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SOMERSETT

It's Great To Be Home.

**SOMERSETT SOUTHERN EXPANSION/SIERRA CANYON II
PLANNED UNIT DEVELOPMENT
FINAL DOCUMENT**

PREPARED FOR:
PNII, INC. and CITY of RENO

1st Amendment Approved – November 9, 2011

When Recorded Return to:
Wood Rodgers, Inc.
Attn: Melissa Lindell
5440 Reno Corporate Drive
Reno, NV 89511

**NOTICE OF DESIGN GUIDELINES FOR SOMERSETT SOUTHERN EXPANSION/SIERRA CANYON II
PLANNED UNIT DEVELOPMENT
(FIRST REVISION — NOVEMBER 2011)**

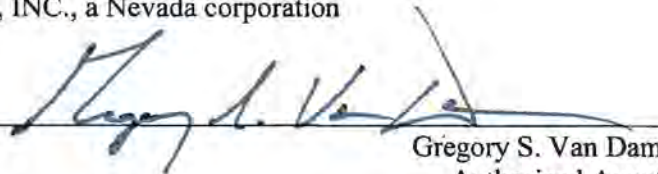
Notice is hereby given that the Planned Unit Development Guidelines for the Somerset Southern Expansion/Sierra Canyon II Planned Unit Development have been revised, effective November 2011. A copy of the revised guidelines is attached hereto and incorporated herein.

This revision supersedes and terminates the applicability of all previous Guidelines. The May 2006 version was recorded in the office of the Washoe County Recorder on May 11, 2006 as Document No. 3386395.

DATED this 17th day of November, 2011.

PN II, INC., a Nevada corporation

By



Gregory S. Van Dam
Authorized Agent

STATE OF CALIFORNIA)
) ss.
COUNTY OF PLACER)

On November 17, 2011, before me, Chris A. Downum, Notary Public, personally appeared GREGORY S. VAN DAM who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary



Seal

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CHAPTER ONE

Somerset Southern Expansion/Sierra Canyon II

INTRODUCTION

AREA DESCRIPTION/PROJECT LOCATION

The property comprising the area of the Somerset Southern Expansion/Sierra Canyon II (SSE) Planned Unit Development (PUD) is a physical and functional extension of the existing "Somerset Area" in the City of Reno. The southwestern corner of the existing Somerset Planned Development forms the northern boundary of the subject property. However, SSE is a separate Planned Unit Development from Somerset. The western boundary of the Community of Mogul forms the eastern boundary and Interstate 80 and Old Highway 40 form the southern and western boundaries of the subject property (See Figure 1-1, Vicinity Map.)

The subject property was annexed to the City of Reno in 2002. While currently within the City's jurisdictional boundary, the property is subject to Cooperative Planning, requiring review by both the City of Reno and Washoe County. The SSE development requires a Master Plan Amendment, Cooperative Plan Amendment, Zone Change, Tentative Map and Special Use Permit approvals. The PUD Handbook has been designed to address these entitlements.

PLAN SUMMARY

Following is a summary of the proposed SSE PUD:

1. The subject property consists of 203± acres of land
2. The project proposes 375 single family detached units and 7.0± acres of Access Commercial use property.
3. The gross density of the project is proposed to be ±1.85 DU/AC
4. The project will provide an open, public secondary access to the Somerset Planned Development with a connection to Old Highway 40
5. The project will provide improved emergency access through the formalization of a sanitary sewer maintenance/access road and provision of a gated emergency vehicle access to Mogul via an existing stubbed street (Mountain Ridge Road).
6. The project will formalize trail connections into the southeastern corner of the Somerset Planned Development to provide an integrated trail network connection.
7. The primary access road serving the proposed development will generally follow the existing graded sewer access road crossing the property from north to south.

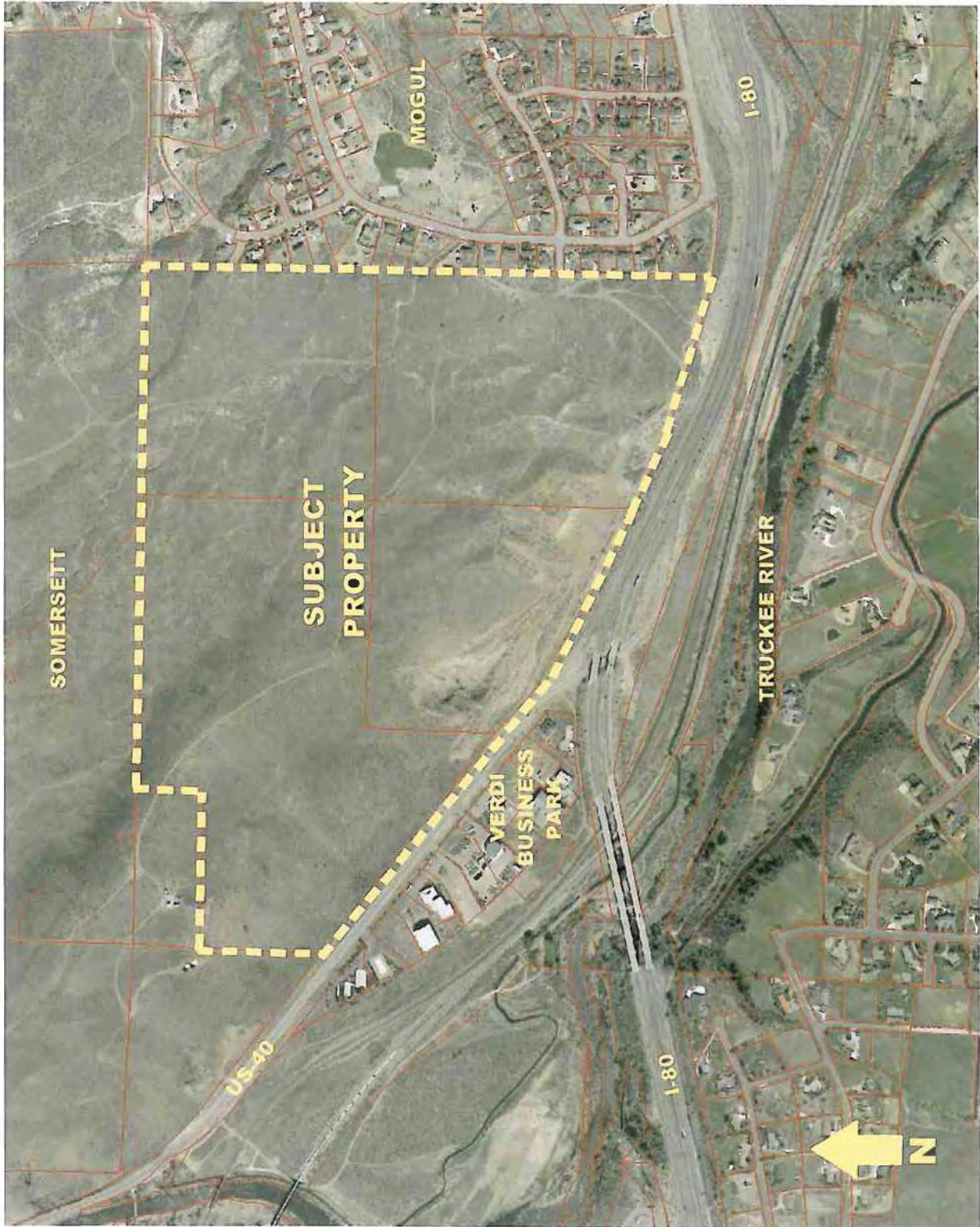
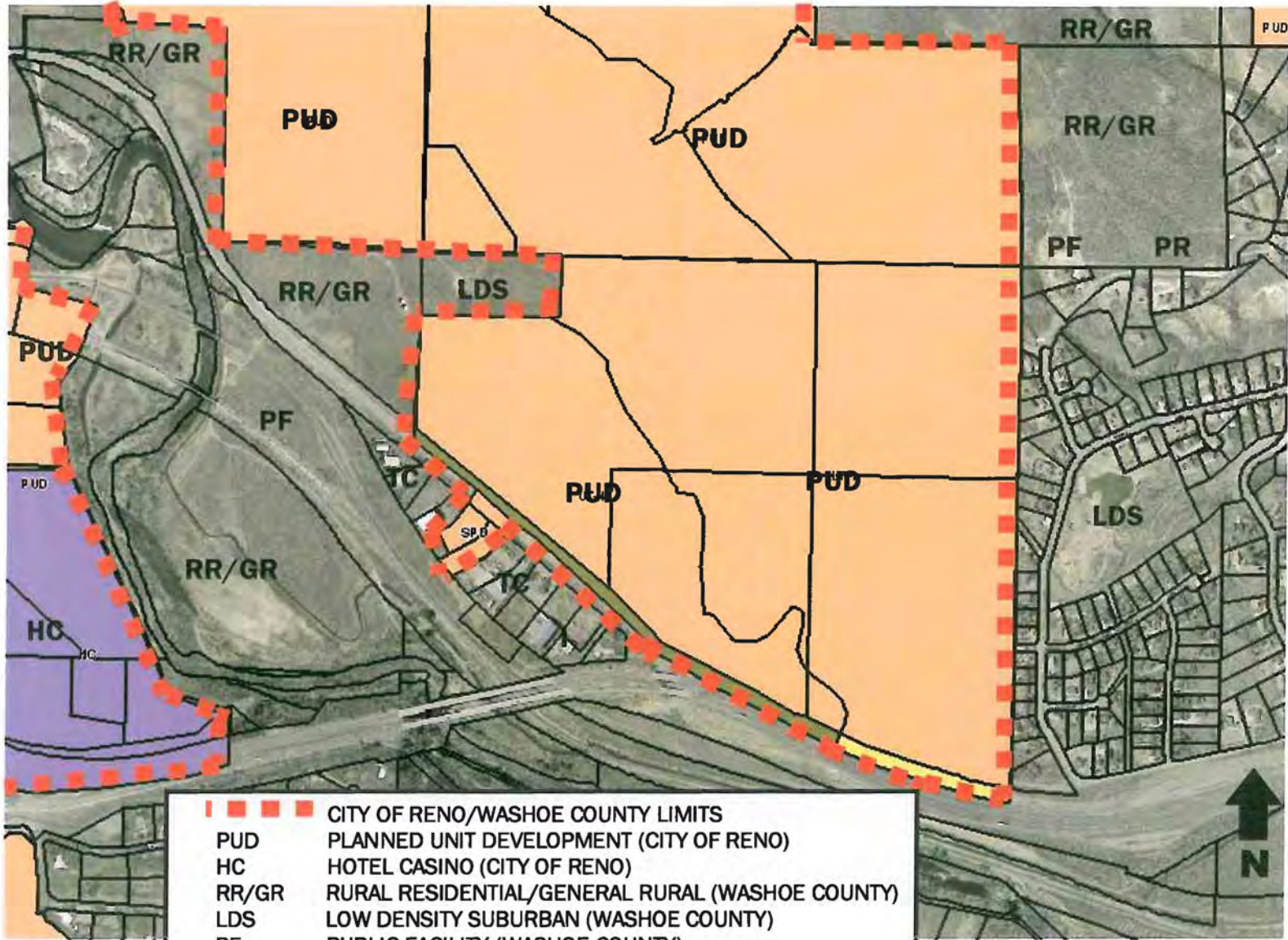


FIGURE 1.1 – VICINITY MAP

FIGURE 1.2 - ZONING DESIGNATIONS



■ ■ ■ ■	CITY OF RENO/WASHOE COUNTY LIMITS
PUD	PLANNED UNIT DEVELOPMENT (CITY OF RENO)
HC	HOTEL CASINO (CITY OF RENO)
RR/GR	RURAL RESIDENTIAL/GENERAL RURAL (WASHOE COUNTY)
LDS	LOW DENSITY SUBURBAN (WASHOE COUNTY)
PF	PUBLIC FACILITY (WASHOE COUNTY)
TC	TOURIST COMMERCIAL (WASHOE COUNTY)
I	INDUSTRIAL (WASHOE COUNTY)
PR	PUBLIC RECREATION (WASHOE COUNTY)

PROJECT GOALS

Goal 1: To provide a community that adapts to the “sense of place” and identity established in the Somerset Planned Development and that complements the adjacent urban, suburban and rural environments.

Goal 2: To promote a community that nurtures a unique sense of place with a sensitive contrast of traditional neighborhood design with the dramatic, natural setting.

Goal 3: To provide a community that has a unique open space presence due to the sensitive placement of common areas and open space corridors between the varying use types and the greenbelt treatments of the roadway network, tying this community with the existing Somerset community.

Goal 4: To provide an infrastructure system that efficiently and effectively meets community needs.

Goal 5: To cluster land uses to protect environmentally sensitive areas, and add community interest and function.

Goal 6: To provide a mix of land uses in appropriate locations.

TABLE 1-1 - GENERAL LAND USE

	PROPOSED
GENERAL LAND USE	
Land Use Residential Area	66.0 ± acres
Land Use Commercial Area	7.0 ± acres
Open Space/Common Area	107.5 ± acres
ROW Area	22.5± acres
Total	203± acres
HOUSING MIX	
	PROPOSED WITH ACTIVE ADULT
Classic Homes	141± Units
Premier Homes	155± Units
Estate Homes	67±Units
Lot Size Transition Homes	12± Units
Total Homes/Units	375 Units
Gross Density	1.85 DU/AC
Net Density	5.68 DU/AC

The proposed development and lotting pattern emulates the approved pattern in the Sierra Canyon project to the north. The Classic, Premier and Estate home sizes (on varying size lots, make up the predominance of the project while 12± large lot parcels will be located along the eastern boundary to meet the Adjacency Standards as set forth in the Truckee Meadows Regional Plan and the City of Reno Zoning Code.



FIGURE 1-4 – CONCEPTUAL LAND USE PLAN

The SSE project is intended to provide an area of expansion to the very successful Del Webb Sierra Canyon Active Adult community in the southwestern corner of the Somerset Planned Development. It is expected that the Sierra Canyon and Sierra Canyon II projects will provide a significant opportunity for existing area residents to remain within the community in which they have spent much of their lives. The proposed project is intended to be an extension to the diversity of housing provided in the overall "lifestyle community," of Somerset where residents do not have to relocate from their community as their lifestyles change. Social networks can remain intact, children need not be uprooted from school friends, and seniors can remain close to family and friends. This diversity also makes good business sense. The key to sustained land absorption is to appeal to many market segments and at the same time complement the existing residential character of the Reno market.

The SSE Planned Unit Development (PUD) emphasizes focused development with strong design controls to enhance the character and compatibility of different land uses. Compatibility with surrounding uses is accomplished through the incorporation of lot size adjacency standards, buffering uses to the east, matching the approved design, layout and lot sizing in the development to the north and focusing non-residential uses toward the freeway and highway frontage.

SITE ANALYSIS/VIEWS

SSE enjoys excellent views of the Sierra and Carson mountain ranges as well as Peavine Peak. Dramatic views are offered to the southwest, southeast and north. Access and utilities have been moving ever closer to the SSE site with the continued construction of the Somerset community.

A "Disturbed" Major Drainageway exists on the site in the northeastern corner. This drainageway enters the site along the northeastern boundary, carrying water from the existing Somerset subdivision. The drainageway exits the property approximately at the midpoint of the eastern boundary where it continues its flow through the community of Mogul. Running roughly parallel to this drainageway is a sanitary sewer main with a graded maintenance/access road. The maintenance/access road crosses the drainageway at two points while on the subject property. Due to the existing disturbance from the establishment of the sewer line and maintenance road, the City of Reno staff determined this drainageway to be classified as "Disturbed".

TOPOGRAPHY

The property presents a variety of slopes with the majority (84.3%) falling within the "unconstrained" (0% to 15%) and "managed" (15% to 30%) slope ranges. Only 31.7± acres (15.7% of the site) falls within the "constrained" (greater than 30%) slope range. Rock outcroppings exist on the site in concentration on the far western side of the site. It should be noted that no development is proposed in the area containing rock outcroppings. Please see Figures 1-5 (Slope Analysis Map) and 1-6 (Opportunities and Constraints Map) for an identification of slopes and rock outcropping areas.

An area of significant scaring is visible from the I-80 and Old Highway 40 corridors. This area is located at the southern end of the property, near the off-ramp from I-80 to Old Highway 40. This area of existing disturbance is a former borrow pit used for the construction of I-80. This site can be seen on the Opportunities and Constraints Map (Figure 1-6)

HYDROLOGY

The existing topography of the proposed site includes several natural drainageways with one well-defined drainageway that bisects the site before exiting into Mogul with ultimate discharge into the Truckee River. A Preliminary Master Hydrology has been provided to the City of Reno for review with the tentative map. This study discusses in detail the magnitude of flows in both pre-development and post-development conditions, and the mitigation of those flows to manage any potential increases in peak flows. Several detention basins have been located throughout the site to insure that 5-year and 100-year peak flows are at or below the existing condition discharges. With these improved facilities, the project will not adversely impact downstream properties.

VEGETATION

Much of the site is covered by thick sagebrush, rabbitbrush, antelope bitterbrush, and grasses such as bottlebrush, squirreltail, cheatgrass, and basin wildrye. Many native wildflowers also populate the area. Along the utility corridor, crested and slender wheatgrass have been seeded and have become well established. Many native plant species will be incorporated into landscape plans to provide a tie to open space areas left in a natural state.

PROJECT SUMMARY

The Somerset Southern Expansion/Sierra Canyon II project site contains many areas of gentle (0 to 15%) slopes and moderate (15 to 30%) slopes. These slope areas are considered suitable by the Truckee Meadows Regional Plan for development. The project site consists of 15.7± acres of slopes of 30% or greater (areas not considered suitable for development). Most of these steeply sloped areas are contained toward the southwestern end of the property, leaving the center and northern ends of the property as the prime development opportunity areas.

TABLE 1-2 - PROJECT SUMMARY

Project Site Area	203 +/- Acres
Proposed Development	375 Single Family Units & 7 Acres of Commercial
Master Plan Designation	Special Planning Area (SPA)
Zoning Designation	Planned Unit Development (PUD)

PHASING

It is expected that the SSE project will be built in its entirety over a three to four year period, beginning in 2006. It should be understood that actual starting and completion times for the phases will be a function of many factors, including market conditions. Somerset Parkway will be constructed to connect between the existing Somerset Boundary and US 40 with the first phase.

MAINTENANCE

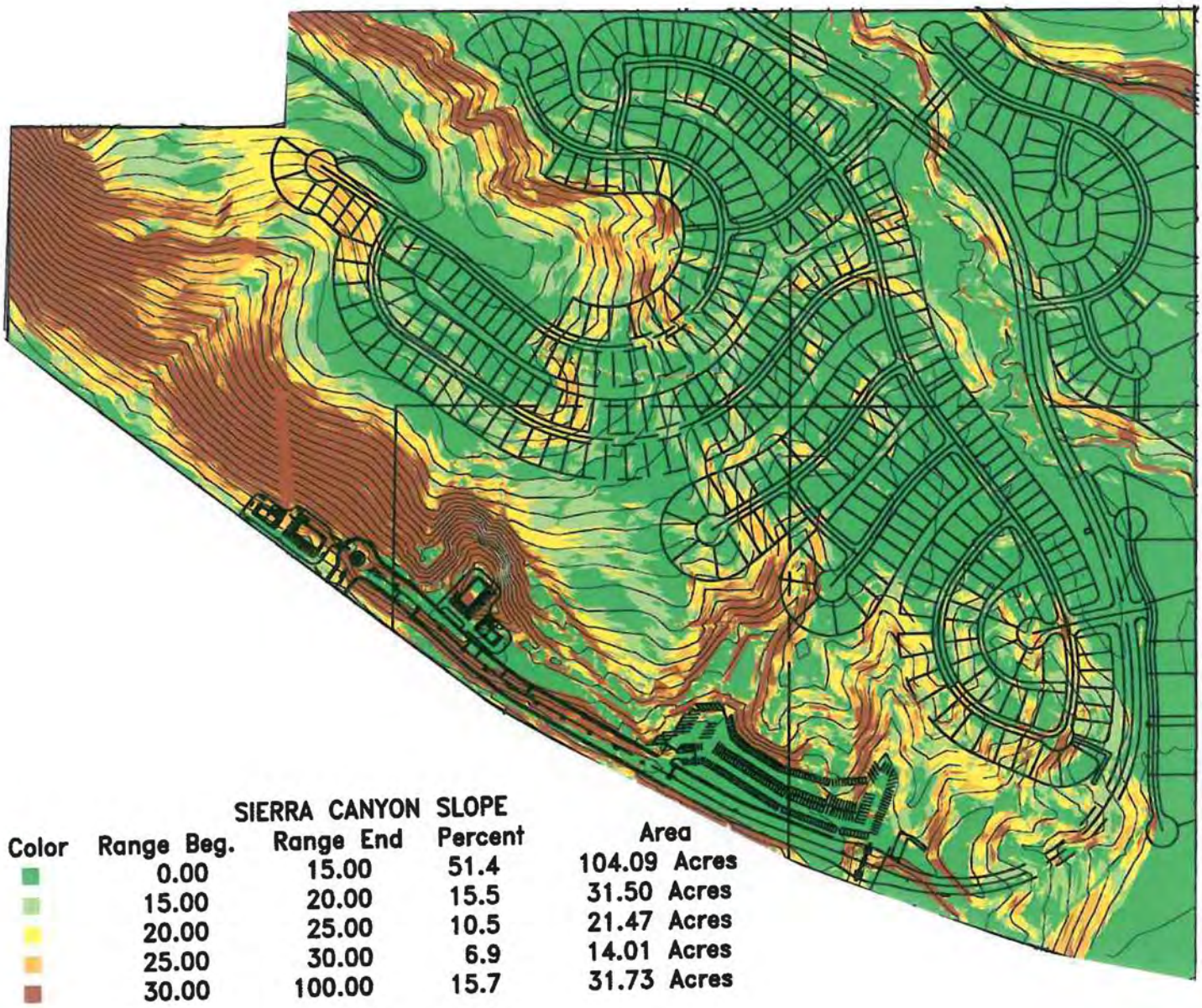
The SSE project will adopt the Protective Covenants already established in the Sierra Canyon development to address maintenance issues. Several areas within the SSE project will be maintained by the Owners Associations. Enforcement of activities will remain under the control of the Owners Associations. These areas include parkways, pocket parks, and drainage facilities located outside of the public rights-of-way, plus medians and islands within public rights-of-way and disturbed slopes with ornamental landscaping. Project Protective Covenants will clearly define maintenance responsibilities of the Owners Association versus the responsibility of individual homeowners. Protective Covenants (CC&R's) will be recorded with the first Final Map for SSE. All subsequent final maps and commercial projects will be incorporated into the same set of CC&R's via an annexation and/or supplemental declaration process.

OWNERS ASSOCIATION

SSE will join the Master Somerset Owners Association and the Sierra Canyon Community Association. All phases of the project will be incorporated into the same set of CC&R's via an annexation and/or supplemental declaration process.

The increase in the Architectural Guideline Committee (AGC) responsibilities prior to City Staff review in the Handbook does not eliminate the City of Reno's review procedures, or transfer the City's police powers. All requirements of applicable codes and standard reviewing procedures for Special Use Permits (cuts and fills, major drainageway disturbance, etc.), Tentative Maps, site plan review, building permits, commercial projects, etc., still apply.

FIGURE 1-5 - EXISTING TOPOGRAPHY - SLOPE ANALYSIS MAP



RESIDENTIAL RESTRICTIONS

The Protective Covenants place several restrictions on residential parcels to ensure that SSE remains, in perpetuity, a quality development. Restrictions include but are not limited to items pertaining to timely completion of construction, nuisances, maintenance of lots, fencing, animals, R.V. storage, accessory structures, landscaping, building heights, exterior walls and trim, and construction procedures/hours of operation.

AESTHETIC GUIDELINE COMMITTEE

All improvements constructed within the development will require approval by the Aesthetic Guideline Committee (AGC) prior to commencement of construction. The committee will review all plans and specifications and approve, approve with conditions, or reject project applications to ensure compliance with both the PUD's Active Adult Community Handbook and the Protective Covenants. The committee will include three to seven members with at least one qualified member of the allied physical design profession (i.e.: civil engineer, architect, land planner, etc.). Each application for a building permit shall include written approval from the AGC and demonstrate compliance with all of the applicable standards contained in the Handbook and any conditions of approval.

SNOW REMOVAL

Snow removal service on public streets will be provided by City maintenance crews according to their practices and policies, with snow removal on private streets provided by an Owners Association. Certain landscape areas provided between the street and sidewalk can be used for snow storage. The narrower streets and snow storage areas are desired features that assist maintenance crews in their snow removal efforts.

STORMWATER MANAGEMENT

The proposed development will include a network of cutoff ditches, storm drain inlets, storm drain pipe and detention facilities to safely convey stormwater runoff to the natural historic drainageways. The proposed development will decrease erosion and sedimentation of the existing channels by providing inline detention basins that will slow runoff, and by providing riprap and other dissipation devices at storm drain pipe outlets. The effect of the stormwater management system will ultimately provide more stable natural drainageways and provide relief to downstream drainage structures.

A detailed Final Master Hydrology Study will be prepared with submittal of the first Final Map. This study will incorporate mitigation of all offsite and onsite flows through a network of detention basins, and provide a basis for all subsequent Hydrology Studies to conform to in order to insure each application for Final Maps meets the requirements of the Master Hydrology Study and the requirements set forth by the City of Reno.

SEWERAGE

Sewer service is provided by means of an existing 15" transmission sewer main that runs generally north to south, where it connects to the Verdi-Lawton interceptor. The Verdi-Lawton interceptor ultimately feeds into the Truckee Meadows Water Reclamation Facility (TMWRF). A preliminary sewer study was conducted to analyze the capacity of the 15" sewer transmission main. This study is included with this handbook, and shows that with the addition of the proposed site development the transmission main is at approximately 52% of its capacity. The following table includes the estimates for sewer contributions from upstream developments including the proposed site development contributions

TABLE 1-3 - 15" SANITARY SEWER TRANSMISSION MAIN ANALYSIS

Area	T	Capita/Dwelling Unit ¹	Gallons/Capita/Day ²	Gallons/Day ³	CFS
6	88	3	250	66,000	0.10
5A	7	3	250	5,250	0.01
5B	117	3	250	87,750	0.14
5C	56	3	250	42,000	0.06
5D	171	3	250	128,250	0.20
5E	26	3	250	19,500	0.03
2H	23	3	250	17,250	0.03
4F	60	3	250	45,000	0.07
Wintercreek	129	3	250	96,750	0.15
SBE	187	3	250	140,250	0.22
2E	76	3	250	57,000	0.09
Sierra Canyon I	850	3	250	637,500	0.99
4A	96	3	250	72,000	0.11
4D, 4E	38	3	250	28,500	0.04
Sierra Canyon II	375	3	250	281,250	0.44
Fire Station*	NA	NA	NA	8,000	0.01
Rec Centers (2)*	NA	NA	NA	6,400	0.01
Golf Restroom*	NA	NA	NA	3,200	0.00
West Park*	NA	NA	NA	8,000	0.01
Total				1,749,850	2.71

Most Restrictive Pipe:		15" 50%-full capacity (cfs)	15" full capacity (cfs)
Western Offsite	at s=0.70%	2.51	5.02
	at s=4.0%	6	12

- 1 Per City criteria for single-family residential
- 2 Per City criteria for sewer transmission mains (over 10")
- 3 Public facilities 3,200 gallons per/acre/day per City criteria

As a "mitigation measure," the City will assess a sewer connection fee at the time each building permit is issued. Connection fees collected from the project will be used to buy more treatment plant capacity.

CHAPTER TWO DEVELOPMENT STANDARDS HANDBOOK

Any items not addressed in this Handbook shall comply with applicable City Code requirements.

LAND USE DESIGNATIONS/DESIGN STANDARDS

SSE affords Reno residents an active adult community along with limited conveniently located commercial uses as an extension of the Sierra Canyon Project within the Somerset Development to the north.

Commercial development standards are designed to encourage/enhance non-residential uses to complement the surrounding residential community while providing many needed services.

Following are the SSE land development standards.

VILLAGE HOMES (CLASSIC, ESTATE & PREMIER LOTS)

DESCRIPTION:

Village homes provide the body of the residential area of the SSE development. Lot sizes are to match those approved and established to the north of the SSE development in the Sierra Canyon project within the Somerset community. Three lot sizes will be provided in the Village Home areas through Classic, Estate and Premier Lots, described in size, below.

- Lot Size:
 - 4,800 square feet minimum
 - Minimum averages are as follows:
 - 44 feet for Classic Lots
 - 54 feet for Estate Lots
 - 64 feet for Premier Lots
 - Minimum building separation of 8 feet.
- Allowed Uses:
 - Single-family dwellings of a permanent nature.
 - Zero or Z-lot line developments.
 - Temporary sales office and model homes.
 - In home childcare for the number of children legally permitted with one caregiver.
 - Children's playhouse (75 sq.ft. maximum floor area, 8' maximum height).
 - One detached guest building (garage or casita - no kitchen per City Code.)
 - Structural additions to the original house, upon review and approval of the entire project by the Aesthetic Guidelines Committee.
 - Home Occupations
- Architecture
 - Project architecture shall be in conformance with the architectural standards of the Handbook.
 - Basic architecture, including rooflines and fenestration, shall be carried around on all four sides of the home.
 - Building footprints/elevations or envelopes will be submitted with each Tentative Map for each model, along with written approval of same by the AGC.

- Prohibited Uses:
 - Accessory structures on individual lots (except children's playhouses and casita, as noted above).
 - R.V., boat, or trailer storage on individual lots. Pickup trucks with campers or vans up to 21' in length, that serve as primary transportation, are exempted from this provision, if, and only if, the driveway is long enough to accommodate the vehicle without impeding the sidewalk.
 - Garages converted into living space or used exclusively for storage.
 - No structural additions will be permitted to the original house, unless approved in writing by the AGC.
 - These prohibited use provisions will be included with the disclosure statement at the time of sale of each house.
 - No other uses are allowed.
- Parking:
 - One off-street parking space will be provided per bedroom.
 - One on-street or guest parking space will be provided per lot, unless provided in off-street guest parking areas.
 - Demonstrate that sufficient parking is provided with each Tentative Map.
- Setbacks (See Figure 2-1 and 2-2, Yard Definitions/Setbacks)*:
 - Front Yard: 5' minimum to house from back of sidewalk (including porches); 20' minimum driveway length (from back of walk.)
 - Rear Yard: 10' minimum
 - A minimum usable yard area of 400 sq. ft. for a two-bedroom unit. An additional 100 sq. ft. of usable area shall be added for each additional bedroom.
 - Side Yards: 0' and 5' or 5' and 5'.
 - Exterior Side Yards: 5' from back of walk.

*Actual yards and setbacks shall be selected with submission of each Tentative Map.

- Projections into Required Setbacks:
 - Cornices, canopies, bay windows, eaves, porches, chimneys (including support columns), or similar architectural features may extend into a required setback area not to exceed two feet.
 - No air conditioner units will be allowed within five feet of any property line or within the front yard area of any lot.
- Variation in Elevations:¹
 - No identical (like or mirrored) front elevations may be repeated on adjacent lots. Adjacent lots may share the same floor plan, but must have different elevations. Exterior colors must vary from lot to lot, unless a uniform color palette is expressly approved for a project by the Aesthetic Guidelines Committee.

¹ With application for a building permit, the applicant shall submit a copy of the approved subdivision map showing building footprints and models to allow the A.G.C. and staff to check for compliance with required variation in elevations and setbacks.

- Height Limitation: Two stories
- Fencing Requirements: See Hardscape, Fences and Walls. (See Figures 2-54 through 2-59). A plan showing fencing locations consistent with these requirements shall be provided with the Tentative Map.

