

APPENDIX A

Conditions of Approval, Clerk's Letter & Certification
Approval

APPENDIX A

CONDITIONS OF APPROVAL



OFFICE OF THE CITY CLERK
Donald J. Cook
City Clerk

P.O. Box 7 • Reno, NV 89504
(702) 334-2030

February 28, 1995

South Meadows Properties
Don Roger Norman, et al.
14325 Quiet Meadow Dr.
Reno, NV 89511

RE: Case No. 66-92/File 10 and 11 (South Meadows/Phase III) -
AMENDED LETTER

Dear Applicant:

At a regular meeting held January 10, 1995, and following a public hearing thereon, the City Council upheld the recommendation of the Planning Commission and approved your request for a project of regional significance including making all findings required by law as described on attachment 2 as follows:

- A. Annexation of a 1,798 acre site located east of Moana Lane Extension, south of the Huffaker Hills, and north of Zolezzi Lane, by ordinance;
- B. A Master Plan amendment by resolution, subject to a finding of conformity by the Regional Planning Commission, to revise the existing mixed use project to Warehouse/Manufacturing (+430 acres), Community Commercial (+37 acres), Parks/Open Space (+390 acres), Single Family (+820 acres), Multi-Residential (+120 acres); acreages may change with final wetlands delineation;
- C. A zoning map amendment from unincorporated to Planned Unit Development (+467 acres), by ordinance, to be effective upon complying with conditions 60 and 61 listed below and upon a finding of conformity of the Master Plan Amendment by the Regional Planning Commission; and
- D. A zoning map amendment, by Resolution of Intent, from unincorporated to Public Facility (+390 acres), Single Family

Residential ($\pm 6,000$ square foot lots - ± 820 acres), and Multi-Family (21 units/acre on ± 120 acres), subject to the following conditions:

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 shall prevail.

Engineering - Traffic

2. Prior to the issuance of any permit for property served by a planned roadway, the applicant shall offer for dedication the required right-of-way for that roadway per the project traffic study approved by the City of Reno.
3. Prior to the issuance of any certificate of occupancy north of South Meadows Parkway in the "Employment and Distribution" area or the completion of the IGT campus, the applicant shall construct one half of Wilbur May Parkway to arterial standards, as depicted in the PUD handbook, from South Meadows Parkway to the northern boundary of Phase III. The other one half of Wilbur May Parkway, north of South Meadows Parkway will be constructed by the applicant, either at a point in time when traffic demands generated by the project warrant its construction or when one half of the Phase III Employment and Distribution area is developed, whichever comes first. Prior to approval of any building permit for any building that necessitates the construction of the second half of Wilbur May Parkway north of the South Meadows Parkway, the applicant shall provide the City with acceptable financial instruments guaranteeing the completion of its construction within two years.
4. Prior to the issuance of any certificate of occupancy south of the South Meadows Parkway for any development that has its primary access to Wilbur May Parkway, one half of Wilbur May Parkway shall be constructed by the applicant to arterial street standards, as depicted in the PUD handbook. The other one half of Wilbur May Parkway, south of South Meadows Parkway will be constructed by the applicant, either at a point in time when traffic demands generated by the project warrant its construction or when one half of the "Residential 3-7 Unit Per Acre" area of the project is completed (i.e., 1,500 dwelling units). Prior to Council approval of any final map for any subdivision that creates the 1500th lot that has its primary access to Wilbur May Parkway, the

applicant shall provide the City with acceptable financial instruments guaranteeing the completion of the construction of the second one half of Wilbur May Parkway south of South Meadows Parkway within two years.

5. Prior to the issuance of any certificate of occupancy for any project adjacent to or requiring access from South Meadows Parkway, South Meadows Parkway to the easterly most point of that individual project subject to a final map or building permit, or more if deemed necessary by staff, the applicant shall construct full street improvements to South Meadows Parkway, a collector, adjacent to this property.
6. Prior to the issuance of any certificate of occupancy, the applicant shall construct a permanent emergency access to this development. Location to be to the satisfaction of the Fire Chief and the City Engineer.
7. Prior to approval of any building permit for the PUD at the corner of Zolezzi Lane and Wilbur May Parkway, the applicant shall provide security in compliance with R.M.C. 18.02.080(c) for abutting streets required for development per the approved traffic study. Construct full width improvements to Wilbur May Parkway for that section required and construct a minimum of half street improvements to Zolezzi Lane abutting the PUD or full width if required per the approved traffic study.
8. The South Meadows Parkway/Wilbur May Parkway intersection shall be constructed with the following intersection configuration. The west approach contains two left turn lanes, two through lanes and a shared through right turn lane. The east approach contains one left turn lane, three through lanes and an exclusive right turn lane. The north approach contains one left turn lane, two through lanes and an exclusive right turn lane. The south approach contains two left turn lanes, two through lanes and an exclusive right turn lane. Corner islands are recommended on all four quadrants of the intersection.
9. The South Meadows Parkway/Prototype Drive intersection shall be constructed with the following intersection configuration. The west approach contains one left turn lane and two through lanes. The east approach contains one through lane and one shared through-right turn lane.

The north approach contains one left turn lane and one right turn lane. It is anticipated that this will be a tee intersection.

10. The Wilbur May Parkway/Prototype Drive intersection shall be constructed with the following intersection configuration. The west approach contains one left turn lanes, one through lane and an exclusive right turn lane. The east approach contains two left turn lanes, one through lane and an exclusive right turn lane. The north approach contains two left turn lanes, two through lanes and an exclusive right turn lane. The south approach contains one left turn lane, two through lanes and an exclusive right turn lane.
11. The Wilbur May Parkway/Retirement Community Access road intersection shall be constructed with the following intersection configuration. The east approach contains one left turn lane and one right turn lane. The north approach contains one left turn lane, and two through lanes. The south approach contains two through lanes and an exclusive right turn lane.
12. South Meadows Parkway shall be a six lane roadway adjacent to I-580 extending east beyond Wilbur May Parkway where it necks down to a four lane roadway. Roadway improvements will generally include a raised median, paved travel lanes with curb, gutter and sidewalk.
13. Wilbur May Parkway shall be a minimum four lane roadway adjacent to the South Meadows Phase III site. Roadway improvements will generally include a raised median, paved travel lanes with curb, gutter and sidewalk. A wider roadway might be required based on traffic or RTC requirements.
14. Prototype Drive shall be a two lane roadway west of Wilbur May Parkway and a four lane roadway for a distance east of Wilbur May Parkway, as it approaches to Wilbur May Parkway and South Meadows Parkway, and may then taper down to a two lane roadway consistent with traffic volumes. Roadway improvements will generally include a raised median on the four lane sections with paved travel lanes and curb, gutter and sidewalk.
15. The Retirement Community Access Road shall be a four lane roadway for a distance east of Wilbur May Parkway, as it approaches to Wilbur May Parkway and South Meadows

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Parkway, and may then taper down to a two lane roadway. Roadway improvements will generally include a raised median on the four lane sections with paved travel lanes and curb, gutter and sidewalk.

16. When warranted by projected volumes, install traffic signals at the South Meadows Parkway intersections of Gateway Drive, Wilbur May Parkway, a common shopping center driveway, and Prototype Drive.
17. When warranted by projected volumes, install traffic signals at the Wilbur May Parkway intersections of Prototype Drive, one access serving the employment land use, a second shared location serving the employment and shopping center land uses, South Meadows Parkway an access serving the commercial area south of South Meadows Parkway and Zolezzi Lane.
18. The Retirement Community Access Road shall intersect Wilbur May Parkway a minimum of 850 feet north of Zolezzi Lane.
19. Median openings serving the apartments, shopping center, office and warehouse land uses shall be spaced a minimum of 600 feet apart to ensure adequate median left turn storage.
20. Within Planning Units J, K, L, M and N of the PUD total development shall not be permitted that exceeds 38,845 daily vehicle trips without further review of traffic impacts. With each building permit application, a cumulative listing of development type, location, square footage, number of employees, and estimated vehicle trip generation shall be submitted to the Community Development Department. Should the applicant seek to develop uses in excess of 38,845 daily vehicle trips, additional street improvements over and above those proposed by the applicant may be necessary. The applicant shall provide additional traffic analysis (which shall include suggested additional improvements to the street network if necessary to mitigate potential traffic problems) to the City Engineer for review and approval before any additional construction can be commenced. Any agreed upon improvements shall be installed in conjunction with the traffic generating uses or their construction financially secured to the City's satisfaction in the event of extenuating circumstances beyond the control of the applicant.

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21. Prior to the issuance of a certificate of occupancy, the applicant shall dedicate right-of-way, and provide and install bus turnouts, signage, shelters and benches, as needed, at location required by the Regional Transportation Commission to the satisfaction of the Community Development Department. Improvements shall comply with the Americans With Disabilities Act, 1991.
22. Prior to the issuance of a certificate of occupancy for each employment use having 500 or more employees, the applicant shall submit plans outlining an Employee Trip Reduction (ETR) program including a provision for an ETR coordinator to the satisfaction of the Community Development Department. Such program shall be implemented and continuously maintained.
23. Prior to the issuance of each building permit, site access, circulation, parking, loading, traffic device location and design shall be subject to the approval of the Community Development Department.
24. Prior to the issuance of each building permit, the applicant shall have plans for bicycle and pedestrian facilities that connect the site with all adjacent properties in an orderly fashion approved by the Community Development Department.
25. Prior to the issuance of each building permit, the applicant shall submit street lighting plans for adjacent streets, and shall install the street lighting prior to issuance of a certificate of occupancy.
26. Prior to the issuance of any certificate of occupancy, the applicant shall execute an agreement acceptable to the City to provide for the continuing maintenance of landscaped areas within the rights-of-way.
27. At such time as the residential parcels are subdivided, if all or a portion of the Tahoe-Pyramid Link alignment is determined to be on the South Meadows III property, a 60 foot wide strip of land shall be reserved for right-of-way acquisition to the satisfaction of the Community Development Department staff. The Regional Transportation Commission shall have two years to enter into an option to purchase the right-of-way, and five years from the date of City Council approval in which to exercise the purchase option.

Engineering - Drainage

28. Prior to the issuance of any building permit, the applicant shall have approved plans for the collection of on-site storm waters for the 5-year frequency storm and piping to an adequate public storm drain system and for the disposition of the 100 year storm. The drainage plan shall specifically address the potential of utility trenches intercepting or conveying poor quality groundwater.

29. Prior to the issuance of a building permit, the applicant shall submit to the City Engineer, verification that the proposed elevations of the lowest floor beams as shown on the plans are in compliance with RMC Chapter 12.24 "Flood Hazard Ordinance." Prior to the issuance of a building permit, the applicant shall submit to the City Engineer, verification that the proposed elevation of the finished floor as shown on the plans is in compliance with R.M.C. Chapter 12.24 "Flood Hazard Ordinance." Prior to the issuance of a building permit, the applicant shall submit to the City Engineer, verification that the proposed flood proofing as shown on the plans is in compliance with R.M.C. Chapter 12.24 "Flood Hazard Ordinance." Prior to underfloor inspection, the applicant shall submit to the Community Development Department, verification that the elevations of the lowest floor beams as constructed are in compliance with R.M.C. Chapter 12.24 "Flood Hazard Ordinance." Prior to slab or underfloor inspection, the applicant shall submit to the Community Development Department, verification that the elevation of the finished floor as constructed is in compliance with R.M.C. Chapter 12.24 "Flood Hazard Ordinance." Prior to certificate of occupancy, the applicant shall submit to the Community Development Department, verification that flood proofing as constructed is in compliance with R.M.C. Chapter 12.24 "Flood Hazard Ordinance."

30. Prior to approval of any final map, residential tentative map or special use permit, the applicant shall submit a sewerage report to the approval of the City Engineer. The report shall lay out the overall plan for sewer service to all portions of the property including the need for off-site easements and construction. Proposed lift stations will require an economic analysis to justify their use and installation.

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31. Prior to the issuance of any building permit not covered by 29 above, the applicant shall submit a sewerage report to the approval of the City Engineer. This report will determine need for off-site easements and construction.
32. Prior to the approval of any building permit, the applicant shall pay to the City of Reno, the required pro-rata share for the Longley Interceptor, in the amount of (\$7.29) (\$31.09) (\$197.16) per (dwelling unit) (acre for office development) (acre for commercial development). This shall apply only if the Longley Lane Interceptor is used.
33. Prior to approval of any final map, special use permit or tentative map, the applicant shall provide plans for the disposition of the 100-year storm waters from the site to either a major drainage facility or a public drainage facility, including any necessary easements. This condition further requires submittal of, phasing and bonding for, an overall storm drainage facility design to accommodate required on and off-site improvements as they relate to individual portions of the property outside of tentative map areas or special use permits. Any downstream problems created by additional storm water runoff and changes in conveyance from the site shall be addressed in detail and mitigated.
34. Prior to any certificate of occupancy, the applicant shall construct the necessary portion of the drainage/flood control system as determined by staff.

Engineering - Other

35. All on-site private improvements shall be certified to the Community Development Department.
36. Prior to the issuance of each permit, the applicant shall retain a project engineer for inspection, testing and verification of public improvements and provide an inspection and testing letter in compliance with R.M.C. 18.08.080(c) (1)c.
37. Prior to the issuance of each building permit, the applicant shall have improvement drawings for all required public improvements approved by the City Engineer.
38. Prior to the issuance of each building permit, the applicant shall provide an improvement agreement and

security or other approved security for public improvements in compliance with R.M.C. 18.08.080(c).

39. Prior to the issuance of each certificate of occupancy, the applicant shall construct to City standards, and have verified by the Engineer of Record, all required public improvements.
40. Prior to the issuance of each permit for the applicable section of the development, the applicant shall comply with the Quality Assurance Program as set forth in the Public Works Design Manual, Chapter VI, titles "Inspection, Testing and Verification" and "Quality Assurance Program".
41. All residential subdivisions shall be by means of tentative and final maps, and PUD subdivisions shall be by means of final maps (e.g., parcel maps or records of survey). The PUD final plan is not a final map. Once a large final map is created for the PUD for commercial and industrial use having the street network shown, and bonded, which will provide access to further parcels, further parcels internal to that area shall be by means of records of surveys reviewed and signed by the Community Development Department for parcels less than 7.5 acres and by means of parcel maps for parcels over 7.5 acres. Parcel map processing fees shall be charged for both the record of survey and the parcel maps.
42. Prior to Council approval of each final map, the applicant shall secure and bond all approved plans for off-site construction.
43. Prior to Council approval of each final map, the applicant shall obtain any permits required for off-site construction from other agencies (such as the County).
44. Prior to Council approval of each final map, the applicant shall obtain and record any easements for off-site improvements or construction required for that phase of mapping.

Soils Conditions

45. Prior to issuance of any improvement permit and/or building permit as applicable, verify whether the sanitary sewer manholes need to be designed to withstand hydrostatic uplift.

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Case No. 66-92/File 10 and 11 (South Meadows/Phase III)

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46. Prior to issuance of each building permit, submit a site specific liquefaction potential analysis.
47. Prior to issuance of each grading, improvement or building permit, submit a site specific soils, foundation report which addresses:
 - need for dewatering of utility trenches and disposal of groundwater
 - disposal of overexcavated material
 - native location of imported fill
 - travel routes for construction vehicles that avoids area of high groundwater

Boron Conditions

48. Prior to issuance of each building permit (non-residential), special use permit or approval of any final map, submit a Boron Management Plan, complete with plant selection and plant source information.

