the Code, the BoCC may request, pursuant to written notice to Developer, to review the development at least once every twenty-four (24) months during the term of this Agreement. In the event the BoCC provides such notice, Developer shall have thirty (30) days to provide a written report to BoCC containing the reporting requirements stated below.

Reporting requirements include information regarding the progress of development within the Proposed Development, including, without limitation: (i) [data showing](#) the total number of residential units built and approved on the date of the report; (ii) specific densities within each project and within the

Proposed Development as a whole; and (iii) the status of development within the Proposed Development and the anticipated phases of development for the next calendar year, if any. In the event Developer fails to submit such a report, Developer shall be in default of this Agreement. If at the time of review an issue not previously identified in writing is required to be addressed, the review at the request of either party shall be continued to afford reasonable time for response.

5.2 Opportunity to be Heard.

The report required by this Section 5 shall be considered solely by the BoCC in accordance with the rules and procedures of Section 16.32 of the Nye County Code. County and Developer shall each be permitted an opportunity to be heard orally and in writing before the BoCC regarding performance of the parties under this Agreement.

5.3 General Provisions-Default.

In the event of any noncompliance with any provision of this Agreement, the party alleging such noncompliance shall deliver to the other in writing not less than thirty (30) days' notice of default. The time of notice shall be measured from the date of certified mailing. The notice of default shall specify the nature of the alleged default and the manner and period of time in which it may be satisfactorily corrected, during which period the party alleged to be in default shall not be considered in default for the purposes of termination or institution of legal proceedings. Such period shall allow for a reasonable opportunity to cure the default and not be less than the thirty (30) days. If the default is corrected, then no default shall exist and the noticing party shall take no further action. If the default is not corrected, the party charging noncompliance may elect any one or more of the following courses.

- (a) Option to Terminate.—After proper notice and the expiration of the above-referenced period for correcting the alleged default, the party alleging the default may give notice of intent to amend or terminate this Agreement as authorized by NRS Chapter 278. Following any such notice of intent to amend ~~to or~~ terminate, the matter shall be scheduled and noticed as required by law for consideration and review solely by the BoCC.
- (b) Amendment or Termination by County. Following consideration of the evidence presented before the BoCC and a finding that a default has occurred by Developer and remains uncorrected, County may amend or terminate this Agreement. In the event of default by Developer, County shall have the option, in its discretion,

to maintain this Agreement in effect, and seek to enforce all of Developer's obligations hereunder under the procedures set forth in this Section and Section 5.5. County also reserves the right to terminate this Agreement and pursue collection and/or performance of any of Developer's obligations that were required by this Agreement up to the point of termination. Termination shall not in any manner rescind, modify, or terminate any vested right in favor of Developer, as determined under the Applicable Rules and Nevada Law, existing or received as of the date of the termination and to the extent that Developer has performed its obligations under this Agreement. Developer shall have sixty (60) days after receipt of written notice of termination to institute legal action pursuant to Section 5.5 hereof.

- (c) Termination by Developer. In the event County substantially defaults under this Agreement, Developer shall have the right to terminate this Agreement after the hearing set forth in this Section. Developer shall have the option, in its discretion, to maintain this Agreement in effect, and seek to enforce all of County's obligations hereunder under the procedures set forth in this Section and Section 5.5.
- (d) Waiver. Failure or delay in giving notice of default shall not constitute a waiver of any default. Except as otherwise expressly provided in this Agreement, any failure or delay by any party in asserting any of its rights or remedies in respect of any default shall not operate as a waiver of any default or any such rights or remedies, or deprive such party of its right to institute and maintain any actions or proceedings that it may deem necessary to protect, assert, or enforce any of its rights or remedies.

5.4 Unavoidable Delay, Extension of Time.

Neither party hereunder shall be deemed to be in default, and performance shall be excused, where delays or defaults are caused by war, insurrection, strikes, walkouts, riots, floods, earthquakes, fires, casualties, acts of God, restrictions imposed or mandated by governmental entities, failure of governmental agencies (other than County) to perform acts or deeds necessary to the performance of this Agreement, enactment of conflicting state or federal laws or regulations, new or supplementary environmental regulations, litigation, or similar matters beyond the control of the parties. In addition, nonperformance of a party hereunder shall be excused as a result of the failure of the other party to perform under this Agreement which failure of the other party actually causes such nonperformance. If written notice of any such delay

is given to County within thirty (30) days after the commencement thereof, an automatic extension of time, unless otherwise objected to by County within thirty (30) days of such written notice, shall be granted coextensive with the period of the enforced delay, or longer as may be required by circumstances or as may be subsequently agreed to between County and Developer. Any such extensions of time shall have no effect upon the timing of and the conclusions reached in the reviews to be conducted pursuant to Section 5.1 above.