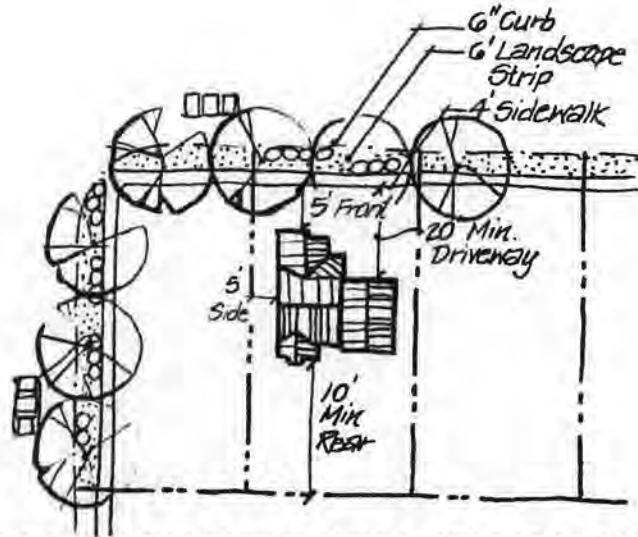


FIGURE 2-1 - YARD DEFINITIONS/SETBACKS FOR VILLAGE HOMES

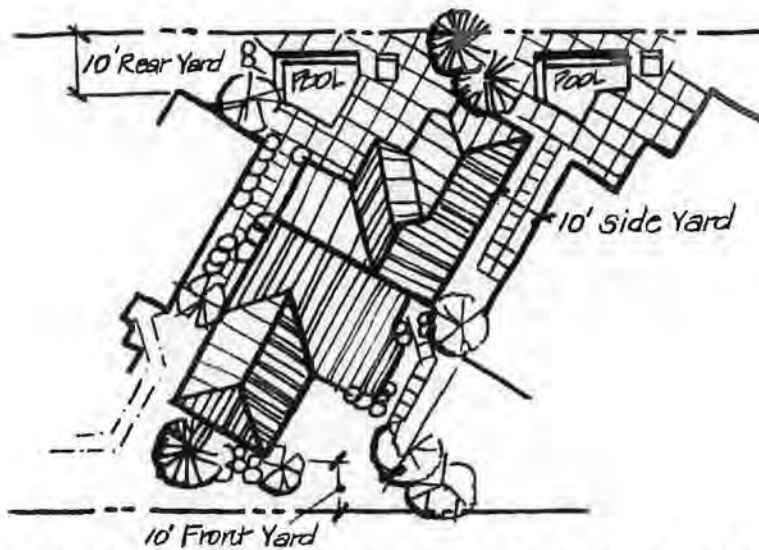


FIGURE 2-2 - YARD DEFINITIONS/SETBACKS FOR Z-LOT VILLAGE HOMES

SPECIAL CONDITIONS:

- Generally, slopes facing the street shall be a 3:1, or less, gradient. Whenever possible, where front yards are steeper, a mixture of front yard slopes which transition from 3:1, 2:1 and rockery walls shall be provided.
- All fill placed on slopes steeper than five to one (H:V) must be keyed into the native soils.
- Other:
 - Any standards not addressed above shall comply with City of Reno, RMC for the SFR-4 zone.

LOT SIZE TRANSITION HOMES

DESCRIPTION:

Lot Size Transition Homes provide a “buffer zone” between the existing Mogul community to the east and the primary development area within the SSE project area.

- Lot Size:
 - Minimum lot size varies – to be equal to or greater than directly adjacent lot size in Mogul Community to east*
 - Minimum average lot width shall be 70 feet.

** - Lots sharing more than one common property line with neighboring Mogul Community shall have a minimum lot size greater than or equal to the largest directly adjacent lot.*
- Allowed Uses:
 - Single-family dwellings of a permanent nature.
 - One detached guest building (garage or casita - kitchens may be allowed)
 - Accessory uses customarily incident to the above uses, located on the same lot, including a private garage, tool/storage shed, garden house, private workshop, private greenhouse, and/or children's playhouse. Accessory buildings shall be separated from any main structure by a distance of at least ten feet.
 - Temporary residential sales office and model homes.
 - In home childcare for the number of children legally permitted with one caregiver.
 - Home occupations.
 - No other uses allowed.
- Architecture:
 - Project architecture shall be in conformance with the architectural standards of the Handbook.
 - Basic architecture, including rooflines and fenestration, shall be carried around on all four sides of the home.
 - Written AGC approval be submitted with each application for a building permit.
- Parking:
 - One off-street parking space shall be provided per bedroom, including any guest unit.
 - One on-street or guest parking space shall be provided per lot.
- Setbacks (See Figure 2-3, Yard Definitions/Setbacks):
- Rear and Side Setbacks provided to match Washoe County Low Density Suburban Standards
 - Front Yard: 10 feet minimum to house (including porches) and 20 feet minimum driveway length (from back of walk).
 - Rear Yard: 30 feet minimum; minimum usable yard area of 600 square feet.
 - Side Yards: 12'
 - The residential lot setbacks may be reduced, if in the opinion of the Administrator, the reduction will reduce the amount of grading or terracing required to accommodate the unit. In no case will the driveway standards be reduced administratively.
- Accessory Buildings:
 - Non-buildable area in rear yard: 0 to 10 feet from rear P.L. and 0 to 5' from side P.L.
 - Maximum coverage: 800 sq. ft., provided that at least 500 square feet of useable rear yard area is maintained.
 - Maximum height: One story.
- Projections into Required Setbacks:
 - Cornices, canopies, bay windows, eaves, porches, chimneys (including support columns), or similar architectural features may extend into a required setback area not to exceed two feet.
 - No air conditioner units will be allowed within five feet of any property line or within the front yard area of any lot.

- Variation in Elevations:¹
 - No identical (like or mirrored) front elevations may be repeated on adjacent lots. Adjacent lots may share the same floor plan, but must have different elevations. Exterior colors must vary from lot to lot, unless a uniform color palette is expressly approved for a project by the Aesthetic Guidelines Committee.

¹ With application for a building permit, the applicant shall submit a copy of the approved subdivision map showing building footprints and models to allow the A.G.C. and staff to check for compliance with required variation in elevations and setbacks.

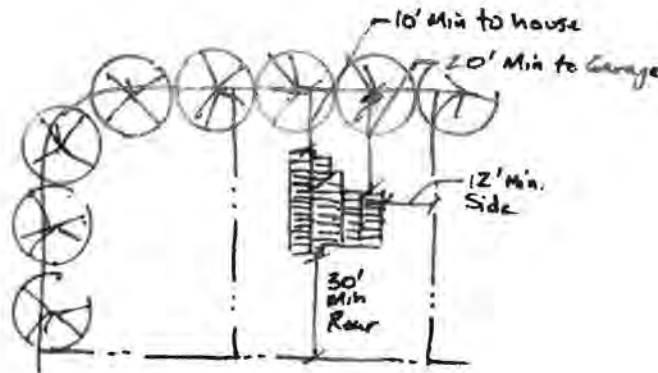


FIGURE 2-3 - YARD DEFINITIONS/SETBACKS FOR LOT SIZE TRANSITION HOMES

- Height Limitation: Two Story.
- Fencing Requirements: See Hardscape, Fences and Walls on Figures 2-45 through 2-59.

SPECIAL CONDITIONS:

- Tentative building envelopes and/or typical building envelopes shall be provided with Tentative Maps. At time of final mapping, building envelopes will be established for all lots in accordance with Somerset Protective Covenants. The building envelope will be based upon topography of the lot, its relationship to neighboring lots, and shall take into account unique site features such as mature trees, native plants, and rock outcroppings. The size and shape of building envelopes may thus vary from lot to lot.
- The principal structure must be contained within the building envelope as regulated by the Aesthetic Guidelines Committee's review and approval process.
- All residences shall include a minimum of a two-car garage at 20' in depth and two driveway parking spaces a minimum of 20' depth.
- Generally, slopes facing the street shall be a 3:1, or less, gradient. Whenever possible, where front yards are steeper, a mixture of front yard slopes which transition from 3:1, 2:1 and rockery walls shall be provided.
- All fill placed on slopes steeper than five to one (H:V) must be keyed into the native soils.
- Other:
 - Any standards not addressed above shall comply with City of Reno, RMC for the SFR-15 zone.

ACCESS COMMERCIAL

DESCRIPTION:

The Access Commercial portion of the SSE project is located on the southern boundary of the project site. Functionally, it will help meet the needs of area residents. This area is intended to provide non-residential land use opportunities for services that are generally not found in the immediate area.

Definitions for uses identified below are provided as per Reno Municipal Code.

- Permitted Uses:
 - Retail uses, single uses not to exceed 50,000 s.f. G.L.A.
 - Recreation complex and health club facilities (may be greater than 50,000 s.f. G.L.A.)
 - Public facilities
 - Sales/leasing offices and association offices
 - Real Estate Offices
 - Animal Clinic
 - Professional/medical offices
 - Restaurants with alcohol service with or without restricted gaming.
 - 24 hour uses (except freestanding bars) – over 300 feet from residentially used properties
 - Educational uses
 - Day care/child care
 - Satellite library
 - Specialty food stores
 - Beauty salon/barbers
 - Travel agency
 - Private Club
 - Multi-family residential or condominiums
 - Mini-storage (Less than or equal to 5 acres and/or 500 units)
 - Care-takers quarters
 - Post Office
 - Offices
 - Fitness center
 - Pool or billiard parlor
 - Commercial amusement (indoor)
 - Community center
 - Library, art gallery or museum
 - Printing and publishing
 - Pet store
 - Copy center
 - Financial institution
 - Freestanding teller machine
 - General personal service
 - Laundry
 - Bed and Breakfast
 - Antiques/collectibles
 - Retail bakery
 - Child care
 - Carwash (unless separated by 300' or more from residential use)
 - Convenience store (over 300-feet from residential uses)
 - Service station (over 300-feet from residential uses)
 - Townhouses/Patio Homes
 - Accessory uses and structures incidental to the above uses.
 - Temporary Christmas tree sales and similar uses

- Uses Requiring a Site Review:
 - Church
 - Household goods/repair
 - Mini storage (greater than 5 acres and 500 units)
 - Movie Theatre
 - Drive-through facilities

- Uses Requiring a Special Use Permit:
 - Operations between 11:00 p.m. and 6:00 a.m. when adjacent to residential uses, unless separated by 300' of space. If greater than 300 feet of separation to nearest residential use, please refer to Permitted Uses.
 - Service stations and convenience stores when adjacent to residential uses, unless separated by 300' of space. If greater than 300 feet of separation to nearest residential use, please refer to Permitted Uses.
 - Car wash when adjacent to residential uses, unless separated by 300' of space. If greater than 300 feet of separation to nearest residential use, please refer to Permitted Uses.
 - Freestanding Bar

- Architecture:
 - Large buildings will be designed to appear as a collection of smaller buildings.
 - An architectural style will be selected that is compatible with the commercial style depicted in this handbook with respect to roof pitch, exterior color, and materials. Written AGC approval must be submitted with each application for a building permit.

- Signs:
 - See Chapter 2, Hardscape, Signs. (Table 2-5.)

LOT CHARACTERISTICS:

Maximum Building Coverage:	50%
Front Yard Setback:	10 feet
Side Yard Setback:	0 feet or 10 feet
Rear Yard Setback:	0 feet or 10 feet
<i>(Setbacks and orientation shall be to the approval of the Architectural Control Committee.)</i>	
Maximum Building Height:	2 Stories – 36 feet to midpoint (using height definition in R.M.C.)
Minimum Building Separation:	10 feet

Areas directly adjacent to residential development must provide a minimum of 10 feet of landscaping, along the property line and a solid 6-foot high fence or wall depending on the use as determined by the administrator.

TABLE 2-1 - PARKING REQUIREMENTS FOR ACCESS COMMERCIAL

LAND USE	PARKING STANDARD
Animal Clinic, Shelter, Hospital or Boarding Kennel	1 per each 3.30 sq. ft.
RESIDENTIAL & LODGING	
Bed & Breakfast	1 per guest room plus 2 for primary residence
Condominium	1.12 per efficiency d/u (no separate bedroom); 1.5 per 1 bedroom d/u; 2 per 2 bedroom d/u; 2 per 3 bedroom d/u; 2 plus 0.5 per each bedroom for d/u larger than 3 bedrooms; 1 per 10 d/u guest parking.
Multi-Family Residential	1.12 per efficiency d/u (no separate bedroom); 1.5 per 1 bedroom d/u; 2 per 2 bedroom d/u; 2 per 3 bedroom d/u; 2 plus 0.5 per each bedroom for d/u larger than 3 bedrooms; 1 per 10 d/u guest parking. Only garages and other parking that is included in the base price of the unit may be counted towards the required parking.
Townhouse/Clustered Patio Homes; Zero Lot Line	Parking requirements shall be based on City Code; however, where recent data is available from ITE or another nationally accepted authority that parking data can be submitted to the Administrator. Common parking lots shall have not more than 5 spaces in any one lot unless separated by landscaping.
INSTITUTIONAL & COMMUNITY SERVICE	
Child Care Center	1 per 9 pupils.
Church/House of Worship	1 per every 3 seats
Art Gallery or Museum	1 per 330 sq. ft.
Post Office	1 per 500 sq. ft.
Public or Private School	1½ per each classroom plus 5 visitor parking spaces.
OFFICE & PROFESSIONAL	
Financial Institution	1 per 275 sq. ft.
Office, Medical Professional	1 per 165 sq. ft.
Office, Professional	1 per 275 sq. ft.
RECREATION, ENTERTAINMENT & AMUSEMENT	
Commercial Amusement/Recreation (Inside) other than listed.	1 per 220 sq. ft.
Commercial Amusement/Recreation (Outside) other than listed.	1 per 660 sq. ft. of site area, exclusive of building.
Community Center, Country Club	1 per 275 sq. ft.

Fitness Center	1 per 165 sq. ft.
Night Club	1 per each 55 sq. ft. of public seating and waiting area, plus 1 per each 220 sq. ft. of the total remaining with a minimum of 10 spaces.
Park	1 per 10,000 sq. ft. of land area.
Private Club, Lodge or Fraternal Organization	1 per 82 sq. ft.
Tennis Courts	2.7 per court
Theater	1 per 3.3 seats
Video Arcade	1 per 220 sq. ft., plus per 2.2 licensed game machines.

RETAIL, PERSONAL SERVICE, COMMERCIAL, AUTO & BUSINESS SERVICES

Auto Repair Garage, Paint & Body Shop	1 per 330 sq. ft.
Bar	1 per each 110 sq. ft.
Building & Landscaping Materials	1 per 550 sq. ft. of building area; 1 per 1100 sq. ft. outside storage area.
Car Wash	1 per bay or stall. (to be provided as stacking area)
Commercial Uses, Other than Listed	1 per 275 sq. ft.
Drive-Through Facility	40 lineal feet of stacking area in front of each window or bay plus one off-street stacking area of 140 lineal feet in length (measured from the window), plus 1 per 110 sq. ft. of restaurant.
Food & Beverage Service	<ol style="list-style-type: none"> 1. Low-volume sit-down restaurant (customer turnover typically hourly or longer) 1 per 66 sq. ft. 2. Lounge area – 1 per each 110 sq. ft. 3. High-volume restaurant (customer turnover typically less than hourly) 1 per 88 sq. ft.
Freestanding Automatic Teller	4 spaces.
Personal Service	1 per 220 sq. ft.
Retail Store	1 per 220 sq. ft.
Service Station	1 per 275 sq. ft.

INDUSTRIAL, MANUFACTURING, WHOLESALE, TRANSPORTATION, DISTRIBUTION & STORAGE

Mini-Storage	1 per 44 storage units spread throughout the development, plus 2 for manager, plus 1 per 10 RV/Boat/Trailer/Vehicle storage space.
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- Hillside Developments. On-street lanes may be omitted from streets when the result is a decrease in cutting and/or filling of land; in which case, off-street parking areas shall be provided to yield a ratio of one additional space per dwelling unit. These streets may be reduced to 24 feet in width (with no on-street parking), or to 32 feet in width (with on-street parking on one side of the street).

- Joint Use Parking:
 - Permitted Parking Adjustments. Parking adjustments may be allowed according to the following percentages by time of day.
 - Parking Agreement. A parking agreement showing hours of operation of each use and the allocation of parking must be submitted and approved by the Administrator.
 - Parking Reduction Cap. No more than 30 percent of the parking shall be reduced at any one center.

TABLE 2-2 – JOINT USE PARKING TABLE

TIME OF DAY	OFFICE	RETAIL	RESTAURANT	THEATER	BED & BREAKFAST
6 AM – 12 Noon	1.00	0.97	0.60	0.30	1.00
12 Noon – 1 PM	0.90	1.00	0.70	0.70	0.30
1 PM – 4 PM	0.97	0.97	0.60	0.70	0.45
4 PM – 6 PM	0.47	0.82	0.90	0.80	0.70
6 PM – 8 PM	0.07	0.89	1.00	1.00	1.00
8 PM – 12 Midnight	0.03	0.31	1.00	1.00	1.00

- All other parking requirements shall conform to requirements of 18.06.340 (including accessible parking requirements).
- Up to 10% of the gross floor area may be subtracted from the parking requirements, when in the opinion of the administrator, said area will be used solely for storage.

SPECIAL CONDITIONS:

- Commercial loading areas shall be completely screened from adjacent streets and any abutting residential uses.
- Landscape strips (which may include hardscape) a minimum of 15' in width must be provided between parking lots and streets, between parking lots and buildings, and between public streets and buildings.
- Landscape shall be provided as required under the Landscape Standards.

MINI WAREHOUSE SPECIAL CONDITIONS:

- Screening:
 - All storage areas, including RV storage shall be screened from view of a public right-of-way by a minimum 8' high decorative masonry wall (either as a stand alone wall or a rear building wall).
 - Due to separation and elevation from future residential uses to the north, rear screening shall be provided through landscape planting comprised of a minimum of 75% evergreens.
- Architecture:
 - The architecture, including rooflines and materials, shall be compatible with the Handbook architecture. No metal buildings except roofs may be visible from any public street. Roofs shall be high quality, standing seam metal (no corrugated metal roofs are allowed). Perimeter walls shall be medium earth tone colors. Accent, roof, and trim colors shall be darker earth tones, including black, green, or dark brown. Minor use of accent colors may be considered if unobtrusive from surrounding off-site areas. Written AGC approval must be submitted with each application for a building permit.
 - Mini warehouse structures, walls and fencing shall be designed per the criteria established in the Architectural Design Guidelines for this project
 - Additional landscape screening may be necessary and shall be reviewed and approved by the AGC and City Staff prior to the issuance of a building permit.
- Fencing:
 - Fencing shall be provided to screen and secure the mini-storage site. Front and side yard fencing shall be provided as solid fencing or architecturally treated rear walls of units shall be

provided. Rear yard fencing shall be provided as aesthetic open fencing treatments (such as tubular steel or similar), solid fencing (as defined in Fencing section of this Handbook) or rear walls of units.

- Building Height:
 - Maximum building height shall be two-story (36 feet).
- Landscaping:
 - The 15' wide landscape strip around the front and side yards of the project shall consist of tree planting spaced on an average of 20' feet using 65% or more evergreen trees, (65% of which are 6' or taller, 25% are 7' or taller, and 10% are 8' or taller) 2" minimum caliper deciduous trees (size at time of planting), and with groupings of shrub plantings which consist of a minimum of 50% 5-gallon sizes at the time of planting at a minimum rate of 5 shrubs per required tree.
 - A 10' wide landscape strip shall be provided along the rear property line consisting of tree plantings spaced on average of 20 feet using a minimum of 75% evergreen trees (50% of which are 6' or taller and 50% are 8' or taller) 2" minimum caliper deciduous trees (size at time of planting), and with groupings of shrub plantings which consist of a minimum of 50% 5-gallon sizes at the time of planting at a minimum rate of 5 shrubs per required tree.
- Storage Area Lighting:
 - Lighting on the storage site shall be designed by a professional lighting designer to provide the minimum necessary light levels for security purposes. Light standards (poles) shall be as short as practical. Fixtures shall be shielded and adjustable to aim the light strictly onto the storage lot. No light spillage shall be allowed, as per the Reno Municipal Code. A final lighting plan shall be approved by the Planning Staff prior to issuance of a building permit.
- Other:
 - Allowed accessory uses to a mini warehouse include a caretakers quarters, RV holding tank dump station, water fill station and outdoor storage of recreational vehicles (RV, boats, trailers, etc.)
 - Any conditions not addressed above shall comply with RMC for the Arterial Commercial zone.
 - HVAC, gas, and electric meters shall be screened from public streets.

LANDSCAPE

The SSE project encompasses 203± acres, containing passive recreation opportunities through walking trails through the open space areas of the site. The landscape concept has two main goals: to mesh the project with its natural setting and to provide an appropriate transition to the southern project edge, along old Highway 40. To achieve this, three distinct plant palettes that reflect different levels of development within the community are proposed. See Figure 2-4, Plant Palette Location Map.

The Native High Desert Palette provides for revegetation of disturbed areas using desert plant species. This palette also includes a wildlife seed mix to be used in designated areas to enhance wildlife forage. It will be used in the outer edge of the development area, serving as a smooth transition from the enhanced/developed environment back to the natural/native, undisturbed areas of the site. The Transitional Palette includes native high-desert plants and exotic drought tolerant species that complement the existing vegetation. This treatment will be used at the interface between developed areas and undisturbed and/or High Desert Palette areas to blend the project with its natural setting and provide wildlife habitat enhancement and fire protection. The Developed Plant Palette includes both ornamental and native species that promote the desired traditional image. It will be used in common areas where lots exist on either side of the common area, along roadway edges. All planting palette areas are more specifically defined in Figure 2-4, Plant Palette Location Map. These plant palettes, species, varieties and seed mixtures are described in detail in Tab L, Somerset Landscape Planting Palettes.

SSE landscape standards address streetscapes, major entries and intersections, open space and trail systems, site grading principles, wildlife enhancement, fuel modification zones/defensible space, commercial areas, and residential areas.

One area of significant, existing disturbance exists on the project site. This area is the former borrow pit, located at the southern end of the property. The location of this disturbance area can be seen on the Opportunities and Constraints Map (Figure 1-6) provided in this Handbook. With development of the SSE project, the "hole" that has been left will be filled and regarded, affecting/cleaning-up the southernmost portions of the borrow pit. The steeper portions of the pit are to be revegetated to minimize the overall visual impact of the past scaring. The Native High Desert Palette Wildlife Seed Mix (as defined in Tab L) is to be used in the revegetation of this area.

GENERAL STANDARDS

All common areas, including pedestrian easements, streetscapes, open space, parks, "commons," and trails will be maintained by the Owner's Association. The following standards apply to all landscape areas. Standards specific to distinct areas within the project are described later.

Prior to the recordation of any final map/unit, and approval of any permit, including grading (whichever is first), the applicant shall submit a master landscaping plan to be reviewed and approved by the City of Reno Landscape Architect. This plan shall continue the planting palette and densities in the existing Del Webb/Sierra Canyon project, to the north of the SSE development and shall specify the locations of the enhanced wildlife seed mix.

PLANTING

- Plants will be selected from the plant palettes described in Tab L, Somerset Landscape Planting Palettes.
- Landscape planting plans shall be approved by the AGC and shall be stamped by a licensed landscape architect.
- Plant species selected will be those that are tolerant of the environment in which they will be grown including salinity, alkalinity, soil/water characteristics, soil physical properties, drainage and proneness to flooding, water tables, and any other influential factor.
- All landscaped areas will be maintained in a neat and attractive condition. Minimum requirements include replacing dead or dying plant materials, mowing, watering and general clean up.
- In areas where existing vegetation is to be retained, the overall forms of any introduced plant material will be complementary to the existing on-site vegetation.
- Plant forms within neighborhoods will be kept similar to each other in order to promote neighborhood unity.
- Species of plants will be massed to provide a simple, uncluttered look.
- Where screening is needed, plants that provide effective year-round screening, such as evergreens that branch close to the ground will be used.
- Where shade is needed, plants with broad canopies, such as large deciduous trees, will be used.
- Plant species that produce objectionable fruit drop should not be located adjacent to paved areas.
- Small clusters of trees shall be planted on down-slopes behind lots facing open space. The trees shall be planted in locations that protect views and their location, densities and sizes shall be reviewed and approved by the City of Reno Landscape Architect.



FIGURE 2-4 – PLANT PALETTE LOCATION MAP

- Plants should be grouped with those that have similar growing requirements.
- Water conservation is an objective. Plant species that can survive on low to moderate amounts of irrigation will be used except in developed areas where a lush, high-density appearance is desired.
- Plant materials selected will contain a combination of fast, medium and slow growth rates. Fast growth plants adapt quickly, provide quick cover, but have a short life span and are sometimes subject to disease. Medium growth plants take over as the faster plants begin to die out, usually after 15-20 years. They are generally more attractive and less subject to disease. Slow growth plants remain small for a long period of time, but eventually become a dominant plant type. They are highly resistant to disease, long-lived and are not subject to the problem of wind breakage.
- In informal areas, a variety of sizes will be planted to provide a more natural appearance.
- Use plants for microclimate control where practical.
 - Use deciduous trees to shade the south and west sides of buildings, parking lots, and streets.
 - Use evergreen trees for windbreaks.
 - Use evergreens to insulate the north side of buildings.
 - Use turf for cooling around intensively used areas.
 - Use trees like aspens in areas like the drainageways.

IRRIGATION

- Irrigation systems will be water efficient and low maintenance.
- Provide adequate water to establish and maintain landscape plantings and promote water conservation.
- All Developed and Transitional planting areas will have automatic irrigation systems.
- Irrigation plans shall be approved by the AGC and shall be stamped by a licensed landscape architect.
- Natural High Desert areas may be unirrigated or temporarily irrigated until revegetation is established. Where temporary irrigation is used, irrigation will remain in use until vegetation is well established and can survive without irrigation.
- Irrigation systems will be designed to provide complete and adequate coverage (taking into consideration wind patterns and other disruptive factor(s) while using water-conserving methods.

STREETSCAPES

Streetscaping within the SSE development will reflect the surrounding level of development. Main connector roads to residential neighborhoods and Commercial uses will feature symmetric tree-lined streets. This approach is described under Parkway Streetscape Standards on Figure 2-6.

GENERAL STREETSCAPE STANDARDS

All streetscaping will conform to the following standards. Streetscape standards specific to different types of streets are described later.

- Streetscaping of arterials and collectors will be installed with roadway construction to provide a continuous landscape along streets regardless of the development phasing of individual parcels.
- Streetscaping of connectors and residential streets will be installed within six months of acceptance of the streets by the City of Reno within each block with financial assurance provided for the landscaping to ensure completion.
- Landscaping of Somerset Parkway shall be completed prior to acceptance by the City of Reno and shall be completed with the first phase.

LANDSCAPE TRIANGLE:

- Commercial and civic driveways along streetscapes will have a triangular or quarter-circular shape extended landscape setback/common maintenance area per the sketch shown in Figure 2-5. This extended landscape area will measure at least thirty (30+/-) from the front face of the curb as illustrated. This will create an area for monument signs and provide for continuity throughout the community without impacting intersection sight distance.
- Visibility triangles will be maintained at all intersections. Within visibility triangles all trees will be pruned such that no branches extend lower than six feet above curb level at time of planting and 8' above curb height at maturity. Other plants will not exceed eighteen (18) inches in height above any curb level.
- Visibility triangles, measured from front face of curb, will be as follows, or per City of Reno Code, whichever is stricter:
 - Controlled Street Intersections: thirty (30) feet
 - Commercial Driveway or Alleyway: twenty (20) feet
 - Residential Driveway: twenty (20) feet

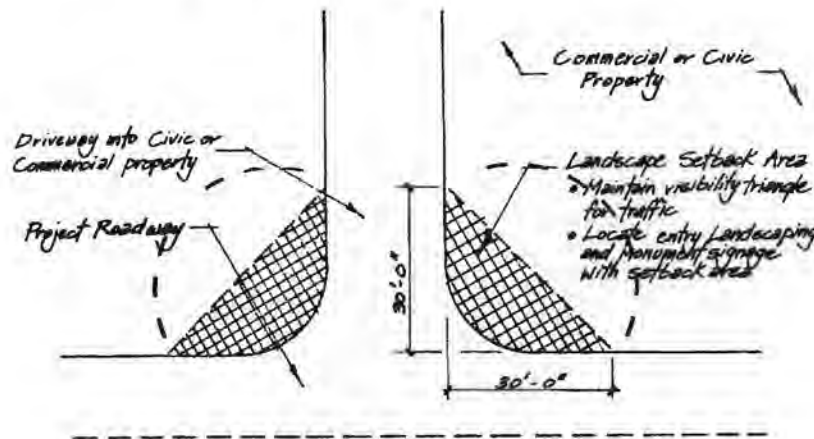


FIGURE 2-5 - LANDSCAPE TRIANGLE

PARKWAY STREETSCAPING

Parkway streetscaping will feature traditional elements that emphasize pedestrian access and reinforces the project image. The planting treatment along parkways will include the use of a traditional street tree pattern and a more formal palette of ornamental and naturalized species that will be selected from the Developed Palette described in Tab L, Landscape Planting Palettes. See Figure 2-4. Transition to less a less formal planting palette may occur rather quickly depending upon the overall development intensity adjacent to each section of Parkway. Please refer to the Plant Palette Location Map (Figure 2-4) for areas of quick transition from the Developed Palette to the Natural Landscape.

GENERAL STANDARDS

- All landscape standards and irrigation plans shall be prepared by a licensed landscape architect and shall be submitted to the AGC for approval prior to issuance of a building permit or approval of a Final Map.
- On parkway streets (as shown in Figure 2-6), deciduous canopy trees will have a minimum caliper of three inches (unless different sizes are proposed based upon denser planting designs and/or species limitations, subject to the approval of City Staff) at the time of planting measured six (6) inches above the root ball.

- Landscaping of Somerset Parkway shall be completed prior to acceptance by the City of Reno and shall be completed with the first phase.
- On collectors and rotaries (as shown in Figure 2-10), deciduous canopy trees will have a minimum caliper of two inches (unless different sizes are proposed based upon denser planting designs and/or species limitations, subject to the approval of City Staff) at the time of planting measured six (6) inches above the root ball.
- Deciduous accent trees will have a minimum caliper of two inches (unless different sizes are proposed based upon denser planting designs and/or species limitations, subject to the approval of City Staff) at the time of planting measured six (6) inches above the root ball.
- Evergreen trees will consist of the following height mix at the time of planting: 40% at 6' height, 40% at 8' height, and 20% at 10' height (measured from finished grade to tree apex).
- Evergreens will be used informally in areas where sufficient room is available to avoid conflicts with trucks, pedestrians, or sight distance.
- A minimum of 50% of the shrubs installed will be 5 gallon size or larger.
- A mix of trees, shrubs, ground covers, annuals, and perennials shall be selected from the appropriate plant palette to achieve a look consistent with the goals and policies of this Handbook.

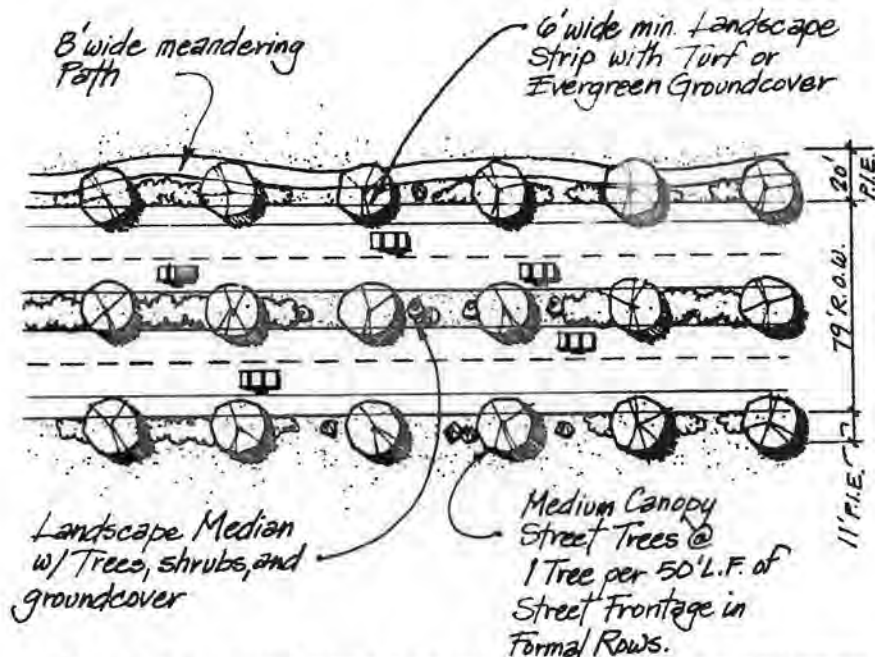


FIGURE 2-6 - DEVELOPED PARKWAY STREETSCAPE CONCEPT

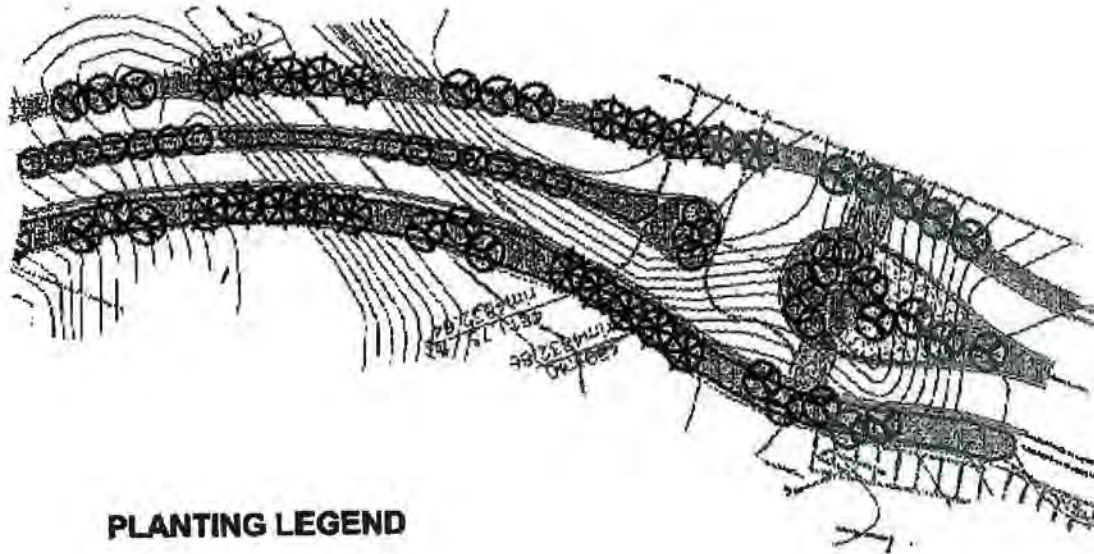
DEVELOPED STREETSCAPE STANDARDS

- Plants will be selected from the Developed Plant Palette (see Tab L).
- One street tree will be planted on each side of the street for every 50 lineal feet of street frontage. See Figure 2-6, Developed Parkway Streetscape.