Fire

49. Prior to submittal of a tentative map or special use permit, for residential development, enter into an agreement with the City as described in attachment 1, and contribute \$175 per residential unit until \$750,000 has been deposited.
50. Submit a letter of intent to serve from an approved water provider with each building permit in the PUD portion, or tentative map or special use permit application.
51. Prior to the issuance of each certificate of occupancy for the applicable section of the development, the applicant shall paint the curb red and place identification markers at all fire hydrant locations, to the approval of the Fire Chief.
52. All fire access roadways and fire hydrants shall be in service prior to any construction framing or storage of combustible on-site, pursuant to the approval of the Reno Fire Department.

Parks/Open Space

53. Within one year of City Council approval, or prior to approval of any residential subdivision map or special use permit, submit an Open Space Program identifying the affected property, proposed use and development, trails maintenance, and City park areas.
54. Phased with development to the satisfaction of Community Development Department staff, dedicate three neighborhood and one community park totaling 36 acres to the City of Reno.

Wetlands

55. Prior to acceptance of a tentative map, special use permit application, or building permit, the applicant shall submit either:
 - 1) a letter from a wetlands consultant indicating that the development will not encroach upon delineated or disputed wetlands; or
 - 2) the applicant shall agree to obtain a 404 Permit prior to issuance of building permits or recordation of final maps (exclusive of the PUD "final plan" map).

Schools:

56. Three elementary school sites and one middle school site, of a size and at locations acceptable to the School District and City of Reno shall be provided by the applicant. Each site/ parcel must be provided with legal access. Applicant shall negotiate in good faith with the School District for a formal agreement on school site purchases before recordation of any final map. If a formal agreement is not reached in a timely manner, the applicant shall agree to binding arbitration at its sole cost and expense pursuant to the rules of the American Arbitration Association to resolve any dispute raised by the School District.
57. The cost of each school site shall be determined by a fair market value appraisal or by the eminent domain process or as otherwise agreed by the school district and the applicant.

Airports

58. Prior to issuance of a building permit, the applicant shall grant, to the satisfaction of the Washoe County Airport Authority, an avigation easement of the entire property. Each building permit application shall be accompanied by evidence that the owner has provided a formal disclosure notice relative to aircraft overflight and noise, acceptable to the Airport Authority.
59. Prior to approval of any special use permit, tentative map or building permit, the applicant shall submit a letter from the Washoe County Airport Authority stating whether any portion of the subject area is within the established 65 db Ldn noise contours of the Reno-Tahoe International Airport. If the property lies within such contours, the applicant shall provide a list to the Community Development Department, verified by an acoustical engineer, of construction methods to be utilized for noise attenuation to a maximum interior intermittent noise level of 45 dba ldn for residential and 50 db ldn for non-residential projects.

Timing

60. Within six months of City Council approval and prior to issuance of any building permit within the PUD, revise the Development Standards Handbook to reflect all applicable conditions and design standards as described in these conditions of approval.
61. To effectuate the PUD zoning, a final plan that encompasses the entire site and a final map (i.e., parcel map) for the first phase of Phase III will be recorded within 18 months of project approval. Should the plan not be recorded within 18 months, the Master Developer may request an extension of time as permitted by the City's time extension policy (Section 18.06.412). A final map for subsequent phases of the project shall be recorded at the discretion of the Master Developer so long as the last final map is recorded within 20 years of the date of project approval.
62. Should the applicant fail to receive City Council approval for a development application on an average of one approval for every two years, the approval of the zoning for any remaining undeveloped portions for which residential development applications have not been approved, shall be null and void.

South Meadows Properties

Case No. 66-92/File 10 and 11 (South Meadows/Phase 111)

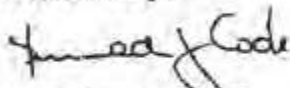
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63. Prior to the issuance of any building permit within 300 feet of the footprint of Alexander Lake, the Lake's owner shall be notified and provided with 30 days in which to submit comments to Community Development Department staff.

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,



Donald J. Cook
City Clerk

DJC:cdg

xc: Development Services
Reno Fire Chief
Regional Transportation Commission
Washoe County School District
Washoe County Airport Authority
Alex Fittinghoff, CFA, Inc.

Attachments (2)

ATTACHMENT 1

FIRE PROTECTION

Fire Protection Conditions

1. With the approval of the first residential project on the site, the developer will set aside, at no cost to the City, a one acre fire station site in a location approved by the City. At the developer's expense, the site will be provided with all necessary utilities and infrastructure to property line. This contribution shall exempt the entire South Meadows Office and Industrial PUD from the fees provided below.
2. The developer has created an escrow account at a financial institution approved by the City for the construction of the South Meadows fire station or alternative fire station location in the southeast area capable of providing service to the PUD. All principal and interest it generates will be earmarked exclusively for the design and construction of the fire station and its site-related and capital equipment needs (one pumper truck to City specification). Any draw down of the escrow account, or disbursement of funds will be subject to City approval and once the confession of judgment to the City in accordance therewith.
3. For South Meadows III residential units, with the recordation of a final map for each residential subdivision, or in the case of multi-family projects prior to issuance of buildings permits, the developer shall contribute, One Hundred Seventy-Five Dollars (\$175) per dwelling unit for a total amount not to exceed \$750.00 towards construction of the fire station. Verification that the funds have been deposited shall be provided to the City.
4. An alternative fire station location in the Damonte Ranch PUD has been identified as a potential replacement for the South Meadows PUD planned fire station. With the execution of a confession of judgment between the City and Developer, the South Meadows PUD fire station location, APN 163-200-04, will be transferred to the City and fire fees collected will be used to construct a new Fire Station 12. If construction of the alternative fire station does not commence by December 1, 2015, the City will be responsible for the construction of a fire station to serve South Meadows III at the South Meadows Fire Station location, or other location pursuant to City approval of timing and design.

ATTACHMENT 2

NRS 278A.490 AND 278A.500

The tentative plan for South Meadows complies with the findings required by NRS 278A.490 and 278A.500. Specifically, the plan is consistent with the seven required findings of fact listed in the statute and described below.

1. The plan is consistent with the legislative objectives of a planned unit development because it provides for necessary commercial and industrial facilities conveniently located to housing; it encourages a more efficient use of land, public services, or private services in lieu thereof; it reflects changes in the technology of land development so that resulting economies may be made available; and it insures that increased flexibility of substantive regulations over land development authorized in Chapter 278A will be administered in such a way as to encourage the disposition of proposals for land development without undue delay.
2. The departures from zoning regulations that would otherwise be applicable to the property are deemed to be in the public interest. The plan departs from traditional zoning regulations in the following areas: (a) The uses allowed in several different zoning districts have been combined, and, in some instances, uses that would have been permitted are instead prohibited; (b) architectural controls, landscaping, and signage requirements are more stringent than the standards required by the zoning ordinance, thereby, resulting in an aesthetically-pleasing project that will enhance the community's overall image and value; and (c) subsequent special use permits will not be required, thereby, encouraging the disposition of proposals for land development without undue delay. The drawings, specifications, and form of performance bond accompanying the final application shall be as normally required for an application for final approval.
3. The proposed PUD is 100% non-residential; therefore, this finding is not applicable.
4. The common open space encompasses ±120 acres, which is located in the Huffaker Hills and along Thomas Creek and the wetlands. It is probable that additional common open space will be identified as development proceeds; however, the purpose of the initial ±120 acres is to preserve the hills, creek and wetlands and make these areas accessible to the public for either active or passive use. The amount of open space shown, in conjunction with the pedestrian walkways and bicycle paths, which are located in public use easements or public right-of-way, is more than adequate for the non-residential area of this project. Maintenance and conservation of common open space will initially be the responsibility of the Master Developer and will eventually be transferred to the South

ATTACHMENT 2

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Meadows Association. Requiring these entities to maintain the open space is a common and reliable means for ensuring its maintenance and conservation. Maintenance of common open space will be addressed in detail in the supplemental Conditions, Covenants, and Restrictions that will be prepared and recorded by the Master Developer prior to recordation of the final plan.

5. The tentative plan, together with the supporting documentation, establishes the physical design, land uses, and development standards for South Meadows. This large property is particularly well suited for long-range comprehensive planning, which will aid in the protection of the environment and further the amenities of light, air, recreation, and visual enjoyment. In addition to furthering these environmental and aesthetic considerations, the project makes adequate provision for all public services by dedicating rights-of-way and participating in the construction of various roadways, extending sewer and water service, and providing adequate stormwater drainage.
6. The project has a beneficial relationship to the neighborhood in which it is located. Surrounding land uses, both existing and proposed, were examined closely and influenced the resultant physical design and are reflected in the overall design objectives as contained in the Design Guidelines and the list of Permitted and Prohibited Uses. This project's positive relationship to surrounding land uses is further exemplified by its compliance with the findings presented in the legislative intent (i.e., it provides for necessary commercial and industrial facilities conveniently located to housing and it encourages a more efficient use of land and public services).
7. The integrity of the plan will be ensured through a two-tiered review process including the Master Developer and the City of Reno. Design review by the Master Developer will be a required element of all purchase agreements entered into by the Master Developer and each Parcel Developer. The Master Developer will review all proposed plans for development prepared pursuant to this planned development prior to their submission to the City of Reno. The purpose of this initial plan review is to insure compliance with the plan as finally approved by the City of Reno. Any project submitted to the City of Reno must be accompanied by a letter from the Master Developer stating that the project is in conformance with the plan. The City staff shall then review the plans for conformance with the final plans. The integrity of the plan will further be preserved by the City's amendment procedure.

ATTACHMENT 2
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which requires that any amendments to the final plan be approved by both the Reno Planning Commission and the City Council.

NRS 278A.510

Pursuant to NRS 278A.510, the following time within which an application for approval of the final plan must be filed and any subsequent applications for approval of each part thereof have been identified.

To effectuate the PUD zoning, a final plan that encompasses the entire site and a final map (i.e., parcel map) for the first phase of Phase III will be recorded within 18 months of project approval. Should the plan not be recorded within 18 months, the Master Developer may request an extension of time as permitted by the City's time extension policy (Section 18.06.412). A final map for subsequent phases of the project shall be recorded at the discretion of the Master Developer so long as the last final map is recorded within 20 years of the date of project approval.



Office of the City Clerk

Donald J. Cook
City Clerk
City of Reno
P.O. Box 7
Reno, NV 89504

Telephone (702) 334-2030
Fax (702) 334-2432

January 29, 1996

FILED THIS DATE
1, 29, 96
BY: [Signature]
CITY CLERK

South Meadows Properties
14325 Quiet Meadows Dr.
Reno, NV 89511

RE: Case No. 66-92/File 21 (South Meadows Phase III)

Dear Applicant:

At a regular meeting held January 9, 1996, and following a public hearing thereon, the City Council upheld the recommendation of the Planning Commission and approved your request for the following:

- A. A Master Plan amendment, by resolution, from Multi-Residential to Distribution & Warehousing/Manufacturing (± 65.8 acres); from Single Family Residential to Multi-Residential (± 71 acres) and to Community Commercial (± 1.67 acres), subject to a finding of conformity by the Regional Planning Commission, (the ± 148 acres are a portion of a $\pm 1,793$ acre site known as South Meadows III and are located on both sides of South Meadows Parkway east of Wilbur May Parkway);
- B. A zoning map amendment to reconfigure planned land use areas in the South Meadows III Planned Unit Development, noting that all findings required by NRS can be made and subject to:
 1. The Master Plan Amendment being found in conformity by the Regional Planning Commission.
 2. Amendment of the Development Standards Handbook and Open Space Plan for South Meadows III to reflect all changes discussed herein including relocation of the park.

South Meadows Properties

RE: Case No. 66-92/File 21 (South Meadows Phase III)

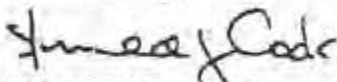
January 29, 1996

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3. The developer shall submit the revised handbook and Open Space Plan to the City staff within four months of City Council approval.
 4. Certification of the design standards handbook, approval of the Open Space Plan, and adoption of the ordinance rezoning the property to PUD shall occur prior to any subsequent special use permit or building permit being accepted on the affected property.
 5. Compliance with all conditions of Case No. 66-92/File 10 and File 11 and meet all time lines expressed within, or this approval shall be null and void.
- C. A zoning map amendment from LLR-2.5 (Large Lot Residential - 2.5 acres), under resolution of intent to SFR-6 (Single Family Residential), to MF-21 (Multi-Family Residential) (±71 acres), by resolution of intent, subject to all conditions of Case No. 66-92/File 10 and File 11.

The zoning map amendments will become effective upon compliance with the above conditions and passage and adoption of the appropriate ordinance.

Sincerely,



Donald J. Cook
City Clerk

DJC:cdg

xc: Development Services
Traffic Design Engineer
Benjamin Veach, Summit Engineering



Office of the City Clerk

Donald J. Cook
City Clerk
City of Reno
P.O. Box 7
Reno, NV 89504

Telephone (702) 334-2030
Fax (702) 334-2432

September 27, 1996

FILED THIS DATE
9 27 1996
BY [Signature]
CITY CLERK

South Meadows Properties
Roger Norman
501 S. Meadows Parkway
Reno, NV 89511

RE: Case No. 66-92/File 37 (South Meadows/Phases I, II, & III)

Dear Applicant:

At a regular meeting held September 24, 1996, and following a public hearing thereon, the City Council upheld the recommendation of the Planning Commission and approved your request for the following:

- A. Annexation of 5 parcels containing ± 12.46 acres, by ordinance;
- B. Master Plan amendments, by resolution, subject to a finding of conformance by the Regional Planning Commission, on 6 parcels containing ± 10.56 acres as follows: (1) Office/Community Commercial to Office on ± 5.15 acres; (2) Specific Plan Area (County) to Community Commercial on ± 1.25 acres; (3) General Commercial (County) to Manufacturing/Distribution and Warehousing on ± 3.26 acres; and (4) Manufacturing to Manufacturing/Distribution and Warehousing on $\pm .9$ acres,
- C. Zoning map amendments from LLR-1 (Large Lot Residential - 1 acre), LLR-2.5 (Large Lot Residential - 2.5 acres) and AC (Arterial Commercial) to PUD (Planned Unit Development) on ± 10.56 acres, ;
- D. An amendment to the tentative plan for South Meadows Phases I and II to add ± 10.56 acres; and

E. Amendments to the Design Guidelines for South Meadows PUD Phases I, II and III, as follows:

(1) Phases I and II:

- a. Delete the option of a 93-foot right-of-way for both Double R Boulevard (formerly Wilbur May Parkway) and South Meadows Parkway.
- b. Add wording to the Design Guidelines that would allow the administrator to approve changes that are in substantial compliance with the overall project character and design.

(2) Phase III:

- a. Delete the option of a 93-foot right-of-way for both Double R Boulevard (formerly Wilbur May Parkway) and South Meadows Parkway.
- b. Add wording to the Design Guidelines that would allow the administrator to approve changes that are in substantial compliance with the overall project character and design.
- c. Change the mix of housing units from 3,000 single family units and 1,554 multi-family units to 3,201 single family units and 1,353 multi-family units. It should be noted that the total number of dwelling units (i.e., 4,554) remains unchanged.
- d. Specify an architectural character for Planning Unit "O" which would allow an architectural style that provides a transition between the commercial areas to the west and the residential developments to the east.
- e. Increase the amount of lawn or turf area from 50 percent to 75 percent for projects that used reclaimed water for irrigation.