5.5 Legal Action.

County and Developer agree that they would not have entered into this Agreement if either were to be liable for damages under or with respect to this Agreement that would be greater than without this Agreement. Accordingly, County and Developer may pursue any course of action or equity available for breach, except that neither party shall be liable to the other or to any other person for any monetary damages for a breach of this Agreement that are greater than such damages or liability would have been without this Agreement pursuant to the Applicable Rules. Prior to the institution of any legal action, the party seeking legal action must give the thirty (30) day notice of default as set forth in Section 5.3. Following such notice, and the failure of the notified party to cure such non-compliance within the time period set forth in Section 5.3, a public hearing must be held by the BoCC where the allegations will be considered and a decision regarding their merits will be reached. Any judicial review of this decision or any legal action taken pursuant to this Agreement will be heard by the court, and the decision of the BoCC shall be overturned or overruled if its decision is clearly arbitrary and capricious. Judicial review of the decision of the BoCC shall be limited to the evidence presented to the BoCC at the public hearing. Jurisdiction for judicial review or any judicial action under this Agreement shall reside exclusively with the Fifth Judicial District Court, State of Nevada- Department 2 (Pahrump).

5.6 Notices.

All notices required by this Section shall be sent in accordance with Section 9.

5.7 Applicable Laws; Attorneys' Fees.

This Agreement shall be construed and enforced in accordance with the laws of the State of Nevada. Each party shall bear its own attorneys' fees and court costs in connection with any legal proceeding hereunder.

SECTION 6. INFRASTRUCTURE OBLIGATIONS.

6.1 Generally

- (a) Developer shall provide the infrastructure described in this Section.
- (b) All bonds, including performance bonds, that are required to provide financial assurance for the provision or maintenance of infrastructure pursuant to this Agreement or the Applicable Rules must be issued by an entity that has at least an AAA rating with A.M. Best obtained by Developer to cover One Hundred and Fifteen percent (115%) of the estimated cost of infrastructure identified by any Master Studies or the County Engineer. For purposes of this subsection, "AAA rating" means a rating or "AAA" or the highest rating of financial stability that is available under the A.M. Best rating system.

6.2 Open Space, Parks And Public Facilities

~~(a) General. Developer shall design and construct the open space and parks described in this Section. All such facilities shall meet the requirements of the Applicable Rules and be available for the nonexclusive use of the residents of the Proposed Development.~~

~~(b) Parks. At no cost to the County or Township, Developer shall design, construct and provide access to the approximately _____ acres of park and open space identified in the _____ Subdivision Map, as depicted in Exhibit C attached hereto.~~

~~(c) Each park required by this Section shall include at least the following amenities, unless the requirement is waived by the BoCC: open fields, trees and other plantings, irrigation, picnic areas, jogging and walking paths, and other apparatuses designed to serve the residents of the Proposed Development on a non-exclusive basis.~~

~~(d)~~ (a) In addition to the amount of open space and park area that is provided by the Developer, the Developer and County agree that Developer shall contribute, to the County for the benefit of the Township, a unit fee in the amount of ~~Three Hundred and Sixty One~~ Five Hundred Forty Seven Dollars (\$~~361~~547.00) for each building permit issued for a residential unit within the Proposed

Development. The County agrees that this fee is to be used by Township to operate, construct and/or maintain any public parks owned and operated by the Township.

6.3 Police Services.

~~(a)~~ Developer shall contribute a unit fee to ~~the~~ County in the amount of One Hundred and FiftyTwo Hundred Nine Dollars (\$150209.00), upon the issuance of a building permit for each residential unit in the Proposed Development. Any revenue received from these "unit" fees shall be placed in a County's capital expenditures fund for the sole purpose of funding the needs of the Nye County Sheriff's office.

~~(b) The developer shall construct or contribute to the following, without any credit or offset against impact fees: [INSERT]~~

6.4 Fire Protection.

~~(a)~~ The Developer shall contribute a unit fee, to the County for for the benefit of the Township, in the amount of Two Hundred and Fifty Four Dollars (\$200254.00), upon the issuance of a building permit for each residential unit in the Proposed Development, to the Township of Pahrump Capital Account for the sole and discretionary provision of fire services to the Pahrump Regional Planning District.