- Within the parkway median street trees will be planted at approximately 40' on center in a triangular pattern.
- A single tree species will be used within the landscape strip along each individual street. Tree species may be repeated throughout the project, but multiple species will not be used on an individual street, except where accent tree species are used to highlight intersections, etc. Different cultivars of the same species may be used on a single street.
- Trees will be planted in formal rows within the planting strip. Trees may be clustered in cases of extreme topography or for placement of utilities.
- A mix of trees, shrubs, ground covers, annuals, and perennials shall be selected from the appropriate plant palette to achieve a look consistent with the goals and policies of this Handbook.

RESIDENTIAL STREETSCAPING STANDARDS

- Plants will be selected from the Developed Plant Palette (see Book 2, Appendix L).
- Trees will be a minimum 1½" caliper size, measured 6" above the rootball, at the time of planting.
- One tree will be planted for every forty (40) lineal feet of street frontage. Gaps between trees will not exceed fifty (50) feet except at intersections.
- Trees will be planted in formal rows within the six (6) foot wide landscape strip. Trees may be clustered in cases of extreme topography or for placement of utilities.
- A single tree species will be used within the landscape strip along each individual street. Tree species may be repeated throughout the project, but multiple species will not be used on an individual street, except where accent trees are used to highlight intersections, etc. Different cultivars of the same species may be used on a single street.
- These trees will be maintained by each lot owner to a standard set for the project at the Final Map stage and enforced by the Owner's Association.
- Parking, and a minimum 6-foot parkway section with sidewalks on both sides of the street, shall be provided for all street sections except for single loaded streets, and the newly proposed connector section. Single loaded streets shall have sidewalk paralleling homes with a standard parkway, and a landscaping strip of six feet for the other side of the street. The connector section may only be used in areas of extreme topography (slopes 20% or greater) to connect development pods to other pods for access. Use of the connector section shall be determined through the Tentative Map process, and its final design requires approval of Engineering, Fire and Planning staff. Where the connector is utilized, a trail reasonably aligned with the road shall be required for pedestrian access. Community Development and Parks and Recreation staff shall determine final alignment and material for the trail.



PLANTING LEGEND

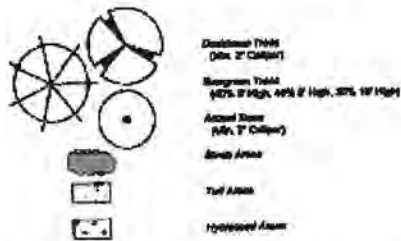


FIGURE 2-7 - COMMUNITY ENTRY CONCEPT

MAJOR ENTRIES & INTERSECTIONS

Dramatic landscaping that reinforces the community image will be planted at major entries and intersections.

STANDARDS:

- Clear views for traffic safety will be maintained.
- Entry and intersection planting schemes will reflect the level of development of the adjacent streetscape. Those located in outlying areas will feature rugged, naturalistic plantings with plants selected from the Transitional Palette in Tab L, Landscape Planting Palette. See Figure 2-7, Community Entry Concepts.
- At least one tree will be provided for every 300 square feet of area devoted to the entry statement.
- At least 40% of the trees will be evergreen.
- Deciduous canopy trees will be sized with 50% having a minimum caliper of two inches and 50% having a minimum caliper of three inches at the time of planting measured six (6) inches above the root ball.
- Deciduous accent trees will have a minimum caliper of two inches at the planting measured six (6) inches above the root ball.
- Evergreen trees will consist of the following height mix at the time of planting: 40% at 6' height, 40% at 8' height, and 20% at 10' height (measured from finished grade to tree apex).

- Evergreen trees will be planted informally in areas where sufficient room is available to avoid conflicts with trucks, pedestrians, or required sight distance.
- A minimum of 50% of the shrubs installed will be 5 gallon size or larger at a minimum rate of 5 shrubs per required tree.

STREETS

Street Sections for various types of streets - arterials, collector streets, commercial rotary, residential rotary, town square, residential streets, and emergency access ways are proposed, including parkways. Standards are identified below. In addition, any standard City of Reno, street section may be used as is appropriate. These sections call for proper paved widths to safely and adequately convey the anticipated traffic loads while providing ample planting strips and detached paths to reinforce the community's village like image.

Minimum design values for streets shall be as specified in the ensuing table:

TABLE 2-3 MINIMUM DESIGN PARAMETERS FOR SSE STREETS

Street Classification	Minimum Horizontal Radius of Centerline	Minimum k Value for Vertical Curves	Maximum Average Daily Traffic Volume
Parkway	820 feet	$k_{sag}=60$ $k_{crest}=70$	30,000 trips
Collector	185 feet	25	8,000 trips (no driveway access allowed) 4,000 trips (driveway access allowed)
Local	100 feet	20	2000 trips

Notes:

1. On local and residential collector streets lesser radii shall be permitted as listed above with appropriate signage.
2. Curb returns at street intersections shall have minimum face of curb radii per City Code except for cluster development where 15 feet radii are permitted.
3. Minimum distances between intersections shall meet City Code except for cluster and attached home development where 100 feet minimum shall be permitted.

No tangent is required between horizontal curves on collector and local streets.

Additional lighting could also be used where appropriate. Superelevated roadways should be avoided at intersections. If superelevation is necessary, sufficient detail should be designed to ensure proper drainage. Refer to Drainageway/Detention/Wetland Areas for development standards for Drainageway Crossings.

With the approval of a Tentative Map or Special Use Permit, on-street parking lanes may be omitted from streets when the result is a decrease in cutting and/or filling of land; in which case, off-street parking areas shall be provided based upon the scale and type of housing product proposed. These streets may be reduced to 24 feet in width.

The minimum lot frontage on a cul-de-sac shall be 25 feet.

Sidewalks shall be required for public streets, unless otherwise approved with a Tentative Map or in cul-de-sacs serving less than 10 lots (ref. bullet-points under Residential Street Standards).

TRAFFIC DEVICES, CONSTRUCTION TRAFFIC CONTROL, AND TRAFFIC CALMING

- All longitudinal striping shall be paint.
- Where there is a stop or yield control on a local street only a 12-inch white stop bar shall be installed.

STORM DRAINAGE

- Cut-off swales shall be installed on uphill side of all lots as required by City Staff and shall be appropriately sized to contain the 100-year storm. The type of cut-off swale used shall be determined by the following:

Concrete	V100 < 4 fps
Rock riprap	4 fps < V100 < 12 fps
Grouted rock riprap	V100 > 12 fps

- Horizontally curved storm drain shall be allowed and shall meet the manufacturer's recommendations for curved alignment.
- Access prevention grates on storm drains shall be required per the Design Manual with the locks on top if possible.
- All concrete or grout uses for storm drain improvements, outside of rights-of-way shall be tinted or colorized to reduce visual impacts.
- Permanent access with easements will be provided to all inlet and outlet structures. Twelve foot wide access roads for inlets 24" or larger will be constructed of 6-8 inch cobble laid to be a "drivable" surface to the satisfaction of the city with hammerhead vehicle turnarounds. A backhoe must be able to scrape off the trash racks. Footpaths as permanent access will be allowed only for secondary overflow outlets in detention structures.

SANITARY SEWER

Horizontally curved sanitary sewer shall be allowed and shall meet the manufacturer's recommendations for curved alignment.

PRIMARY/SECONDARY ACCESS PLAN, AND FIRE DEPARTMENT POLICY

Primary access is provided by Somerset Parkway, which shall be constructed as an ungated Minor Parkway. Secondary access shall be provided by an ungated route through the Somerset subdivision to the north and by a gated emergency vehicle access through Mountain Ridge Road in the Mogul community with further requirements as follows:

1. Gating, either manned or unmanned will be determined at the time of Tentative Map or Special Use Permit.
2. An access easement shall be provided to the cellular tower parcel noted at the northwestern edge of the property..
3. SSE will not develop any road connection to existing roads in the Mogul area.
4. Permanent all weather gated fire access roads shall be allowed to interconnect both public and private roads. The access roads shall be owned and maintained by the project HOA. The access road gates shall be designed by the Somerset AGC and operate utilizing approved strobe opening devices.
5. When parking is not permitted on access or public roads, a sign that prohibits parking shall be provided at the entrance of the road or the general area. The Somerset AGC shall design this sign. This sign shall replace the "NO PARKING-FIRE LANE" signs and the red curbing normally required.
6. No red curbing other than for fire hydrants shall be allowed. The spacing for "NO PARKING-FIRE LANE" shall be 300 feet.
7. Roadway cross-sections provided in this handbook are available and acceptable for use within the SSE development

PARKWAY STANDARDS

The following standards apply where parkways abut open space or undeveloped areas.

- The parkway median will vary in width with a minimum width of 14 feet. However, portions of the approved Somerset Boulevard do not vary in median width.
- An eight-foot minimum width detached pathway will be provided on one side of parkways. Accessible routes will be provided regularly to allow access to the pathway. The pathway will be separated from vehicular traffic by a minimum six foot wide planting strip except where a narrower width is required to accommodate special circumstances, i.e., at pedestrian crossings, to lessen grading, or at conflicts with utilities.
- Parking is not permitted, unless an additional 8-foot parking lane is provided.

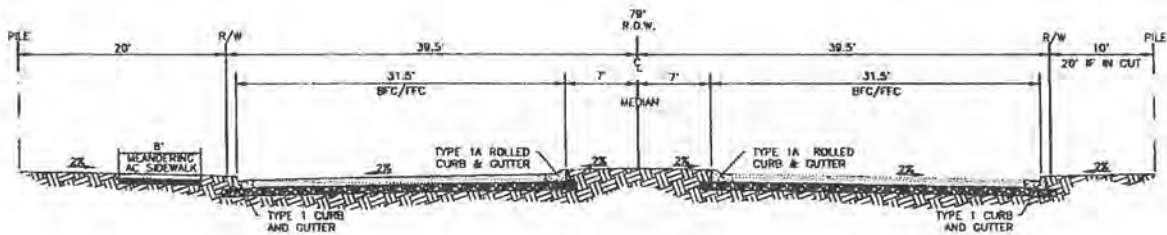
COLLECTOR STREET STANDARDS

Collector streets connect an individual project or projects to the parkway system.

- Collector streets will be provided when projected ADT exceeds 2000.
- The collector street section will be per Figure 2-10, Collector Street Section.
- If lots front on a collector street, then parking will be provided adjacent to lots adding 2' to R.O.W. for parking one side and adding 8' to R.O.W. for parking two sides.
- A six (6) foot planting strip and five (5) foot wide pathway will be provided on both sides of collector streets. A narrower width-planting strip may be permitted to accommodate special circumstances, i.e., at pedestrian crossings, to lessen grading, or at conflicts with utilities as approved by Planning Staff.
- The posted speed on collector streets shall be 25 mph.

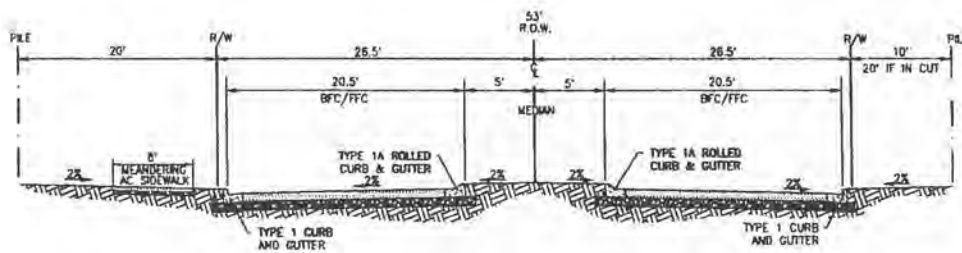
ROTARY STANDARDS

Well-designed roundabouts have been proven to be safe and efficient forms of intersection control. They operate by gap acceptance, in that approaching drivers must give way to circulating traffic in the roundabout. They eliminate heavy delay on minor roadways, provide intersection control where a traffic signal is both warranted and not warranted, provide flow distribution with left turn movement and generally take no more right-of-way than a signalized intersection. When part of new construction, roundabouts are less expensive to build than signalized intersections. Roundabouts generally balance traffic flows (i.e. the predominant movements are "broken up" by circulating traffic, so that gaps are provided to allow vehicles waiting on adjacent legs to enter the roundabout without major delays).



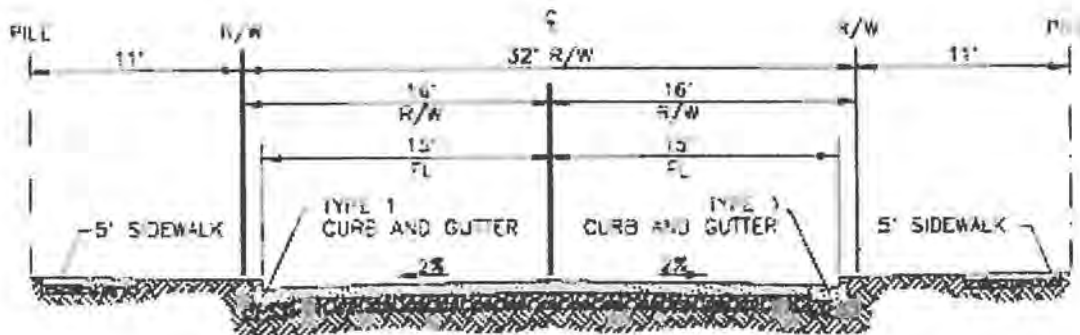
MAJOR PARKWAY

FIGURE 2-8



MINOR PARKWAY

FIGURE 2-9



COLLECTOR

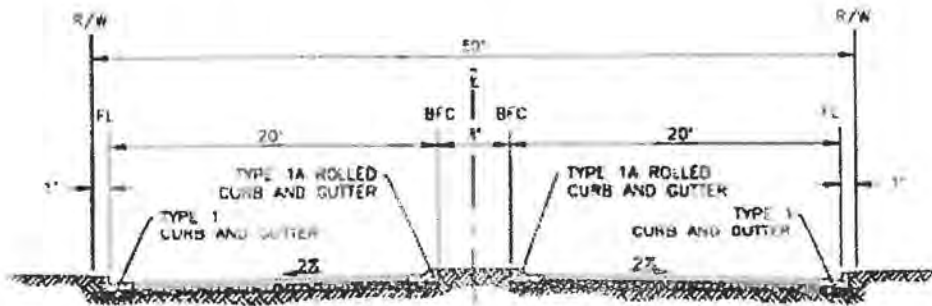
FIGURE 2-10

NOTES:

1. IF LOTS FRONT ON A COLLECTOR STREET, THEN PARKING WILL BE PROVIDED ADJACENT TO THE LOTS ADDING 2 FT. TO THE R/W WIDTH FOR PARKING ON ONE SIDE AND ADDING 4 FT. TO THE R/W WIDTH FOR PARKING ON BOTH SIDES.

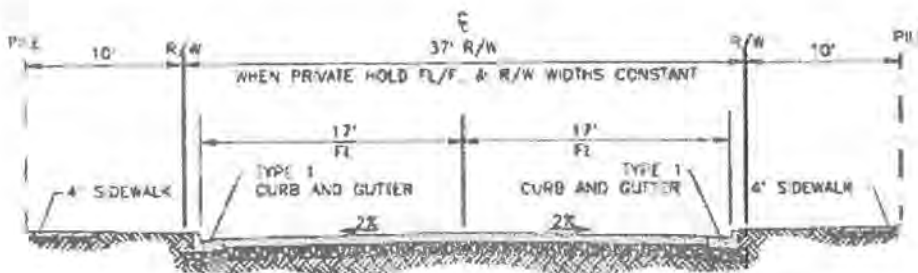
NOTE: The 20 foot setback in cuts may be reduced through the Special Use Permit or Tentative Map process for areas that contain slopes of 25% or greater and if it can be shown that grading will be reduced.

PILE - Public Improvement Landscape Easement.



COMBINED PRIMARY/SECONDARY ACCESS SECTION

FIGURE 2-11

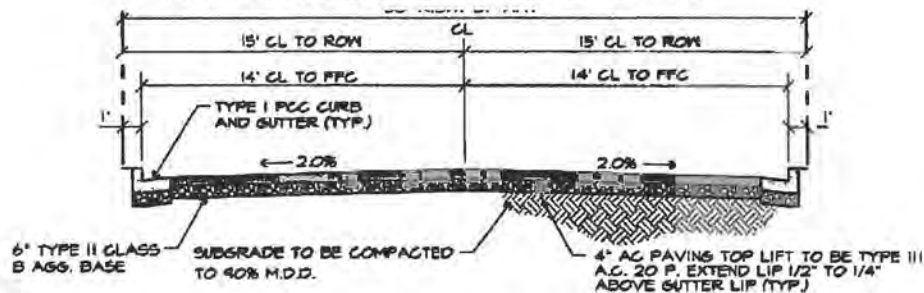


LOADED RESIDENTIAL STREET (LOCAL)

FIGURE 2-12

NOTES:

1. TYPE 1B ROLLED CURB & GUTTER IS ALLOWED WHEN PRIVATE.



30' PRIVATE RESIDENTIAL STREET

FIGURE 2-13

- The minimum lot frontage on a cul-de-sac shall be 25 feet.

RESIDENTIAL STREET STANDARDS

- Sidewalks may be eliminated on cul-de-sac streets servings less than 10 lots in transition neighborhood areas through the Tentative Map process and where appropriate.

- Residential street sections will be per Figures 2-12 through 2-15
- The basic standard includes a six (6) foot planting strip and detached four (4) foot minimum width sidewalk will be provided on both sides of residential streets abutting one quarter acre and smaller size lots. For larger lots and along “single-loaded” streets, a six-foot planting strip will be provided on both sides of the street with a four (4) foot minimum width sidewalk on one side only. Alternate street sections for residential streets may be requested with the Tentative Map. If a street is unloaded or if grading is significantly minimized in areas of extreme terrain, the sidewalk may be placed at back of curb and the landscape strip omitted.
- The posted speed limit on residential streets shall be 25 mph.

EMERGENCY ACCESS

- Emergency access will be per Figure 2-16, Emergency Access section.

STREET LIGHTING

“Dark Skies” shall be defined by the following location and spacing parameters:

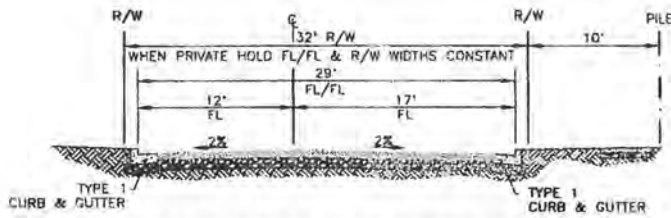
- Residential - The minimum spacing of streetlights shall be at the intersections of parkways and collectors.
- Commercial - Lighting in parking lots and other similar uses shall be designed in the spirit of “dark skies” and be approved by the AGC and City Staff.
- Other locations shall be permitted with AGC and City Staff approval.

PEDESTRIAN PATHS AND BIKEWAYS

SSE’s paths and trails are provided for multi-purpose pedestrian and bicycle, linking the common areas within the project area and off the site to other publicly accessible lands. Pathways will meander within open space areas and link major natural and landscaped open spaces, schools, and parks to residential and commercial uses. The pedestrian/bike trail system will provide an alternative to automobile transportation. Where practical, paths and trails should be located and aligned to provide views of surrounding natural features and community open space. See Figure 2-19, Multi-Purpose Trail.

The path and trails criteria are intended to provide safe, functional, and aesthetically pleasing walkways within and between development parcels. Paths are a minimum of 4-6’ in width. Connections will be created for the overall walkway system to allow all residents optimal pedestrian access throughout the area. Paths will be kept separate from roadways where possible, with crossings preferred at controlled intersections or at tangent road sections where adequate sight distance is provided for. Some paths are combined with utility access drives and emergency access roads. To the extent practical, all paved walkways should be handicapped accessible. Existing foot/bike paths and Jeep trails will be utilized where possible and upgraded to SSE standards. See Figure 2-22.

The type, location, construction methods, and grading for all trails will be provided with each Tentative Map application that demonstrates connection with the overall system. Trails associated with each Tentative Map will be constructed with the development of each Final Map to the satisfaction of staff. Of course, trails will be routed around gated projects.

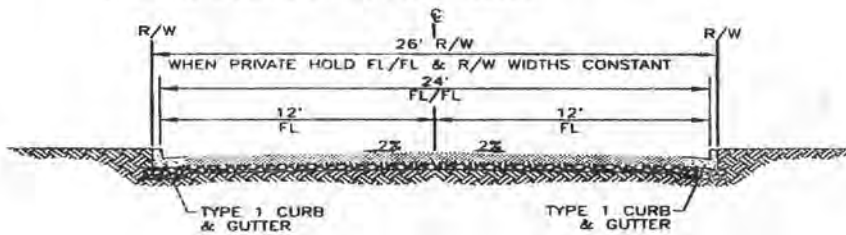


**LOCAL SINGLE LOADED STREET
LOCAL UNLOADED STREET**

FIGURE 2-14

NOTES:

1. TYPE 1B ROLLED CURB & GUTTER IS ALLOWED WHEN PRIVATE.
2. AN UNLOADED LOCAL STREET HAS THE SAME R/W TO R/W AND FLOW LINE TO FLOW LINE WIDTH AS SHOWN, BUT HAS SYMETRIC TRAVEL LANES AND NO PILE.
3. SIDEWALK IS REQUIRED PER THE DESIGN MANUAL UNLESS OTHERWISE SPECIFIED BY THE PUD HANDBOOK.



LOCAL STREET (USED ONLY AS CONNECTOR)

FIGURE 2-15

NOTES:

1. TYPE 1B ROLLED CURB & GUTTER IS ALLOWED WHEN PRIVATE.
2. THIS STREET IS TO BE USED TO CONNECT DEVELOPMENTS WITHIN SOMERSETT AND PARKING SHALL NOT BE ALLOWED.
3. A SIDEWALK ADJACENT TO THE CURB SHALL BE PROVIDED UNLESS OTHERWISE SPECIFIED BY THE PUD HANDBOOK.

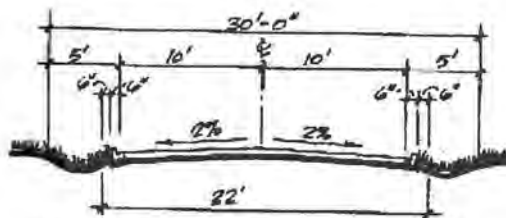
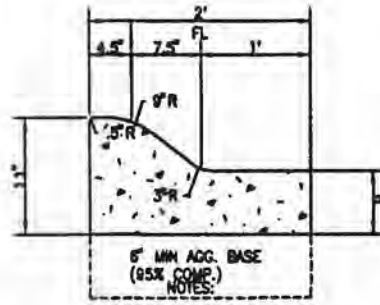
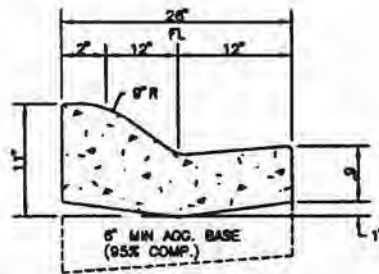


FIGURE 2-16 - EMERGENCY ACCESS SECTION



TYPE 1A PCC ROLL CURB & GUTTER

FIGURE 2-17



TYPE 1B PCC ROLL CURB & GUTTER

FIGURE 2-18

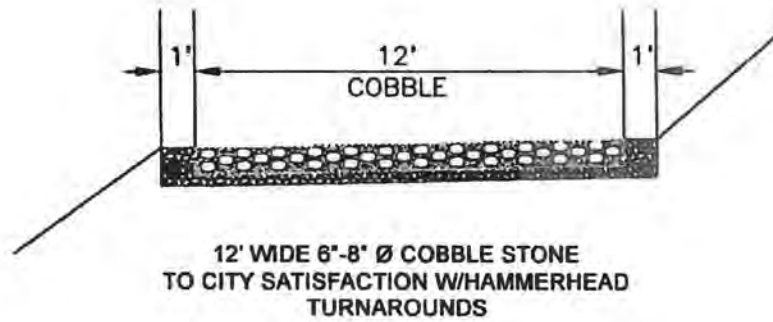
- 1) SIDEWALKS MAY BE ASPHALT IF SHOWN AND APPROVED WITH THE TENTATIVE MAP AND OR SPECIAL USE PERMIT.
- 2) THE PUBLIC UTILITY EASEMENTS SHOWN AND NOTED ON THIS PLAT INCLUDE THE USE, INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES AND ALSO INCLUDE USE, INSTALLATION AND MAINTENANCE OF TELECOMMUNICATION AND ELECTRIC COMMUNICATION LINES AND ASSOCIATED FACILITIES GRANTED TO SOMERSETT TECHNOLOGY, LLC.
- 3) THE PUBLIC IMPROVEMENT AND LANDSCAPE EASEMENT (P.I.L.E.) SHALL INCLUDE CITY OF RENO ACCESS FOR REPAIR OR REPLACEMENT OF PUBLIC IMPROVEMENTS SUCH AS CURB, GUTTER, SIDEWALK, AND TRAFFIC SIGNS. P.I.L.E. INCLUDES PUBLIC USE OF SIDEWALK PER RENO MUNICIPAL CODE 12.20.

TYPICAL NOTES FOR ALL STREET SECTIONS

FIGURE 2-18A

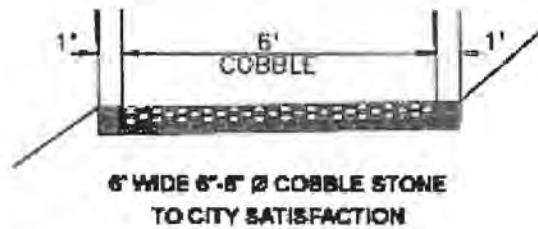


FIGURE 2-19 - MULTI-PURPOSE TRAIL



ACCESS TO SD INLETS 24"Ø & LARGER

FIGURE 2-20



ACCESS ROAD SD INLET SMALLER THAN 24"Ø AND ALL OUTLETS

FIGURE 2-21



- ❖ Expand to 3'-4'±
- ❖ Use rockery walls/native landscape.



- ❖ Expand to 8'-10'
- ❖ Use either A.C. or leave natural depending on use or slope.
- ❖ Can be utilized & combined with maintenance road.
- ❖ Revegetate disturbed areas as necessary w/native plants.



- ❖ Minimum 7' width
- ❖ Can be utilized & combined with maintenance road.
- ❖ Use either A.C. or leave natural depending on use or slope.
- ❖ Revegetate disturbed areas as necessary w/native plants.
- ❖ Provide turnouts every ½ mile.
- ❖ Maintain 7' high clearance.

FIGURE 2-22 - FOOT/BIKE PATHS AND JEEP TRAILS

OPEN SPACE & TRAIL SYSTEMS

SSE will offer its residents substantial open space made up of natural open and enhanced open space areas with trails meandering along the drainageway and accessing scenic vistas. The proposed trail system will provide connection to the Somerset trail network to the north and provide access opportunities for the Mogul residents to the east. See Figures 2-23, Pedestrian Access Plan. Open space will be owned and maintained by the Owner's Association. SSE's trails will be open to the public, as defined in appropriate agreements and/or public use easements, at the time of Final Map or Building Permit approval. Future residents will be required to sign a disclosure notice alerting them that the trails are to remain public in perpetuity.

Enforcement activities related to required common area maintenance shall remain with the Owners Association. A network of regional trails will provide both residents and non-residents with access to open space. The trails will tie into the system of paths and sidewalks providing residents with convenient access to recreational and other site amenities. Such regional trails will be routed around villages, and through open space, subject to staff approval.

The type, location, construction methods, and grading for all trails will be provided with each Tentative Map application that demonstrates connection with the overall trail and pedestrian access system throughout the subdivision and appropriate interconnection to trail systems on abutting properties.

NATURAL OPEN SPACE

- Undisturbed common areas will be maintained in their natural state and will be designated with each map, SUP, or building permit, as appropriate.
- Areas designated as natural open space that are disturbed during construction of roads, trails, and utilities will be enhanced/revegetated with plants selected from the Natural High Desert plant palettes, (refer to Tab L). Plants will be conducive to an increase in deer and wildlife habitat value. These areas will be designated with each Final Map, building permit, or Special Use Permit, as appropriate.
- As a guideline for preservation of undisturbed open space, approximately 300-acres of undisturbed natural open space will be provided to the north of the wildlife buffer.

COMMON AREAS AND TRAIL CONNECTIONS

Conveniently located pedestrian path and trail connections along with sensitively located common areas are a key element of the SSE project. It is intended that this project will provide a peaceful, passive recreation oriented development – offering targeted recreation opportunities. The site layout and design has been prepared in a sensitive fashion with respect to steeper slopes on the property as mandated and controlled by the Truckee Meadows Regional Plan and the City of Reno Codes and Policies.

TRAILS

- Trails will meander within open space, designed as sweeping curves that create visually appealing landscape forms and follow the natural grade. Abrupt or irregular curves and jogs are not permitted. Curved paths will not be used in areas too narrow to allow a sweeping curve.
- The Owners Association will maintain all trails.
- Trails will be routed around gated areas, as necessary and to the extent possible..
- As much as practical, trails will follow existing dirt roads and jeep trails. New trails cut through natural, undisturbed terrain will include minimal removal of vegetation and grading as required to provide a smooth, safe traveling surface.
- A Pedestrian Access Plan, inclusive of connection points to surrounding communities and trail systems is shown in Figure 2-23. Trail improvements include grading, revegetation, and enhancements, which will be implemented and constructed by the Master Developer with adjacent Final Maps and commercial building permits.
- Trails will be shown on Tentative Maps as per the P.U.D. Handbook. At the Tentative Map approval stage, trail connections and phasing shall be finalized to the approval of the zoning administrator.
- The trail system will be connected to the local street pedestrian walkways.
- Completion of trails shall be the responsibility of the Master Developer. The parcel developer shall construct the improvements as Final Maps are approved. The C of O's for the last five units for each map will be held until all trail construction is completed. In the even the parcel developer does not complete the trails, the Master Developer shall complete installation of them.
- Where trails cross roads, "Road Crossing" signs and/or safety striping will be constructed.
- As necessary, and if safety permits as determined by City of Reno staff, access to historic/existing trails shall be continued. During construction, alternate routes and temporary/permanent signage shall be installed with each phase. The Master Developer will provide City Staff with aerials identifying existing trails.