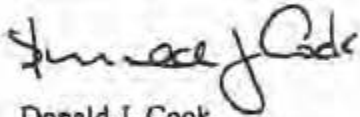
The annexation will become effective November 6, 1996, the day after the November 5, 1996 general election.

South Meadows Properties, Roger Norman
Case No. 66-92/File 37 (South Meadows/Phases I, II, & III)
September 27, 1996
Page 3

The revisions shall be incorporated into the Development Standards Handbook and submitted to staff for review within two (2) months of the date of City Council approval. The amended plan shall be certified by the City Council within four (4) months of the date of City Council's tentative approval. Failure by the applicant to conform with either time deadline shall render this approval null and void.

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,



Donald J. Cook
City Clerk

DJC:cdg

xc: Development Services
Traffic Design Engineer
Ed Schenk, Parks & Recreation
Brita Tryggvi, CFA



Office of the City Clerk

Donald J. Cook
City Clerk
City of Reno
P. O. Box 7
Reno, NV 89504

Telephone (702) 334-2030
Fax (702) 334-2432

December 10, 1996

South Meadows Properties
Roger Norman
501 S. Meadows Parkway
Reno, NV 89511

RE: Case No. 66-92/File 37 (South Meadows Phase III)

Dear Applicant:

At a regular meeting held November 12, 1996, the City Council certified the amendments to the Design Guidelines for South Meadows Phase III in accordance with NRS 278A, and as per City Clerk's letter of approval dated September 27, 1996.

In order to effectuate the PUD zoning on this site, you must record the amended design standards.

Sincerely,

Donald J. Cook
City Clerk

DJC:cdg

xc: Development Services
Traffic Design Engineer
Brita Tryggvi, CFA



Office of the City Clerk

Donald J. Cook
City Clerk
P.O. Box 7
Reno, NV 89504

Telephone (702) 334-2030
Fax (702) 334-2432 - email dcook@reno.gov

December 9, 1998

South Meadows Properties Ltd.
Roger Norman
560-C South Meadows Parkway
Reno, NV 89511

FILED THIS DATE
12-10-98
BY: [Signature]
CITY CLERK

RE: Case No. 161-99 (South Meadows PUD Phase III)

Dear Applicant:

At a regular meeting held December 8, 1998, and following a public hearing thereon, the City Council upheld the recommendation of the Planning Commission and approved your request for a zoning map amendment from AC (Arterial Commercial) and LLR-1 (Large Lot Residential-1 acre) to PUD (Planned Unit Development) on a ±36 acre site located between Old Virginia Road and South Virginia Street on the north and south sides of Damonte Ranch Parkway, subject to the following condition:

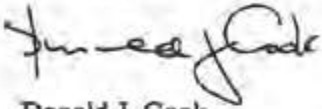
1. Within three (3) months of the date of City Council approval, the applicant shall incorporate revisions 1 through 6 as contained in the Urban Design section of this report, into the Design Guidelines to the satisfaction of staff, have the revisions certified by City Council, and recorded. Failure to comply with this time limit shall render this approval null and void.

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

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

South Meadows Properties Ltd.
Case No. 161-99 (South Meadows PUD Phase III)
December 9, 1998
Page 2

Sincerely,



Donald J. Cook
City Clerk

DJC:cdg

xc: Development Services
Traffic Design Engineer
Ed Schenk, Parks, Recreation & Community Services
Brita Tryggvi, CFA, Inc.



Office of the City Clerk

Donald J. Cook
City Clerk
P.O. Box 7
Reno, NV 89504

Telephone (702) 334-2030
Fax (702) 334-2432 - email dcook@reno.gov

October 4, 1999

South Meadows Properties Ltd.
Attn: Roger Norman
560-C South Meadows Parkway
Reno, NV 89511

FILED THIS DATE
10 / 4 / 99
BY: [Signature]
CITY CLERK

RE: Case No. 78-00 (South Meadows PUD Phase III)

Dear Applicant:

At a regular meeting held September 28, 1999, and following a public hearing thereon, the City Council upheld the recommendation of the Planning Commission and approved your request for a zoning map amendment from LLR-1 (Large Lot Residential - 1 acre) and LLR-2.5 (Large Lot Residential - 2.5 acres) to PUD (Planned Unit Development) to add four parcels totaling ± 114.21 acres to the South Meadows Phase III PUD, three of which are located between U.S. 395 on the west and Double R Boulevard on the east, north and south of Damonte Ranch Parkway, and the fourth on the northwest corner of the U.S. 395 Damonte Ranch intersection, subject to the following conditions:

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

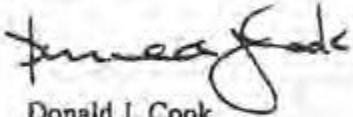
1. Within three (3) months of the date of City Council approval, the applicant shall incorporate all of the revisions as contained in the attached Exhibits A and E into the Design Guidelines to the satisfaction of staff, have the revisions certified by City Council, and recorded. Failure to comply with this time limit shall render this approval null and void.

South Meadows Properties Ltd.
Case No. 78-00 (South Meadows PUD Phase III)
October 4, 1999
Page 2

2. Prior to certification of the final plan, the applicant shall provide staff with a final wetlands delineation for the property contained in this amendment with written verification provided by the Army Corps of Engineers. Should any wetlands remain on the site, they shall be designated as open space with a corresponding acreage reduction to the affected Planning Unit(s).

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,



Donald J. Cook
City Clerk

DJC:cdg

xc: Development Services
Traffic Design Engineer
Ed Schenk, Parks, Recreation & Community Services
Brita Tryggvi, CFA, Inc.



Office of the City Clerk

Donald J. Cook
City Clerk
P.O. Box 7
Reno, NV 89504

Telephone (702) 334-2030
Fax (702) 334-2432 - email dcook@reno.gov

December 17, 1999

South Meadows Properties Ltd.
Attn: Roger Norman
560-C South Meadows Parkway
Reno, NV 89511

FILED THIS DATE
12 / 17 / 99
BY: [Signature]
CITY CLERK

RE: Case No. 78-00 (South Meadows PUD Phase III)

Dear Applicant:

At a regular meeting held December 14, 1999, the City Council certified the text amendment to the final plan, which was tentatively approved by Council on September 28, 1999.

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

Sincerely,

Donald J. Cook
City Clerk

DJC:cdg

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




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

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

April 1, 2003

South Meadows Properties Ltd.
Attn: Vince Griffith
9476 Double R Boulevard, Suite A
Reno, NV 89511

FILED THIS DATE
4 / 1 / 03
BY: 
CITY CLERK

RE: Case No. LDC03-00233 (South Meadows PUD Phase III)

Dear Applicant:

At a regular meeting held March 26, 2003, and following a public hearing, thereon, the City Council upheld the recommendation of the Planning Commission and approved your request for a zone change in Planning Unit J (Industrial, Industrial Business, and Industrial Commercial) to allow either industrial or multi-family uses on a ±19.5 acre site located at the southeast corner of Double R Boulevard and Double Diamond Parkway in a PUD (Planned Unit Development) zone, by ordinance, subject to the following conditions:

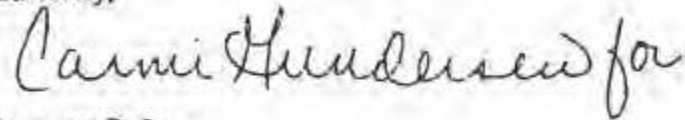
All conditions shall be met to the satisfaction of Community Development Department staff, unless otherwise noted.

1. Within three (3) months of the date of City Council approval, the applicant shall incorporate revisions 1 through 3 as contained in the Urban Design section of this report, into the Design Guidelines to the satisfaction of staff, have the revisions certified by City Council, and recorded. Failure to comply with this time limit shall render this approval null and void.
2. The zone change shall apply only to parcel numbers 160-620-06 and 160-620-08 of Planning Unit "J" of the South Meadows PUD Phase III.

The approved zone change will become effective upon passage and adoption of the appropriate ordinance.

South Meadows Properties Ltd.
Case No. LDC03-00233 (South Meadows PUD Phase III)
April 1, 2003
Page 2

Sincerely,



Lynnette R. Jones
City Clerk

LRJ:cdg

xc: Development Services
Traffic Design Engineer
Ed Schenk, Parks, Recreation & Community Services
Julee Olander, Regional Transportation Commission
Bob Sader, Office Investments I LLC
Brita Tryggvi, CFA

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



Office of the City Clerk
Central Conference (775) 334-2032
Parking Tickets (775) 334-2272

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

August 25, 2003

FILED THIS DATE
8/25/03
BY: [Signature]
CITY CLERK

Tinamera Commercial
Kreg Rowe
9460 Double R Blvd. #200
Reno, NV 89511

RE: Case No. LDC03-00528 (South Meadows Phase III)

Dear Applicant:

At a regular meeting held August 20, 2003, following a public hearing thereon, the City Council upheld the recommendation of the Planning Commission and approved your request for a text amendment to the South Meadows Phase III PUD (Planned Unit Development) development standards to modify the permitted uses to include a hotel, bowling alley and skating rink on a ±63.0 acre site located west of Double R Boulevard ±1,050 feet north of Damonte Ranch Parkway in a PUD (Planned Unit Development Phase III), subject to the following conditions, including the elimination of the word "business" from "Non-gaming business hotels" on page 76 of the PUD:

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

1. Within three (3) months of the date of City Council approval, the applicant shall incorporate revisions 1 through 3 as contained in the Urban Design section of this report, into the Design Guidelines to the satisfaction of staff, have the revisions certified by City Council, and recorded. Failure to comply with this time limit shall render this approval null and void.

Tanamera Commercial
Case No. LDC03-00528 (South Meadows Phase III)
August 25, 2003
Page 2

2. The zone change shall apply only to parcel numbers 160-030-34 and 160-030-36 of Planning Unit "S" of the South Meadows PUD Phase III.

The Council also certified the text amendment in accordance with NRS 278A. In order to effectuate the amendments, the Design Guidelines must be recorded at the Washoe County Recorder's Office.

Sincerely,



Lynnette R. Jones
City Clerk

LRJ:cdg

xc: Development Services
Traffic Design Engineer
Ed Schenk, Parks, Recreation & Community Services
Julee Olander, Regional Transportation Commission
Vince Griffith, Reno Engineering

Lynnette R. Jones
City Clerk
(775) 334-2030
ljones@ci.georgetown.tx.us



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

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

March 9, 2004

John Williams
4500 Williams #212
Georgetown, TX 78628

FILED THIS DATE
3 19 04
BY:
CITY CLERK

RE: Case No. LDC04-00164 (South Meadows Phase III/Damonte Retail & Self-Storage) –
SECOND AMENDED LETTER

Dear Applicant:

At a regular meeting held January 28, 2004, and following a public hearing thereon, the City Council overruled the recommendation of the Planning Commission and approved your request to amend the South Meadows Phase III PUD (Planned Unit Development) development standards to modify the permitted uses to include self storage/mini-warehouses, 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. The zone change shall apply only to parcel number 160-793-02 of Planning Unit "R" of the South Meadows PUD Phase III.

John Williams

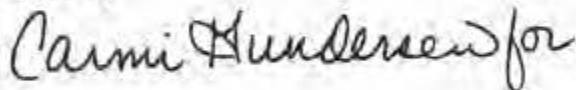
Case No. LDC04-00164 (South Meadows Phase III/Damonte Retail & Self-Storage)

March 9, 2004

Page 2

3. Prior to the issuance of a certificate of occupancy, the applicant shall provide documentation that the exterior walls of the self storage units have been treated with anti-graffiti coating.
4. Prior to approval of any permit, the applicant shall provide: (a) architectural elements of the building no higher than 22 feet above finished grade and no higher than a maximum elevation of 4512 feet above sea level with the exception of the corner elements. The storage units shall not be higher than 22 feet above finished grade and no higher than 4512 feet above sea level. The storage units shall not exceed the height of the retail component. The corner elements shall not be higher than 30 feet above finished grade and no higher than a maximum elevation of 4520 feet above sea level; (b) lighting treatment on the storage units consisting of light fixtures that are attached to the storage structure with downward lighting; (c) documentation that no rental trucks or RV's shall be rented or stored at the self storage facility; (d) building exterior elevations and landscaping treatment constructed and installed in substantial compliance with the materials presented to the City Council; and (e) pay for their pro-rata share of the future traffic signal to be installed at Double R Boulevard and Double Diamond Boulevard.

Sincerely,



Lynnette R. Jones
City Clerk

LRJ:cdg

xc: Development Services
Traffic Design Engineer
Ed Schenk, Parks, Recreation & Community Services
Julee Olander, Regional Transportation Commission
John Ferguson
Ingrid Campbell, Bruce Jordan Architect
Derrick K. Parish, Caldwell Banker Commercial

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

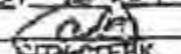
Carmi D. Gauderson
Chief Deputy City Clerk
(775) 334-2030
cgauderson@ci.reno.nv.us



Office of the City Clerk
Coral Calhoun (775) 334-2332
Parking Tickets (775) 334-2274

Alexis D. Whitaker, CRM
Records Systems Manager
(775) 325-6611

December 9, 2004

FILED THIS DATE
12-10-04
BY: 
CITY CLERK

City of Reno
Attn: Claudia Hanson, Senior Planner
P. O. Box 1900
Reno, NV 89505


RE: Case No. LD05-00004 (South Meadows PUD Amendment)

Dear Applicant:

At a regular meeting held December 8, 2004, the City Council certified the amendment to the South Meadows Planned Unit Development which prohibits the installation of billboards in Phases I, II and III. The property in Phases I and II contain ±331 acres and are generally located east of South Virginia Street and west of Double R boulevard on the north and south sides of South Meadows Parkway. Phase III contains ±664 acres and is generally located northeast and south of Double R Boulevard/South Meadows Parkway intersection.

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

Sincerely,



Lynnette R. Jones
City Clerk

(R)alg

- Development Services
- Traffic Design Engineer
- Al Rogers, Parks, Recreation & Community Services
- Julio Olanier, Regional Transportation Commission
- Krep Kowe, Tanager Commercial

Lynnette R. Jones
City Clerk
(775) 334-2030
ljones1@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

April 17, 2008

FILED THIS DATE

4-17-08
BY: 
CITY CLERK

South Meadows Properties
8725 Technology Way, Suite B
Reno, NV 89521

RE: Case No. LDC08-00158 (South Meadows PUD Phase III) – Certification of Planned Unit Development Handbook

Dear Applicant:

At a regular meeting held April 9, 2008, the City Council certified the Planned Unit Development (PUD) Development Handbook for South Meadows PUD Phase III, a ±669 acre PUD generally located east of Double R Boulevard, north of South Meadows Parkway and a portion located between US Highway 395 and Double R Boulevard south of South Meadows Parkway and north of Damonte Ranch Parkway.

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

Sincerely,

A handwritten signature in black ink that reads "Carmi Gundersen for". The signature is written in a cursive, flowing style.