~~(b) The developer shall construct or contribute to the following, without any credit or offset against impact fees: [INSERT]~~

6.5 Schools.

~~(a)~~ Developer ~~and Nye County School District~~ acknowledges~~s~~ that Nye County has adopted Resolution No. 2004-32 at the request of the District imposing a residential construction tax (the "Tax") as authorized by NRS 387.331. ~~District and~~ Developer agrees~~s~~ that the Tax will be imposed and paid pursuant to Resolution 2004-32, as may be amended from time to time.

~~(b) The developer shall construct or contribute to the following, without any credit or offset against impact fees: [INSERT]~~

6.6. Water.

The parties acknowledge that the Developer has adequate certificated water rights for the Property, since public water services will be provided by the current

water and sanitation district servicing the Property as specified in the tentative map approval, and that the County currently has no role in the allocation of water to people in Pahrump the Township.

6.7. Sanitary Sewer.

Developer shall provide sanitary sewer system facilities required by the Zoning Action as required by the Applicable Rules for the Proposed Development.

County has no obligations, and is not obligated to pay any financial costs, associated with obtaining the construction or maintenance of sanitary sewer facilities or the acquisition of rights-of-way, permits, easements, or other interests not owned by Developer necessary to construct the facilities required in this Section.

[IF THE PROPOSED DEVELOPMENT INCLUDES A WASTEWATER TREATMENT FACILITY:]

With respect to the location, design and operation of the proposed wastewater treatment facility, the Developer shall ensure full compliance with applicable Nevada State laws and regulations, and in particular, the implementation of NAC 445A.285 Locating a Treatment Works and Nevada Division of Environmental Protection WTS-21, in which they state:

Under NAC 445A.285

"1. In locating the site for a treatment works, the designer shall attempt to select a site that is not:

- (a) Within 984.3 feet (300 meters) of an occupied dwelling or other building.
- (b) Within the limits of a 100-year floodplain unless protected from the flood to the satisfaction of the Department.

"2. No site may be approved by the Department without having first been approved by local government."

Under NDEP WTS-21

"e) The structures may be located within 200 feet but not less than 25 feet away from a major highway, dwelling, or other building whose use is not compatible with wastewater treatment provided that:

"i) The air from all structures which are designed to contain sewage, screening, grit, sludge or chemicals at the wastewater facility is captured and treated as approved by DEP."

The Developer shall submit to Nye County Planning and Public Works Departments a site development plan for the facility and adjacent park/open space to ensure zero odor emission and adequate setback and buffer from residential neighborhood and dwellings. Developer further agrees that compatibility of the proposed treatment process with the present and planned

~~future land use, including noise, potential odors, air quality, and anticipated sludge processing and disposal techniques must be reviewed and approved by Nye County Planning and Public Works Departments; and any non-conformance of such under NAC 445A.285 and Nevada Division of Environmental Protection WTS-21 criteria shall be fully disclosed to the potential home buyers and affected residents.~~

6.8 Transportation.

- (a) Traffic Studies. A Master Traffic Impact Analysis was approved for the original subdivision back in January 2006 prior to the execution of this Agreement. The original analysis references improvements and capital improvement plans that are no longer accurate. Developer shall pay a traffic study improvement participation fee of \$575.11 per dwelling unit upon the issuance of a building permit for Phase 1 only (fee is from original approved traffic impact analysis). An updated master traffic impact analysis shall be submitted by Developer for review and approval by County for any development after Phase 1 Amendments and supplements to the the Master Traffic Analysis shall be submitted by Developer for review and approval by County if necessary for any phase of development other than the first phase. - The County may, but is not required, to approve any such amendments if they conform to the Applicable Rules and this Agreement.
- (b) Definitions.
 - (1) "Roadway Off-Site Improvements" shall mean mitigation measures and improvements to intersections and roadways located outside of the Proposed Development, as identified in subsection (c), below.
 - (2) "On-Site Improvements" shall mean mitigation measures and improvements to intersections and roadways located within each Phase of Development development of the Proposed Development as set identified in the tentative map for the Proposed Development.
 - (3) "Access Roads" shall mean paved access roads having a minimum of two (2) through lanes and a left turn lane, necessary to provide ingress and egress for each Phase of Development, as identified in subsection (e), below.

(c) Off-Site Improvements. Developer agrees to provide the following off-site improvements as well as what is required by the updated approved Master Traffic Impact Analysis.

- East Thousandaire Boulevard – ½ street improvements including curb, gutter, asphalt, sidewalk, streetlights
- South Oakridge Avenue - ½ street improvements including curb, gutter, asphalt, sidewalk, streetlights

-County and Developer agree and acknowledge that Developer's sole responsibility with regards to Off-Site improvements, shall be limited to those Off-Site Improvements set forth above and in the updated approved Master Traffic Impact Analysis.