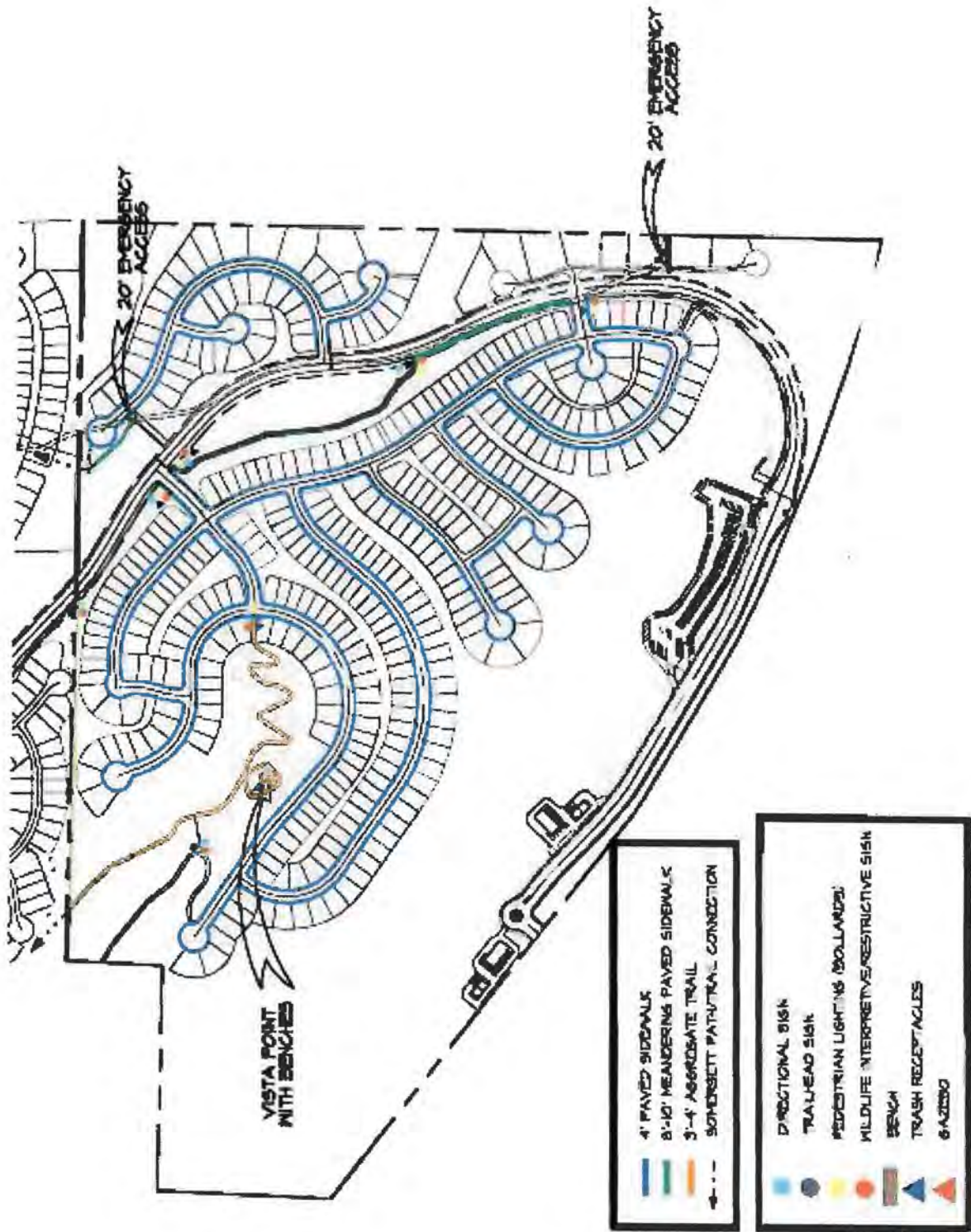


FIGURE 2-23 – PEDESTRIAN ACCESS AND TRAIL AMENITIES PLAN

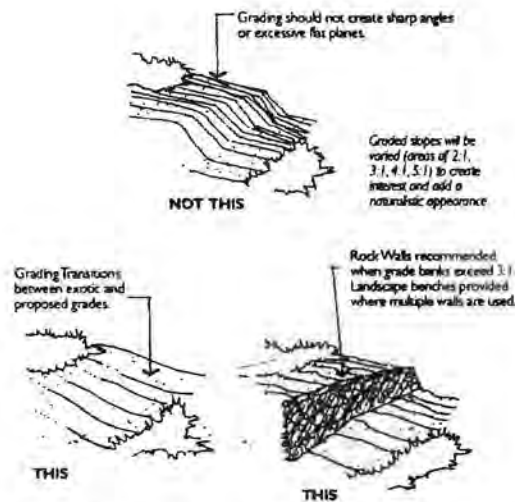


FIGURE 2-24 - PROPER GRADING TECHNIQUES

SITE GRADING PRINCIPLES

The overall grading concept for the SSE is to create buildable pads and pleasant streets while maintaining the underlying integrity of the landform. Cut and fill will be balanced, to the extent practical, over the entire site (inclusive of other Somerset development areas). Views will be considered while maintaining a low visual impact to surrounding properties.

STANDARDS

- All disturbed areas will be revegetated or restored. Proper erosion, dust control, and reseeded techniques will be used as described in the most recent edition of "Handbook of Best Management Practices," by the State of Nevada Division of Environmental Protection Bureau of Water Quality Planning.
- Seeding and possibly plantings of plugs will be performed after finish grading has been completed, in the early spring or fall, whichever comes first. All seeded areas within developed areas will be permanently irrigated. Seeding areas within transitional areas will, at a minimum, be irrigated for two (2) growing seasons or until plantings are established, pursuant to 18.06 and 18.09 of the Public Works Design Manual.
- Transitions at top and toe of graded slopes will be rounded to blend with the natural terrain. Abrupt, squared off transitions are not permitted, except where part of a traditional/ symmetrical landscape design, or where less than 4-5' in height. See Figure 2-24, Proper Grading Techniques.
- Naturalistic grading will be used where complex recontouring and revegetation must occur. Continuous expanses of landforms will be created to look natural as opposed to contrived or manmade. Where used, architectural or structured berms (i.e., retaining walls, earth buildings, sculptural land forms, etc.) will be an integral part of the architectural and landscape theme of the project, including consideration of color. Darker colors are preferred except where native materials are used.
- Retaining walls consisting of materials such as native stone are encouraged when grading dictates. Wall colors must be consistent within a given area or Permeon stain applied. Walls will generally be terraced if higher than six feet. Bench width approximately equals the adjacent wall height. See Hardscape Fences and Walls for additional information.

- Individual parcels will be graded to direct runoff away from buildings and into drainage facilities or roads.
- All grading will follow City of Reno requirements. Slopes 3:1 or less steep are preferred. Slopes with grades between 3:1 and 2:1 will be stabilized with a geotextile fabric and planted material, upon authorization by the soils engineers and City Staff, or with rip rap or other forms of armoring. Slopes of 2:1 will be armored or rip rapped and possibly top soiled and seeded to establish a finished condition, which looks like a planted slope, per authorization of City Staff. Armored slopes will be enhanced through the incorporation of live plantings, with at least one tree provided for every 500 square feet of armored area. The color of the 2:1 slope armoring materials must be consistent with the area in which they will be placed or Permeon stain applied.
- Construction of accessory structures and solid view fencing is prohibited on slopes 3:1 or greater.
- Building rooflines shall be located below the ridgeline whenever possible so that views to the hillside retain the natural ridgeline.
- Cut buildings into the hillside to reduce effective visual bulk and to provide energy efficient and environmentally desirable spaces. The visual area of the buildings can be minimized through a combined use of regrading and landscaping techniques.
- Split pads, stepped footings, pier and grade beam foundations to permit the structure to step up the slope. Avoid large single form structures.

SPECIAL AREA OF GRADING TREATMENT

Borrow Pit

On the southwestern side of the site a former Borrow Pit exists with significant disturbance and steep, existing slopes. The location of this site can be seen on Figure 1-6, Opportunities and Constraints Map. With development of the commercial site to the south of the Borrow Pit, the steep slopes shall be stabilized to the acceptance of the City of Reno Community Development Department. Acceptable treatments for stabilization include but are not limited to the use of walls, reseeding and/or planting and the use of geotextile fabrics. The use of Rock Rip Rap is not an approved option for treatment for this slope area.

Graded Slopes at intersection of US40 and Somerset Parkway

Due to the existence of steep slopes and the necessity to provide access to US40 from the SSE development, engineered grading techniques will need to be employed by the developer to appropriately stabilize the slopes that are disturbed through grading of the access road (Somerset Parkway). Acceptable treatments include materials that are consistent with the existing Somerset development. Benches shall be incorporated between each wall and shall be 10' (minimum) unless otherwise approved by Community Development. The final treatment of the slopes shall be reviewed and approved by the City of Reno Community Development Department along prior to the issuance of a building or grading permit for the Access Commercial site located just to the south of the Borrow Pit.

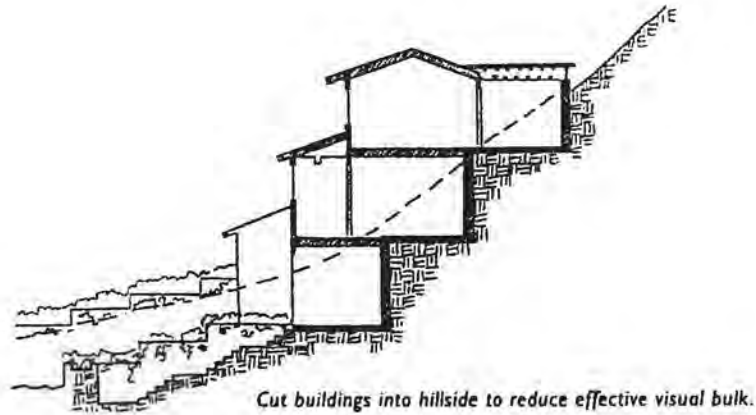


FIGURE 2-25 - ADAPTING ARCHITECTURE TO HILLSIDES

- Allow flag lots with parking locations to adjacent roadways to encourage terracing of buildings while minimizing roadway cut and fill.

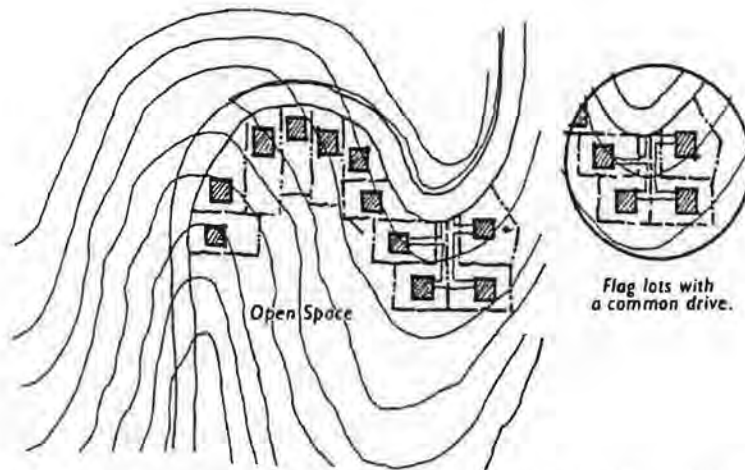


FIGURE 2-26 - USE OF FLAG LOTS TO ENCOURAGE TERRACING

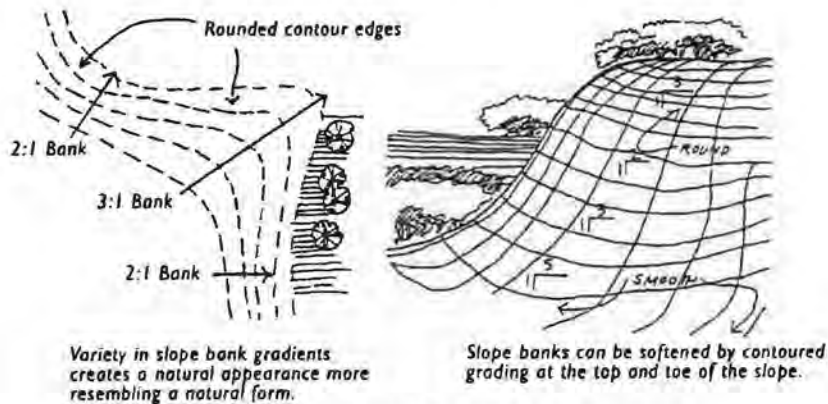
- Drainage devices such as terrace drains, benches or downdrains should be placed in locations of least visibility on slopes. The side of a drain may be bermed to conceal it. Natural swales leading downhill area a good location for downdrains. Visible concrete drains should be color tinted and revegetated with planting to be less obtrusive.



Use of natural materials in man-made drainage channel.

FIGURE 2-27 - DRAINAGE DEVICES

- New building sites should be graded such that they appear to emerge from the slope. Minimize creation of flat areas on slopes greater than 25%.
- Avoid a manufactured appearance by creation smooth flowing contours of varying gradients, preferably with slopes 2:1 to 5:1. Avoid sharp cuts and fills and long linear slopes that have uniform grade.



Variety in slope bank gradients creates a natural appearance more resembling a natural form.

Slope banks can be softened by contoured grading at the top and toe of the slope.

FIGURE 2-28 - BUILDING SITES ON SLOPES

- Allow front and side setback requirements to be flexible (including zero lot line conditions) subject to Environment and Design Review, to promote cluster of building if this will protect existing slopes or minimize grading.
- Varied and staggered front building setbacks are encouraged in hillside residential subdivision layout. This is consistent with the natural hillside character and will reduce the monotony of repetitive setbacks.

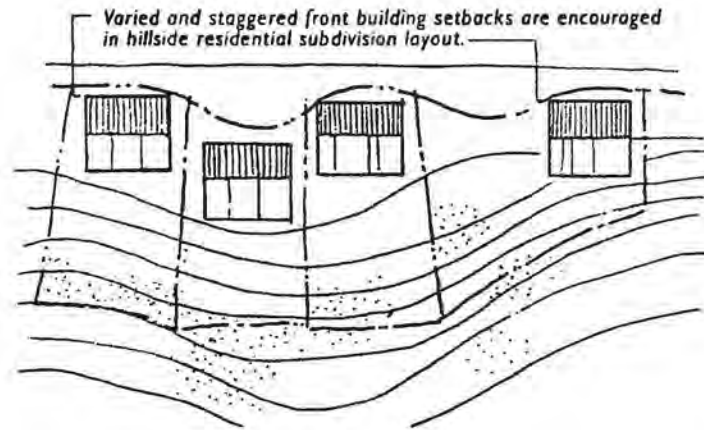


FIGURE 2-29 - STAGGERED SETBACKS

- A large building's bulk may be reduced by breaking the roof form into smaller parts, reflecting the irregular forms of the surroundings. There should be a consistency of roof pitch and design among separate roof components. Abrupt changes in eave heights require plan offsets to make transitions between building components.

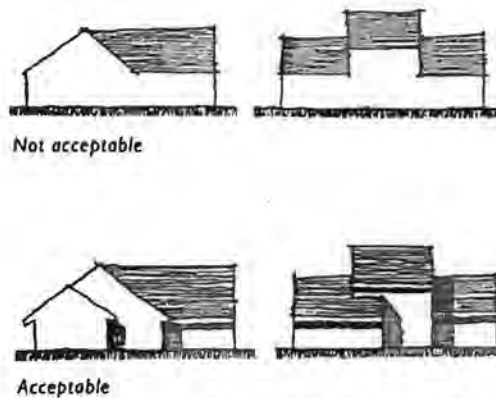
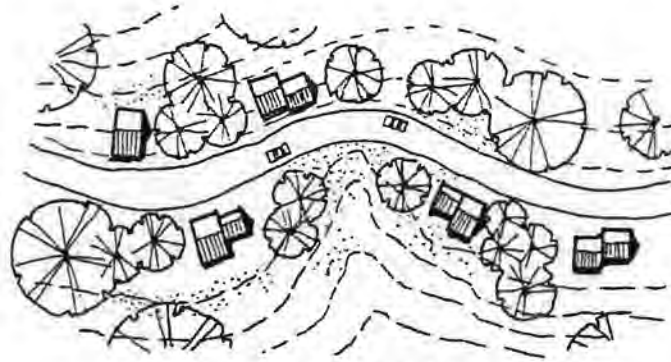


FIGURE 2-30 - REDUCING BULK THROUGH ROOF DESIGN

- Streets, drives, parking and emergency vehicle access should be aligned to conform, as closely as possible, to the existing grades and minimize the need for the grading of slopes. They should not greatly alter the physical and visual character of the hillside by creating large notches in ridgelines or by defining wide straight alignments on hillsides. Natural landforms may often be retained by introducing gently horizontal and vertical curves in road alignments. Straight roads should be utilized if grading can be reduced, as determined in the Tentative Map public hearing process.



Street layout shall be aligned to conform to the natural grades as much as possible. Long stretches of straight road should be avoided by introducing gentle horizontal and vertical curves.

FIGURE 2-31 - DESIGNING STREETS AND DRIVES WITH GRADES

- Lot lines should be placed at the top of major slope areas within areas of high public visibility to ensure that the slope maintenance and planting will not be neglected by the uphill owner.

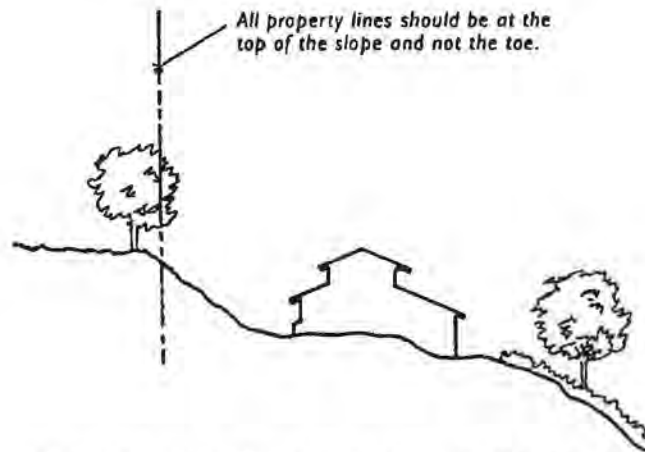


FIGURE 2-32 - LOT LINE PLACEMENT ON SLOPES

SUPPLEMENTAL HILLSIDE DEVELOPMENT STANDARDS

A Special Use Permit shall be required when cuts exceed 20 feet, the following standards shall apply:

- Cut slope angles shall be determined in relationship to the type of materials of which they are composed. Steep cut slopes shall be retained with stacked rock, retaining walls, or functional equivalent to control erosion and provide slope stability when necessary. Revegetation may be considered as an alternative through the Tentative Map, Special Use Permit and building permit stage.
- Exposed cut slopes, such as those for streets, driveway accesses, or yard areas, greater than 20 feet in height shall be terraced. Cut faces on a terraced section shall not exceed a maximum height of 20 feet. Terrace widths shall be a minimum of five feet to allow for the introduction of vegetation for erosion control, with a preferred width of ten feet where landscaped.

- Revegetation of cut slope terraces shall include the provision of a planting plan, introduction of topsoil where necessary, and the use of irrigation if necessary as determined by Reno Community Development. The vegetation used for these areas shall help reduce the visual impact of the cut slope, and assist in providing long-term slope stabilization. Trees, shrub plantings and cascading vine-type plantings may be appropriate. Cut slope terraces close to the roadway, within the drivers visual scope (60') will be more heavily vegetated than those farther up or down the slope (>60').
- A Special Use Permit shall be required when fills exceed 10 feet, the following standards shall apply:
- The toe of the fill slope area not utilizing structural retaining shall be a minimum of six feet from the nearest property line, ideally 1:1 setback based on height of fill.
- Fill slopes steeper than 3:1 shall be protected with an erosion control netting, blanket, or functional equivalent. Netting or blankets shall only be used in conjunction with organic mulch such as straw or wood fiber. The blanket must be applied so that it is in complete contact with the soil so that erosion does not occur beneath it. Erosion netting or blankets shall be securely anchored to the slope in accordance with manufacturer's recommendations.
- Revegetation of fill slopes shall utilize vegetation, which will survive and stabilize the surface. Irrigation may be provided to ensure growth if necessary. Evidence shall be required indicating long-term viability of the proposed vegetation for the purposes of erosion control on disturbed areas.

If necessary, rock used for grading application shall be treated with a chemical stain to blend with the surrounding landscape. Chemical stains shall be applied to bedrock surfaces that are exposed as a result of grading activity.

Revegetation requirements. Vegetation shall be installed in such a manner as to be substantially established within one year of installation.

Maintenance. All measures installed for the purposes of long-term erosion control, including but not limited to vegetative cover, rock walls, and landscaping, shall be maintained in perpetuity on all areas which have been disturbed, including public rights-of-way. The applicant shall provide evidence indicating the mechanisms in place to ensure maintenance measures.

Building Design. To reduce hillside disturbance through the use of slope responsive design techniques, buildings on Hillside lands shall incorporate the following into the building design and indicate features on the required building permits:

- Cut buildings into hillsides to reduce visual bulk. Split pad or stepped footings shall be incorporated into building design to allow the structure to more closely follow the slope.
- A building setback shall be required on all downhill building walls greater than one story in height, as measured above natural grade. No vertical walls on the downhill elevations of new buildings shall exceed a maximum height of 20 feet above natural grade.
- It is recommended that roof forms and roof lines for new structures be broken into a series of smaller building components to reflect the irregular forms of the surrounding hillside. Long, linear unbroken rooflines are discouraged. Large gable ends on downhill elevations should be avoided, however smaller gables are permitted.
- It is recommended that roofs of lower floor levels be used to provide deck or outdoor space for upper floor levels. The use of overhanging decks with vertical supports in excess of 12 feet on downhill elevations should be avoided.

- It is recommended that color selection for new structures be coordinated with the predominant colors of the surrounding landscape to minimize contrast between the structure and the natural environment.

Stabilization of soil mantle conditions where existing grades are steeper than 2:1 must be considered.

Areas of the development will be retained in a natural state and evaluated per City of Reno Code 18.06.804, Section F, and per Truckee Meadows Regional Plan.

Administrative Variance from Development Standards for Hillside lands. A variance may be granted by the Zoning Administrator with respect to the development standards for Hillside lands if all of the following circumstances are found to exist:

- There is demonstrable difficulty in meeting the specific requirements due to a unique or unusual aspect of the site or proposed use of the site;
- The variance will result in equal or greater protection of natural resources.
- The variance is necessary to alleviate the difficulty.

BUILDING SITING/ENVELOPES

POLICY 1 GENERAL CONSIDERATIONS

All building siting will be such that disruption to the environment will be minimized, important site features are protected and the use and enjoyment of neighboring properties is not unduly impaired. A prime consideration is "matching" building and access to the particular piece of property under consideration.

POLICY 2 ELEVATION CRITERIA

As a part of the Compliance Statements required by this Handbook, any deviation from normal city setback requirements must be noted along with the reasoning for the deviation. The evaluation criteria specified in this policy will often conflict with one another. Thus, the objectives of each criterion must be weighted against those of the other criteria.

The developer, the AGC and the City Staff will be responsible for determining building locations, using the following criteria:

- Fit of building plans to the terrain. Finished grades surrounding buildings should match the existing, natural grades to minimize exposed cut and fill slopes.
- Degree of slope/topography in general. The more gentle a slope is and the more even the topography in general is, the more suitable an area is for building.
- Existing vegetation and natural features. The less vegetation and/or unique land forms of other natural features and area has, the more suitable it is for building because retention of these features is integral.
- Views from the proposed structures. View sheds from a building site should be retained to the degree possible.
- Effects on views from neighboring properties. When established building envelopes, their relationships between envelopes, where one building site can affect the views from other envelopes, will be considered.

- Retention of useable open space. Usable open space includes, but is not limited to: areas that protect views, and areas that create space between homes, between differing land uses or between roadways and buildings.
- Vehicular access. Access to the building envelope should be such that the amount of land disturbed required for such access is minimal.

This section of the Development Standards Handbook presents the evaluation criteria that form the basis for establishing building envelopes and thus, the basis for the AGC considering a variance request. No variance may be granted by the AGC that would be contrary to any setback requirements of the City unless expressly permitted by the City of Reno.

Tentative subdivision maps will include building envelope locations. The Tentative Map application will also address how the above criteria's were applied. Any special height restrictions designed to protect views and/or solar access will also be shown on the Tentative Map.

WILDLIFE MANAGEMENT

SSE has only limited impact on wildlife management areas. This project is located at the far southern edge of an area where mule deer stay during extreme winters. The SSE project will adopt the wildlife management concepts and practices of the existing Somerset development where a key project concept is to establish a program that informs buyers about the projects natural resources and to create a resource ethic among residents.

The Wildlife Management Standards establish measures to protect and enhance wildlife habitat, particularly that of the mule deer, within this master-planned community, while allowing for harmonious, quality development. A very significant portion of the project's private land will be allocated and dedicated for wildlife enhancement and include wildlife seed enhancements as contained in the Landscape Planting Palettes (Tab L). Public open space will be protected through conservation easements or other recorded documents per the approval of Nevada Department of Wildlife and other applicable regulatory agencies in accordance with the Phasing/Implementation Program.

REGULATION/ENFORCEMENT

- The Owner's Association (OA) manager or equivalent entity will be the point-of contact for residents with wildlife concerns or questions. Wildlife issues will be handled by the OA with input as appropriate by wildlife/natural resource agencies.
- The OA will:
 - Circulate ongoing newsletters that provide information to SSE residents about habitat improvements, critical times of the year when residents need to be acutely considerate of wildlife needs, community/volunteer groups that participate in enhancement or public awareness projects and other community/wildlife issues.
 - Serve as the "alerting and enforcement" entity during critical times of the year or during critical years, when wildlife needs are at their greatest. During these times, SSE residents will be asked to take extra care in avoiding sensitive areas, controlling their pets and educating others to do likewise.
 - Be responsible for placement and maintenance of signs throughout SSE area informing the public of environmental/habitat conditions and possible seasonal exclusion areas, and providing educational opportunities.

PHASING/IMPLEMENTATION

The SSE project will be developed in phases that are anticipated to generally progress from north to south. Any enhanced treatments within disturbed areas for wildlife access will be made at the time of finalization of each phase of development.

DRAINAGEWAYS/DETENTION/WETLAND AREAS

DRAINAGEWAYS

A Disturbed Major Drainageway exists within the SSE area. This disturbed drainageway conveys some of the runoff and forms a significant backbone of the open space plan. A detention area will be incorporated into the design as needed to manage runoff.

The drainageway denoted on Figure 2-36, Major Drainageway exhibit is classified as a disturbed major drainageway as it meets the acreage drained criteria of the City of Reno Major Drainageways Plan. The on-site drainageway was classified with City of Reno Staff to be a "Disturbed" major drainageway due to the existing crossings and disturbance caused by the western off-site sewer road and sewer line.

Figure 2-36 Major Drainageways exhibit illustrates the location of this "Disturbed" Major Drainageway. It should be clearly noted that the on-site drainageway will not be relocated to accommodate the SSE development.

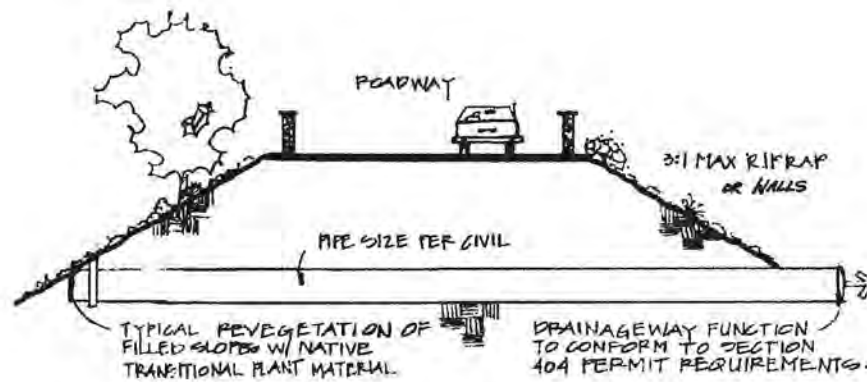


FIGURE 2-33 - TYPICAL MAJOR DRAINAGEWAY CROSSING CROSS SECTION

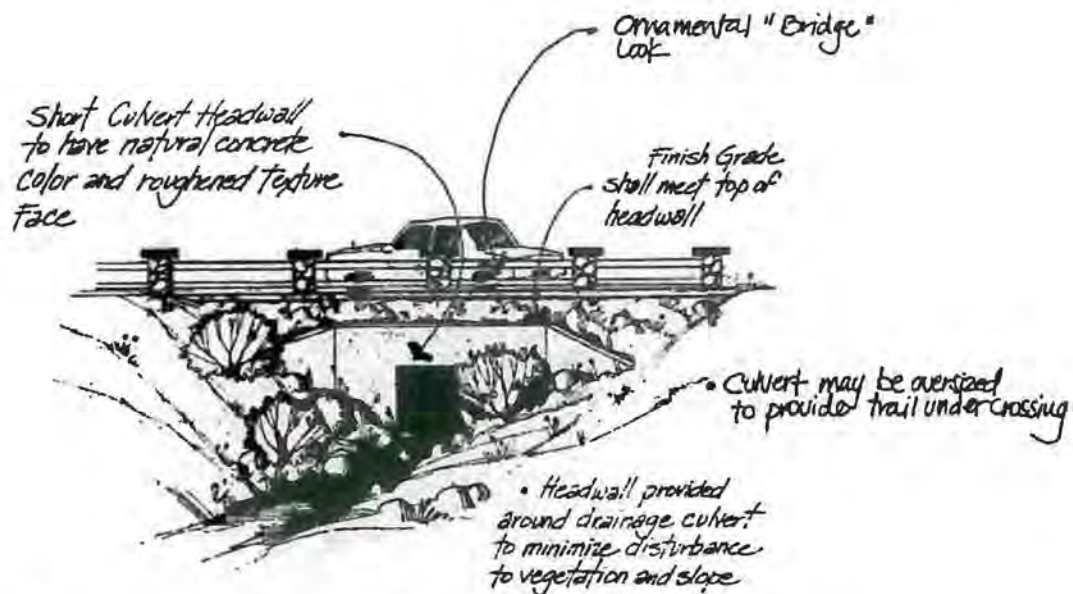


FIGURE 2-34 - VERTICAL CULVERT END TREATMENT AT MAJOR DRAINAGEWAY CROSSING CROSS SECTION

When the Major Drainageway Plan was adopted by the City of Reno, it was recognized that, from a recreation perspective, enhanced/landscaped drainageways can be more environmentally, aesthetically, and functionally beneficial than natural drainageways.

In general, it is desirable to have as little disturbance to the major drainageways, including the 15' setback, as possible. Typical treatments and relationships of this condition are shown in Figures 2-33 and 2-34.



FIGURE 2-35 – WILDLIFE MANAGEMENT PLAN



FIGURE 2-36 – MAJOR DRAINAGEWAYS

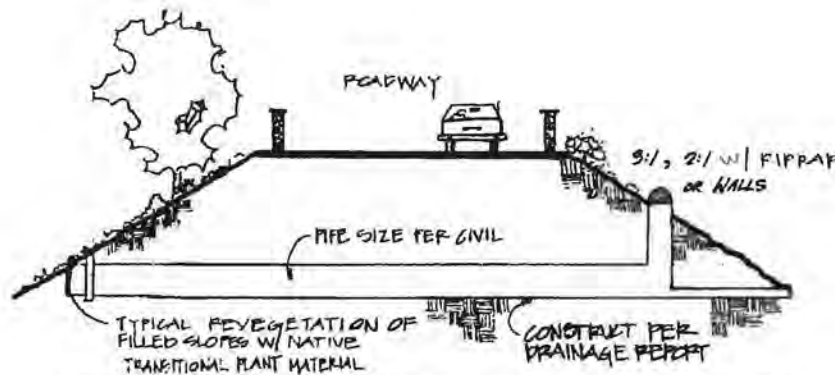


FIGURE 2-37- TYPICAL DETENTION BASIN CONFIGURATION

The report dated 1999 called "Survey of Wetlands, Stream Environment Zones and Waters of the United States" by Western Botanical Services includes an analysis of the major drainageways as required by the City's Major Drainageways ordinance.

- Detention areas will be approved by the City of Reno and in compliance with the City's Major Drainageway Plan prior to implementation.
- Major Drainageways may contain trails, benches or other passive pedestrian recreational improvements.
- Lots will not extend into the Major Drainageways including the 15' setbacks.
- Any proposed channel modifications, landscape enhancements within a major drainageway (including the 15' setback) and its 100-year floodplain shall be addressed in the major drainageways S.U.P.
- Any proposed landscape and grading within the 100 year flow line should be designed for a character similar to the existing condition or provide any necessary enhancements acceptable to the City of Reno and the project developer.
- Natural rock check dams will be constructed in key drainage locations approved by both the City and the Nevada Department of Wildlife to create naturalistic water features and moisture retention for enhanced riparian growth/wildlife habitat. These dams will also act as sediment traps, improve slope stabilization/erosion control, and increase ground water recharge.
- Roadways crossing major drainageways will be aesthetically treated with rock, which may be stained to match the surrounding landscape. Landscaping and grading will be designed to blend and transition to the surrounding channel and banks. Channel bottom landscaping shall be designed to equal or improve the adjacent drainage vegetation.
- Drainageways requiring crossing by either roads or other features requiring fill material or the piping of the drainageway shall conform to the intent illustrated in Figures 2-33 and, 2-34.
- Detention area locations will be coordinated with necessary crossings of the major drainageways.
- Where appropriate, the culvert/box headwall treatment proposed in Figure 2-37 provides a method to limit the fills needed to place a roadway over a drainageway. With the headwall approach to design, existing vegetation and slopes can be retained and preserved. Additionally, the culvert can be sized to accommodate both drainage and trail access where needed. Where limited disturbance occurs,

new landscaping and ground surface design will be prepared to look like the surrounding landscape character, or improved.