Lynnette R. Jones
City Clerk

LRJ:cdg

South Meadows Properties
Case No. LDC08-00158 (South Meadows PUD Phase III)
April 17, 2008
Page 2

xc: Community Development
Traffic Design Engineer
Terry Zeller, Parks, Recreation & Community Services
Patrice Echola, Regional Transportation Commission
Marchon Miller, Regional Transportation Commission
Vince Griffith, South Meadows Properties
Creekside Development, LLC
Double R Investment Property LTD
Samuel R. & John G. Chacon et al
H. Eugene Jr. & Carla A. LeMay
William H Campbell, Jr. Family LTD PTSP
M C S Mortgage Corporation
Battle Born Investments LLC
Liberty Meadows LLC
Flip 3 LLC
Jarrett Family Investments LLC
State Bar of Nevada
Donald B. & Diane I. Brusco
Longley Tech LLC
James M. Walsh
Double R Real Properties LLC
Nevada Capital Insurance Co.
Nanette Wayer
Patriot Properties LLC
Nevada Capital Insurance Co.
Peter Echeverria Family LTD PTSP
Three Mile Holdings LLC
William J. & Barbara A. Diamond
G3 Properties LLC
LBHBTEG LLC
Double Diamond Prof Bldg. LLC
WC-DD LLC
Flocchini Investments et al
A.J. Flocchini Jr.
Flocchini-Magnolia Propeties, LLC et al

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

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



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

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

January 3, 2008

Tami Topol/Mark Kubinski
P. O. Box 5035
Reno, NV 89513

FILED THIS DATE
1 1 8 1 0 8
BY: *[Signature]*
CITY CLERK

RE: Case No. LDC07-00308 (South Meadows PUD Amendment Planning Units K & L)

Dear Applicant:

At a regular meeting held November 28, 2007, and following a public hearing thereon, the City Council upheld the Planning Commission recommendation and approved the request for a zoning text amendment to modify the development standards for portions of Planning Units K and L of the South Meadows Phase III PUD (Planned Unit Development) consisting of the following changes, subject to Condition A:

- (1) allowing commercial and office uses in Planning Unit K;
- (2) allowing residential units (condominiums) in Planning Unit K;
- (3) increasing the site coverage from 30% in Planning Unit L and from 50% in Planning Unit K to 90%;
- (4) modifying setbacks in Planning Units K and L;
- (5) increasing building height from 55 feet to 360 feet for Planning Units K and L;
- (6) modifications to the architectural standards; and
- (7) The following provisions and conditions shall be incorporated into the Design Guidelines for the South Meadows Phase III PUD as a part of Appendix J for those portions of Planning Units K & L (aka Planning Unit K-I) contained in this project:

Tami Topol/Mark Kubinsky

Case No. LDC07-00308 (South Meadows PUD Amendment Planning Units K & L)

January 3, 2008

Page 2

- (a) Prior to approval of the first final map the applicant shall pay to the City of Reno \$500,000.00 for construction of the South Reno Police station.
 - (b) Prior to approval of the first final map, the applicant shall have plans approved to widen South Meadows Parkway between Double R Boulevard and US 395 to 8 lanes as determined necessary by Regional Transportation Commission staff, to the satisfaction of City staff. Said improvements, as necessary, shall be constructed, prior to issuance of the first building permit. If widening of South Meadows is determined not to be necessary, then the applicant shall pay to the City of Reno 1.726 million dollars at a rate of \$1,000.00 per residential unit to be paid prior to approval of each final map based upon the total number of units contained within each final map for construction of the South Reno Police station.
 - (c) Parking for all allowed uses shall be provided in accordance with RMC 18.12.1102/Table 18.12-8 Minimum City-Wide Requirements, as amended;
 - (d) All construction shall be LEED certified to a minimum Silver standard;
 - (e) Installation of the Lake Improvements per the phasing plan contained in Exhibits F & G attached to the October 3, 2007 memo from staff to the Planning Commission;
 - (f) Installation of 395/South Meadows Parkway Landscaping Improvements per the phasing plan contained in Exhibits F, H, and I attached to the October 3, 2007 memo from staff to the Planning Commission; and
 - (g) Restriping of the north, westbound lane on South Meadows Parkway located between Double R Boulevard and US 395 including modifications to landscaping adjacent to this lane to make this a through lane, subject to City approval. This improvement shall be completed, if approved by the City within 3 months of the date this PUD Amendment is certified and recorded;
- (8) other changes necessary to effectuate changes 1-7.

These changes will allow 140,000 square feet of office/retail/restaurant space; 1,726 residential condominium units, affecting ±11.63 acres of Planning Unit K and ±4.58 acres of Planning Unit L (±16.21 total acres) (collectively renamed Planning Unit K-I), located northeast of the Double R Boulevard/South Meadows intersection in the South Meadows Phase III PUD.

Tami Topol/Mark Kubinsky

Case No. LDC07-00308 (South Meadows PUD Amendment Planning Units K & L)

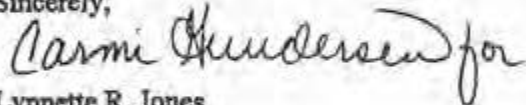
January 3, 2008

Page 3

Condition A:

Approval of the amendment to South Meadows Phase III Design Guidelines is subject to the modifications to the Handbook as noted in Exhibit A, the Conditions contained in Exhibit B and any modifications made by the Planning Commission and City Council at their respective public hearings. The revisions shall be incorporated into the Design Guidelines Handbook and submitted to staff in both paper and electronic versions for review within two (2) months of the date of Regional Planning approval of the Project of Regional Significance. The PUD amendment shall be approved and certified by the City Council within four (4) months of the date of Regional Planning's approval of the Project of Regional Significance. Failure by the applicant to conform with either time deadline shall render this approval null and void.

Sincerely,



Lynnette R. Jones
City Clerk

LRJ:cdg

xc: Community Development
Traffic Design Engineer
Terry Zeller, Parks, Recreation & Community Services
Patrice Echola, Regional Transportation Commission
Marchon Miller, Regional Transportation Commission
Derek Wilson, Jeff Codega Planning & Design
Barbara Ausherman, Appellant

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

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



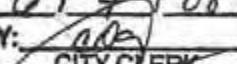
Office of the City Clerk
Central Cashiering (775)334-2032
Parking Tickets (775)334-2279

Steven D. Whitaker, CRM
Records Systems Manager
(775) 326-6635

June 4, 2008

Tami Topol/Mark Kubinski
P. O. Box 5035
Reno, NV 89513

FILED THIS DATE

6/4/08
BY: 
CITY CLERK

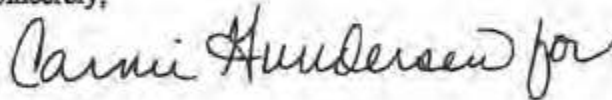
RE: Case No. LDC07-00308 (South Meadows Phase III PUD Amendment Planning Units K & L) – Certification of Planned Unit Development Handbook

Dear Applicant:

At a regular meeting held May 28, 2008, the City Council certified the amended Design Guidelines for the South Meadows Phase III Planned Unit Development (PUD), on property located northeast of the Double R/South Meadows Parkway intersection consisting of +16.21 acres.

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

Sincerely,



Lynnette R. Jones
City Clerk

LRJ:cdg

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

Carmi D. Gundersen
Chief Deputy City Clerk
(775) 334-2030
cgundersen@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

June 18, 2008

Tami Topol/Mark Kubinski
6155 Phurnas St., Commons Building
Reno, NV 89519

FILED THIS DATE
6/18/08
BY: [Signature]
CITY CLERK

RE: Case No. LDC07-00308 (South Meadows PUD Amendment Planning Units K & L) -
NOTICE OF FINAL ACTION, DECISION OR ORDER

Dear Applicant:

On November 28, 2007, the Reno City Council approved the above referenced case, subject to conformance review by the Regional Planning Commission. On March 12, 2008, the Regional Planning Commission (RPC) held a public hearing and determined that the matter did not conform to the 2007 Regional Plan. (Please see attached letter dated March 13, 2008, from the Regional Planning Commission).

The City of Reno appealed the action of the Regional Planning Commission to the Regional Planning Governing Board, who on April 10, 2008, reversed the determination of the Regional Planning Commission and found that the proposed project of regional significance is in conformance with the Regional plan. (Please see attached letter dated April 11, 2008, from the Regional Planning Governing Board).

Sincerely,

[Signature of Carmi D. Gundersen]

Lynnette R. Jones
City Clerk

LRJ:cdg

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

Carrie D. Gundersen
Chief Deputy City Clerk
(775) 334 2030
cgunders@ci.reno.nv.us



Office of the City Clerk
Central Courthouse, (775) 334 2032
Parking Tickets (775) 334 2279

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

May 4, 2009

MT3 Partners, LLC
Attn: Kyle Collinsworth
8725 Technology Way, Ste. C2
Reno, NV 89521

FILED THIS DATE
5/12/09
BY: [Signature]
CITY CLERK

RE: Case No. LDC09-00061 (Boulevard South)

Dear Applicant:

At a regular meeting held April 22, 2009, and following a public hearing thereon, the City Council upheld the Planning Commission recommendation and approved the request for a zoning text amendment to Planning Unit K-1 of the South Meadows Phase III PUD (Planned Unit Development) on a ±16.2 acre site located northeast of the Double R/South Meadows Parkway intersection in the South Meadows Phase III PUD consisting of the following:

- (1) adding for lease independent/assisted living, respite care and memory care facilities for seniors to the list of allowed uses which will be located on the southern ±6.6 acre portion of the site;
- (2) reduce the setback adjacent to the southwest quadrant of the lake from 63 feet to zero feet;
- (3) allow surface parking lots for the senior facility;
- (4) allow temporary surface lots on an interim basis throughout the rest of the project until full project build out;
- (5) allow the senior housing project to be approved subject to meeting the revised standards in this amendment in lieu of a tentative map;

- (6) allow a hotel within the project subject to meeting maximum building height limits and total traffic generation numbers contained in the original 2007 Traffic Report for this project; and
- (7) remove the 140,000 square feet of total office/retail space and the 15,000 square foot single tenant maximums, subject to the entire project not exceeding the approved 2007 Traffic Report generation numbers.

The above approval is subject to the following Conditions and modifications/additions to the text of Appendices J and J-1 of Planning Unit K-1 of the south Meadows Phase III PUD.

CONDITIONS:

- A. Approval of the amendment to South Meadows Phase III Design Guidelines is subject to the modifications to the Handbook as noted in Exhibit A and Conditions A and No. 1 attached to the April 1, 2009 Planning Commission staff report; and the modifications made by the Planning Commission and City Council at their respective public hearings as listed below in this letter. The revisions shall be incorporated into the Design Guidelines 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 with either time deadline shall render this approval null and void.

FIRE CONDITION

1. Applicant MT3 Partners, LLC and the Reno Fire Department have discussed the issue of fire protection and the need for a 100 ft. aerial platform truck ("Aerial Truck"), which meets the specifications of the Reno Fire Department, to serve the project and the community. Based upon this discussion and in recognizing public safety and fire concerns, Applicant MT3 Partners, LLC immediately stepped forward and offered to purchase and donate the Aerial Truck on or before the date that the certificate of occupancy for the first high-rise tower within phase 2 of the Project is issued by the City of Reno. The Reno Fire Department appreciates the donation and recommends that such donation satisfies the fire protection concerns of the Reno Fire Department with regard to the Project, excluding those detailed in the Staff Report under public safety.

Applicant MT3 Partners, LLC recognizes that a twelve month lead period is needed to purchase an Aerial Truck, and Applicant or its successors or assigns has the option to either (i) purchase and donate the Aerial Truck to the Reno Fire Department, or (ii) pay an amount not to exceed the actual cost of the Aerial Truck or the sum of \$900,000, plus 2.5% annual adjustments, prorated and beginning the date the PUD is certified by Council, whichever amount is less. The purchase of the Aerial Truck or payment of the above described amount shall be tendered to Reno Fire Department twelve months prior to the expected issuance of the certificate of occupancy for the first high-rise tower within phase 2 of the Project to allow the Aerial Truck to be in service at the time of issuance of the certificate of occupancy for the first high-rise tower within phase 2 of the Project.

TEXT MODIFICATIONS/ADDITIONS:

1. Add language to page 2-8 of Appendix J as attached to the April 22, 2009 Planning Commission Report to City Council.
2. Gaming: Restricted and non-restricted gaming will be added to the list of prohibited uses for Planning Unit K-1 in Appendix J.
3. Setbacks adjacent to the Lake: The existing minimum 63 foot building setback will be maintained for Block C (northwest quadrant of the lake). A minimum 40 foot building setback will be maintained for Block D (southwest quadrant of the lake). The only exception to these minimum setbacks is for a restaurant (zero feet) located within the south 150 feet of Block C and the north 150 feet of Block D. If the restaurant is not built then the respective 63 and 40 foot setbacks from the Lake for Blocks C and D would be maintained. If the senior project is not built in Block E then the 63 foot setback required for Block C would apply. Graphics and text within Appendix J of Planning Unit K-1 will be revised to reflect these changes.
4. Public access around the Lake: Revise the text and cross sections of Appendix J to show how the existing pedestrian path, including a public use easement will be provided. In the event the lakeside restaurant is constructed, the path will be rerouted to the west around the restaurant with pedestrian connections maintained to the north and south sections of the path. In addition, an 8 foot wide unobstructed public use easement will be provided from both ends of the path through the deck areas located on the east side of the restaurant adjacent to the lake.

M13 Partners, LLC
Case No. LDC09-00061 (Boulevard South)
May 4, 2009
Page 4

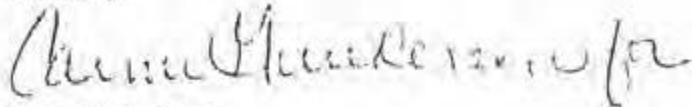
In addition to the above text modifications and additions the applicant has agreed to add provisions to Appendix J to restrict temporary surface parking lots as follows:

5. Temporary surface parking shall not exceed 25% of the required parking for any building.
6. Temporary surface parking lots for a specific building shall be removed after 3 years; with the possibility of one, two year time extension as approved via the special use permit process.
7. Temporary parking lots shall be identified on each tentative map and landscaped in accordance with code.
8. Temporary surface parking lots shall be constructed a minimum of 100 feet from the edge of the lake.

The Council approved the following modifications to the senior project in Appendix J-1:

1. Add one building identification sign to the senior project for a total of 3 such signs.
2. Reduce the building setback for Section C of Appendix J-1 from 96 feet to 72 feet. The 30 foot terrace will be required to provide landscaping and other amenities as required for the "Plaza Areas" discussed on pages 2-24 and 2-25 of Appendix J.
3. Modify the dimensions between the main building and the Casitas for Section D of Appendix J-1.
4. Add an exhibit to Appendix J which shows the restaurant adjacent to the Lake with a 15 foot pedestrian path adjacent to the Lake.