(d) On-Site Improvements. County acknowledges it has approved the internal roadway network of the Proposed Development ~~as described in the Zoning Action~~ when County approved the ~~Tentative~~tentative Map~~map~~. Developer acknowledges it shall be responsible for all internal public and private roadway costs and expenses, as identified in the approved Master Traffic Impact Analysis and set forth in this Agreement.

(e) Access Roads. County agrees that Developers obligations, as they relate to Access Roads, shall be limited to the specific improvements set forth in the Final Plan. Developer acknowledges it shall be responsible for all Access Roads that may be identified in the Master Traffic Impact Analysis.

(f) Road Maintenance During Construction

Developer shall identify construction access routes and enter into a Road Use and Damage Remediation Agreement for the duration of the project or as determined by the Public Works Director.

(g) Future Performance Bonds. As required by law, as a condition of approval of any final map, Developer shall provide performance bonds for Off-Site and On-Site Improvements which relate to roadways set forth in said final map, which are identified in the Agreement and/or Master Traffic Impact Analysis. Specific bond amounts will be identified in the subdivision improvement agreements.

(h) Impact Fees. Developer shall be subject to impact fees for streets and highways and shall pay said impact fees at the rate adopted

by County in compliance with all local, state and federal laws, and any future adjustments thereto. Developer may deduct or otherwise apply a credit towards any impact fees addressed by the Master Traffic Impact Analysis. Developer shall be credited for any overpayment of impact fees or shall pay the balance of any under payment of impact fees. In assessing such impact fees, the Developer shall be given credits for any transportation improvements it provides under the terms of the agreement that are a part of County's capital improvement plan as adopted. Developer remains subject, however, to impact fees for streets and highways that are adopted by County at the time any building permit is requested by Developer in connection with the Proposed Development.

- | (iH) Access/Egress Plan. Thirty (30) days prior to the start of any construction, Developer shall establish and submit to the Director of Public Works for approval an access/egress plan for construction related traffic. County reserves its right to require the Developer to modify or make changes to its plan if at any time, in the opinion of the County, any proposed temporary routes have not best served the needs of the residents. The Developer agrees to adhere to the approved plan and any modification of the plan approved by the Director of Public Works thereafter, and ensure that the same plan is adhered to by all merchant builders, contractors and subcontractors.

6.9 Storm Drainage

- | (a) Technical Drainage Study. Developer ~~has~~shall submitted to the County a Technical Drainage Study for the Proposed Development ~~and~~ for the County's review and approval for any development after Phase 1 if necessary for any phase of development other than the first phase.
- | (b) Definitions.
 - | (1) "Off-Site Improvements" shall mean mitigation measures and improvements to drainage located outside of the Proposed Development.
 - | (2) "On-Site Improvements" shall mean mitigation measures and improvements to drainage located within each phase of the Proposed Development.

- (c) Off-Site and On-Site Improvements. Developer agrees to provide Off-Site and On-Site Improvements as required by the approved Technical Drainage Study, if any.
- (d) Acquisition of Off-Site Rights-of-Way. Developer shall be responsible for the cost of acquisition of any right-of-way corridor, if such property must be acquired in order to provide said flood control or stormwater management measures identified in the approved Technical Drainage Study, if any. County has no obligations, and is not obligated to pay any financial costs, associated with constructing off-site roads or obtaining rights-of-way, permits, easements, or other interests not owned by Developer necessary to construct the facilities required in this Section.
- (e) The Developer shall contribute a unit fee, to the County for the benefit of the Township, in the amount of Four Thousand Two Hundred Forty Six Dollars (\$4,246.00), upon the issuance of a building permit for each residential unit in the Proposed Development, for the sole and discretionary provision of drainage and flood control improvements or facilities within the Pahrump Regional Planning District.

6.10 Assurance for Completion and Maintenance of Improvements.

- (a) As a condition of approval of any final map, Developer shall provide performance bonds or cash-in-lieu for all Off-Site and On-Site improvements as provided in the final map and/or that are identified in this Agreement and/or the approved Master Traffic Impact Analysis and the approved Technical Drainage Study. Such bond amounts or cash-in-lieu shall reflect 115% of the total estimated cost for the work as determined or approved by the Director of Public Works, and shall be adjusted no less frequently than every two years, for inflation and escalation in construction cost using published and generally accepted cost index. If the financial institution will not approve an automatic inflationary increase, the adjusted amount shall be in the form of a bond replacement. In the case of cash-in-lieu, the adjusted amount shall be in the form of an additional cash payment to Nye County.
- (b) As required by law, as a condition of approval of any final map, Developer shall provide performance bonds for Off-Site and On-Site Improvements which relate to utilities set forth in said final map, which are identified in the Agreement and/or Master Traffic Impact

Analysis and/or Technical Drainage Study. Specific bond amounts will be identified in the subdivision improvement agreements.