- The Owner's Association will be responsible for maintenance of check dams.
- Existing/natural drainage ways north of the villages and areas of designated open space disturbed during construction of road, trail, and utility crossings will be enhanced/revegetated with plantings to increase deer and wildlife habitat value. Undisturbed drainageways and common area will be maintained in their natural state.
- All disturbances and/or improvements located/constructed within the major drainageways designated on Figure 2-36 if they meet the criteria of the Major Drainageways Plan shall require approval of a Special Use Permit and shall comply with the City of Reno Major Drainageway Policy.

FUEL MODIFICATION ZONES/DEFENSIBLE SPACE

SSE is located in a Sagebrush Steppe community, the driest and most widespread vegetative community in this region. Big sagebrush (*Artemisia tridentata*) is the most characteristic species. The risk of wild land fires in the Sagebrush Steppe community has increased since an exotic plant called cheat grass (*Bromus tectorum*), has become dominant. Cheat grass grows fast and then dries up creating perfect tinder for fires ignited by lightning.

With extensive acreage in the SSE project being devoted to open space, there is a potential threat of wildfires on the surrounding hillsides. As a defense against wildfires within SSE, parcels containing or abutting natural open space will be required to establish fuel modification zones as required by the Reno Fire Department prior to approval of a Final Map or building permit. Defensible space refers to a zone surrounding structures that is managed to reduce fire hazard. Within the defensible space, fuel modification measures, such as reducing fuel load and increasing the moisture content of the vegetation will be used to promote fire safe buffers. This zone serves as a physical barrier reducing the threat of wildfire and provides a visual transition between developed areas and open space.

STANDARDS

- A landscape maintenance program will be established by the Master Developer, incorporated into the CC&R's, and implemented/enforced by the OA. The program shall be incorporated into the CC&R's and recorded with the first Final Map. The purpose of the program shall be to remove dried and dead fuel and any other combustible debris from the perimeter of any inhabited building per Table 2-4. See Figure 2-38, Defensible Space Concept.
- An irrigation system will be used to increase moisture content of the living vegetation within fifty (50') feet of any structure or parking area. See Figure 2-39, Fuel Modification Zones.
- Paved parking areas and streets can provide the required fuel buffer to buildings, although in most cases the siting of parking areas should be such that they do not interfere with views from buildings into open space.

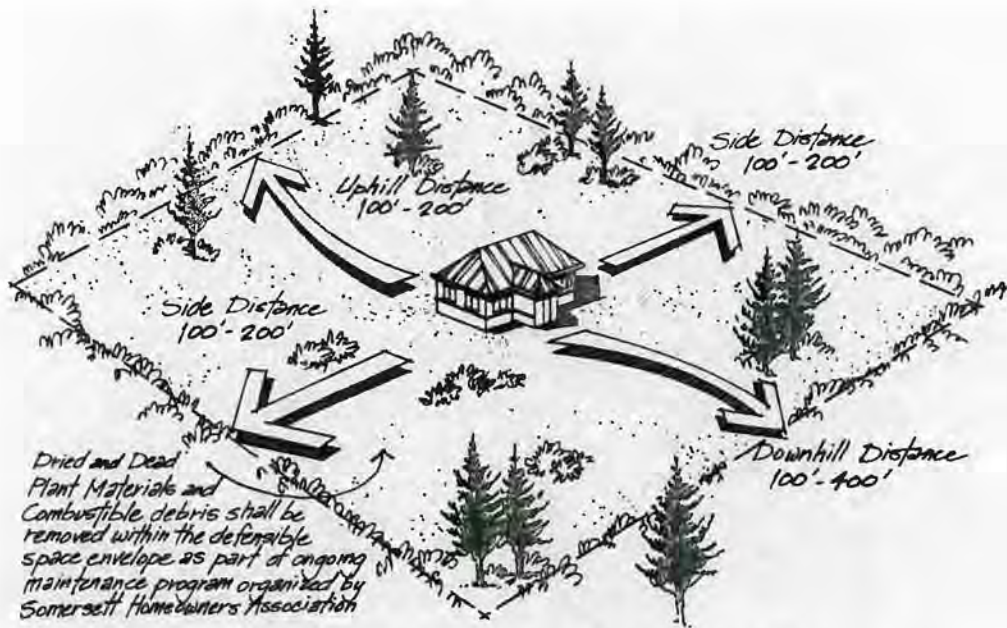


FIGURE 2-38 - DEFENSIBLE SPACE CONCEPT

TABLE 2-4 - DEFENSIBLE SPACE DISTANCE PERCENTAGE

PERCENT SLOPE	UPHILL	SIDES	DOWNHILL
Level to 20%	100 Feet	100 Feet	100 Feet
21% to 40%	150 Feet	150 Feet	200 Feet
41% to 60%	200 Feet	200 Feet	400 Feet

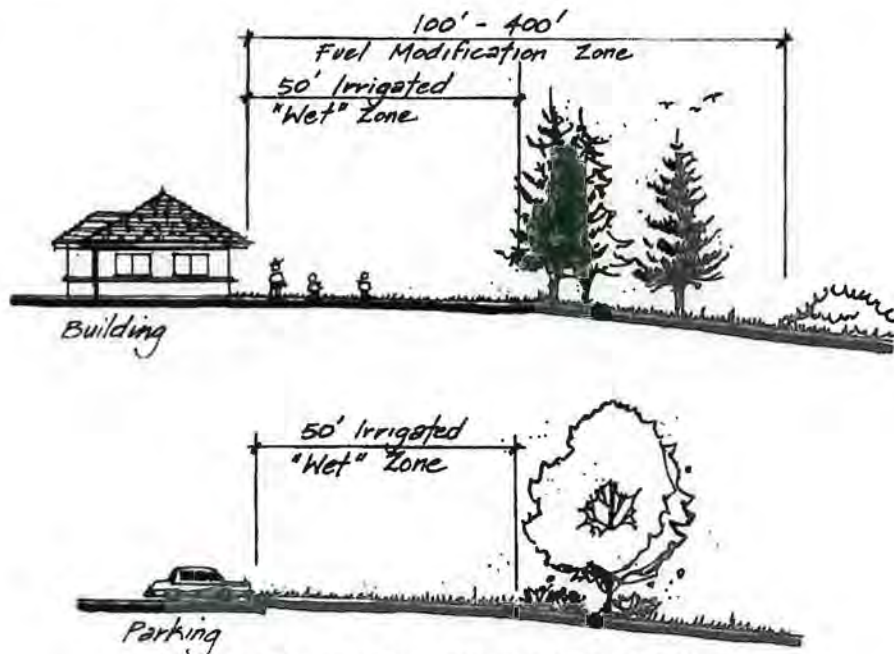


FIGURE 2-39 - FUEL MODIFICATION ZONES

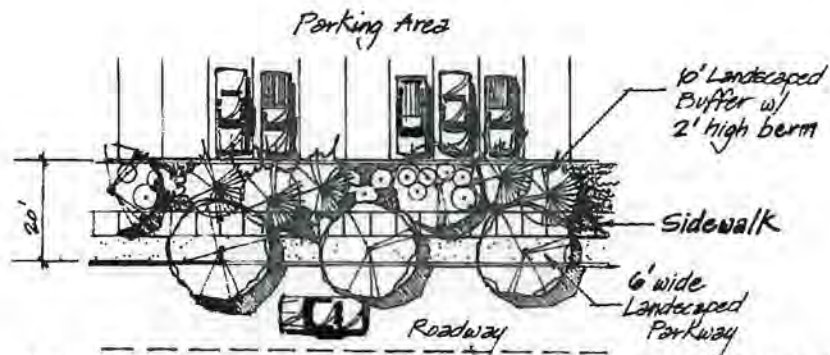


FIGURE 2-40 - LANDSCAPED SEPARATION OF PARKING AND STREETS

COMMERCIAL AREAS

ACCESS COMMERCIAL STANDARDS

- A minimum of 15% of the site will be landscaped.
- One tree is required per 300 square feet of required landscaped area.
- At least 25% of the required trees will be evergreen.
- Deciduous trees will be installed with the following size mix: 50% at 1-1/2" minimum caliper, measured 6" above rootball, 50% at 3" minimum caliper.
- Evergreen trees will be installed with the following height mix: 40% at 6' minimum height, 40% at 8' minimum height, and 20% minimum 10' height.
- Plant materials will be selected from the Developed Plant Palette, described Tab L
- Parking lot trees are required as follows. Parking lot trees will count towards the total number of trees required within a parcel.
 - One tree is required for every 8 parking spaces provided.
 - A minimum of 50% of the required parking lot trees will be located in islands within the parking lot.
- Commercial loading areas will be screened from adjacent streets and abutting properties.
- Parking lots will be separated from adjacent streets and buildings by a minimum 10' wide landscaped area including a two-foot minimum height berm. This area will count towards the total landscaped area required within a parcel. See Figure 2-40, Landscaped Separation of Parking and Streets.
- A mix of trees, shrubs, groundcovers, perennials, and annuals will be selected from the Developed Plant Palette, described in Book 2, Appendix J, to achieve a look consistent with the goals and policies of this Handbook, to the satisfaction of the AGC.

RESIDENTIAL AREAS

The Residential home products are defined in Chapter 2, Land Use Designation/Design Standards. At a minimum, all disturbed or graded areas within SSE shall be landscaped/revegetated in accordance with the native High Desert Plant Palette detailed in Book 2, Appendix J.

VILLAGE HOME STANDARDS (CLASSIC, ESTATE & PREMIER HOMES)

- Front yard landscaping and irrigation equipment will be installed by the builder, prior to issuance of the Certificate of Occupancy for said home.
- Front yard plant material will be selected from the Developed Plant Palette (See Tab L).
- Prototypical front yard landscaping plan(s) will be submitted with Final Mapping.
- All landscaping plans will be subject to approval by the AGC. All plans must be stamped for approval by the AGC before being submitted to the City of Reno.

LOT SIZE TRANSITION HOME STANDARDS

- Front yard landscaping and irrigation equipment will be installed by the builder, prior to issuance of the Certificate of Occupancy for said home.
- Front yard plant material will be selected from the Developed Plant Palette (See Tab L).
- Prototypical front yard landscaping plan(s) will be submitted with Final Mapping.
- All landscaping plans will be subject to approval by the AGC. All plans must be stamped for approval by the AGC before being submitted to the City of Reno.

HARDSCAPE

SSE’s hardscape palette includes signs, paving, site furnishings, lighting, walls, and fences. These elements will strengthen project identity by establishing a cohesive look, reflecting circulation hierarchies, and creating focal points within the community. The hardscape palette will work with the project landscaping to reinforce SSE’s fit with the adjoining Somerset development and complementary contrast with its natural site.

Two levels of treatment are defined for hardscaping. The first level, the Core Treatment, prescribes specific designs to be used for all hardscaping elements that are located within parkway and collector street rights-of-way and common open space. The second level, the Complementary Treatment applies to all hardscaping not located in core areas, i.e., individual villages, residential streets, and land to be dedicated to public entities, commercial areas, and private parcels. Hardscaping in these areas is required to match or coordinate with the styles, materials and colors of the Core Treatment.

SIGNS

The sign standards provide for a cohesive, coordinated means to promote community image and identity, and to provide direction.

GENERAL SIGN STANDARDS

All signs will comply with the following standards. All signs must be approved by the AGC. All plans must be stamped for approval by the AGC before being submitted to the City of Reno. Sign standards specific to different treatment areas within the Community are described later. A uniform common area graphic and signs system will be designed for all signs related to major entries and identification, public common areas and the path/trail system with the approval of the first Final Map. See Lighting Standards, for lighting information relating to signs.

- Where specific standards are not found here, signs will comply with any City Sign Code and RTC sign requirements.
- The following signs are prohibited in addition to those prohibited by City Code:
 - Any revolving beacon, flashing and/or rotating sign, any sign with intermittent lighting (with the exception of flashing school crossing signs or temporary construction or other safety signs). Decorative holiday lighting may be used on Somerset Parkway.
 - Any wall sign, which extends above the roofline or parapet, whichever is higher.
 - Any billboard.
- Signs will comply with the provisions of Table 2-5.
- Signs will not obstruct the visibility of traffic directional signs, or traffic control devices.
- Signs will not interfere with traffic visibility triangles.

Special community event signs will be permitted sixty (60) days prior to and seven (7) days following the event.

- Signs and sign structures will be maintained at all times in good repair, with supports and fastenings free from deterioration, rust or loosening. Signs will be designed to withstand wind pressures in the area in which they are located.



FIGURE 2-41 – SIGN LOCATION MAP

CORE TREATMENT SIGN STANDARDS

The Core Treatment includes the community entry, Access Commercial and village entry signs, vehicular signs, pedestrian signs, and wildlife enhancement signs. See Figure 2-41, Sign Location Map. A uniform graphic system, subject to the approval of the Community Development Department and the AGC will be designed prior to the approval of a Final Map or prior to the first building permit for a nonresidential project and will be made a supplement to the Handbook (See Minor Plan Amendment Process).

- Signs selected from the Core treatment will be used within all street rights-of-way and common areas.
- Signs will comply with Table 2-5.

COMMUNITY ENTRY

- The community entry will incorporate monument type signs, with elements such as boulder grouping and outcropping.
- The community entry materials may be:
 - Monument: A structure using natural stone or stone veneer, wood timbers, and/or stucco walls to coordinate with community architecture.
 - Lettering/Logo: Ornamental iron treated with muriatic acid to achieve a rust-brown patina, or alternate metal lettering/logotypes.
- The community entry monument will be located within the common area near the project boundary, outside of any traffic visibility triangles.
- The community entry monument will be integrated into the entry landscaping.
- Lighting will be incorporated into the project entry, per the Lighting section.

ACCESS COMMERCIAL AND VILLAGE ENTRIES

- The Access Commercial and Village entries will establish a distinct image, using more refined materials and rich detailing, to distinguish this area from surrounding portions of the project. See Figure 2-42, Commercial/Village Entry Monuments.
- The entry monument materials may be:
 - Monument: Concrete, wood, stone, or concrete block wall faced with stucco.
 - Lettering/Logo: Ornamental iron treated with muriatic acid to achieve a rusty brown patina or alternate metal lettering/logotypes.
 - Pilasters: Concrete, wood, stone, or concrete block faced with natural stone.
 - Wall Ends: Complementary pilasters or natural boulders, 3' - 5' height.

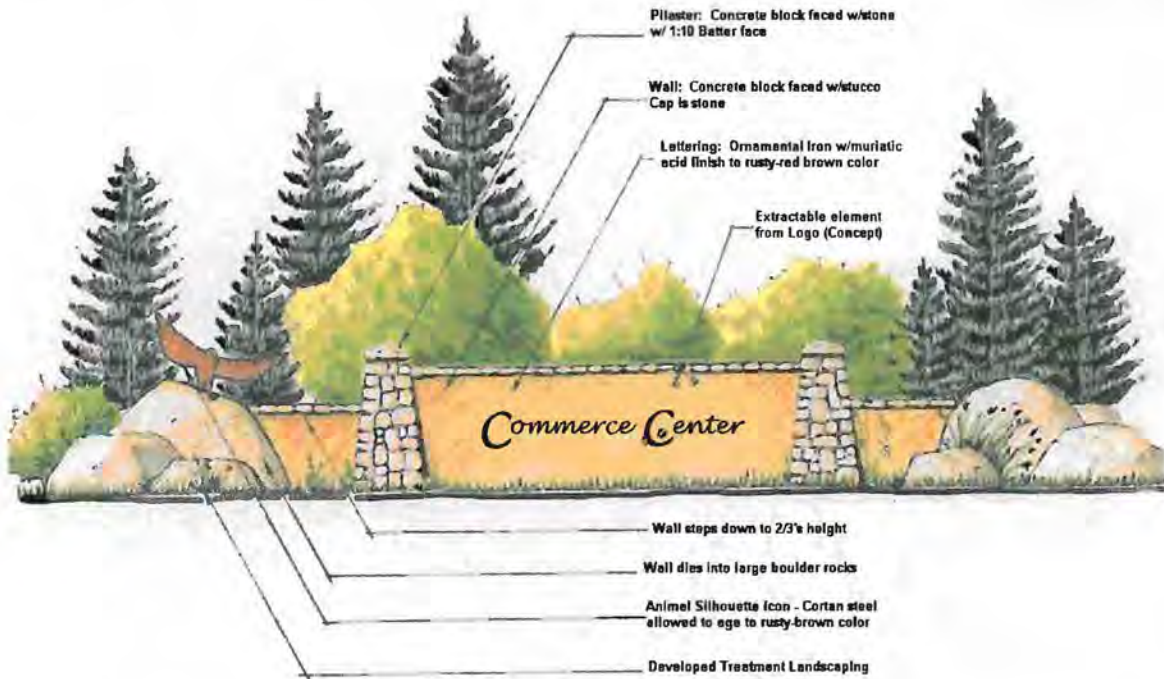


FIGURE 2-42 - COMMERCIAL/VILLAGE ENTRY MONUMENT SIGN CONCEPT

- Signs will be located in common area and will be located outside of any visibility triangles.

WILDLIFE MANAGEMENT SIGNS

- Wildlife management signs will comply with the uniform graphics package to be developed prior to approval of the first Final Map.
- Wildlife management signs will be located at access points into wildlife enhancement areas.
- Wildlife management signage will include signs that describe restrictions to open space use that protect wildlife, as needed and informative/interpretive signs. See Figure 2-44, Wildlife Management Signs.
- Wildlife management sign materials will be:
 - Post and Frame: Wood (Redwood or Treated Wood) or Metal
 - Sign Face: To be developed as part of uniform graphics system.

DIRECTIONAL/INFORMATIONAL SIGNS

Vehicular signs include street signs, traffic signs, and directional signs that control vehicular traffic and/or are intended to be viewed from a vehicle.

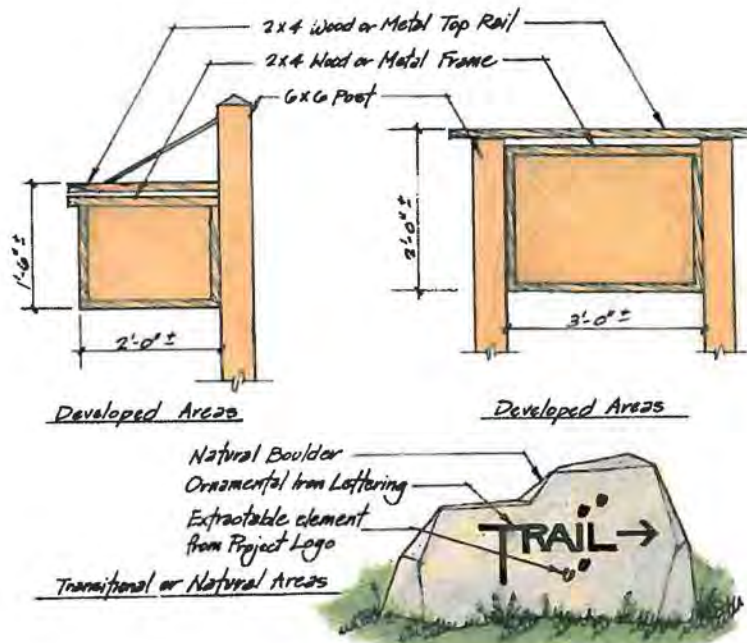


FIGURE 2-43 - CORE PEDESTRIAN SIGNS

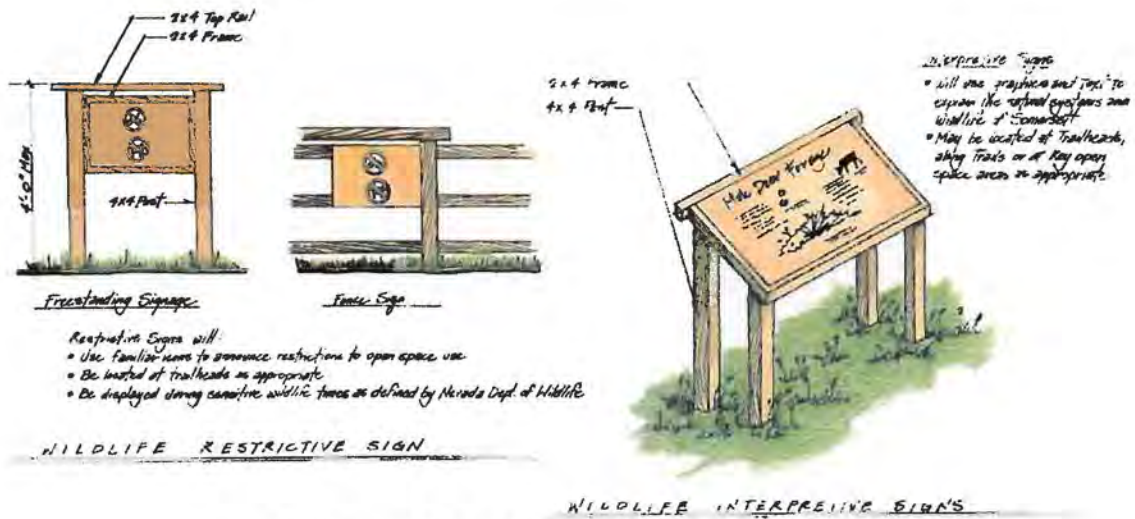


FIGURE 2-44 - WILDLIFE MANAGEMENT SIGNS

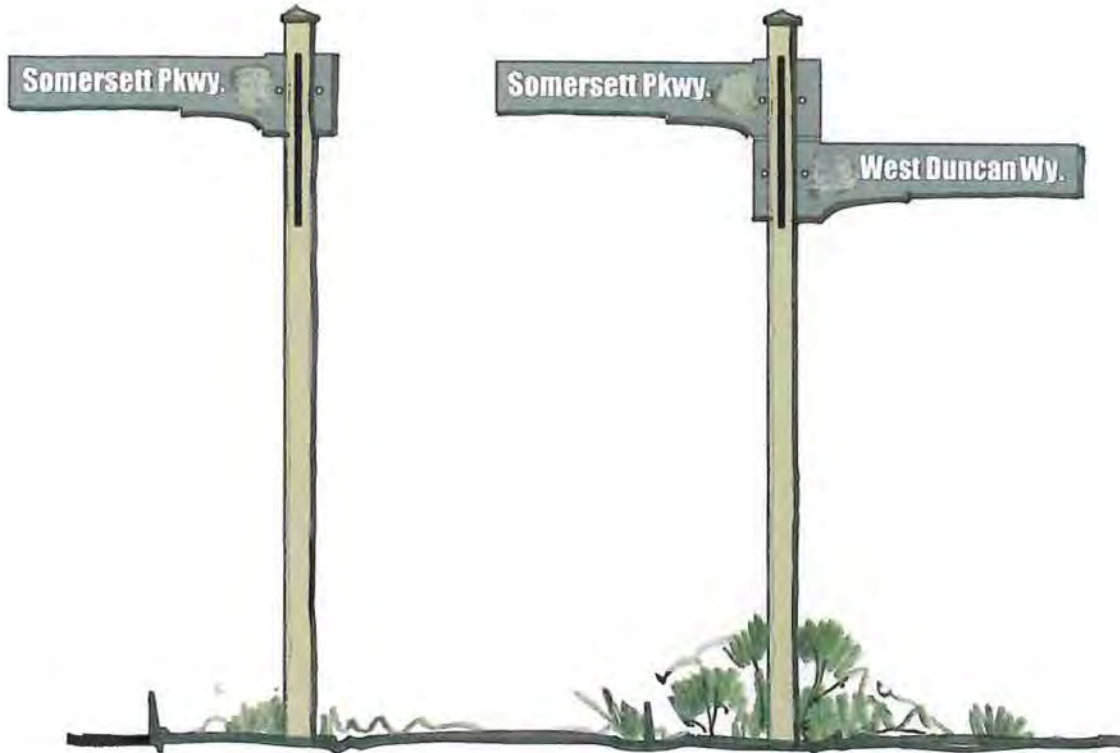


FIGURE 2-45 - STREET NAME SIGNS

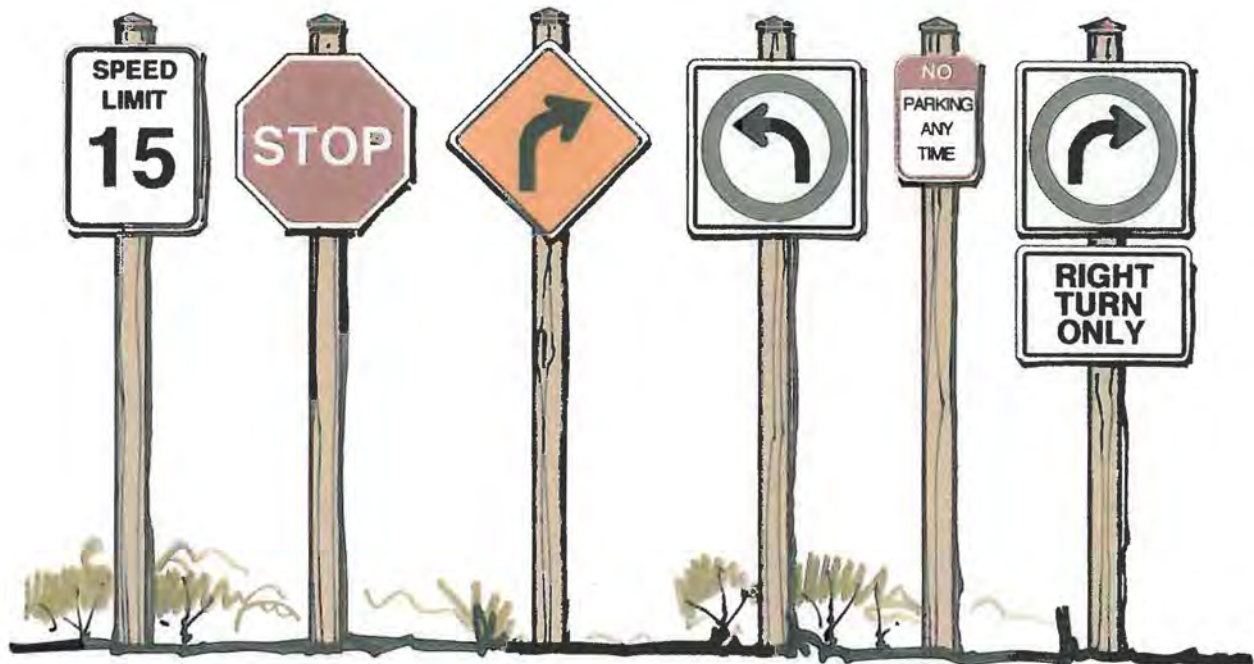


FIGURE 2-46 - REGULATORY SIGNS

- All public street/traffic safety signs will comply with City and MUTCD standards and will be installed per the Orange Book.

- Non-traffic regulatory vehicular signs will comply with the uniform graphics package to be developed during Final Mapping.

PEDESTRIAN SIGNS

Pedestrian sign materials will be:

- Developed Areas:
 - Post and Frame: Square tubular steel painted to match lights or other material approved by the AGC.
- Transitional Areas:
 - Post and Frame: Square tubular steel, painted to match lights or other material.
- Sign Face:
 - To be developed as part of uniform graphics system.

Pedestrian signs will comply with the uniform graphics package to be developed prior to approval of Final Mapping. See Figure 2-43, Core Pedestrian Signs.

COMPLEMENTARY TREATMENT SIGN STANDARDS

The Complementary Treatment includes builder project signs, signs located on private or commercial property, and signs on property to be dedicated to public entities. See Sign Location Map, Figure 2-41.

- Complementary signs will match or coordinate with the style, colors, and materials of the Core signs, subject to the approval of the Architectural Control Committee and the City of Reno Community Development Department, and will comply with the uniform graphics system to be developed during Final Mapping.
- Complementary signs will comply with Table 2-5.

BUILDER PROJECT SIGNS

- Project entry signs will be monument type signs that identify the residential project name, or an individual non-residential project.
- Builder Project signs must match or coordinate with the style, colors, and materials of the Access Commercial entry signs, subject to the approval of the Community Development Department and the Architectural Control Committee.
- Signs will include the Somerset logo or an approved extractable element of the logo.
- Signs will be smaller than the Community and Village entry signs. See Table 2-5 for size restrictions.
- Project wildlife icons may be incorporated into Builder Project entries.
- Lighting may be incorporated into Builder Project entries, per the Lighting section.
- Temporary sales or directional signs are allowed to direct traffic to project and community facilities during construction and sales in compliance with City of Reno Code (refer to Table 2-5).

TABLE 2-5 - SIGN STANDARDS (INCLUDING BOTH CORE & COMPLEMENTARY SIGNS)

SIGN TYPE	MAX #	ALLOWED INFORMATION	MAX HEIGHT	MAX SF SIGN FACE	LIGHTING	NOTE
COMMUNITY ENTRY SIGNS						
Community Entry Monument	2	Project Name 60" Max Letter Height Project Logo	15'	300 sf	Per Lighting Section and City Code	Comply w/ Core Treatment Requirements
COMMERCIAL/VILLAGE ENTRY SIGNS						
Village and Access Commercial Entry Monument	2 ea	Access Commercial/Village Name Project Logo 48" Max. Letter Height	10'	150 sf	Per Lighting Section and City Code	Comply w/ Core Treatment Requirements
BUILDER/PROJECT SIGNS						
Residential Project Entry / Commercial Center Entry Monument	2 at Each Point of Entry	Project Logo 36" Max. Letter Height	8'	80 sf	Per Lighting Section and City Code	Comply w/ Complimentary Core Treatment Requirements
WILDLIFE MANAGEMENT SIGNS						
Wildlife Enhancement	As Needed	Project Logo, Restrictive, Informational, Interpretive Information or Icons	8'	10 sf	Per Lighting Section and City Code	Comply w/ Project Uniform Graphics System.
DIRECTIONAL/INFORMATIONAL SIGNS						
Vehicular Signs	As Needed	Traffic Regulatory & Directional Information, Street Names	Per MUTCD	Per MUTCD	None	Non-Standard Signs to Comply w/ Project Uniform Graphics System
Pedestrian Sign	As Needed	Project Logo Pedestrian Orientation / Directional Information	8'	10 sf	None	Comply w/ Project Uniform Graphics System
COMMERCIAL SIGNS						
Access Commercial Building Mounted / Street Frontage	One Per Street Frontage	Business Name/ Logo 36" Max. Letter Height	N/A	1.5 sf per LF of Building Street Frontage	Per Lighting Section and City Code (AC Zoning)	Comply with Project Uniform Graphics System
Access Commercial Free Standing Sign/ Parcel	One Per Pad	Center Name (48" Max. Letter Height) Business Name(s) (36" Max. Letter Height)	25' Pole Mounted Signs are Prohibited	60 SF up to 100 LF street frontage, 125 SF for parcels between 100-400 LF frontage, 250 SF for parcels with more than 400 LF of frontage(1)(2)(3)	Per Lighting Section and City Code (AC Zoning)	Comply with Project Uniform Graphics System

SIGN TYPE	MAX #	ALLOWED INFORMATION	MAX HEIGHT	MAX SF SIGN FACE	LIGHTING	NOTE
SALES/CONSTRUCTION/TEMPORARY SIGNS						
Off-Site Sales (not within a project, but within SSE, i.e. Somerset Blvd.)	One Per Village	Product Name Builder's Name Price	8'	24 sf	None	Comply with Project Uniform Graphics System. Remove within 15 Days of Final Model Home Sale
On-Site Sales (within each Village Rotary)	One Per Model Home Complex	Product Name / Builder's Name / Prices	6'	12 sf	None	Comply with Project Uniform Graphics System. Remove within 15 Days of Final Model Home Sale
On-Site Directional	As Needed	Traffic Regulatory & Directional with Project / Village	N/A	4 sf	None	Comply with Project Uniform Graphics System. Remove within 15 Days of Final Model Home Sale
Custom Home	2 Per Home	Builder's Name, Architect, Realtor, Owner, Marketing Info.	6'	6 sf	None	Comply with Project Uniform Graphics System. Remove within 10 Days of Final Model Home Sale
Model Home Sign (directional; within individual subdivisions)	2 Per Complex	Subdivision Name "Model Homes"	6'	6 sf	None	Comply with Project Uniform Graphics System. Remove when final home is occupied.

COMMERCIAL SIGNS

- Building signs will be integrated into building architecture and composed of materials compatible with or complementary to the materials of the building. The colors and materials of signs will complement the associated buildings.
- Freestanding signs will be integrated into landscaping and architecture.
- Signs will identify, locate, and add character rather than merely advertise and sell.
- All applications for sign permits shall be accompanied by an approval letter from the AGC.