Sincerely,



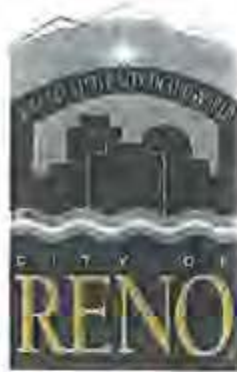
Lynnette R. Jones
City Clerk

LRJ:edg

cc: Community Development
Traffic Design Engineer
Terry Zeller, Parks, Recreation & Community Services
Patrice Echola, Regional Transportation Commission
Marchon Miller, Regional Transportation Commission

Lynnette R. Jones
City Clerk
(775) 334-2030
ljones@cityofreno.nv.us

Carmi D. Gundersen
Chief Deputy City Clerk
(775) 334-2030
cgundersen@cityofreno.nv.us



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

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

May 29, 2009

MT3 Partners, LLC
Attn: Kyle Collinsworth
8725 Technology Way, Ste. C2
Reno, NV 89521

FILED THIS DATE
6/1/09
BY: [Signature]
CITY CLERK

RE: Case No. LDC09-00061 (Boulevard South) - Request for Certification of the Planned Unit Development (PUD) Handbook

Dear Applicant:

At a regular meeting held May 27, 2009, the City Council certified the amended Design Guidelines for the South Meadows Phase III PUD (Planned Unit Development) Standards Handbook, which was tentatively approved by the City Council on April 22, 2009. The site is located northeast of the Double R/South Meadows Parkway intersection in the South Meadows Phase III PUD and consists of ± 16.2 acres.

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

Sincerely,

Handwritten signature of Carmi D. Gundersen in black ink.

Lynnette R. Jones
City Clerk

LRJ:cdg

xc: Community Development
Traffic Design Engineer
Terry Zeller, Parks, Recreation & Community Services
Patrice Echola, Regional Transportation Commission

WLM

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

Carmi D. Gundersen
Chief Deputy City Clerk
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cgundersen@ci.reno.nv.us



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Parking Tickets (775)334-2279

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

September 8, 2009

Renown Medical Center South Meadows
Attn: Steve Tapogna
1155 Mill St., 1-2
Reno, NV 89502

FILED THIS DATE
9 1 8 109
BY: [Signature]
CITY CLERK

RE: Case No. LDC09-00075 (South Meadows PUD Amendment - Renown)


Dear Applicant:

At a regular meeting held August 26, 2009, and following a public hearing thereon, the City Council upheld the Planning Commission recommendation and approved the request for a zoning text amendment to Planning Unit G, Phases I and II, and Planning Unit S, Phase III of the South Meadows PUD (Planned Unit Development). The proposed amendments consist of the following for both Planning Units: (1) to clarify and add medical uses that are accessory to the existing Renown Hospital use such as physicians offices, laboratories, and helistops; (2) to allow additional signage, including monument/freestanding, building and directional signs for the hospital; and (3) to allow the 240 square foot, 26.5 foot tall, freestanding hospital project identification sign to be placed ±40 feet east of the US 395 right-of-right on a ±33.86 acre site located along the west side of Double R Boulevard ±190 feet south its intersection with South Meadows Parkway (10101 and 10085 Double R Boulevard) in the PUD zone, subject to Condition A:

Renown Medical Center South Meadows, Attn: Steve Tapogna
Case No. LDC09-00075 (South Meadows PUD Amendment - Renown)
September 8, 2009
Page 2

- A. Approval of the amendment to the South Meadows Phases I, II and III Design Guidelines is subject to the modifications to the Handbook as noted in the June 3, 2009 Planning Commission staff report for LDC09-00075, the addition of language to the respective PUD phases as contained in Condition No. 1 attached to this report and any modifications made by the Planning Commission and City Council at their respective public hearings. The revisions shall be incorporated into the Design Guidelines 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 and recorded within four (4) months of the date of City Council approval. Failure by the applicant to conform with either time deadline shall render this approval null and void.
1. Prior to Council certification of this PUD amendment, the applicant shall incorporate sign changes (a) - (d) as contained on page 3 of the June 1, 2009, Planning Commission staff report for LDC09-00075 into the Design Guidelines for Planning Unit G of Phases I and II and Planning Unit S of Phase III.

Sincerely,



Lynnette R. Jones
City Clerk

LRJ:cdg

xc: Community Development
Traffic Design Engineer
Terry Zeller, Parks, Recreation & Community Services
Patrice Echola, Regional Transportation Commission
Marchon Miller, Regional Transportation Commission
Melissa Lindell, Wood Rodgers, Inc.

Lynnette R. Jones
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(775) 334-2030
ljones@reno.gov

Carmi D. Gunderson
Chief Deputy City Clerk
(775) 334-2030
cgunderson@reno.gov

April 23, 2010



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

Renown Medical Center South Meadows
Attn: Steve Tapogna
1155 Mill Street, 1-2
Reno, NV 89502

FILED THIS DATE
4 / 23 / 10
BY: [Signature]
CITY CLERK

RE: Case No. LDC09-00075 (Renown South Meadows)

Dear Applicant:

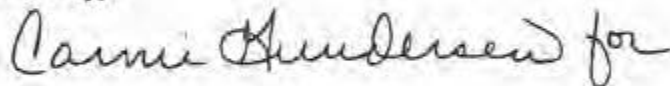
At a regular meeting held April 14, 2010, and following a public hearing thereon, the City Council upheld the Planning Commission recommendation and approved the request for a zoning text amendment to Planning Unit G, Phases I and II and Planning Unit S, Phase III of the South Meadows PUD (Planned Unit Development) to increase the building height for a maximum of one building from 55 feet to 135 feet, on the combined ±33.86 acre site located along the west side of Double R Boulevard ±190 feet south its intersection with South Meadows Parkway (10101 and 10085 Double R Boulevard) in the PUD zone, subject to the following condition:

- A. Approval of the amendment to the South Meadows Phases I, II and III Design Guidelines is subject to payment of all outstanding PUD processing fees, the modifications to the Handbook as noted in the February 3, 2010 Planning Commission staff report, the addition of language to the respective PUD phases as contained in Condition Nos. 1, 2 and 3 attached to this report and any modifications made by the Planning Commission and City Council at their respective public hearings. The revisions shall be incorporated into the Design Guidelines Handbook and submitted to staff in both paper and 2 electronic versions (including PDF and Microsoft Word) for review within two (2) months of the date of City Council approval. All outstanding PUD processing fees shall be paid prior to City Council certification of the PUD amendment. The PUD amendment shall be certified by the City Council within four (4) months of the date of City Council approval. Failure by the applicant to conform with either time deadline and to pay all outstanding PUD processing fees shall render this approval null and void.

Renown Medical Center South Meadows
Case No. LDC09-00075 (Renown South Meadows)
April 23, 2010
Page 2

1. Prior to Council certification of this PUD amendment, the applicant shall add language and graphics to the Design Guidelines for Planning Unit G of Phases I and II and Planning Unit S of Phase III that limits the total square footage for the combined ±33.86 acre Renown Hospital/Medical Offices uses site to 917,201 gross square feet with a maximum of 663,146 square feet of gross hospital/medical office space; and limits the maximum overall building height of 135 feet to one building within the combined 33.86 acre site. All other buildings within the combined ±33.86 acre site shall not exceed 55 feet in height.
2. Prior to Council certification of this PUD amendment, the applicant shall add language and graphics to Planning Unit G of Phases I and II and Planning Unit S or Phase III that requires/demonstrates that all new buildings on the combined ±33.86 acre site will be architecturally consistent with the existing buildings on the site.
3. Prior to Council certification of this PUD amendment, the applicant shall provide a legal description and revise the Planning Unit maps within both Phases I and II and Phase III to clearly define the ±33.86 acres contained in this amendment.

Sincerely,



Lynnette R. Jones
City Clerk

LRJ:cdg

xc: Community Development
Traffic Design Engineer
Terry Zeller, Parks, Recreation & Community Services
Marchon Miller, Regional Transportation Commission
Melissa Lindell, Wood Rodgers

RECEIVED WRI-RENO

JUL 12 2010

Lynnette R. Jones
City Clerk
(775) 334-2030
ljones1@ci.reno.nv.us

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



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

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

July 8, 2010

Renown Medical Center South Meadows
Attn: Steve Tapogna
1155 Mill St., 1-2
Reno, NV 89502

FILED THIS DATE
7 / 8 / 10
BY: cdg
CITY CLERK

RE: Case No. LDC09-00075 (South Meadows PUD Amendment - Renown) - Certification of Amended Design Guidelines for South Meadows PUD Phases I, II and III

Dear Applicant:

At a regular meeting held July 7, 2010, the City Council certified the Amended Design Guidelines for the South Meadows PUD (Planned Unit Development) Phases I, II and III. The amended guidelines have been reviewed and approved by staff as to their conformance with the PUD amendments tentatively approved by City Council on August 26, 2009 and April 14, 2010. The property is located along the west side of Double R Boulevard +190 feet south of its intersection with South Meadows Parkway (10101 and 10085 Double R Boulevard) in the PUD zone and consists of +33.86 acres.

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

Sincerely,

Lynnette R. Jones
City Clerk

LRJ:cdg

xc: Community Development
Traffic Design Engineer
Terry Zeller, Parks, Recreation & Community Services
Patrice Echola, Regional Transportation Commission
Marchon Miller, Regional Transportation Commission
Melissa Lindell, Wood Rodgers, Inc.

A-55

Lynnette R. Jones

City Clerk

(775) 334-2030

JonesLR@reno.gov

Beverly Beaty-Benadom

Deputy City Clerk

(775) 334-2030

Beaty-BenadomB@reno.gov



Office of the City Clerk

Central Gambling (775)334-2032

Parking Tickets (775)334-2279

December 6, 2012

FILED THIS DATE

12 / 06 / 12

BY: BBB
CITY CLERK

Claudia Hanson, Planning and Engineering Manager

Community Development Department

P.O. Box 1900

Reno, NV 89505

RE: Case No. LDC13-00013 (South Meadows III PUD) – Certification of Handbook

Dear Claudia:

At a regular meeting held December 5, 2012, the City Council certified the South Meadows III Planned Unit Development (PUD) Standards Handbook. The amendments were tentatively approved by the Reno City Council on October 10, 2012.

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

Sincerely,

for Beverly Beaty-Benadom
Lynnette R. Jones
City Clerk

LRJ:bbb

xc: Community Development
Jeff Mann, Parks, Recreation & Community Services
Fred Turnier, Community Development

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

Beverly Beaty-Benadom
Deputy City Clerk
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Beaty-BenadomB@reno.gov



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

October 30, 2012

FILED THIS DATE
10 / 30 / 12
BY: BBB
CITY CLERK

Claudia Hanson, Planning and Engineering Manager
Community Development Department
P.O. Box 1900
Reno, NV 89505

RE: Case No. LDC13-00013 (South Meadows Phase III Planned Unit Development (PUD) Amendment)

Dear Claudia:

At a regular meeting held October 24, 2012, the City Council passed and adopted Ordinance No. 6256, approving the above referenced Planned Unit Development Amendment.

Sincerely,

for 
Lynnette R. Jones
City Clerk

LRJ:bbb

xc: Community Development
Jeff Mann, Parks, Recreation & Community Services

EXPLANATION: Matter underlined is new; matter in brackets and stricken [-] is material to be repealed.

BILL NO. 6821

ORDINANCE NO. 6256

ORDINANCE TO AMEND TITLE 18, CHAPTER 18.08 OF THE RENO MUNICIPAL CODE, ENTITLED "ZONING", SECTION 18.08.102(B).1285, TO CHANGE THE TEXT IN THE PUD DEVELOPMENT DESIGN STANDARDS TO: MODIFY THE LOCATION OF THE FIRE STATION AND THE TERMS OF ATTACHMENT 1 FIRE PROTECTION LOCATED IN THE AREA BOUNDED BY US 395 AND DOUBLE R BOULEVARD TO THE WEST, DAMONTE RANCH PARKWAY TO THE SOUTH, AND THE DAMONTE RANCH AND BELLA VISTA RANCH PUDS TO THE EAST IN A PUD (PLANNED UNIT DEVELOPMENT) ZONE; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

SPONSORED BY: RENO CITY PLANNING COMMISSION

THE CITY COUNCIL OF THE CITY OF RENO DOES 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).1285 relating to a ±669 acre site located in the area bounded by US 395 and Double R Boulevard to the west, Damonte Ranch Parkway to the south, and the Damonte Ranch and Bella Vista Ranch PUDs to the east in the PUD zone and more particularly described in the attached "Exhibit A"; to change the text in the PUD Development Design Standards Handbook to: modify the location of the Fire Station and the terms of Attachment 1 Fire Protection, the same to read as follows:

Sec. 18.08.102(b).1285. The zoning of the City of Reno as heretofore established is hereby amended in the manner shown on the map labeled Case No. LDC13-00013, thereby changing the PUD Design Standards Handbook indicated therein, relating to a ±669 acre site located in the area bounded by US 395 and Double R Boulevard to the west, Damonte Ranch Parkway to the south, and the Damonte Ranch and Bella Vista Ranch PUDs to the east in the PUD zone, and more particularly described in the attached "Exhibit A"; to change the text in the PUD Development Design Standards Handbook to: modify the location of the Fire Station and the terms of Attachment 1 Fire Protection.

CASE NO. LDC13-00013 (South Meadows Phase III PUD Amendment)

A-58

-1-

20131024 OR

6

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; and upon certification by City Council of the amended PUD Development Design Standards Handbook for Case No. LDC13-00013 and recordation of the amended PUD Development Design Standards Handbook for Case No. LDC13-00013.

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 24th day of October, 2012, by the following vote of the Council:

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

NAYS: None

ABSTAIN: None ABSENT: Cashell

APPROVED this 24th day of October, 2012.



Robert A. Cashell, Sr.
DAVE AIAZZI
ROBERT A. CASHELL, SR.
MAYOR OF THE CITY OF RENO

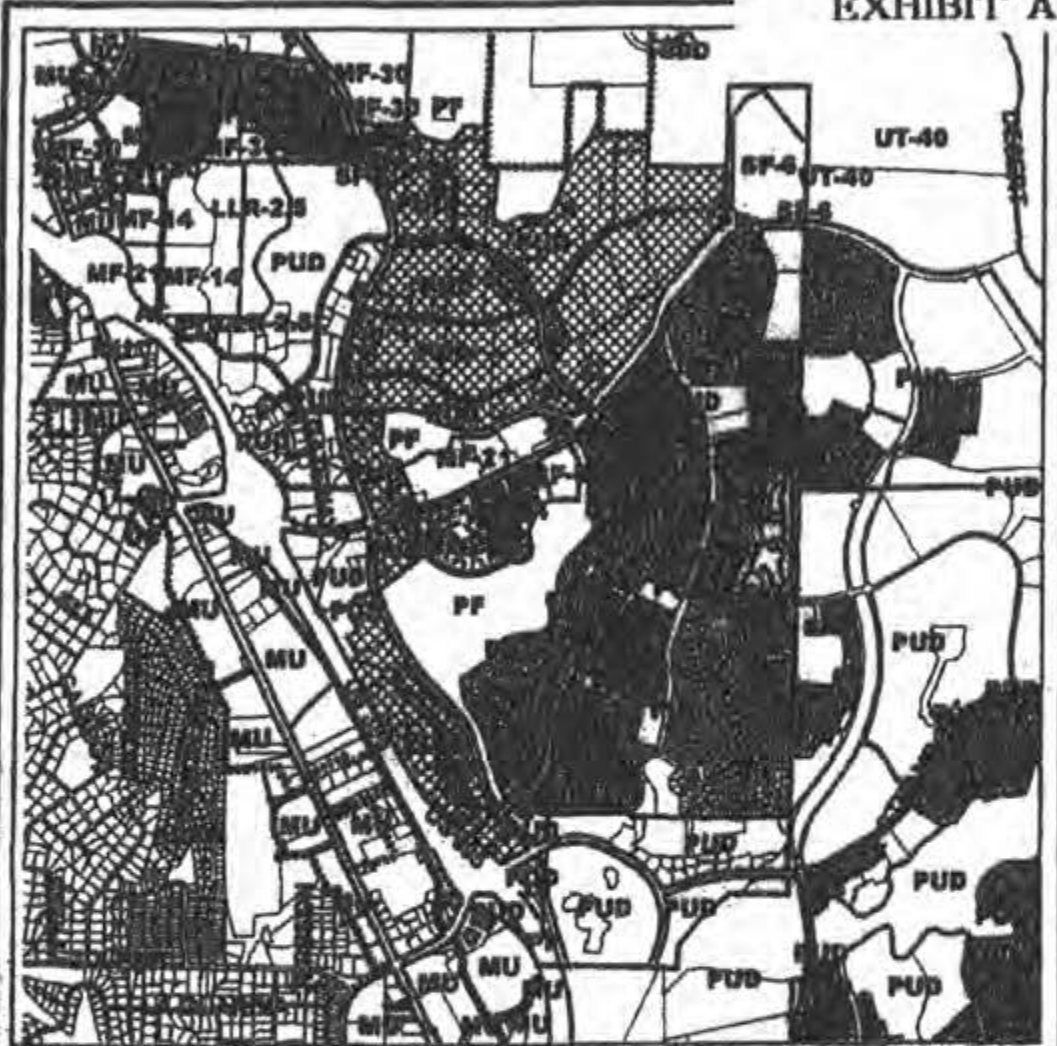
ATTEST:

Lynnette R. Jones
LYNNETTE R. JONES
CITY CLERK AND CLERK OF THE CITY
COUNCIL OF THE CITY OF RENO, NEVADA



EFFECTIVE DATE: October 26, 2012.