SECTION 7. SPECIAL IMPROVEMENT DISTRICTS.

County may consider any applications for developer initiated special improvement districts which may be identified as material to the development of the Proposed Development. The Parties agree, however: (i) that nothing contained in this Section or elsewhere in this Agreement constitutes in any way a pre-approval or authorization of any such developer initiated special improvement districts; and (ii) any developer initiated special improvement district must be processed and approved pursuant to all applicable State and County laws, policies and procedures.

SECTION 8. IMPACT FEES.

- 8.1 The Proposed Development is subject to impact fees and shall pay said impact fees at the rate adopted by County in compliance with all local, state and federal laws, and any future adjustments thereto.
- 8.2 Developer shall pay the difference between any unit fees and impact fees payable for the same infrastructure category, and may offset any unit fees against the new impact fees for the same infrastructure. For purposes of this section, an "offset" means an offset against the impact fee, but does not require a reimbursement for overpayment of impact fees or other other contributions to infrastructure. The Developer shall be given credits for:
 - (a) any capital improvements it provides under the terms of the agreement that are a part of the funded portion of the County's capital improvement plan as adopted; and
 - (b) any "unit" fees paid pursuant to Section 6.
- 8.3 Developer remains subject to impact fees that are adopted by County at the time any building permit is requested by Developer in connection with the Proposed Development.

SECTION 9. NOTICES.

All notices, demands and correspondence required or provided for under this Agreement shall be in writing and delivered in person or mailed by certified mail

postage prepaid, return receipt requested. Notices shall be addressed as follows:

To County:

County of Nye,
A political subdivision
2041 E. Calvada Boulevard North
Suite 1
Pahrump, Nevada 89048
Attention: Planning Director

To Developer:

GPS Pleasant Valley, LLC
3900 Hualapai, Ste. 110
Las Vegas, NV 89147
Attn: Jeff Chain, Manager

With Copy to:

Kaempfer Crowell
1980 Festival Plaza Drive, Suite 65000
Las Vegas, Nevada 89135-295888
Attn: Tony Celeste

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

SECTION 10. SEVERABILITY OF TERMS.

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

SECTION 11. DURATION OF AGREEMENT.

11.1 This Agreement shall expire five (5) years after the Effective Date.

11.2 The BoCC may, in its sole discretion, extend the term of this Agreement upon the following conditions:

- (a) Developer provides written notice of such extension to County prior to the expiration of the original term of this Agreement; and
- (b) Developer is not in default of this Agreement.

11.3 If approved by the BoCC, the extension shall be granted in writing after:

- (a) notice of intention to amend the Agreement has been published as provided in NRS 278.0205; and
- (b) the BoCC has approved an ordinance approving the extension that includes:
 - (1) a statement of the justification for the extension; and
 - (2) the duration of the extension; and
 - (3) any further conditions agreed to by the BoCC and the applicant, which conditions may be incorporated by reference in the ordinance.

In Witness Whereof, this Agreement has been executed by the parties on the day and year first above written.

COUNTY:

Board of County Commissioners

By: _____

Approved as to Form:

OWNERDEVELOPER:

GPS Pleasant Valley, LLC, a Nevada
limited liability company X

By: _____

Name: _____

Title: _____

Attest:

SUBSCRIBED AND SWORN TO before
me by the
of

| County Clerk

on this ____ day of _____,
20062025.

By: _____

Notary Public in and for said County
and State

EXHIBIT A

[Legal Description of Property Subject To Agreement]

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN PAHRUMP, IN THE COUNTY OF NYE, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

All of Lot R1 (Remnant Lot) Pleasant Valley - Unit 2, as shown by map thereof recorded December 14, 2006 as File No. 674226, filed in the office of the County Recorder, Nye County, Nevada and amended by Certificate of Amendment recorded December 6, 2007 as Document No. 699450.

EXHIBIT B

[Tentative Subdivision Map]



GRAPHIC SCALE

(Dr. STETT)

7000-10000

CHI MELLO WINE & CHOCOLATE BAR

1999-2000 学年第二学期

TENTATIVE MAP

ENR

PIEASANT VALLEY SUBDIVISION

PLUMBEAN VALLEY SUSPENSION
UNIVERSITY 48-5-2

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100-10. V273C. P. 30 E., RESUME. WPA DOCUMENT, 1940.

APN # 044-561-30

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873 56A 0324-18 07-01