PAVING

The suggested project-wide paving palette described in Table 2-6 unifies SSE with the Somerset project, to the north while allowing for creation of special areas and focal points. Paving will range from very simple approaches to related, yet richly detailed treatments for use in limited areas. All paving, except paving located on individual single-family residential lots, must comply with these paving standards and City Code.

TABLE 2-6 - PAVING PALETTE OPTIONS

PAVING DESCRIPTION	DESCRIPTION	USE AREA
Vehicular Paving	A.C. Paving Over Engineered Aggregate Base and Subgrade	All Project Roadways & Bicycle Paths
Pedestrian Paving A	Unimproved Dirt	Existing Trails to Remain
Pedestrian Paving B	Decomposed Granite Over Engineered Aggregate Base	New Pedestrian Trails
Pedestrian Paving C	Uncolored Concrete, Sacked with Smooth Trowel Edge. Hand-tooled Score Joints at 8' Maximum Spacing	Sidewalks, Parks and Schools
Pedestrian Paving D	Integrally-Colored Concrete with Contrasting Colors and/or Finishes	Commercial Areas, Crosswalks, Plazas, Village Entries
Pedestrian Paving E	Unit Pavers Over Concrete Sub-Slab, with Contrasting Concrete Bands/Accents	Special Event Areas, Plazas, Entries

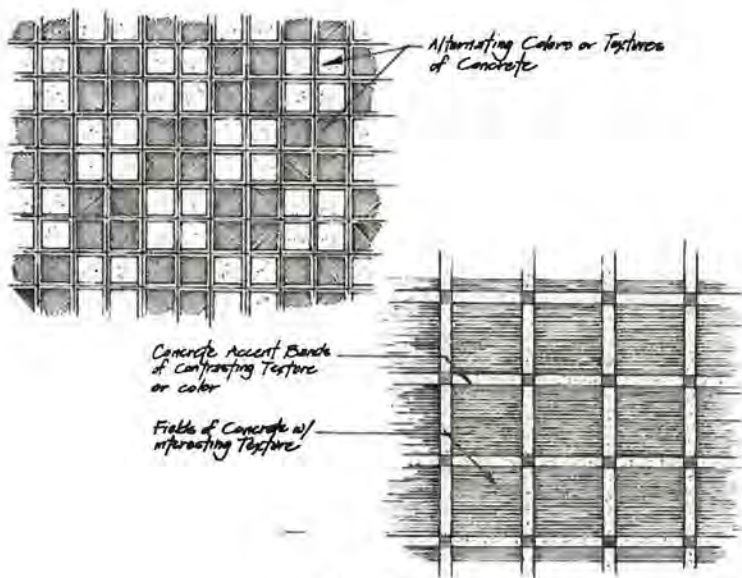


FIGURE 2-47 - PEDESTRIAN PAVING CONCEPT D

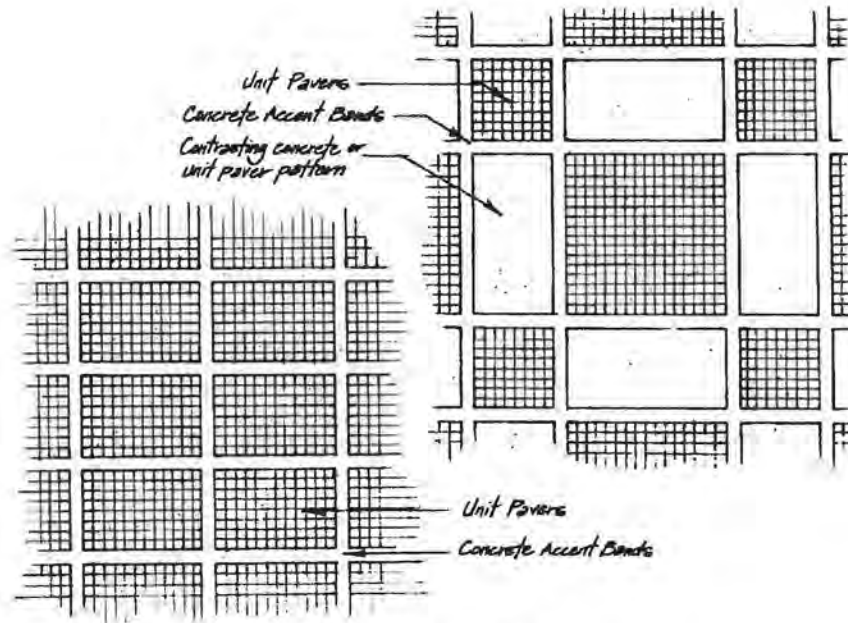


FIGURE 2-48 - PEDESTRIAN PAVING CONCEPT E

SITE FURNISHINGS

Site furnishings include benches, trash receptacles, bicycle racks, bus shelters (to be provided as needed based on City of Reno Engineering and TRC standard requirements), picnic tables.

CORE TREATMENT SITE FURNISHING STANDARDS

The Core Treatment includes furnishings that range from urbane, detailed pieces for use in the Access Commercial areas to simpler pieces for open spaces and recreation areas.

- Furnishings selected from the Core Treatment will be used within all parkway and collector street rights-of-way and common areas. See Figure 2-49 for examples of the character of typical Core Treatment Site Furnishings.
- Site furnishings will:
 - Be constructed of durable, readily maintained materials
 - Be designed to discourage vandalism and skateboard “riding”
 - Be located to facilitate maintenance
 - Be located to coordinate with adjacent paving, architecture, landscaping, and other amenities.
- Site furnishings will be provided at various points along project trails and at vista points.



DEVELOPED AREAS

TRANSITIONAL AREAS



FIGURE 2-49 - CORE TREATMENT SITE FURNISHINGS CONCEPTS

COMPLEMENTARY TREATMENT SITE FURNISHING STANDARDS

- Furnishings used in all non-core areas must match or coordinate with the style, colors, and materials of the Core Treatment package, subject to the approval of the Community Development Department and the AGC.
- Cluster mailboxes are required and will be located on the side yard of corner lots or placed so as not to interfere with front/side yard landscaping or utilities.
- Mailboxes must meet with the approval of the postal service.

LIGHTING

SSE's lighting enhances safety and function while promoting aesthetics. The lighting package is a related family of fixtures that coordinates with the Site Furnishings package to strengthen the project image. Lighting will vary from larger scale roadway lighting to more intimate pedestrian scale lighting. Lighting will be used to create mood and reinforce the character of distinct areas within the project. Lighting will also be designed to be minimal, from the perspective of nurturing "dark sky" in most project areas.

GENERAL LIGHT STANDARDS

All lighting will comply with the following standards. Standards that apply to specific treatment areas are described later.

- Lighting levels should be limited to effect "dark skies".
- Unless otherwise specified herein, lighting will comply with City Code.
- Fixture scale and illumination levels will be consistent with the specific use.
- Lighting will not extend beyond its tasks. Fixtures will employ cut-off features, refractors, or housing shields to eliminate lighting spillover onto adjoining uses where the light would be a nuisance.
- Use energy efficient lighting design.

LANDSCAPE LIGHTING

- Landscape lighting will be used where appropriate to create mood and to accent focal points.
- When used, landscape lighting will be soft and unobtrusive. Light will be directed and/or shielded to prevent glare.
- Existing and manmade boulder grouping, outcropping, etc. may be accented by low voltage lighting across the surfaces, in a manner not posing a nuisance to adjacent properties. The light source will be concealed mechanically or with plant materials or smaller rock groupings.

SIGN LIGHTING

- Where sign lighting is provided, it will relate to the design, location and character of the sign.
- Internally lighted signs are prohibited, except for in Access Commercial areas.
- Sign lighting will be shaded, shielded, or directed to prevent the light from adversely affecting surrounding or facing properties or adversely affecting safe vision of pedestrians or operations of moving vehicles.
- Recessed lights will have rock guards to prevent injury to pedestrians touching hot glass and to minimize vandalism. For directional light cut off and glare control, half shields will be used on above grade fixtures where adjacent land uses or motorists could be affected.

CORE TREATMENT LIGHT STANDARDS AND LOCATIONS

The Core Treatment includes street lighting. As with the site-furnishing package, different levels of detailing are provided to reflect the different levels of development in the community. See Figure 2-51 and 2-52 - Outdoor Decorative Lighting.

- Light fixtures located within street rights-of-way and common areas will be selected from the Core Treatment package. See Figure 2-54 - Lighting Location Map.
- Lighting along Somerset Parkway shall be provided in the following locations, to the acceptance and approval of the City of Reno Community Development Department:
 - At the intersection of US 40 and Somerset Parkway - This location may use a different lighting standard treatment than is depicted in Figures 2-51 and 2-52 so as to provide necessary illumination at the intersection to the satisfaction of the City of Reno Community Development Department, RTC and NDOT.
 - At the 90 degree bend on Somerset Parkway, near the intersection of Somerset Parkway and US40
 - At the entry gate, east of the westernmost access commercial area

- At each village entrance within the development area.
- Lighting at access commercial site entries will be determined at time of entitlement or building permit plan issuance submittal and to the acceptance of the City of Reno Community Development Department

STREETLIGHTS

Locate streetlights to provide safe illumination of roadways and to minimize glare. At a minimum, streetlights will be located at all intersections along Somerset Parkway, pedestrian crossings, bus stops, and traffic circles.

- The scale and spacing of streetlights will reflect the street hierarchy.
- Care will be taken to ensure the project's street lighting is unobtrusive and optimized to afford views of the night sky.
- Streetlights will be submitted for approval and inclusion in the Sierra Pacific Power Company streetlight program prior to approval of the first Final Map.
- Streetlights will have individual photo control units.

PEDESTRIAN LIGHTS

- Pedestrian lighting will reflect the level of activity intended for the specific area. Higher light levels are appropriate in intensive use areas such as shopping district or plazas. Low light levels are appropriate in more natural areas. Where little or no light will be provided in adjacent areas, low lighting levels will be used to prevent "blind spots" at the interface between lit and unlit areas.
- When bollard lights are used along pathways, they will generally be located on a single side of the path rather than staggered on both sides of the path.

COMPLEMENTARY TREATMENT LIGHT STANDARDS

- Lighting used in all non-core areas must match or coordinate with the style, colors, and materials of the Core Treatment package, subject to the approval of the Community Development Department and the AGC. Lighting on private residential property is excluded from this standard.

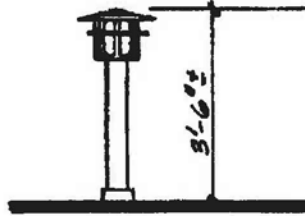
COMMERCIAL LIGHTING STANDARDS

- Commercial area lighting will coordinate with the associated building architecture.
- Building lighting will clarify pedestrian routes and highlight building entries.
- At a minimum, commercial areas will provide parking lot lighting and lighting at all pedestrian routes.
- Building lighting will be integrated with the architectural design of the building with no exposed bulbs.

- Building illumination and architectural lighting will be indirect in character. Overhead down lighting or interior illumination, which spills outside is encouraged. Architectural lighting will accent and animate the building in addition to providing functional lighting for safety.

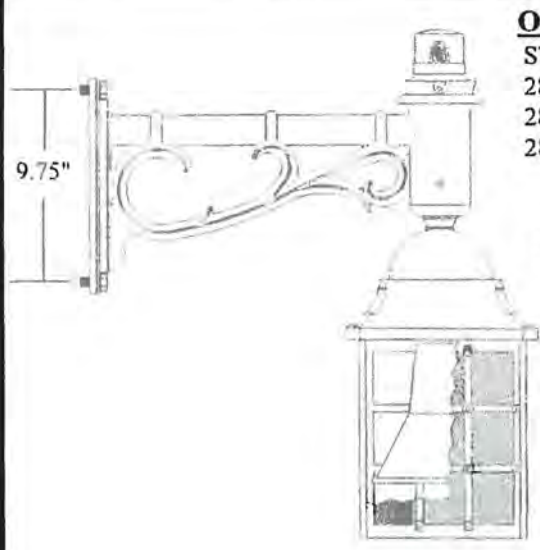
Notes:

- Light design concepts shown are based on LUMED Lighting Candela Series Lights
- Light Poles, Arms, and Brackets to be Cast or extruded aluminum or steel
- All exposed metal to be powder coated. Color(s) to be determined during first final mapping



Bollards

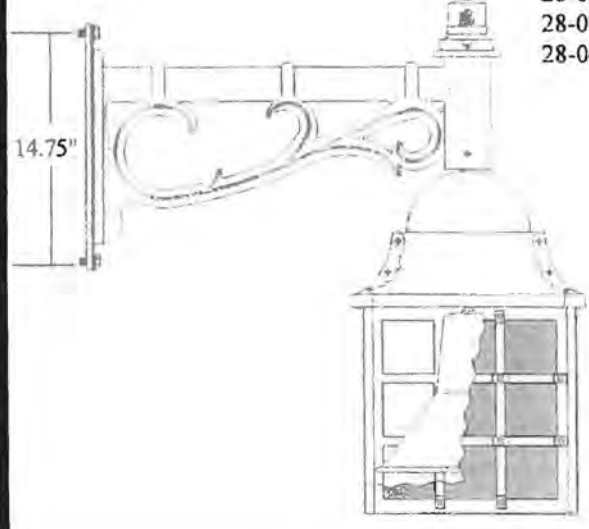
FIGURE 2-50 - BOLLARD LIGHTING



ODL84U: 100W HPS 120V Lantern Fixture

STOCK #	QTY	DESCRIPTION
28-0380	1.0	Lamp 100W HPS Medium Base
28-0240	1.0	Photo Control Multi Volt
28-0495	1.0	Luminaire Decorative Lantern Style Single Side Mount 100W HPS

NOTE: Use in conjunction with ODL80U,
Monterrey 14' pole stk# 28-0785
Photo control mounted on top of
Monterrey pole



ODL82U: 150W HPS 120V Lantern Fixture

STOCK #	QTY	DESCRIPTION
28-0386	1.0	Lamp 150W Sodium Vapor 16000
28-0240	1.0	Photo Control Multi Volt
28-0492	1.0	Luminaire Decorative Lantern Style Single Side Mount 150W HPS

NOTE: Use in conjunction with
ODL80U Monterrey 14' pole 28-0785
or ODL99U Square 21'3" 28-0750

Photo control mounted on top
of Monterrey pole


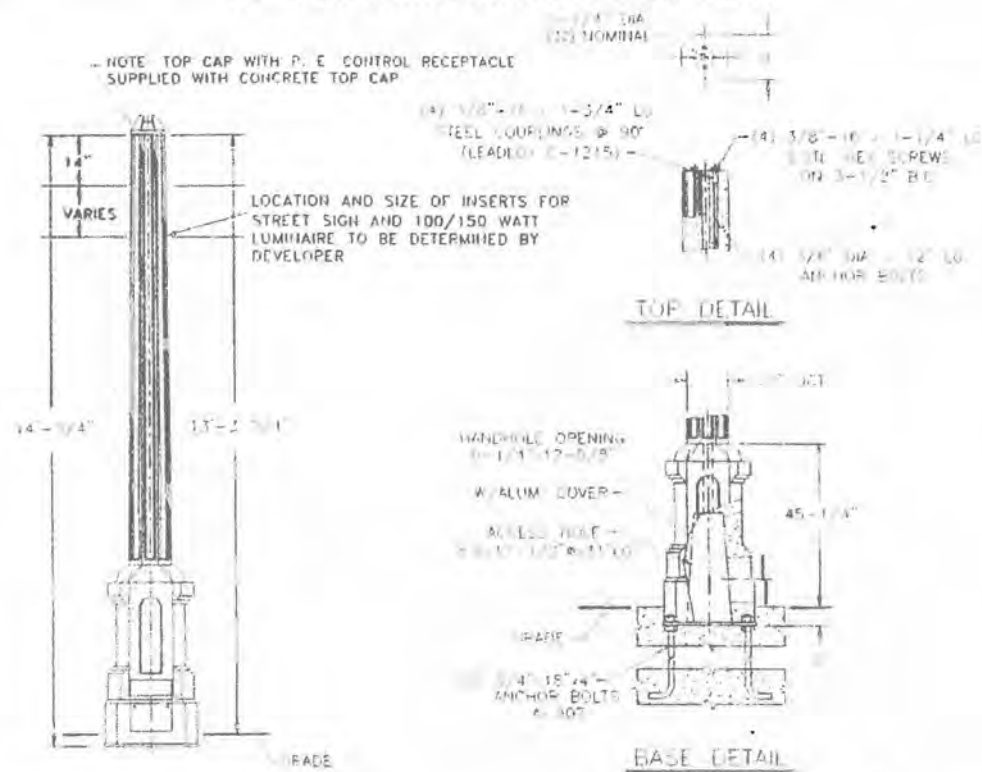
					ENGINEERING & CONSTRUCTION STANDARD		SHEET 1 OF 2	
							VOLUME 5	
OUTDOOR DECORATIVE LIGHTING					DRAWINGNUMBER			
					ODL80U ODL82U ODL84U			
DRAWN JV	DESIGN JV	SUPR CR	DATE 8/01	REV 2				

FIGURE 2-51 - OUTDOOR DECORATIVE LIGHTING

14' MONTERREY BOLTED BASE POLE



NOTES:
 CONCRETE TO BE 6,000 PSI COMPRESSION
 MINIMUM 28 DAYS
 MANUFACTURED TO ASTM C 1191-98
 (PREFERRED WITH 18) 5/8" DIA
 ANCHOR BOLTS

ODL80U: Monterrey concrete pole 14'

STOCK #	QTY	DESCRIPTION
28-0785	1.0	Pole Concrete Street Light Bolted Base 14 Ft. Monterrey Style
17-0170	40'	Wire #10 19 STR CU THHN 600V Black
17-0180	40'	Wire #10 19 STR CU THHN 600V White
28-0240	1.0	Control Photo Electronic Multi-Volt Blue

Field Determined Items: Add as additional stock item or structure

51-0060	10'	3/4" water pipe
SRT02U	1.0	N-9 box with 4 way URD connectors

					ENGINEERING & CONSTRUCTION STANDARD		SHEET 2 OF 2	
					OUTDOOR DECORATIVE LIGHTING			
DRAWN JV	DESIGN JV	SUPR CR	DATE 8/01	REV 2				

FIGURE 2-52 - OUTDOOR DECORATIVE LIGHTING

- Service area lighting will be contained within the service area boundaries and enclosure walls.
- Locate lighting fixtures to reduce shadow or interference from trees and other objects in the landscape.
- Parking lot lights will clarify vehicular and pedestrian circulation routes.
- Parking lot light standards will not exceed 25' in height.
- A lighting plan is required adjacent to residential areas showing pole height and locations, fixture type, and photometrics at ground level.

RESIDENTIAL LIGHTING STANDARDS

- Exterior fixtures mounted on buildings will be no higher than the line of the first story eave or, where no eave exists, no higher than 12 feet above finished grade.
- Building lights will be shielded to prevent light spillage onto adjacent property or streets.

FENCES AND WALLS

SSE's fences and walls will reinforce the project's image and provide buffering, enclosure, and separation of uses. It is not practical or realistic to provide an overall fencing/wall plan because this sort of thing is strongly related to individual building/project design. Appropriate plans will be provided with subdivision maps and building permit plans.

GENERAL FENCE AND WALL STANDARDS

All fences and walls will comply with the following standards. Standards that apply to specific treatment areas are described later. All residential and commercial fencing and wall plans will require the approval of the AGC.

- All site triangles at intersections will be maintained. Adequate sight distances will be maintained along roadways and intersections according to City Code, accepted engineering practices and roadway design speeds.
- Fences/walls will not exceed six feet in height, except where necessary to accommodate grade change. The maximum height at grade changes is 7'-6". Pilasters may not exceed eight feet in height except where wall height is increased to accommodate grade change. See Figure 2-54 Fences/Walls on Slopes.
- Fences/walls will not abut sidewalks. A minimum three-foot landscaped separation is required between fences/walls and sidewalks. Five or more feet of separation is preferred. The minimum three-foot separation is only allowed where necessary for other considerations to the approval of City Staff. See Figure 2-55 Landscape Separation at Fences/Walls.
- Retaining walls will match the Core Treatment walls described below or will be constructed of natural stone. Manufactured concrete block systems are not permitted. Wood retaining walls are not permitted. All retaining walls must meet City Code height requirements.
- To maximize views, no fencing or transparent fencing is preferred over opaque fencing. Fencing and walls will be used to reinforce the project image, define boundaries, provide privacy or retain graded slopes (i.e.: for lots that abut open space/drainage ways, open fencing is required adjacent to said areas).
- Rockery walls shall be treated, as necessary with Permeon or an approved equivalent (to the approval of the Reno Community Development Department) to attain an acceptable color.

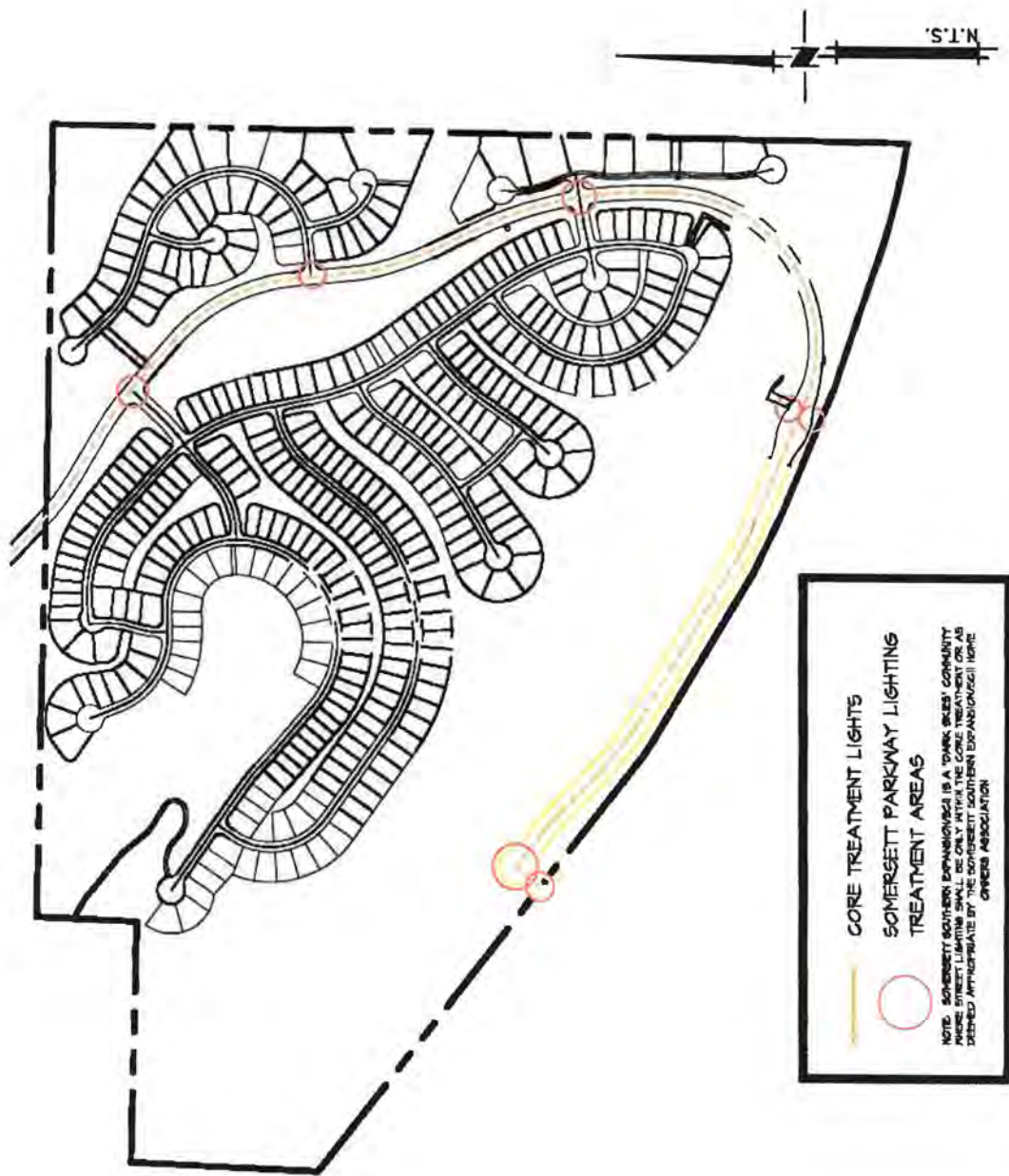


FIGURE 2-53 – LIGHTING LOCATION MAP

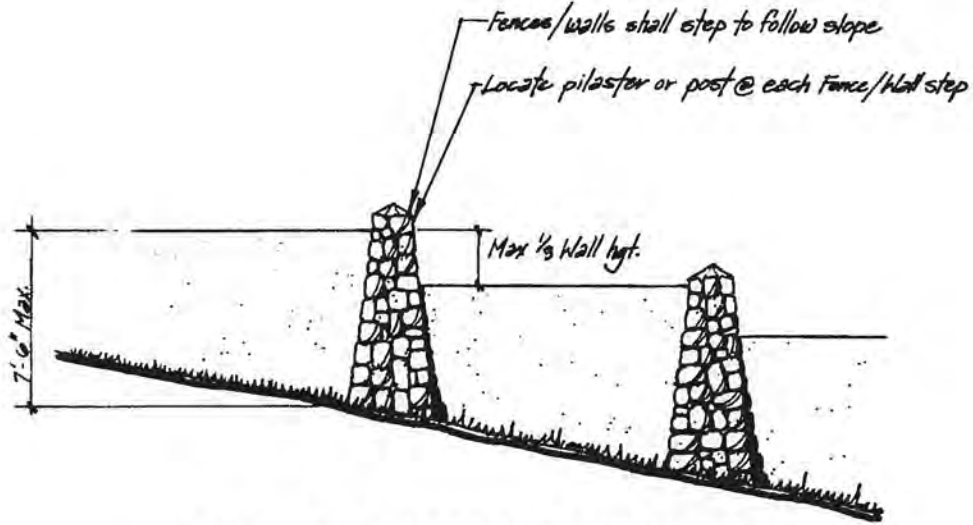


FIGURE 2-54 - FENCES/WALLS ON SLOPES



FIGURE 2-55 - LANDSCAPED SEPRATION AT FENCES/WALLS

CORE TREATMENT FENCE AND WALL STANDARDS

- Fences/walls in project and village entries, and parkway and collector streetscapes will conform to the Core Treatment Fence/Wall standards. See Figure 2-56 through 2-59 Core Treatment Fences/Walls.
- Wall materials may be:
 - Wall: Concrete or concrete block faced with stucco.
 - Pilasters: Concrete or concrete block faced with stucco and/or natural stone. Maximum pilaster spacing is 40 feet.
 - Cap: Natural stone.

6' CAPPED CEDAR FENCE

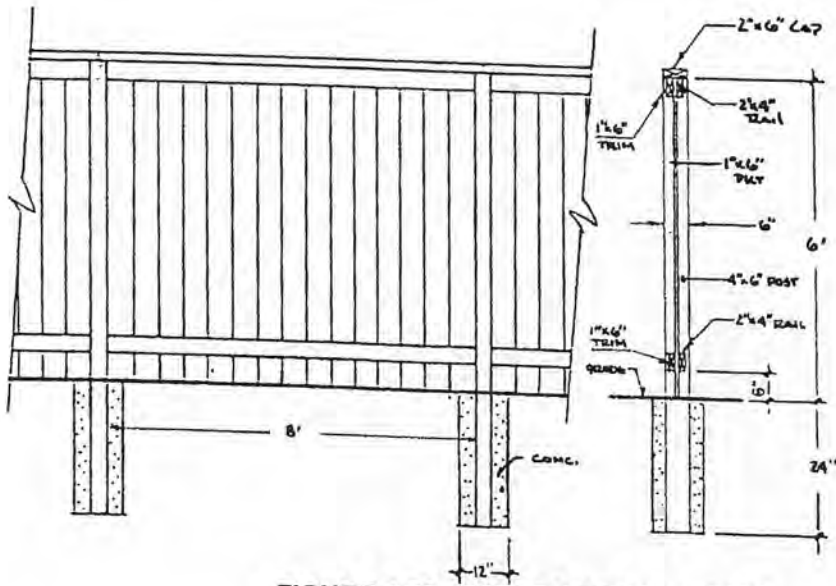


FIGURE 2-56 - CAPPED CEDAR FENCE

2-RAIL SPLIT RAIL FENCE

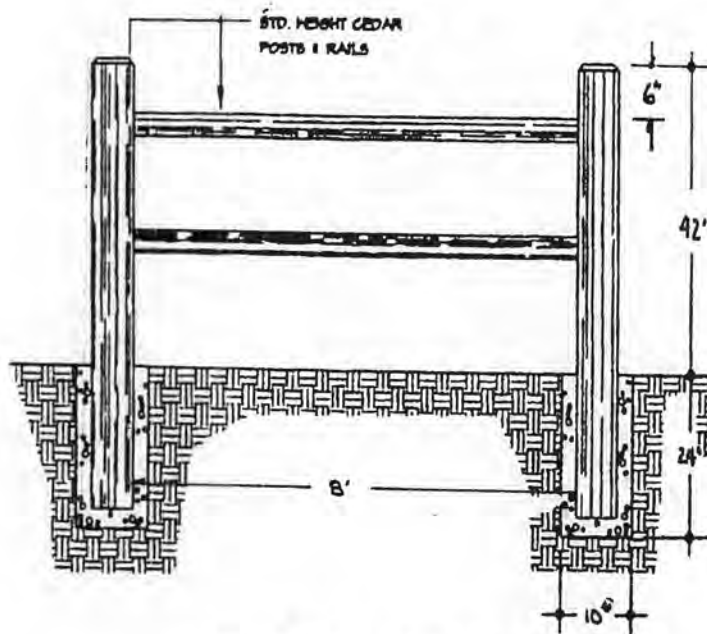


FIGURE 2-57 - SPLIT RAIL FENCE

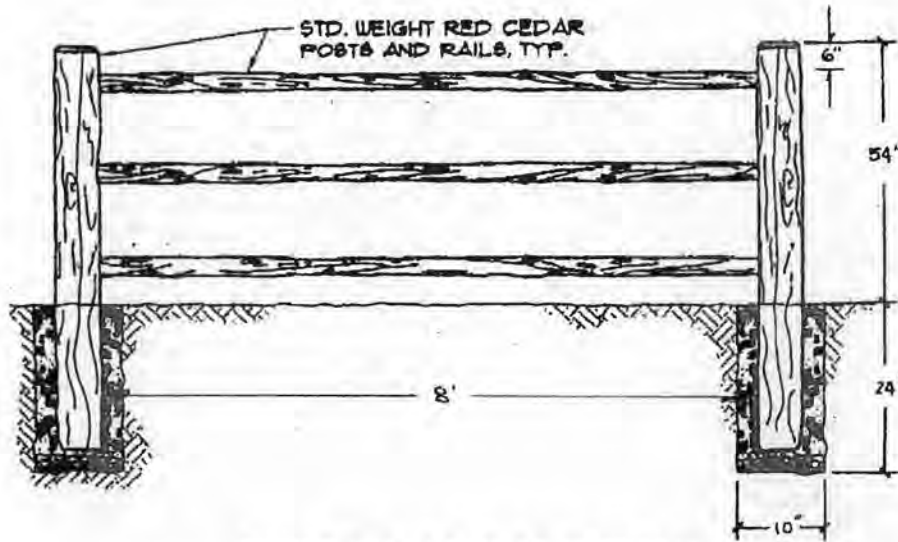


FIGURE 2-58 - 3 RAIL SPLIT FENCE

WELDED WIRE (10 ga) Green Vinyl (2" x 2 1/2")



FIGURE 2-59 - VINYL COATED WELDED WIRE CONTAINMENT FENCING

- Fence materials may be:
 - Railings/Pickets: Wood in board and batten style or dimensional lumber rails.
 - Pilasters: Concrete or concrete block faced with stucco and/or natural stone (40 ft. maximum spacing).
- Fences and walls will step, rather than slope, to accommodate grade changes. Pilasters will be used at steps.

COMPLEMENTARY TREATMENT FENCE AND WALL STANDARDS

NEIGHBORHOOD FENCES AND WALLS

Neighborhood fences/walls are those used within individual builder villages. They will relate to the Core Treatment fences/walls while creating distinct project identities.

- A consistent fencing/wall program is required within each project, to be submitted at the time of the first Final Map within a project.

- Neighborhood fences and walls will coordinate with the styling, detailing, materials, and colors of the Core Treatment, fences/walls per the approval of the AGC and the Community Development Department.
- Pilasters will match or complement those used for Core Treatment walls and fences.
- Maximum pilaster spacing is 80 feet.
- Fences/walls will relate directly to the project architecture.
- Solid Fences and walls will step, rather than slope, to accommodate grade changes. Opaque fence shall be informally aligned to follow topography so that it blends into the landscape and reflects traditional ranch fencing.