LDC13-00013 (South Meadows Phase III PUD Amendment) - ord - FRT.doc

EXHIBIT A



LDC13-00013
 South Meadows
 Phase III PUD Amendment

-  Subject Site
-  City Limits

0 405 800 1,200 2,400 Feet
 The information herein is approximate and is intended for display purposes only. Reproduction is not permitted. For additional information, please contact the City of Reno Community Development Department. Map Produced: August, 2012

Community Development Department
 600 Nevada Street, Floor 204-205
 P.O. Box 1930, Reno, NV 89501
 Reno, NV 89501 www.cityofreno.com

Lynnette R. Jones
City Clerk
(775) 334-2030
ljones1@reno.gov

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



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

FILED THIS DATE
10 / 15 / 12
BY: BBB
CITY CLERK

October 15, 2012

Claudia Hanson, Planning and Engineering Manager
Community Development Department
P.O. Box 1900
Reno, NV 89505

RE: Case No. LDC13-00013 (South Meadows Phase III Planned Unit Development (PUD) Amendment)

Dear Claudia:

At a regular meeting held October 10, 2012, and following a public hearing thereon, the City Council upheld the recommendation of the Planning Commission and approved the request for a zoning text amendment to the South Meadows Phase III PUD (Planned Unit Development) to modify the location of the Fire Station and the terms of Attachment 1 Fire Protection, by ordinance, subject to compliance with Condition A as follows:

CONDITION A:

Approval of the amendment to South Meadows Phase III Design Guidelines is subject to the modifications to the Handbook as noted in Exhibit A, the addition of Condition No. 1 attached to this report and any modifications made by the Planning Commission and City Council at their respective public hearings. The revisions shall be incorporated into the Design Guidelines 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,
for Beverly Beaty-Benadom
Lynnette R. Jones
City Clerk

LRJ:bbb
xc: Community Development
Jeff Mann, Parks, Recreation & Community Services

Enclosure

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

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



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

February 28, 2013

FILED THIS DATE
2 / 28 / 13
BY: BBB
CITY CLERK

Claudia Hanson, Planning and Engineering Manager
Community Development Department
P.O. Box 1900
Reno, NV 89505

RE: Case No. LDC13-00038 (South Meadows Phase III PUD Amendment) – Certification of Design Guidelines

Dear Claudia:

At a regular meeting held February 27, 2013, the City Council certified the South Meadows Phase III Planning Unit Development (PUD) Design Guidelines. The amendments were tentatively approved by the Reno City Council on January 30, 2013.

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
Lynnette R. Jones
City Clerk

LRJ:bbb

xc: Community Development
Vern Kloos, Community Development
Jeff Mann, Parks, Recreation & Community Services

A-62

Lynnette R. Jones
City Clerk
(775) 334-2030
ljones1@reno.gov

Beverly Beaty-Benadom
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Beaty-BenadomB@reno.gov



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

February 14, 2013

FILED THIS DATE
2 / 14 / 13
BY: BBB
CITY CLERK

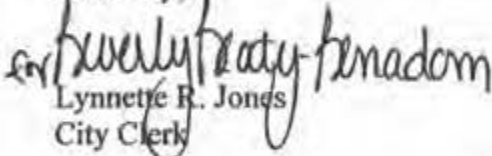
Claudia Hanson, Planning and Engineering Manager
Community Development Department
P.O. Box 1900
Reno, NV 89505

RE: Case No. LDC13-00038 (South Meadows Phase III PUD Amendment) – ***NOTICE OF FINAL ACTION, DECISION OR ORDER***

Dear Claudia:

At a regular meeting held February 13, 2013, the Reno City Council passed and adopted Ordinance No. 6279, approving the above referenced case.

Sincerely,


Lynnette R. Jones
City Clerk

LRJ:bbb

xc: Community Development
Vern Kloos, Community Development
Jeff Mann, Parks, Recreation & Community Services

A-63

EXPLANATION: Matter underlined is new; matter in brackets and stricken [---] is material to be repealed.

BILL NO. 6844

ORDINANCE NO. 6279

AN ORDINANCE TO AMEND TITLE 18, CHAPTER 18.08 OF THE RENO MUNICIPAL CODE, ENTITLED "ZONING", SECTION 18.08.102(B).1295, TO CHANGE THE TEXT IN THE PUD DEVELOPMENT DESIGN STANDARDS TO: 1) AMEND THE ZONING FROM MF21 (MULTIFAMILY - 21 UNITS/ACRE) TO PUD (PLANNED UNIT DEVELOPMENT) ON ±1 ACRE; AND 2) AMEND THE SOUTH MEADOWS PHASE III PUD TO ADD ±1 ACRE TO PLANNING UNIT L. THE ±1 ACRE SITE IS LOCATED ON THE NORTH SIDE OF SOUTH MEADOWS PARKWAY, ±675 FEET EAST OF ITS INTERSECTION WITH DOUBLE R BOULEVARD IN A PUD (PLANNED UNIT DEVELOPMENT) ZONE WHICH WOULD BECOME A PART OF THE ±669 ACRE SOUTH MEADOWS PHASE III PUD LOCATED IN THE AREA BOUND BY DOUBLE R BOULEVARD AND US 395 TO THE WEST, DAMONTE RANCH PARKWAY TO THE SOUTH, AND THE DAMONTE RANCH AND BELLA VISTA PUDS TO THE EAST; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

SPONSORED BY: RENO CITY PLANNING COMMISSION

THE CITY COUNCIL OF THE CITY OF RENO DOES 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).1295 relating to a ±1 acre site located on the north side of South Meadows Parkway, ±675 feet east of its intersection with Double R Boulevard which would become a part of the ±669 acre South Meadows Phase III PUD located in the area bound by Double R Boulevard and US 395 to the west, Damonte Ranch Parkway to the south, and the Damonte Ranch and Bella Vista PUDs to the east, and more particularly described in the attached "Exhibit A"; to change the text in the PUD Design Standards Handbook to: 1) amend the zoning from MF21 (Multifamily - 21 units/acre) to PUD (Planned Unit Development) on ±1 acre; and 2) amend the South Meadows Phase III PUD to add ±1 acre to Planning Unit L, the same to read as follows:

Sec. 18.08.102(b).1295. The zoning of the City of Reno as heretofore established is hereby amended in the manner shown on the map labeled Case No. LDC13-00038, thereby changing the use of land indicated therein, relating to a ±1 acre site located on the north side of South Meadows Parkway, ±675 feet east of its intersection with Double R Boulevard which would become a part of the ±669 acre South Meadows Phase III PUD located in the area bound by Double R Boulevard and US 395 to the west, Damonte Ranch Parkway to the south, and the Damonte Ranch and Bella Vista PUDs to the east, and more particularly described in the attached "Exhibit A"; to change the text in the PUD Development Design Standards Handbook to: 1) amend the zoning from MF21 (Multifamily - 21 units/acre) to PUD (Planned Unit Development) on ±1 acre; and 2) amend the South Meadows Phase III PUD to add ±1 acre to Planning Unit L.

CASE NO. LDC13-00038 (South Meadows Phase III PUD Amendment)

A-6A

20130213 OR

8

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; and upon certification by City Council of the amended PUD Development Design Standards Handbook for Case No. LDC13-00038 and recordation of the amended PUD Development Design Standards Handbook for Case No. LDC13-00038.

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.

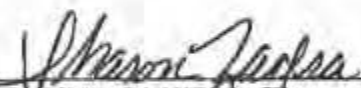
PASSED AND ADOPTED this 13th day of February, 2013, by the following vote of the Council:

AYES: Zadra, Schieve, Brekhus, Delgado, Dortch, Jardon, Cashell

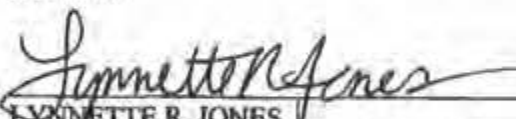
NAYS: None

ABSTAIN: None ABSENT: None

APPROVED this 13th day of February, 2013.


for ROBERT A. CASHELL, SR.
MAYOR OF THE CITY OF RENO

ATTEST:


LYNNETTE R. JONES
CITY CLERK AND CLERK OF THE CITY
COUNCIL OF THE CITY OF RENO, NEVADA



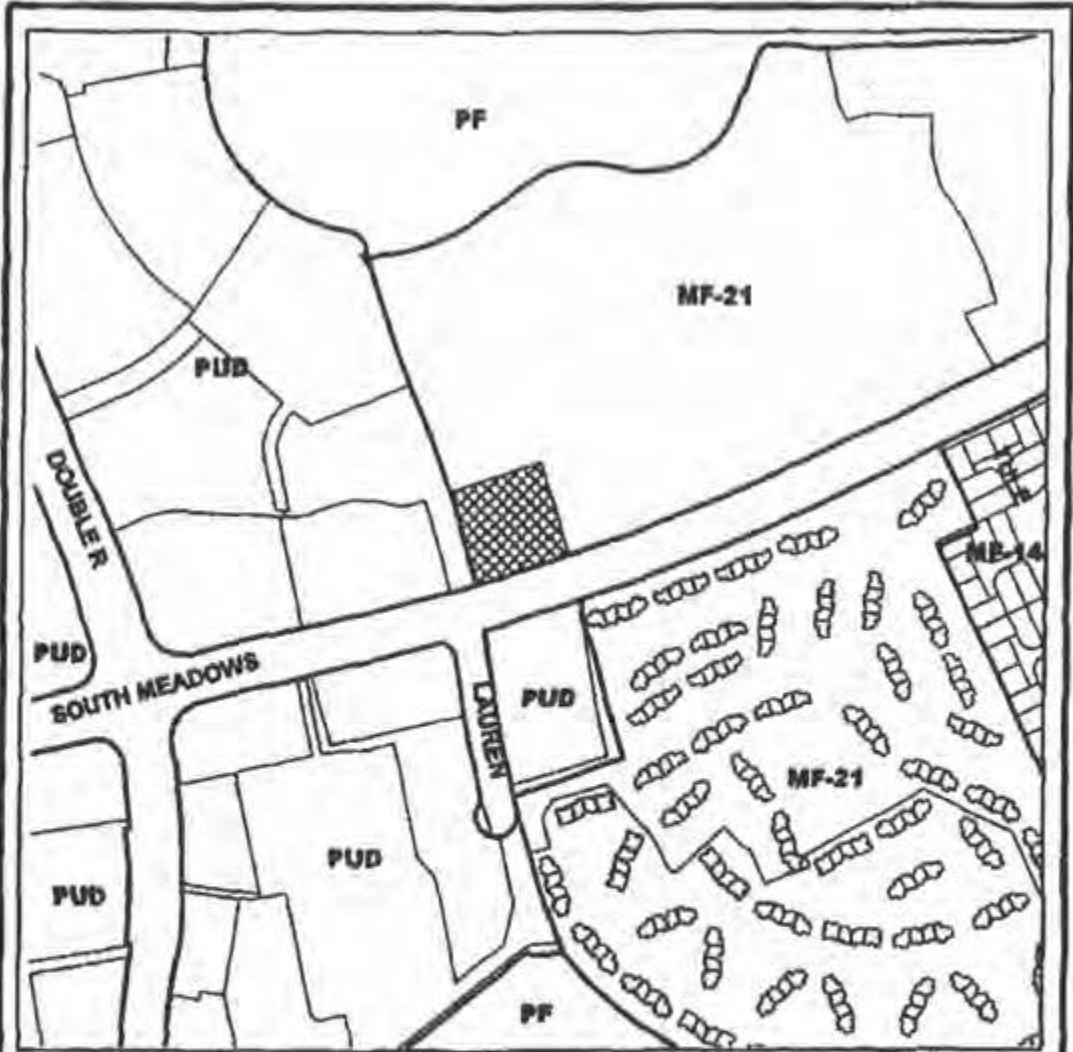
EFFECTIVE DATE: February 15, 2013.

EXHIBIT A


Property Description
For
APN 163-200-04


All that certain property situate in the Southeast one-quarter of Section 8, Township 18 North, Range 20 East, Mount Diablo Meridian, Washoe County, Nevada, more particularly described as follows:

Parcel C-3 of Parcel Map No. 2938 recorded on September 13, 1995 as file No. 1925144 in the Official Records of Washoe County, Nevada.