HOME FENCES

Home fences may define individual lots and provide security, privacy, and enclosure.

- Rear and/or side yard fences adjacent to parkway and collector streets will be designed per the Core Treatment standards.
- Fence supports, such as pilasters and posts, will be well defined and in scale with the purpose and context of the fence. They will be coordinated in design and materials with neighborhood fences/walls.
- When used, pilasters will match or complement those used for Core Treatment walls and fences.
- Fences will be finished consistently/attractive from both sides.
- No fencing is allowed in front yard areas.
- No fencing may be erected on talus or rock slopes and/or slopes greater than 3:1. Where rear yards slope away from the house, the fence shall be located at the top of slope; where rear yard areas slope towards the house, the fence shall be located at the bottom of slope.

Capped Cedar Fence

- Capped Cedar fencing may be a maximum of six feet in height to provide privacy between houses. In the case of corner lots where side yards face a street, trails or common area, the two rail spilt fencing is required. Fence must be built of #2 western red cedar or better and stained with the approval of Somerset full-body stain specified for your neighborhood. (refer to Figure 2-56)

Standard Grade Split Rail Fence

- This fence is a low, 42-inch high two rail fence to be used along rear property lines, side yards which face a trail or common area and in side yards to connect from privacy fence to rear fence. This fence shall be informally aligned to follow the topography so that it blends into the landscape and reflects traditional ranch fencing. This fence may not be stained or sealed, but should be allowed to age to a rustic color to blend with the landscaping. Split rail fence must be standard grade. Pony or jumbo grade is prohibited. Standard grade three-rail (48") split rail may be allowed in some neighborhoods with prior approval of the Aesthetic Design Committee. (refer to Figure 2-57 and 2-58)

Placement of Fencing

- Solid fencing may be built generally along side property lines from a point 5 feet back of the front façade of the building, extending to the rear setback line of the Building envelope. At the rear setback line, the fence may transition to the split rail fence according to the following criteria.
- The solid fence shall step down to a height of 4 feet, a minimum of 8 feet back of the rear setback line. Based on usage of a 6-foot high section of fence, the transition to a 4-foot high section at the rear setback line must be achieved by first stepping down to an intermediate 5-foot high section, continuing for a minimum of 8 linear feet. At the rear setback line, the fence may transition to (split rail) and generally follow the side and rear property lines provided that it follows the terrain.
- Fencing shall incorporate both horizontal and vertical offsets to avoid long straight lines in the landscape. Fencing shall not slope with the terrain, but step with the grade. The maximum run of fence (without offsets) shall be 24 feet. When incorporating an offset, a minimum of a 20-foot offset shall be used. The minimum length of a stepped section of fence shall be 6 feet, and the minimum vertical offset shall be 12 inches.,
- Fences shall transition at gate locations and at property corners by utilizing a 4" x 6" post

COMMUNICATION FACILITIES

The purpose of the following standards is to treat telecommunication providers equitably, promote community aesthetics and to protect residential districts, public parks, schools, and commercial daycare centers. Communication facilities (a.k.a. telecommunication facilities) include satellite, microwave, cellular telephone, and other radio transmission devices.

Telecommunication facilities shall meet the following criteria:

- a. A primary use on the parcel must be established.
- b. The mechanical equipment is buried, integrated into the primary building by virtue of its location inside the building or as an addition to the structure unless an alternate means such as landscaping, camouflage and/or screening is proposed to the satisfaction of the AGC and Community Development staff. Additions shall be architecturally compatible with the primary building utilizing the same siding (color and materials), roof covering and similar rooflines;
- c. The antenna(s) may be open mesh, whip steel, or panel. Panel antennas may be located on a triangular platform measuring 14' or less per side;
- d. Antenna(s) are attached to the building or located on a monopole or monotower whose support is entirely within a building footprint and installed on or near the highest point of the roof of the primary structure. When camouflaged, antenna(s) may be located on existing poles used for lighting or power, or on an architecturally compatible pole;
- e. All poles are designed to be integrated into their surroundings;
- f. The pole and antennas shall be setback 4' for every 1' in overall height from residentially zoned property, school, parks, or commercial daycare centers;
- g. Overall antenna and pole height shall not exceed 55', except for antennas which are attached to a building, existing poles, or tower and do not increase building, pole, or tower height;
- h. All towers installed at grade shall be non-climbable or fenced for security;
- i. All antennas and towers shall meet applicable requirements of the FAA, the FCC, and other agencies of the county, state, or federal government with the authority to regulate towers and

antennas. If such requirements are changed, then the owners of the towers and antennas governed by this ordinance shall bring such towers or antennas into compliance with such revised standards and regulations with the compliance schedule mandated by the controlling agency. Failure to bring towers and antennas into compliance with such revised standards and regulations shall constitute grounds for the removal of the tower or antenna at the owner's expense. No more than sixty (60) days after the compliance period has elapsed, the owner or operator of the tower or antenna shall send a letter to the AGC certifying that changes have been made to bring the tower or antenna into compliance;

- j. All towers constructed under these provisions shall allow collocation with other providers. If collocation at existing and applied for telecommunication facilities sites would result in less visual impact than the visual impact of a proposed facility, applications must justify why such collocation is not being proposed.
- k. Exceptions. Communication facilities in the SSE's Access Commercial area not required to meet (a), (d), and (g) above. Communication facilities located on top of a 3 or more story building are not required to meet (a), (d), or (e) above.

Applicants must identify all available telecommunication facilities sites within the proposed coverage area, including applications currently on file with the City of Reno Community Development Department. If the proposed site is in a residential district and there are alternate sites in commercial and/or industrial districts within the proposed coverage area, applicants must justify why those alternate sites have not been proposed.

Each commercial telecommunication facility site will be clearly marked with signs, which indicate the use of the facility and an emergency contact name(s) and telephone number(s).

A telecommunication tower that is not operated for a continuous twelve (12) month period shall be considered abandoned; and the owner of such facility shall remove the same, at the expense of the owner, within 60 days of receipt of notice from the AGC and the City of Reno.

The applicant shall submit written documentation demonstrating that emissions from the proposed project are within the limits set by the FCC.

Telecommunication facilities shall be reviewed and approved by the zoning administrator prior to construction.

ARCHITECTURE

ARCHITECTURAL THEME / ELEMENTS

The intent of the architectural design character of SSE is to provide a unique contrast between neighborhoods with a traditional feel and the site's natural endowments.

Ornamentation is not necessary. Simplicity in shape, composition and utilization of materials is desired. The shape and composition is of primary importance. Proper composition of building massing can create depth and interesting shadow lines. For this reason there is no limitation on type or style of roof (simple gable or otherwise). A simple gable roof is acceptable if it is integrated into a house that shows thoughtful composition and details. Porches, extended overhangs, pergolas, trellises, and balconies are elements that are encouraged. They create outdoor spaces symbolic of a turn of the century vernacular homes. In addition they strengthen composition and create long and interesting shadow patterns.

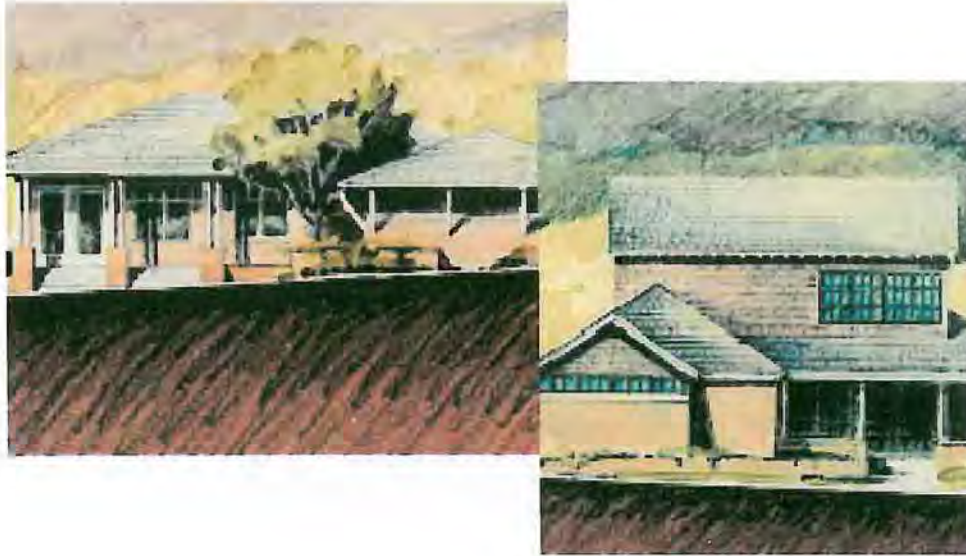


FIGURE 2-60 - PORCHES

In the past, before we had the means of copying (faux) or transporting architectural materials and designs from afar (i.e. French Country) the designer and builder had to utilize materials within their grasp or rather from the land around them. With this concept in mind; stone, stucco, timber, and wood shingles (subject to Fire Department approval) are the primary material sources. Other materials acceptable are:

- Horizontal wood and wood product siding
- Board and batten vertical siding (or the look of)
- Paned Windows (exposed aluminum and grids set between glass are not acceptable)
- Exposed timber framed posts and bracing
- Concrete roof tiles
- Standing seam metal roofs

Detailing of the residences should reflect the construction of the home and not be ornamental like the "Victorian" style.



FIGURE 2-61 - ROOFS

Ideas for detailing may include:

- Upsizing rafter tails and exposing rafters at the fascia edge.
- Heavy timber posts and diagonal bracing at porches, decks and extended eaves.
- Windows in stucco wall to be recessed, creating a shadow line and giving the appearance of a thick adobe wall.
- Mixing stucco and wood siding (horizontal or shingles; subject to Fire Department approval) on the same elevation or on different masses of the residence.
- Grouping windows instead of individual placement.
- Attention to window grid patterns.
- Cantilever upper floor mass over lower floor. .
- Banding clerestory windows to create a divide between materials.
- Massing ideas: turn garage away from street or locate garage in rear of lot to de-emphasize the automobile.



FIGURE 2-62 - ARCHITECTURAL DETAILS

RESIDENTIAL CHARACTER

Each application for building permit must contain AGC approval, including a statement from the AGC explaining how the building complies with requirements.

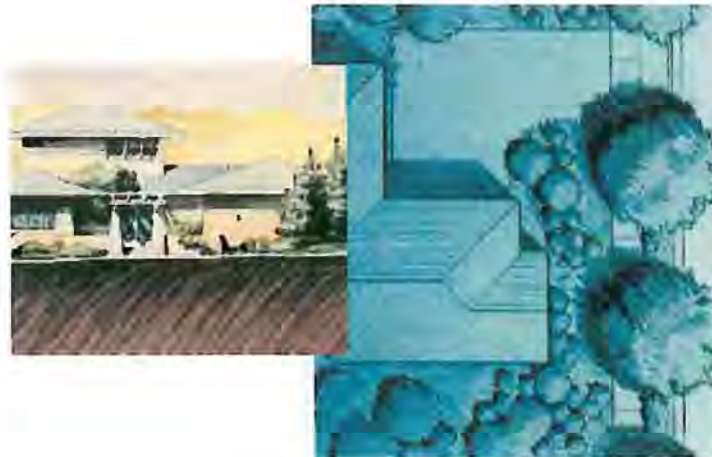


FIGURE 2-63 - ARCHITECTURAL DETAILS

Prior to approval of the first final map for homes in the SSE development, house plans, and exterior elevations consistent with the PUD standards is required. Homes will be “designed to the lot”, with the architectural theme, including rooflines and fenestration provided on all four sides to eliminate blank walls.

GENERAL REQUIREMENTS (RESIDENTIAL)

- All building colors will be reviewed by the AGC. Colors must relate to the selected architectural style. Bright colors such as pink, lavender, and purple are not allowed. Bright blues, yellows, and reds (except brick homes) shall only be allowed as accent colors. Subtle variation in colors shall be a requirement throughout the residential portion of the development.
- Final approval of architectural elevation plans for each house shall have AGC approval and must be consistent with the PUD architectural standards to the satisfaction of City Staff prior to the issuance of a building permit.
- The final architectural features shall be used for homes constructed within SSE
 - Two or more distinct roof masses shall be used.
 - Covered porches, recessed entry ways, or projecting steps with architectural elements such as columns, archways, or pergolas shall be used on a minimum of 75% of the homes within each phase of the development, with one item selected from the following list:

Covered Front Yard Porch Columns/Pilasters	Recessed Entryway	Arches/Archways Pergola
---	-------------------	----------------------------
- One of the items from the following list is required. Note that no exposed aluminum colored windows are allowed.

Bay Windows Clerestory Windows	Paned Windows	Shed Dormers
-----------------------------------	---------------	--------------
- Stucco should not be highly textured and should use a desert color.
- Garages that project out in front of the main structure are only allowed in up to 40% of the units constructed in a phase, unless the garage doors do not face the street (e.g. side-loaded garages) and they are architecturally treated to complement the main structure's rooflines and fenestration. The remaining 60% of the units will include walled patios or courtyards with a minimum height of 31 inches or covered porches that are at the same plane or forward of the garage.

- In addition to the above-requirements, a minimum of one of the following architectural elements will be incorporated into one-half of the homes within each phase.

Exposed rafter tails	Horizontal Wood Siding	Shingle Siding
Lattice work	Native Stone Work	Courtyard
Balcony	Extended Eaves	Stucco

- Exterior Siding: Appropriate materials include: Horizontally or vertically applied wood boards or wood products, wood shingles, stucco, masonry, brick, or similar materials. Composite and vinyl siding are not allowed.
- Warm colors will be favored. Production housing color palettes shall be submitted with each building permit.
- The use of traditional materials such as rough-hewn beams, stone, wood, and adobe or stucco will be required for accent materials. Cultured stone or brick will need to be approved by the AGC.

DESIGN GUIDELINES (RESIDENTIAL)

The following items provide specific illustrations and guidelines regarding building materials, colors, and design elements expressive of the SSE architectural design theme. Both appropriate and inappropriate examples are given. The ideas presented are not meant to be absolutes or exhaustive.

- Exterior elements and materials shall be limited in number and be compatible with one another, while being in scale with the building. Care should be taken so that materials do not detract from the building 's overall appearance or become visually complicated.
- Siding materials shall be continued down close to finished grade on any elevation visible from public areas to eliminate large areas of exposed foundation, or foundation may be covered with stone, brick, rubble or similar materials.
- A mix of three to four models each having three elevations and material change variations is required for the Village Homes. Lot Size Transition Homes will provide a minimum of two models each having at least three elevations and material change variations.
- Detailing of fascia and eaves can provide richness to the architectural composition. Extended eaves and exposed oversized rafter tails are encouraged. All of these features shall be considered in the final design.
- Interior walls, fences, and the courtyards they create shall be considered in the final design. The colors and materials should match or complement the finishes of the adjoining buildings. Patios and front yard porches should be an extension of the interior spaces. Creating courtyards in lieu of garage driveways is encouraged. These features shall be considered in the final design.
- Roof form and building massing provide variety and texture to a project's overall appearance.
- Overhead screens, shade covers, patio roofs, and other similar structures shall be constructed of materials and colors to match or complement the main roof.

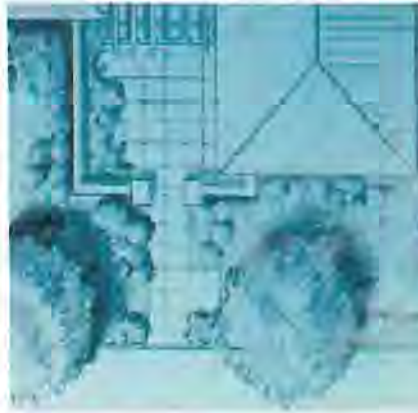


FIGURE 2-64 - COURTYARDS

ATTACHED HOUSING/TOWNHOME STANDARDS

All multiple family units will be designed with an architectural style that is compatible with the residential requirements with respect to roof pitch, materials (including composite), colors, and basic design elements. Projects with more than 20 housing units (more than 50 units in the Access Commercial areas) will require a special use permit. Multi-family units for sale will require a tentative map approval for any number above four units.

COMMERCIAL DESIGN STANDARDS

- The overall goal within the commercial area is to create a high quality development.
- All buildings must incorporate a unified architectural design theme.
- All building materials and colors shall be reviewed and approved by the AGC and City Staff prior to issuance of building permit. Colors must relate to the architectural style.
- Final approval of architectural elevations for each structure must be consistent within the PUD architectural standards to the satisfaction of City Staff prior to the issuance of a building permit. This must be provided with each building permit application to determine conformance with these standards.
- Exterior Materials: Same as residential. Walls facing residential property to the south shall use non-reflectORIZED glass to avoid the creation of glare.
- Roofing-appropriate materials include: standing seam metal, clay tile, high definition dimensional composition roofs, concrete tile, or slate in warm, neutral earth tone colors (i.e.: beiges, greens, and grays).
- Exterior elements and materials shall be limited in number and be compatible with one another, while being in scale with the building. Care should be taken so that materials do not detract from the building's overall appearance or become visually complicated.
- Siding materials/glass shall be continued down close to finished grade on any elevation visible from public areas to eliminate large areas of exposed foundation.
- Varied building heights and roof massing are required.
- Detailing of fascia and eaves can provide richness to the architectural composition. Said detailing shall be considered in the final design.

- Site landscaping, walls, fences, sidewalks, and pathways can play an integral role in design. Colors and materials should match the finishes of the adjoining buildings. Said detailing shall be considered in the final design.
- Roof form and building massing provide variety and texture to a project's overall appearance. Said detailing shall be considered in the final design.
- Sections on individual lot standards should be consulted regarding various commercial requirements. Said detailing shall be considered in the final design.
- Each application for building permit must contain AGC approval, including a statement from the AGC explaining how the building complies with requirements.

**ROOFS AND ROOFTOP SCREENING/UTILITY SCREENING STANDARDS
(APPLIES TO BOTH COMMERCIAL AND RESIDENTIAL)**

- All mechanical and electrical equipment, air conditioning units, and meters shall be integrated into the building and screened from public view with landscaping or walls that are an extension of the building.
- No appurtenances without appropriate screening (air conditioning/heating units, etc.) except solar units may be mounted upon or attached to any roof structure except for chimneys, vents, flues, and structural elements of the building.
- Roof mounted solar panels and equipment shall match the roof in color and appearance. Panels shall be an integrated part of the roof design and mounted directly to the roof plane.
-



FIGURE 2-65 - ELEVATIONS

- Passive solar heating is highly encouraged in SSE where lot size, topography, and orientation allow.
- Roof-mounted hot water storage systems shall not be visible from neighboring property or public right-of-way, unless architecturally integrated into the design.
-

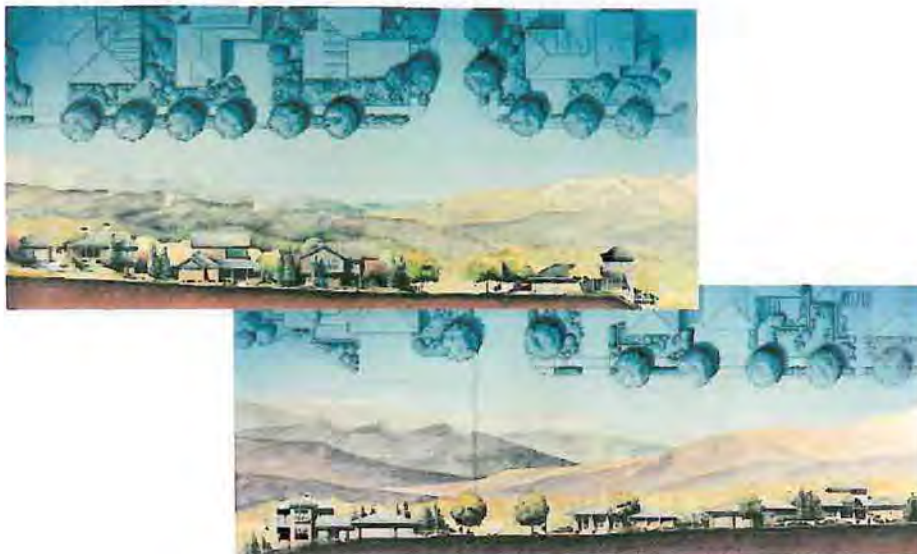


FIGURE 2-66 - ELEVATIONS

MINOR PLAN AMENDMENT PROCESS

If the final location or design of a project affects the distribution of acreage or units from one phase to another, the units or density in each phase may be redistributed slightly to or from another phase. The total maximum number of units proposed for SSE will, however, remain the same (375 dwelling units). Unit yield adjustments will be limited to less than ten percent of the total units allowed in the village(s) that is/are receiving the redistributed units. Any unit yield adjustments between different property owners within the SSE project must be agreed upon in writing and must be reviewed and approved as part of the tentative map, special use permit or site plan review process. Note that areas, which are immediately adjacent to the edges of SSE, may not receive any redistributed units without providing adequate buffers or transitionals through the Special Use Permit or Tentative Map process.

Additional administrative variances limited to less than 10% to the Development Standards Handbook or material variation (to the acceptance of the CDD) may be granted by the administrator, when in the opinion of the administrator, the variance does not impact the health, safety, and welfare of the general public, that site circumstances or site topography would constitute undue hardship to the applicant if the variance is not granted, that the intent of the development standards handbook is still met with approval of the variance, and that granting of the variance does not violate City Codes and ordinances. All changes to the Handbook shall be reviewed by Engineering. No standard that affects engineering concerns shall be changed without Engineering approval.

Additions or supplements to the Development Standards Handbook as required herein shall be added as an appendix to the Handbook and recorded as such. Any minor changes or additions to the Appendices which are in substantial conformance with the standards contained in this P.U.D. may be approved administratively by staff. Any substantial change to the Development Standards Handbook or Appendices will require approval of an Amendment as determined by the administrator.

All maps in the PUD must reflect current approvals, including trails, landscaping, house type, or the Tentative Map must be amended to reflect changes.

APPENDIX

APPENDIX

LANDSCAPE PLANTING PALETTES

The following lists provide opportunity for creative landscape design within the parameters of the overall project design theme. See Figure 3-1 Plant Palette Location Map, for appropriate locations of each palette.

DEVELOPED AREA PLANT PALETTE

The Developed plant palette will be used in common open space within residential neighborhoods, in the Town Center, and along streets that are bordered by residential or commercial development.

LARGE SHADE TREES

Acer platanoides	Norway Maple
Acer pseudoplatanoides	Sycamore Maple
Carpinus betuloides	European Hornbeam
Fraxinus spp.	Autumn Purple, Urbanite, or Blue Ash
Plantanus acerifolia	London Plane Tree (<i>Not Suitable For Street Tree Planting</i>)
Quercus robur	English Oak
Quercus rubra	Red Oak
Quercus macrocarpa	Bur Oak
Zelcova serrata	Zelcova

EVERGREEN TREES

Calocedrus deccurrens	Incense Cedar
Picea abies	Norway Spruce
Picea pungens glauca	Colorado Blue Spruce
Pinus spp.	Pine
Pseudotsuga menziesii glauca	Rocky Mtn. Douglas Fir

MEDIUM-SMALL DECIDUOUS TREES

Acer tartaricum	Tartarian Maple
Cercis canadensis	Eastern Redbud
Cornus mas	Cornelian Cherry
Crataegus sp.	Hawthorn
Koelreuteria panniculata	Golden Rain Tree
Prunus sp.	Cherry
Pyrus calleryana Bradford et al.	Ornamental Pear
Sorbus aucuparia Blackhawk et al.	European Mt. Ash
Syringa reticulata	Japanese Tree Lilac
Tilia cordata	Little-leaf Linden

EVERGREEN SHRUBS

Thuja spp.	Arborvitae
Cotoneaster sp.	Cotoneaster
Juniperus sp.	Juniper
Mahonia sp.	Oregon Grape
Picea abies 'Nidiformis'	Nest Spruce

DECIDUOUS SHRUBS

Berberis	Barberry
Euonymus alatus	Winged Euonymus
Hibiscus syriacus	Rose of Sharon
Philadelphus lewisii	Mock Orange
Potentilla sp.	Cinquefoil
Ribes aureum	Golden Currant
Spiraea sp.	Spiraea
Viburnum sp.	Viburnum

GROUNDCOVERS/VINES

Ajuga reptans	Ajuga
Antennaria dioica	Pussytoes
Campsis radicans	Trumpet Vine
Clematis jackmanii	Jackman Clematis
Cotoneaster dammeri	Bearberry
Euonymus fortunei	Winter Creeper
Hypericum calycinum	St. Johns Wort
Juniperus sp.	Juniper
Lonicera japonica	Honeysuckle
Parthenocissus quinquefolia	Virginia Creeper
Polygonum aubertii	Silver Lace Vine
Sedum sp.	Sedum
Vinca major	Periwinkle
Vinca minor	Dwarf Periwinkle

PERENNIALS

Any perennials that are hardy to Sunset Zone 3 are approved for use in the Developed palette.

TURF GRASS

Festuca arundinacea	Tall Fescue
Poa pratensis	Kentucky Bluegrass

TRANSITIONAL PLANTING PALETTE

The Transitional Planting Palette will be used at the interface between developed areas and undisturbed areas, along parkway and collector streets fronted by open space, and at trail heads.

The Transitional Palette consists of species that complement the form, color, and size of the existing sagebrush community. Plantings in this zone require limited irrigation to survive. Landscape beds in the Transitional Zone consist of primarily an aggregate or wood mulch ground plane with dispersed ground covers, shrubs, and possibly trees.

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

LARGE SHADE TREES

<i>Celtis occidentalis</i>	..Hackberry
<i>Gleditsia triacanthos inermis</i>	..Thornless Honeylocust
<i>Robinia pseudoacacia</i> 'Purple Robe'	..Purple Robe Locust

EVERGREEN TREES

<i>Cercocarpus betuloides</i>	..Western Mt. Mahogany
<i>Cercocarpus ledifolius</i>	..Curl-leaf Mtn. Mahogany
<i>Juniperus scopulorum</i>	..Rocky Mountain Juniper
<i>Juniperus</i> v. "Skyrocket"	..Skyrocket Juniper
<i>Pinus edulis</i>	..Pinyon Pine
<i>Pinus jeffreyi</i>	..Jeffrey Pine
<i>Pinus ponderosa</i>	..Ponderosa Pine
<i>Pinus sylvestris</i>	..Scotch Pine

MEDIUM-SMALL DECIDUOUS TREES

<i>Acer ginnala</i>	..Amur Maple
<i>Eleagnus angustifolia</i>	..Russian Olive
<i>Eleagnus umbellatum</i>	..Buffalo Berry
<i>Koelreuteria paniculata</i>	..Golden Rain Tree
<i>Robinia idahoensis</i>	..Idaho Locust
<i>Tamarix</i>	..Tamarisk

EVERGREEN SHRUBS

<i>Arctostaphylos patula</i>	..Greenleaf Manzanita
<i>Artemisia tridentata</i>	..Big Sage
<i>Chrysothamnus nauseosus</i>	..Rabbit Brush
<i>Cytisus</i> sp.	..Broom
<i>Juniperus</i> sp.	..Junipers
<i>Yucca</i> sp.	..Yucca

DECIDUOUS SHRUBS

<i>Artemisia schmidtiana</i>	Silver Mound
<i>Berberis mentorensis</i>	Mentor Barberry
<i>Berberis thunbergii</i>	Barberry
<i>Caragana</i> spp.	Siberian Peashrub
<i>Caryopteris incana</i>	Blue Mist
<i>Cotinus coggygria</i>	Green Smoketree
<i>Cotoneaster</i> sp.	Cotoneaster
<i>Forestiera neomexicana</i>	New Mexico Privet
<i>Genista lydia</i>	Dwarf Broom
<i>Holodiscus discolor</i>	Ocean Spray
<i>Perovskia atriplicifolia</i>	Russian Sage
<i>Potentilla fruticosa</i>	Bush Cinquefoil
<i>Prunus besseyi</i>	Sand Cherry
<i>Purshia tridentata</i>	Bitterbrush
<i>Rhus</i> spp.	Sumac

GROUND COVER/VINES

<i>Arctostaphylos uva ursi</i>	Kinnikinnick
<i>Juniperus</i> sp.	Juniper (many)
<i>Parthenocissus quinquefolia</i>	Virginia Creeper
<i>Phlox subulata</i>	Creeping Phlox
<i>Santolina chamaecyparissus</i>	Lavender Cotton
<i>Santolina virens</i>	Green Lavendar Cotton

PERENNIALS

Any perennials hardy to Sunset Zone 1 which can survive with limited supplemental irrigation are approve for use in this palette.

MEADOW GRASSES

<i>Elymus glaucous</i>	Blue Wild Rye
<i>Festuca ovina</i> 'Glaucia'	Blue Fescue
<i>Helictotrichon sempervirens</i>	Blue Oat Grass
<i>Miscanthus sinensis</i> 'Gracillimus'	Maiden Grass
<i>Pennisetum setaceum</i>	Fountain Grass
<i>Stipa gigantea</i>	Giant Feather Grass

TURF GRASSES

<i>Buchloe dactyloides</i>	Buffalo Grass
<i>Festuca ovina duriuscula</i>	
Durar/covar	Hard Fescue

NATURAL HIGH DESERT PLANT PALETTE

The Natural High Desert plant palette will be used to revegetate disturbed areas within portions of the open space that are to remain in native vegetation. These species are native to the site or the Great Basin. Plants within this zone can survive with no supplemental irrigation once established.

Plants which are recommended for use in this zone include:

EVERGREEN SHRUBS

<i>Artemisia tridentata</i>	Big Sagebrush
<i>Atriplex canescens</i>	Four Wing Saltbush
<i>Arctostaphylos nevadensis</i>	Pine-mat manzanita
<i>Cercocarpus</i>	Mountain mahogany
<i>Ephedra viridis</i>	Mormon Tea

DECIDUOUS SHRUBS

<i>Chamaebatiaria millefolium</i>	Fern Bush
<i>Chrysothamnus nauseosus</i>	Rabbitbrush
<i>Cowania mexicana</i>	Cliffrose
<i>Fallugia paradoxa</i>	Apache Plume
<i>Prunus andersonii</i>	Desert Peach
<i>Purshia tridentata</i>	Bitterbrush

PERENNIALS/ANNUALS

Any Great Basin native perennials that are hardy to Sunset Zone 1 are approved for use in this zone.

GRASSES

<i>Elymus conereus</i>	Basin Wildrye
<i>Oryzopsis hymenoides</i>	Indian Ricegrass
<i>Poa nevadensis</i>	

Plants which are recommended for use in revegetation of riparian sites are as follows:

SHRUBS

<i>Rosa woodsii</i>	Woods Rose
<i>Salix exigua</i>	Willow

FORBES

- Epilobium exaltatus
- Lepidium latifolium

GRASSES

- Carex nebrascensis
- Juncus balticus
- Muhlenbergia asperifolia
- Poa sp.
- Polypogon nomospliensis
- Typha latifolium

WILDLIFE SEED MIX

The wildlife enhancement/open space area seed mix will be used in portions of the open space that are to be enhanced as wildlife forage areas. These areas are not intended to be used by humans.

Plants in this zone can survive on natural precipitation once established.

SPECIES	PLS LBS/ACRE
Festuca 'covar'/Covar Fescue .....	.3
Lupinus sericeus/Silky Lupine .....	.3
Linum lewisii/Lewis Flax .....	.2
Chrysanthemum leucathemum/Oxeye Daisy .....	.2
Lupinus perennis/Perennial Lupine .....	.2
Coreopsis tinctoria/Plains Coreopsis .....	.2
Artemesia tridentata/Big Sagebrush .....	.3
Penstemon rydbergii/Sierra Penstemon .....	.1
Eschscholzia C. ifornica/California Poppy .....	.2
Castilleja sp./Indian Paintbrush .....	.1
Fallugia paradoxa/Apache Plume .....	.3
Purshia tridentata/Lassen Antelope Bitterbrush .....	.3
Chrysothamnus nauseosus/Rubber Rabbitbrush .....	.3
Total LBS Pure Live Seed per acre .....	.30

All seeding or planting will be performed using Best Management Practices as developed by the Nevada Division of Environmental Protection and the Nevada Division of Conservation Districts. On slopes 3:1 or less, a range drill or equivalent means will be used to apply seed

blend to soil. Drill seeding provides the best seed to soil contact and correspondingly the highest success rate.

Broadcast seed may be used on steep slopes inaccessible to a drill seeder. Broadcast seeding will require twice the amount of seed (60 lbs./acre) as required when a drill seeder is used due to wind drift, wildlife consumption and lack of good soil to seed contact.

Hydroseeding may be used in lieu of broadcast seeding.

All seeded areas will be temporarily irrigated for a minimum of two (2) growing seasons to ensure plant establishment.

VEGETATIVE
BMP 3-1
SEEDING PRACTICES

DEFINITION

Seeding practices include a variety of techniques which result in the sowing or planting of seeds. Common practices include broadcast seeding (hand or mechanical), drill seeding, aerial seeding and hydroseeding.

PURPOSE

The primary purpose of seeding a site is for soil stabilization through the establishment of a vegetative cover. Related objectives include: to reduce raindrop impacts and surface water flow, to reduce erosion from wind and water and to enhance aesthetics and the natural environment.

APPLICABILITY

Seeding practices are applicable to any surface disturbance site requiring revegetation or reclamation. Slopes must be mechanically stabilized prior to seeding as vegetation alone will not stabilize a slope. ~~Drilling seeding is typically limited to slopes of 3:1 or flatter, but it is~~ the most successful practice. Hydroseeding is most effective in steep slope situations which have little or no access (e.g. road cut or fill slopes, mine waste dumps, etc). Broadcast seeding is less expensive but requires approximately twice the amount of seed over drill seeding. Aerial seedings are typically applied on large areas with no access, such as forest or rangeland fires.

PLANNING CRITERIA

The establishment of vegetation is the most efficient and cost effective form of erosion control and soil stabilization. Once established vegetation absorbs raindrop impact and prevents the mobilization of soil particles. Vegetation prevents erosion while other treatments such as filter fabric, sediment basins or filter strips only treat the sediment mobilization process.

Seeding practices should be selected based upon the specifics of the site and the expertise of a qualified professional should be consulted. Typically economics, site topography and/or access are controlling factors in the selection process. Seeding practices should also be tailored to the plant material seed being applied (i.e. grasses, forbs, shrubs). Tree species are typically planted from container stock after establishment of a grass/forb/shrub cover. Seeding practices are usually incorporated within a combined structural and vegetative approach to soil stabilization. Vegetation alone will not stabilize a slope. Other nonvegetative techniques are also utilized to enhance the success of a seeding such as mulches, netting,

matting and chemical tacifiers.

Irrigation will assist in achieving a good seed/soil contact and is critical to plant establishment on dry sites. Over watering will cause washing and runoff, thus potentially transporting seed down gradient.

METHODS AND MATERIALS

Vegetation or reclamation specialists should be consulted regarding mulch application rates, plant species selection, seeding rates, etc. to ensure a successful project.

Broadcast seeding (hand or mechanical): Broadcast seeding can be accomplished by hand held seeders or a mechanically driven seeder typically mounted on a tractor or ATV vehicle. The seed mix is placed in a hopper, adjustments are made for the size of the seed and rate of application, and the seeder is operated by a hand crank or motor while walking or driving over the areas to be seeded. Broadcast seeding typically requires twice the amount of seed to cover the same given area as a drill seeder due to wind drift, wildlife consumption and lack of good soil to seed contact.

Drill seeding: Drill seeding requires the use of a Range drill or equivalent depending on the condition of the site. Drill seeders are pulled behind a tractor or bulldozer and actually place the seed to a pre-determined depth. The seed is then covered by the drill mechanism or a chain drag is utilized to cover the seed behind the drill. Drill seeding provides the best seed to soil contact and correspondingly the highest success rate.

Aerial seeding: Aerial seeding is conducted by helicopter or fixed wing aircraft and can cover large areas of inaccessible terrain. It is the most efficient method for large disturbance areas such as forest or rangeland fires. Germination success is usually low given wind drift, soil conditions, and poor seed to soil contact, but application timing can greatly improve success. If seeding can occur shortly after a wildland fire and before a soil crust is formed, success is greatly improved.

Hydroseeding: The wood fiber and water mixture are well agitated in a large tank and then blown through a hose and nassel by compressed air. The apparatus is typically truck or trailer mounted and has sufficient capacity to complete several acres at a time. Mulch application rates and/or seeding rates depend upon the site specifics of the project area and the project goals. Typically irrigation is necessary to successfully establish a vegetative cover with hydroseeding.

MAINTENANCE

Seeded areas require regular inspection and potentially reapplication if necessary. The treatment areas should be protected from foot or vehicle traffic until vegetation is well established. This may require fencing, barriers and signing.

EFFECTIVENESS

Selection of the appropriate seeding practice for a specific site coupled with proper plant material selection, application rates, application timing and maintenance will result in the most effective method of soil stabilization. Coupled with other revegetation techniques seeding and the resulting vegetation will provide long term soil stability.

RECEIVED WRI-RENO

NOV 15 2011

Office of the City Clerk
Central Cashiering (775)334-2032
Parking Tickets (775)334-2279



Lynnette R. Jones
City Clerk
(775) 334-2030
jonesl@reno.gov

Beverly Beaty-Benadom
Deputy City Clerk
(775) 334-2030
Beaty-BenadomB@reno.gov

November 14, 2011

FILED THIS DATE
11 / 14 / 11
BY: BBB
CITY CLERK

PN II, Inc.
ATTN: Greg Van Dam
4196 Douglas Boulevard, Suite 100
Granite Bay, CA 95746

RE: Case No. LDC12-00012 (Somerset Southern Expansion/Sierra Canyon II Planned Unit Development Amendment)

Dear Applicant:

At a regular meeting held November 9, 2011, and following a public hearing thereon, the City Council upheld the recommendation of the Planning Commission and approved the request to amend the PUD (Planned Unit Development) Standards Handbook to reduce the rear yard setback for Village homes from 15 feet to 10 feet, subject to compliance with Condition A. The ±203 acre site is located north of I-80 extending to the north ±3,700 feet (.7 miles) along the east and west sides of Somerset Ridge Parkway in the PUD zone.

Condition A:

Approval of the amendment to the Somerset Southern Expansion/Sierra Canyon II Development Standards Handbook is subject to the modifications to the Handbook as noted in Exhibit A, and any modifications made by the Planning Commission and City Council at their respective public hearings. The revisions shall be incorporated into the Development Standards Handbook and submitted to staff in both paper and electronic versions for review within two (2) months of the date of City Council approval; and certified by the City Council within four (4) months of the date of City Council approval. Failure by the applicant to conform to either time deadline shall render this approval null and void.

Sincerely,

Beverly Beaty Benadom for
Lynnette R. Jones
City Clerk

LRJ:bbb

xc: Community Development
Traffic Design Engineer
Terry Zeller, Parks, Recreation & Community Services
Melissa Lindell, Wood Rodgers, Inc.

RECEIVED WRI-RENO

NOV 15 2011

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Central Cashiering (775)334-2032
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Lynnette R. Jones
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ionesl@rcno.gov

Beverly Beaty-Benadom
Deputy City Clerk
(775) 334-2030
Beaty-BenadomB@reno.gov



November 14, 2011

FILED THIS DATE

11 / 14 / 11

BY: BBB
CITY CLERK

PN II, Inc.
ATTN: Greg Van Dam
4196 Douglas Boulevard, Suite 100
Granite Bay, CA 95746

RE: Case No. LDC12-00012 (Somerset Southern Expansion/Sierra Canyon II Planned Unit Development Amendment) - Certify Amended Development Standards Handbook

Dear Applicant:

At a regular meeting held November 9, 2011, the City Council certified the amended Development Standards Handbook for the Somerset Southern Expansion/Sierra Canyon II Planned Unit Development (PUD) on a +203 acre site located north of I-80 and extending to the north +3,700 feet (.7 miles) along the east and west sides of Somerset Ridge Parkway.

In order to effectuate the PUD, the Handbook must be recorded at the Washoe County Recorder's Office in accordance with NRS 278A.

Sincerely,

Beverly Beaty Benadom for
Lynnette R. Jones
City Clerk

LRJ:bbb

xc: Community Development
Traffic Design Engineer
Terry Zeller, Parks, Recreation & Community Services
/Melissa Lindell, Wood Rodgers, Inc.

Lynnette R. Jones
City Clerk
(775) 334-2030
ljonesk@ci.reno.nv.us

Carmi D. Gundersen
Chief Deputy City Clerk
(775) 334-2030
gundersen@ci.reno.nv.us



Office of the City Clerk
Central Cashiering (775)334-2032
Parking Tickets (775)334-2279

Steven D. Whitaker, CRM
Records Systems Manager
(775) 326-6633

May 3, 2005

FILED THIS DATE
5/4/05
BY: [Signature]
CITY CLERK

Riverview Partners
5186 Carroll Canyon Rd.
San Diego, CA 92121

RE: Case No. LDC05-00320 (Sierra Canyon II Subdivision)

Dear Applicant:

At a regular meeting held April 27, 2005, and following a public hearing thereon, the City Council upheld the recommendation of the Planning Commission and approved the following:

- A. A Master Plan Amendment from Unincorporated Transition to Special Planning Area, by resolution, subject to conformance review by the Regional Planning Agency;
- B. A zoning map amendment from UT40 (one lot per 40 acres) and LLR1 (Large Lot Residential – 1 unit per acre) to PUD (Planned Unit Development), by ordinance;
- C. A tentative map for 375 single family units, subject to the following conditions;
- D. Special use permits for (a) hillside development; (b) cuts over 20 feet and fills over 10 feet; (c) disturbance of a major drainageway; (d) a commercial component adjacent to a major arterial; and (e) relocation of power lines, subject to the following conditions; and
- E. A cooperative plan amendment requiring review by the City of Reno and Washoe County, on a ±203 acre site located north of the intersection of I-80 and U.S. 40 at Exit 5 in a cooperative planning area, subject to the following conditions:

All conditions shall be met to the satisfaction of Community Development Department staff, unless otherwise noted.

1. The project shall comply with all applicable City codes, and plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports and materials and City codes, City codes in effect at the time the building permit is applied for, shall prevail.
2. Within 6 months of the date of City Council approval, the applicant shall incorporate the revisions contained in Exhibit F (PUD Handbook), attached to the March 16, 2005 Planning Commission report, and any revisions made by the Planning Commission and City Council at their respective public hearings into the handbook, to the satisfaction of staff.
3. Prior to the approval of each final map, the applicant shall have final grading plans approved demonstrating that the "Site Grading Principals" and the "Supplemental Hillside Development Standards" have been met. The grading plan shall show feathering and undulation of slopes (using 2:1, 3:1, 4:1 and 5:1) into the natural topography; and where appropriate, slopes shall include talus treatment as determined by staff. A note shall be added to each grading sheet as follows:

LIMITS OF GRADING NOTE: UPON COMPLETION OF THE MASS GRADING AND PRIOR TO APPLICATION OF SLOPE LANDSCAPING AND/OR REVEGETATION, REPRESENTATIVES FROM THE DEVELOPER, THE CONTRACTOR, THE ENGINEER, THE ARCHITECT, AND CITY OF RENO SHALL MEET ON SITE TO DETERMINE FINAL GRADING AND SLOPE TREATMENTS

4. Prior to approval of a final map, all slopes in the rear yards that are greater than 3:1 shall be deed restricted to prohibit development, including out buildings, accessory buildings, fencing, rockery walls or any type of disturbance, including grading within the slopes. Rip rap shall not be allowed to stabilize slopes. All slopes, whether inside or outside of lots, shall be retained with rockery walls where determined necessary by staff and shall meet the following requirements (masonry may be used on a limited bases only as determined by staff):
 - a. Where double or triple walls are necessary they shall have an eight foot wide bench that is landscaped and irrigated with trees and shrubs to the satisfaction of the City's Landscape Architect. All landscaping and associated irrigation shall be bonded. The installation of any rockery/masonry walls in lots shall be concurrent with home construction for each lot.

- b. All rockery walls in the front yard setback whether on the property line between lots or within the front yard area must not exceed a maximum of 3 feet in height and must be setback 5 feet from the sidewalk. If multiple rockery walls are needed in the front setback, they must have a 5 foot wide bench that is landscaped as part of a "typical" front yard landscaping requirement. If this is necessary, a new "typical" plan shall be shown on the final maps.
- c. For walls outside of the front yard setback (rear yards or outside of lots), the height may not exceed 6 feet unless it is determined by staff that there are no other options available. In no instance shall the height of any walls exceed 10 feet.
- d. All walls proposed adjacent to streets without residential lots adjacent to them or in common area must be rockery walls. All walls, including rockery or masonry, must provide a minimum 6 foot wide landscaped setback between the back of curb/sidewalk and the wall.
- e. Rockery wall color must be verified as consistent in color with the area in which it is placed. Walls not meeting this requirement will be treated with Permeon or equivalent.

Details showing the above information shall be shown on all final construction drawings. The details shall demonstrate compliance with the above requirements prior to the issuance of any permits, including grading. Items "a" through "e" shall be shown as a note on all final maps.

- 5. Prior to approval of each final map, the applicant shall demonstrate how the trails system for the project interconnects with the Somerset PUD, the proposed SBE subdivision, and the proposed Sunset Bluffs trails system including construction methods, trail type and size, and grading. A trail shall be included between the Sierra Canyon II project and the Del Webb project to the north in Somerset, as per the Somerset Master Trails Plan Map. Sufficient pedestrian directional signage shall be provided at trail connection points. Existing/historic trails shall be shown on the plan with access to these trails continued during construction by rerouting them as determined necessary by staff. Aerials shall be submitted at the time of final map. Any existing jeep roads and social trails not converted to the overall trails system on the subject site shall be scarified and revegetated. The trails system for the subdivision shall be completed prior to the issuance of a certificate of occupancy for the last 10 units.

6. Prior to recordation of any map/unit, and approval of any permit, including grading (which ever is first), the applicant shall submit a master landscaping plan to be reviewed and approved by the City's Landscape Architect. The plan shall continue the planting palette and densities in the existing Del Webb project to the north and shall specify the locations of the enhanced wildlife seed mix. The PUD Handbook in Exhibit F shall be modified to include language for compliance with this condition. The landscaping plan shall include all necessary legends and calculations as determined by the City's Landscape Architect to determine compliance. The PUD handbook shall be modified to meet this condition of approval.
7. Prior to approval of each final map, a final lighting and sign plan shall be submitted for the residential component. The plan shall be reviewed by Community Development staff prior to the issuance of any permits. Fire staff shall review the lighting plan for public safety and emergency response efforts. The style and type of lighting and signage shall meet the PUD handbook and shall continue the theme in the Del Webb project to the north. Signage for the commercial component shall be submitted with application of the first commercial building permit
8. Prior to approval of each final map, the landscaping plan shall show trees planted in small clusters on the slopes behind lots facing open space. The trees shall be planted in locations that protect views and their location, densities, and sizes shall be reviewed and approved by the City's Landscape Architect. These trees are in addition to those required in Condition No. 6 of this report (LDC05-00320).
9. Prior to approval of each final map, the applicant shall provide specifications for all gates and gate houses if used. Gates may not be permanently closed at any time, and the public may not be denied access at any time except for emergency situations.
10. Prior to approval of each final map, the applicant shall provide suitable verification that fire access requirements to the site have been reviewed and approved by Fire staff. Fire staff may require additional defensible space components to be incorporated into any phase of the development if deemed necessary to serve the project. Significant design changes required to accommodate fire access may necessitate additional Planning Commission review

11. Prior to approval of each final map, it shall be demonstrated that open view fencing for all lots that abut open space will be installed. Each final map shall also indicate the fencing type and materials for each lot. All fencing, rockery and masonry (if permitted by staff) walls must continue the type and style of the Del Webb project to the north.
12. The applicant shall record the final map in accordance with the time limit contained in state law or this approval shall be null and void. The applicant shall not record more than 4 final maps with a minimum of 75 lots per map.
13. Prior to approval of each final map, it shall be demonstrated on the landscaping plans that the front yards will be landscaped consistent with previous Del Webb approvals in Somerset, including plant palette and densities. The City's Landscape Architect will review and approve the final design.
14. Prior to recordation of the first final map, the master landscaping plan shall show two picnic areas within the open space which include 2 picnic tables, 2 barbeques, and one trash receptacle for each. The first picnic area shall be installed with the first final map, and the second with the last final map.
15. Prior to approval of each final map, the building envelopes and rear yard areas shall be indicated on the final map. A tabulation of the number of rooms for each unit type shall be provided that demonstrates that the required amount of off street parking can be met given the lot size and building envelope configuration.
16. Prior to issuance of any permit, including grading, the final plans must demonstrate compliance with the residential adjacency standards (including lighting, signage and grading). If the project is phased, compliance shall be demonstrated prior to the recordation of each map.
17. Prior to approval of the PUD Handbook by City Council, language shall be added to address the remediation of the aggregate pit on site subject to Condition No. 21 of this report. In addition, language shall be added to address the rockery/masonry walls at the entrance to the "Access Commercial".
18. An archeological inventory of the site shall be conducted and submitted to Community Development staff and the Nevada State Historic Preservation Office (SHPO). A letter from SHPO indicating that the site has met all SHPO requirements must be submitted to Community Development staff prior to the issuance of any permits, including grading.


19. Prior to recordation of any map, the applicant shall submit a technical study demonstrating compliance with the Wetlands and Stream Environment Protection Standards ordinance. In addition, a study as specified in the "Major Drainageway Plan" shall be submitted demonstrating compliance with policies in the plan.
20. Prior to approval of each final map, the applicant shall submit building elevations that demonstrate that no identical front elevation be repeated on adjacent lots as required by the PUD. If elevations are different from the existing Del Webb project in Somerset, a separate entry shall be incorporated that includes landscaping, hardscape and signage.
21. Prior to issuance of any permit, including grading, the existing borrow pit shall be filled in and revegetated. The final grading plan must include the fills for the pit, and the grading shall be in conformance with Condition No. 2 of this staff report (LDC05-00320). Any future commercial pads shall be shown on the grading plan.
22. The final design of the road crossings shall be submitted prior to issuance of any permit, including grading. The crossing shall incorporate stamped concrete and/or veneer surfaces as determined by staff. In addition, all disturbances for the crossings shall be ornamentally landscaped. The aesthetic design of the road crossing and the landscaping shall be reviewed and approved by Planning Staff, and the City's Landscape Architect.
23. Prior to the issuance of any permit, including grading, the applicant and Community Development staff shall examine "Low Impact Development" concepts (as included in the *Truckee Meadows Structural Controls Design Manual*), particularly for treatment around the major drainageway. If feasible, the applicant shall incorporate any changes to the plans as determined by Community Development and Public Works staff.
24. Prior to relocating the 120kV power line on site, the applicant shall submit a letter from Sierra Pacific Power Company to the Community Development Staff approving the proposed relocation and its alignment.
25. Single story homes and/or split level architecture must be used for the lots identified on the map in Exhibit E of this report.
26. The applicant shall incorporate Engineering Staff's changes as indicated in Exhibit H of this report.

Riverview Partners
Case No. LDC05-00320 (Sierra Canyon II Subdivision)
May 3, 2005
Page 7

The approved annexation and zoning map will become effective upon passage and adoption of the appropriate ordinance.

A copy of this letter must be attached to your building plans when making application for a building permit with the Community Development Department.

Sincerely,



Lynnette R. Jones
City Clerk

LRJ:cdg

xc: Community Development
Traffic Design Engineer
Al Rogers, Parks, Recreation & Community Services
Donald Naquin, Landscape Architect
Reno Fire Department
State Historic Preservation Office
Julee Olander, Regional Transportation Commission
Somerset Development Co.
Dave Snelgrove, Wood Rodgers

Ridgeline Protective Building Heights

SOMERSETT SOUTHERN EXPANSION/SIERRA CANYON II
MARCH, 2005



ADJACENT STORY HOME GUTTERS
RIDGELINE LOCATION

WOOD ROGER:
LANDSCAPE ARCHITECTS
3174 South MacArthur Blvd., Tel 774.888.40
Hend, NV, 89002 Fax 774.888.40

EXHIBIT E



Summary of Engineering Markups in Sierra Canyon Handbook

1. Comment: Handbook does not appear to include references to Low Impact Development standards.
2. Suggestion: Sheet 1-1, Chapter 1, Plan Summary, 5. could be worded as follows:

The project will provide improved emergency access through the formalization of a sanitary sewer maintenance/access road and ~~through~~ provision of a gated emergency access to Mogul ~~through~~ via an existing stubbed street (Mountain Ridge Road).

3. Suggestion: Sheet 1-1, Chapter 1, Plan Summary, 7. could be worded as follows:

The primary access road servicing the development will be generally ~~provided on~~ follow the existing graded sewer access road crossing the property from north to south, then swing westerly to connect with US 40.

4. Condition: Addition: Sheet 1-10, Phasing:

Somerset Parkway will be constructed to connect between the existing Somerset Boundary and US 40 with the first phase.

5. Condition: Addition: Sheet 1-10, Maintenance:

These areas include parkways, pocket parks, and drainage facilities located outside of the public rights-of-way, plus medians and islands within public rights-of-way.

6. Suggestion: Sheet 1-11, Sewerage:

Sewer service is provided by means of an existing ~~A~~ 15" transmission main that runs ~~from~~ generally north to south, where it connects to the Verdi-Lawton ~~interceptor provides service for this site.~~

7. Condition: Addition, Sheet 2-9, Industrial, Manufacturing, Wholesale, Transportation, Distribution & Storage – Mini Storage:

1 per 44 storage units spread throughout the development, plus 2 for manager, plus 1 per 10 RV/Boat/ Trailer/vehicle storage space.

8. Suggestion: Sheet 2-10, Mini Warehouse Special conditions, Screening:

All storage areas, including RV storage shall be screened from view by a minimum 8' high decorative masonry ~~wall or situated within a~~ or stacked rock wall, ~~to include~~ including a 15' wide intensive landscape strip on the outside of the wall.

EXHIBIT H

Note: This height appears to conflict with Core Treatment fence/Wall on page 2-67 which allows 6' wall with 8' pilaster.

9. Condition: Addition: Sheet 2-15, General Streetscape Standards:

Landscaping of Somerset Parkway shall be completed prior to acceptance by the City of Reno, and shall be completed with the first phase.

10. Suggestion: Sheet 2-21, Storm Drainage:

All concrete or grout used outside of rights-of-way shall be tinted or colorized to reduce visual impact.

11. Condition: Sheet 2-21, Primary/Secondary Access Plan, and Fire Department Policy, 6.

No red curbing other than for fire hydrants shall be allowed. The spacing for "NO Parking-Fire Lane" shall be 300 100 feet.

12. Comment: Sheet 2-25 Pedestrian Paths and Bikeways: Where is the Trail System Exhibit reference in this section?

13. Condition: Sheet 2-26, Figure 2-17, Emergency Access Section:

Required to be signed "NO PARKING-FIRE LANE" AT 100' INTERVALS.

14. Comment: Sheet 2-27, Figure 2-26, Typical Notes for all Street Sections, note 4.

Is this needed in Sierra Canyon, SBE or other development outside of Somerset?

15. Comment: Sheet 2-28, Figures 2-22 Access to /sD Inlets 24" Diameter and Larger & Figure 2-23, Access Road SD Inlet Smaller than 24 " Diameter and all outlets.:

Misspelling: "Satisfaction" should most likely be "Satisfaction".

16. Comment: Sheet 2-40, Regulation/Enforcement:

"Owners Association" is indicated as Home Owners Association" elsewhere. These should be conformed.

17. Comment: Sheet 2-43, Figure 2-38 Vertical Culvert End Treatment at Major Drainageway Crossing Cross Section:

Isn't a stamped/formed and tinted end treatment being used in Somerset for these?

18. Comment: sheet 2-49 Hardscape:

Isn't Permeon or approved equal being required for treatment of rockeries? This is not mentioned here.

19. Comment: Sheet 2-50, Figure 2-43 – Sign Location Map.

Proposal includes roundabout in US 40 at this time, but exhibit does not display this alternative at US 40 connection.

20. Comment: Sheet 2-56, Table 2-5 Town/Village Entry Signs:

Table includes change to "Access Commercial", but leaves balance of columns with "Town Center" designator.

21. Condition: Sheet 2-66, Figure 2-55 – Lighting Location Map:

Additional locations for lighting are required: At the intersection of US 40 and Somerset Parkway, at the 90 degree bend proximate to the proposed grade separated segment of Somerset Parkway immediately to the northeast of the intersection of US 40 and Somerset Parkway, and at each of the three primary entrances to the individual subdivisions.

EXPLANATION: *Matter in italics is new*; Matter in brackets [] is material to be omitted.

BILL NO. 6242

ORDINANCE NO. 5696

AN ORDINANCE TO AMEND TITLE 18, CHAPTER 18.08 OF THE RENO MUNICIPAL CODE, ENTITLED "ZONING", REZONING ±203 ACRES FROM UT40 (UNINCORPORATED TRANSITION - ONE LOT PER 40 ACRES) AND LLR1 (LARGE LOT RESIDENTIAL - 1 UNIT PER ACRE) TO PUD (PLANNED UNIT DEVELOPMENT); TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

SPONSORED BY: RENO CITY PLANNING COMMISSION

THE CITY COUNCIL OF THE CITY OF RENO DO ORDAIN:

SECTION 1. Chapter 18.08 of the Reno Municipal Code is hereby amended by adding thereto a new section to be known as Section 18.08.102(b).1113 relating to ±203 acres and rezoning said property from UT40 (one lot per 40 acres) and LLR1 (Large Lot Residential - 1 unit per acre) to PUD (Planned Unit Development), and more particularly described in the attached "Exhibit A", the same to read as follows:

Sec. 18.08.102(b).1113. The zoning of the City of Reno as heretofore established is hereby amended in the manner shown on the map labeled Case No. LDC05-00320, thereby changing the use of land indicated therein, relating to ±203 acres and rezoning said property from UT40 (one lot per 40 acres) and LLR1 (Large Lot Residential - 1 unit per acre) to PUD (Planned Unit Development), and more particularly described in the attached "Exhibit A".

-1-

CASE NO. LDC05-00320 (Sierra Canyon II Subdivision)
APN NO. 038-380-14

SECTION 2. This Ordinance shall be in effect from and after its passage, adoption and publication in one issue of a newspaper printed and published in the City of Reno.

SECTION 3. The City Clerk and Clerk of the City Council of the City of Reno is hereby authorized and directed to have this Ordinance published in one issue of the Reno-Gazette Journal, a newspaper printed and published in the City of Reno.

PASSED AND ADOPTED this 11th day of May, 2005, by the following vote of the Council:

AYES: Aiazzi, Dortch, Hascheff, Gustin, Zadra, Sferrazza, Cashell

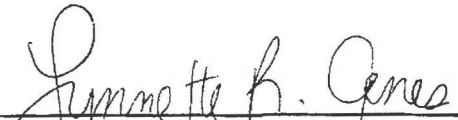
NAYS: None

ABSTAIN: None ABSENT: None

APPROVED this 11th day of May, 2005.


MAYOR OF THE CITY OF RENO

ATTEST:


CITY CLERK AND CLERK OF THE CITY
COUNCIL OF THE CITY OF RENO, NEVADA



EFFECTIVE DATE: May 13, 2005

1/25/2005

gdj

EXHIBIT "A-1"

LEGAL DESCRIPTION FOR ZONE CHANGE

RIVER VIEW PARTNERS

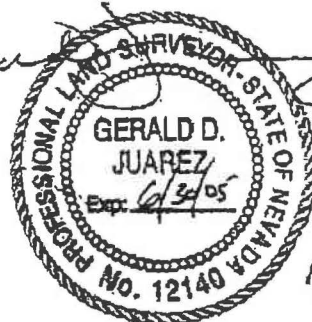
All that certain real property situate within a portion of Section Fifteen (15), Township Nineteen (19) North, Range Eighteen (18) East, Mount Diablo Meridian, Washoe County, State of Nevada, being more particularly described as follows:

Being Parcel "1", Parcel "2", Parcel "3" and Parcel "4" as shown on Annexation Tract Map No. 4164, File No. 2791658, recorded January 16, 2003 in the Official Records of Washoe County, Nevada.

Containing 203.16 acres of land, more or less.

The basis of bearings for this description is identical to the above, mentioned Annexation Tract Map.

Prepared by:
Wood Rodgers, Inc.
6774 S. McCarran Blvd
Reno, NV 89509



1/25/05

Gerald D. Juarez
P.L.S. 12140

SIERRA CANYON II
LDC05-00320

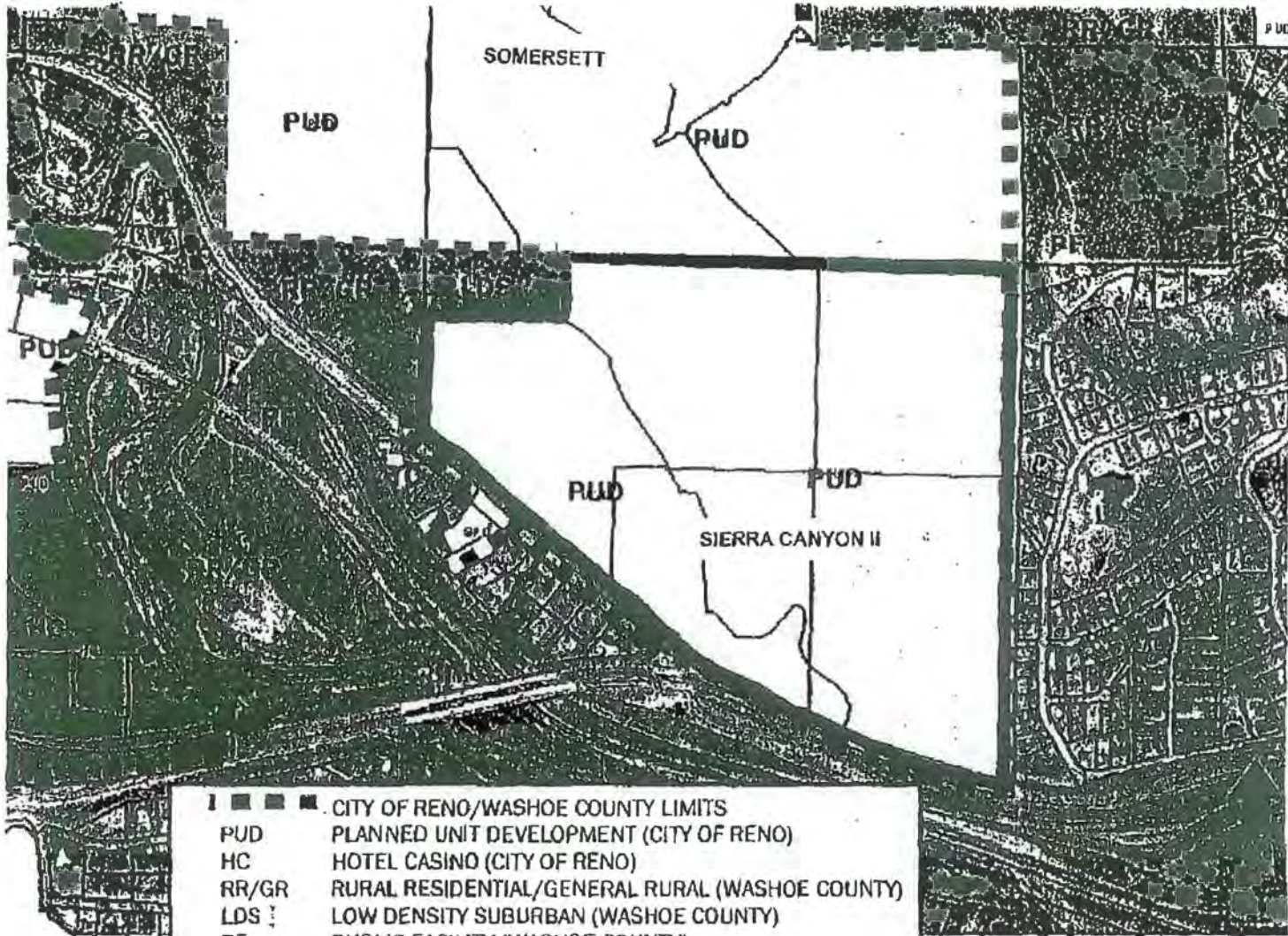
1 of 1

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EXHIBIT A

SIERRA CANYON II
LDC05-00320

- ZONING DESIGNATIONS



■ ■ ■ ■	CITY OF RENO/WASHOE COUNTY LIMITS
PUD	PLANNED UNIT DEVELOPMENT (CITY OF RENO)
HC	HOTEL CASINO (CITY OF RENO)
RR/GR	RURAL RESIDENTIAL/GENERAL RURAL (WASHOE COUNTY)
LDS	LOW DENSITY SUBURBAN (WASHOE COUNTY)
PF	PUBLIC FACILITY (WASHOE COUNTY)
TC	TOURIST COMMERCIAL (WASHOE COUNTY)
I	INDUSTRIAL (WASHOE COUNTY)
PR	PUBLIC RECREATION (WASHOE COUNTY)



WASHOE COUNTY RECORDER

OFFICE OF THE RECORDER
KATHRYN L. BURKE, RECORDER

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

LEGIBILITY NOTICE

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

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



Signature

11/17/11

Date

Gregory S. Van Dorn

Printed Name