LDC13-00038
South Meadows Phase III
PUD Amendment

 Subject Site

 City Limits



0 50 100 200 300
 Feet
 The information herein is approximate
 and is intended for display purposes
 only. No warranty is made.
 For additional information, please
 contact the City of Reno
 Community Development Department
 Map Produced: December 2013



**Community Development
 Department**
 1 East Reno Street Phone: 775-334-2000
 P.O. Box 1600 Fax: 775-334-3043
 Reno, NV 89505 www.reno.gov

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

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



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

FILED THIS DATE
2 / 01 / 13
BY: BBB
CITY CLERK

February 1, 2013

Claudia Hanson, Planning and Engineering Manager
Community Development Department
P.O. Box 1900
Reno, NV 89505

RE: Case No. LDC13-00038 (South Meadows Phase III PUD Amendment)

Dear Claudia:

At a regular meeting held January 30, 2013, and following a public hearing thereon, the City Council upheld the recommendation of the Planning Commission and approved the request for: 1) a zoning map amendment from MF21 (Multifamily - 21 units/acre) to PUD (Planned Unit Development) on ± 1 acre; and 2) an amendment to the South Meadows Phase III PUD to add ± 1 acre to Planning Unit L, by ordinance, subject to compliance with Condition A as follows:

- A. Approval of the amendment to the South Meadows Phase III PUD is subject to the modifications to the Design Guidelines Handbook as noted in Exhibit A attached to the January 2, 2013 staff report, and any modifications made by the Planning Commission and City Council at their respective public hearings. The revisions shall be incorporated into the Design Guidelines Handbook and submitted to staff in both paper and two electronic versions (PDF & Word) 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
Vern Kloos, Community Development
Jeff Mann, Parks, Recreation & Community Services

A-68

Ashley D. Turney
City Clerk
(775) 334-2030
TurneyA@reno.gov

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



Office of the City Clerk
Central Cashiering (775) 334-2030
Parking Tickets (775) 334-2293

FILED THIS DATE
5 / 27 / 16
BY BBB
CITY CLERK

May 27, 2016

Lewis Investment Company of Nevada, LLC
c/o Ted Erkan
1380 Greg Street, Suite 231
Sparks, NV 89431

RE: Case No. LDC16-00051 (South Meadows Phase III PUD Amendment/Planning Unit K-1)

Dear Applicant:

At a regular meeting held May 25, 2016, and following a public hearing thereon, the City Council upheld the recommendation of the Planning Commission and approved the request to amend the South Meadows Phase III Planned Unit Development (PUD) Design Guidelines to replace the development standards for a ± 7.1 acre portion of Planning Unit K-1 to allow for either residential or non-residential uses in maximum 55 foot tall buildings, by ordinance, and subject to Condition A (see below). The ± 7.1 acre site is located ± 250 feet east of Double R Boulevard, ± 575 feet south of its intersection with Sandhill Road and adjacent to the west side of Lake South Meadows in the PUD zone. The entire ± 669 acre South Meadows Phase III PUD is generally located in the area bound by Double R Boulevard and I-580 to the west, Damonte Ranch Parkway to the south, and Alexander Lake to the east. The site has a Master Plan Land Use designation of Special Planning Area.

Lewis Investment Company of Nevada, LLC

Case No. LDC16-00051 (South Meadows Phase III PUD Amendment/Planning Unit K-1)

May 27, 2016

Page 2

CONDITION A:

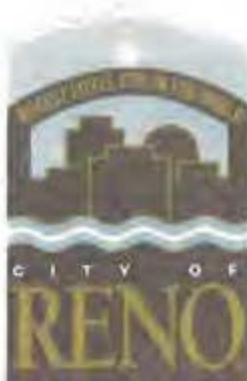
Approval of the amendment to the South Meadows Phase III Planned Unit Development (PUD) Design Guidelines is subject to the modifications to the Handbook as noted in Exhibit A, and any modifications made by the Planning Commission and City Council at their respective public hearings. The revisions shall be incorporated into the Final Design Guidelines 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,

 for
Ashley D. Turley
City Clerk

ADT:bbb

xc: Community Development
Vern Kloos, Community Development
Jeff Mann, Parks, Recreation & Community Services
Andy Durling, Wood Rodgers Inc., 5440 Reno Corporate Drive, Reno NV 89511



Ashley D. Turney
City Clerk
(775) 334-2030
TurneyA@reno.gov

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

Office of the City Clerk
Central Cashiering (775) 334-2030
Parking Tickets (775) 334-2293

FILED THIS DATE
6 / 09 / 16
BY: BBB
CITY CLERK

June 9, 2016

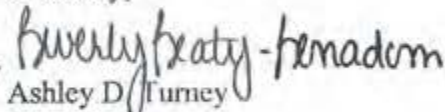
Lewis Investment Company of Nevada, LLC
c/o Ted Erkan
1380 Greg Street, Suite 231
Sparks, NV 89431

RE: Case No. LDC16-00051 (South Meadows Phase III PUD Amendment/Planning Unit K-1) – **NOTICE OF FINAL ACTION, DECISION OR ORDER**

Dear Applicant:

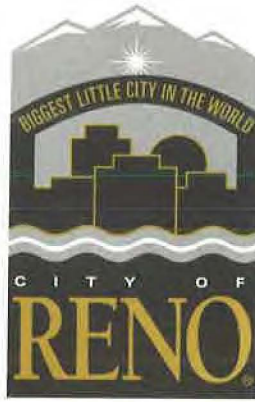
At a regular meeting held June 8, 2016, the City Council passed and adopted Ordinance No. 6403, approving the above referenced case.

Sincerely,


Ashley D. Turney
City Clerk

ADT:bbb

xc: Community Development
Vern Kloos, Community Development
Jeff Mann, Parks, Recreation & Community Services
Andy Durling, Wood Rodgers Inc., 5440 Reno Corporate Drive, Reno NV 89511



Ashley D. Turney
City Clerk
(775) 334-2030
TurneyA@reno.gov

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

Office of the City Clerk
Central Cashiering (775) 334-2030
Parking Tickets (775) 334-2293

January 12, 2018

FILED THIS DATE
1 / 12 / 18
BY: BBB
CITY CLERK

Reno Land and Cattle
1 East First Street, Suite 1400
Reno, NV 89501

RE: Case No. LDC18-00016 (Double R Apartments) – ***NOTICE OF FINAL ACTION, DECISION OR ORDER***

Dear Applicant:

At a regular meeting held January 10, 2018, the Reno City Council passed and adopted Ordinance No. 6443, approving the zoning map amendment for the above referenced case.

Sincerely,


Ashley D. Turney
City Clerk

ADT:bbb

xc: Community Development
Jeff Mann, Parks, Recreation & Community Services
Jeff Borchardt, Community Development
Stanharrah, 355 Boxington Way, Sparks NV 89434
Vincent Griffith, 1 East First Street, Reno NV 89501

EXPLANATION: Matter underlined is new; matter in brackets and stricken [--] is material to be repealed.

BILL NO. 7012

ORDINANCE NO. 6443

ORDINANCE TO AMEND TITLE 18, CHAPTER 18.08 OF THE RENO MUNICIPAL CODE, ENTITLED "ZONING", SECTION 18.08.102(b).1356, TO CHANGE THE TEXT IN THE SOUTH MEADOWS III PLANNED UNIT DEVELOPMENT (PUD) DESIGN STANDARDS TO: ALLOW FOR MULTIFAMILY RESIDENTIAL AS AN ALLOWED USE IN A ±15 ACRE PORTION OF PLANNING UNIT J LOCATED NORTHEAST CORNER OF DOUBLE R BOULEVARD AND DOUBLE DIAMOND PARKWAY, SOUTH OF TECHNOLOGY DRIVE WITHIN THE ±669 ACRE SOUTH MEADOWS III PUD; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

SPONSORED BY: RENO CITY PLANNING COMMISSION

THE CITY COUNCIL OF THE CITY OF RENO DOES 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).1356 relating to a ±15 acre site located on the northeast corner of Double R Boulevard and Double Diamond Parkway, south of Technology Drive within the ±669 acre South Meadows III PUD and more particularly described in the attached "Exhibit A"; to change the text in the PUD Design Standards Handbook to: allow for multifamily residential as an allowed use in a portion of Planning Unit J, the same to read as follows:

Sec. 18.08.102(b).1356. The zoning of the City of Reno as heretofore established is hereby amended in the manner shown on the map labeled Case No. LDC18-00016, thereby changing the use of land indicated therein, relating to a ±15 acre site located on the northeast corner of Double R Boulevard and Double Diamond Parkway within the ±669 acre South Meadows III PUD, and more particularly described in the attached "Exhibit A"; to change the text in the PUD Design Standards Handbook to: allow for multifamily residential as an allowed use in a portion of Planning Unit J.

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; and upon certification by City Council of the amended PUD Design Standards Handbook for Case No. LDC18-00016 and recordation of the amended PUD Design Standards Handbook for Case No. LDC18-00016.

CASE NO. LDC18-00016 (Double R Apartments)

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 10th day of January, 2018, by the following vote of the Council:

AYES: Duerr, Bobzien, Brekhus, Delgado, McKenzie, Jardon, Schieve
NAYS: None
ABSTAIN: None ABSENT: None

APPROVED this 10th day of January, 2018.


HILLARY L. SCHIEVE
MAYOR OF THE CITY OF RENO

ATTEST:


ASHLEY D. TURNEY
CITY CLERK AND CLERK OF THE CITY
COUNCIL OF THE CITY OF RENO, NEVADA



EFFECTIVE DATE: January 12, 2018.

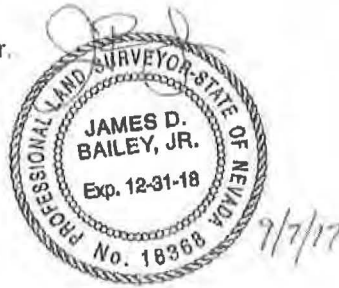
LEGAL DESCRIPTION

All that portion of the Southeast one-quarter (1/4) of Section Five (5), T.18 N., R.20 E., M.D.M., City of Reno, County of Washoe, State of Nevada, being more particularly described as follows:

Parcel D98-1 as shown on that "Parcel Map 98-Two Of Parcel D98-1, D98-2, D98-3 & D98-4 For South Meadows Properties Limited Partnership, A Nevada Limited Partnership", recorded in the office of the Washoe County Recorder, January 22, 1998, as Parcel Map No. 3293, Document No. 2172580, Official Records of Washoe County, Nevada.

Containing: 15.00 acres total, more or less.



James D. Bailey, Jr.
P.L.S. 18368




PREPARED BY THE FIRM OF
MERIDIAN SURVEYING & MAPPING, INC.
8725 TECHNOLOGY WAY, STE. C2
RENO, NV. 89521



**LDC18-00016
(Double R Apartments)**

-  Subject Site
-  City Limits



0 150 300 600 Feet

The information hereon is approximate and is intended for display purposes only. Reproduction is not permitted. For additional information please contact the City of Reno Community Development Department. Map Produced: September, 2017



Community Development Department

1 East 1st Street Phone: 321-8309
 P.O. Box 1900 Fax: 334-2043
 Reno, NV 89505 www.reno.gov

APPENDIX B

Excerpts from Chapter 18.06

APPENDIX B

EXCERPTS FROM CHAPTER 18.06
ZONING ORDINANCE

Sec. 18.06.220. P-O Professional Office.

(a) Purpose. The purpose of this zone is to provide for office conversions and small office developments. This zone is considered appropriate in transitional areas designated on the master plan or adjacent to residential districts.

(b) Permitted uses: Uses permitted on a lot or parcel having the required width:

- (1) Art galleries, museums, libraries.
- (2) Professional, business, financial, civic or public utility offices. No retail activity, display of merchandise, or storage shall take place.
- (3) Single family dwellings of a permanent nature, in conjunction with office use.
- (4) Accessory uses customarily incidental to the above.
- (5) Public utilities subject to 18.06.050(p).

(c) Uses requiring a special use permit:

- (1) Barber and Beauty Shops.
- (2) Child Care Facilities.
- (3) Financial institutions.
- (4) Laboratories.
- (5) Overhead power lines carrying more than 25 kv.
- (6) Recording studios.

(d) Prohibited uses:

- (1) Automated teller machines.
- (2) Drive-up windows.

(e) Parking. Unless otherwise specified, all off-street parking requirements and regulations shall be as provided in section 18.06.340. Parking shall not be permitted within the required front yard in front of the building unless said yard is located adjacent to an arterial or collector street.

(UPDATED 02/14/97, ORDINANCE 4714) C:\18-06220-1

(f) **Building Separations.** A detached accessory building shall be located not closer than three (3) feet to any main building on the same lot or five (5) feet from any property line. There shall be a minimum separation of ten (10) feet between all main buildings.

(g) **Required width:** Fifty (50) feet average width.

(h) **Advertising.** Advertising signs shall be non-illuminated and limited to one monument sign and one wall sign per parcel. Neither sign shall exceed twenty (20) square feet in size.

(i) **Building height:** 25 feet; maximum of two (2) stories.

(j) **Yards.** Except as provided in sections 18.06.050 and 18.06.330, minimum yards shall be:

(1) **Front:** Ten (10) feet, which shall be landscaped.

(2) **Side:** Five (5) feet or as provided in (4) below, whichever is greater.

(3) **Rear:** Ten (10) feet or as provided in (4) below, whichever is greater.

(4) In the event that the site is adjacent to residentially zoned property and is located outside of the downtown area as identified on Exhibit B, the minimum side and/or rear yard setbacks shall be determined by utilizing a 1:1 height/setback ratio for that portion of any building which exceeds 15 feet in height. The additional setback shall be measured starting at the five (5) foot side or ten (10) foot rear setback line.

(k) **Character.** In established areas, new construction must be consistent in scale and architecturally compatible with other principal structures in the area.

Sec. 18.06.225. G-O General Office.

(a) Purpose: The purpose of this zone is to establish regulations for office parks or complexes which also provide for complementary uses which are secondary in nature.

(b) Permitted uses:

- (1) Art galleries, museums and libraries.
- (2) Barber and beauty salons.
- (3) Child care centers.
- (4) Communication facilities provided they meet the standards set forth in 18.06.050 (e).
- (5) Financial institutions.
- (6) Office supply stores.
- (7) Professional, business, financial, civic or public utility offices.
- (8) Quick-copy establishments.
- (9) Restaurants.
- (10) Accessory uses customarily incidental to the above.
- (11) Public utilities subject to 18.06.050(p).

(c) Uses requiring a special use permit:

- (1) Laboratories.
- (2) Overhead power lines carrying more than 25 kv.
- (3) Recording studios.
- (4) Service establishments other than those listed under permitted uses, which provide a service to the occupants of the office buildings.

(d) Required project area: 3 acres or one entire city block.

(e) Parking. Unless otherwise specified, all off-street parking requirements and regulations shall be as provided in Section 18.06.340.

C:\18-06\225.1 (UPDATED 9/25/98, ORDINANCE 4914)

(f) Building separations: A detached accessory building shall be located not closer than ten (10) feet to any other building. There shall be a minimum separation of ten (10) feet between all main buildings.

(g) Building height:

- (1) The maximum building height shall be 55 feet unless the property is located within a focal center.
- (2) For properties located within a focal center, building height greater than 55 feet shall require the approval of a special use permit.
- (3) For properties located within a Level 2 or a Level 3 focal center, the maximum permitted building height shall be limited by the following criteria:

a.	<u>Land Area of Site</u>	<u>Building Height in Focal Centers</u>	
		<u>Level 2</u>	<u>Level 3</u>
	Less than 3 acres, but at least one entire city block	85 feet	85 feet
	3 acres - 3.99 acres	100 feet	100 feet
	4 acres - 4.99 acres	110 feet	110 feet
	5 acres - 5.99 acres	120 feet	120 feet
	6 acres - 6.99 acres	130 feet	130 feet
	7 acres - 7.99 acres	140 feet	140 feet
	8 acres - 8.99 acres	150 feet	150 feet maximum
	9 acres - 9.99 acres	160 feet	
	10 acres - 10.99 acres	170 feet	
	11+ acres	175 feet maximum	

b. Additionally, any office tower proposed to be more than 120 feet in height may be increased in height if both of the following criteria are met and then only by the height possible under the most restrictive criterion:

1.	Percent of gross site landscaped	Maximum height permitted
	25%	120 feet
	26%	130 feet
	27%	140 feet
	28%	150 feet
	29%	160 feet
	30%	170 feet
	31%	175 feet

2. Shadows cast between the hours of 10 a.m. and 2 p.m. on December 21 of each year must be confined within the boundaries of the subject site.

(h) Landscaping: In addition to the requirements of Section 18.06.341, the minimum portion of a site area to be permanently landscaped shall be 25%.

(i) Yards: Except as provided in Section 18.06.050 and 18.06.330, minimum yards shall be:

- (1) Front: Fifteen (15) feet, which shall be landscaped.
- (2) Side: 10 feet or as provided in (4) below, whichever is greater.
- (3) Rear: 10 feet or as provided in (4) below, whichever is greater.
- (4) In the event that the site is adjacent to residentially zoned property and is located outside of the downtown area as identified on Exhibit "B", the minimum side and/or rear yard setbacks shall be determined by utilizing a 1:1 setback/height ratio for that portion of any building which exceeds 15 feet in height. The additional setback shall be measured starting at the ten (10) foot side or ten (10) foot rear setback line.

Section 18.06.240. NC Neighborhood Commercial.

(a) Purpose. The purpose of this zoning district is to provide for commercial and service enterprises which are customarily associated with residential development. This shall not be construed to include those businesses which are based on a community-wide or regional market. It is further the intent for this zone to allow for uses which are frequented for personal goods or services such that there is a reduction in the number and length of vehicle trips.

(b) Permitted Uses.

- (1) Art galleries and libraries.
- (2) Bakery, retail (baking on premises with all baked goods sold at retail on premises).
- (3) Barber and beauty salons.
- (4) Child care facilities.
- (5) Convenience service establishments such as tailoring, shoe repair, and the like.
- (6) Financial institutions.
- (7) Fitness centers.
- (8) Laundry pick-up establishments (no laundering on the premises); laundromats; and small-scale dry cleaning establishments not exceeding 2,000 square feet in size and provided they are not located within 1/4 mile of any existing dry cleaning establishment.
- (9) Professional, business, financial, civic or public utility offices.
- (10) Quick-copy establishments.
- (11) Residential uses on the second floor only.
- (12) Restaurants, without bars or cocktail lounges.
- (13) Retail sales establishments, including office supply stores. All merchandise shall be stored and displayed in a building. Retail sales establishments may include incidental processing, repair and rental activities provided that they are accessory and subordinate to the retail sales use, and provided that all storage, processing and repair of merchandise occurs within the principal building.

(14) Video rental establishments.

(15) Accessory uses which are incidental to and customarily associated with the above permitted uses.

(c) Uses requiring a special use permit:

(1) Car washes.

(2) Collection stations. Such facilities shall not include any processing of materials collected.

(3) Convenience stores.

(4) Drive-through facilities, which are accessory to permitted uses.

(5) Freestanding automated teller machines.

(6) Overhead power lines carrying more than 25 kv.

(7) Pet stores, pet grooming establishments and/or veterinarian offices or clinics (no kenneling).

(8) Restaurants with bars or cocktail lounges.

(9) Service stations.

(10) Uses operating more than 17 hours per day.

(11) Video arcades (no gaming devices).

(d) Parking. Unless otherwise specified, all off-street parking requirements and regulations shall be as provided in section 18.02.580.

(e) Advertising.

(1) Pole or monument signs shall be limited to one per street frontage for each parcel and shall not exceed 80 square feet in size and 25 feet in height.

(2) Wall signs shall be limited to one per business per street frontage, not to exceed 60 square feet in size. In cases where neither a pole or monument sign is erected pursuant to (1) above, then one additional wall sign, not to exceed 60 square feet in size, may be erected on the parcel with the property owner's consent.

- (3) No other advertising signs shall be permitted.
- (f) Height Limitation: 25 feet; maximum of two (2) stories.
- (g) Required Width: Fifty (50) feet average.
- (h) Yards. Except as provided in sections 18.02.640 and 18.02.780, minimum yards shall be:
- (1) Front: Ten (10) feet which shall be comprised entirely of landscaping.
 - (2) Side: Buildings must be placed either on the side lot line or a minimum of ten feet away. If the structure is located adjacent to a residentially zoned property, there shall be a minimum setback of ten (10) feet comprised entirely of landscaping, or a minimum setback as provided in (4) below, whichever is greater.
 - (3) Rear: Buildings must be placed either on the rear lot line or a minimum of ten feet away. If the structure is located adjacent to a residentially zoned property, there shall be a minimum setback of ten (10) feet comprised entirely of landscaping, or a minimum setback as provided in (4) below, whichever is greater.
 - (4) In the event that the site is adjacent to residentially zoned property and is located outside of the downtown area as identified on Exhibit B, the minimum side and/or rear yard setbacks shall be determined by utilizing a 1:1 height/setback ratio for that portion of any building which exceeds 15 feet in height. The ten feet adjacent to the property line shall be landscaped when the site adjoins residentially zoned property. The additional setback shall be measured starting at the ten (10) foot side or ten (10) foot rear setback line.

Section 18.06.250. Arterial Commercial

(a) Purpose: The purpose of this zoning district is to provide for commercial and service enterprises that generate large volumes of automobile traffic and are dependent upon direct or indirect access to major arterials.

(b) Permitted Uses:

- (1) Automobile repair establishments. All repair must take place within an enclosed building.
- (2) Bakery, retail (baking on premises with all baked goods sold at retail on premises).
- (3) Barber and beauty salons.
- (4) Child care facilities.
- (5) Churches.
- (6) Convenience service establishments such as tailoring, shoe repair and the like.
- (7) Cultural facilities (including art galleries, libraries and museums) and/or publicly owned buildings.
- (8) Financial institutions.
- (9) Fitness centers.
- (10) Funeral parlors.
- (11) Hospitals.
- (12) Laundry pick-up establishments (no laundering on the premises); laundromats; and small-scale dry cleaning establishments not exceeding 2,000 square feet in size and provided they are not located within 1/4 mile of any existing dry cleaning establishment.
- (13) Motels.
- (14) Private clubs and lodges.
- (15) Professional, business, financial, civic or public utility offices.
- (16) Quick-copy establishments.
- (17) Recreational vehicle parks.

- (18) Residential uses above the first floor.
- (19) Restaurants, with or without cocktail lounges.
- (20) Satellite or microwave stations provided they are located on top of buildings of 3 stories or greater in height.
- (21) Schools and colleges.
- (22) Service stations.
- (23) Theatres (no drive-in theatres).
- (24) Video arcade (no gaming devices).
- (25) Video rental establishments.
- (26) Wholesale or retail sales establishments, including office supply stores. All merchandise shall be stored and displayed within a building. Wholesale or retail sales establishments may include incidental processing, repair and rental activities provided that they are accessory and subordinate to the sales use, and provided that all storage, processing and repair of merchandise occurs within the principal building.
- (27) Accessory uses which are incidental to and customarily associated with the above permitted uses.

(c) Uses requiring a special use permit:

- (1) Amusement parks.
- (2) Automobile body repair, including painting.
- (3) Automobile, mobile homes and/or recreational vehicle sales/rental establishments.
- (4) Bars.
- (5) Bowling alleys, skating rinks, golf driving ranges or other similar recreational facilities.
- (6) Car washes.
- (7) Collection stations. Such facilities shall not include any processing of materials collected.

- (8) Convenience stores.
- (9) Drive-through facilities.
- (10) Freestanding automated teller machines.
- (11) Laboratories.
- (12) Overhead power lines carrying more than 25 kv.
- (13) Pet stores, pet grooming establishments and/or veterinarian offices or clinics (no outside kenneling).
- (14) Plant nursery. All outside display or storage of merchandise shall be screened from off-premises view.
- (15) Pool or billiard parlors.
- (16) Uses operating more than 17 hours per day.

(d) Parking. Unless otherwise specified, all off-street parking requirements and regulations shall be as provided in section 18.02.580.

(e) Height limitations:

- (1) The maximum building height shall be 55 feet unless the property is located within a focal center.
- (2) For properties located within a focal center, building height greater than 55 feet shall require the approval of a special use permit.
- (3) For properties located within a Level 2 or a Level 3 focal center, the maximum building height shall be limited by the following criteria.

a. <u>Land Area of Site</u>	<u>Building Height in Focal Centers</u>	
	<u>Level 2</u>	<u>Level 3</u>
Less than 1 acre	55 feet	55 feet
1 acre - 1.99 acres	70 feet	70 feet
2 acres - 2.99 acres	85 feet	85 feet
3 acres - 3.99 acres	100 feet	100 feet
4 acres - 4.99 acres	110 feet	110 feet
5 acres - 5.99 acres	120 feet	120 feet
6 acres - 6.99 acres	130 feet	130 feet
7 acres - 7.99 acres	140 feet	140 feet
8 acres - 8.99 acres	150 feet	150 feet
		maximum
9 acres - 9.99 acres	160 feet	
10 acres - 10.99 acres	170 feet	
11+ acres	175 feet	maximum

b. Additionally, any structure proposed to be more than 120 feet in height may be increased in height if both of the following criteria are met and then only by the height possible under the most restrictive criterion:

1. Percent of gross site landscaped	Maximum height permitted
15%	120 feet
16%	130 feet
17%	140 feet
18%	150 feet
19%	160 feet
20%	170 feet
21%	175 feet

2. Shadows cast between the hours of 10 a.m. and 2 p.m. on December 21 of each year must be confined within the boundaries of the subject site.

(e) Required Width: Fifty (50) feet.

(f) Yards. Except as provided in sections 18.02.640 and 18.02.780, minimum yards shall be:

(1) Front - Ten (10) feet which shall be comprised entirely of landscaping.

- (2) Side - Buildings must be placed either on the side lot line or a minimum of ten feet away. If the building is located adjacent to a residentially zoned property, the minimum setback shall be ten (10) feet comprised entirely of landscaping, or a minimum setback as provided in (4) below, whichever is greater.
- (3) Rear - Buildings must be placed either on the rear lot line or a minimum of ten feet away. If the building is located adjacent to a residentially zoned property, there shall be a minimum setback of ten (10) feet comprised entirely of landscaping, or a minimum setback as provided in (4) below, whichever is greater.
- (4) In the event that the site is adjacent to residentially zoned property and is located outside of the downtown area as identified on Exhibit B, the minimum side and/or rear yard setbacks shall be determined by utilizing a 1:1 height/setback ratio for that portion of any building which exceeds 15 feet in height. When the site adjoins residentially zoned property, the ten feet adjacent to the property line shall be landscaped. The additional setback shall be measured starting at the ten (10) foot side or ten (10) foot rear setback line.

Sec. 18.06.260. CC Community Commercial.

(a) Purpose: The purpose of this zoning district is to provide for general commercial and service enterprises for the community at large.

(b) Permitted Uses:

- (1) Automobile repair establishments. All repair must take place within an enclosed building.
- (2) Bakeries, wholesale or retail.
- (3) Barber and beauty salons.
- (4) Boarding houses.
- (5) Bus or other transportation terminals (no repair of vehicles).
- (6) Car washes.
- (7) Child care facilities.
- (8) Churches.
- (9) Convenience service establishments such as tailoring, shoe repair and the like.
- (10) Cultural facilities (including art galleries, libraries and museums) and/or publicly-owned buildings.
- (11) Financial institutions.
- (12) Fitness centers.
- (13) Funeral parlors.
- (14) Laundry and dry cleaning establishments. Dry cleaning establishments shall not be located within 1/4 mile of any other existing dry cleaning establishment.
- (15) Maintenance, repair and renovation businesses within an enclosed building.
- (16) Open lot parking.
- (17) Pet stores, pet grooming establishments, and/or veterinarian offices or clinics (no outside kenneling).

- (19) Plant nursery. All outside display or storage of merchandise shall be screened from off-premises view.
 - (20) Printing (including quick-copy establishments), reproduction or publishing establishments.
 - (21) Private clubs and lodges.
 - (22) Professional, business, financial, civic or public utility offices.
 - (23) Recording studios.
 - (24) Rental businesses within an enclosed building.
 - (25) Residential uses above the first floor.
 - (26) Restaurants with or without cocktail lounges.
 - (27) Satellite or microwave stations provided they are located on top of buildings of 3 stories or greater in height.
 - (28) Schools and colleges.
 - (29) Service stations.
 - (30) Theaters (no drive-in theaters).
 - (31) Video arcade.
 - (32) Video rental establishments.
 - (33) Wholesale and retail sales establishments, including office supply stores. All merchandise shall be stored and displayed in a building. Such establishments may include incidental processing, repair and rental activities provided that they are accessory and subordinate to the use and provided that all storage, processing and repair of merchandise occurs within the principal building.
 - (34) Accessory uses which are incidental to and customarily associated with the above permitted uses.
- (c) Uses requiring a special use permit:
- (1) Automobile body repair, including painting.

- (2) Bars.
- (3) Collection stations. Such facilities shall not include any processing of materials collected.
- (4) Convenience stores.
- (5) Drive-through facilities.
- (6) Freestanding automated teller machines.
- (7) Laboratories.
- (8) Massage parlors, tatoo parlors, body painting and the like.
- (9) Overhead power lines carrying more than 25 kv.
- (10) Pawn shops.
- (11) Pool or billiard parlors.
- (12) Power substations and other public facilities.
- (13) Taxidermists.
- (14) Uses operating more than 17 hours per day.

(d) Parking. Unless otherwise specified, all off-street parking shall be as provided in section 18.02.580.

(e) Height limitations:

- (1) The maximum building height shall be 55 feet unless the property is located within a focal center.
- (2) For properties located within a focal center, building height greater than 55 feet shall require the approval of a special use permit.
- (3) For properties located within a Level 2 or a Level 3 focal center, the maximum building height shall be limited by the following criteria.

a. <u>Land Area of Site</u>	<u>Building Height in Focal Centers</u>	
	<u>Level 2</u>	<u>Level 3</u>
Less than 1 acre	55 feet	55 feet
1 acre - 1.99 acres	70 feet	70 feet
2 acres - 2.99 acres	85 feet	85 feet
3 acres - 3.99 acres	100 feet	100 feet
4 acres - 4.99 acres	110 feet	110 feet
5 acres - 5.99 acres	120 feet	120 feet
6 acres - 6.99 acres	130 feet	130 feet
7 acres - 7.99 acres	140 feet	140 feet
8 acres - 8.99 acres	150 feet	150 feet
		maximum
9 acres - 9.99 acres	160 feet	
10 acres - 10.99 acres	170 feet	
11+ acres	175 feet	maximum

b. Additionally, any structure proposed to be more than 120 feet in height may be increased in height if both of the following criteria are met and then only by the height possible under the most restrictive criterion:

1. Percent of gross site landscaped	Maximum Height permitted
15%	120 feet
16%	130 feet
17%	140 feet
18%	150 feet
19%	160 feet
20%	170 feet
21%	175 feet

2. Shadows cast between the hours of 10 a.m. and 2 p.m. on December 21 of each year must be confined within the boundaries of the subject site.

(f) Required Width: Fifty (50) feet.

(g) Yards. Except as provided in sections 18.02.640 and 18.02.780, minimum yards shall be:

(1) Front - Five (5) feet which shall be comprised entirely of landscaping.

- (2) Rear - Buildings must be placed either on the rear lot line or a minimum of ten feet away. If the building is located adjacent to a residentially zoned property, then there shall be a minimum setback of ten (10) feet comprised entirely of landscaping, or as provided in (4) below, whichever is greater.
- (3) Side - Buildings must be placed either on the side lot line or a minimum of ten feet away. If the building is located adjacent to a residentially zoned property, the minimum setback shall be ten (10) feet comprised entirely of landscaping, or as provided in (4) below, whichever is greater.
- (4) In the event that the site is adjacent to residentially zoned property and is located outside of the downtown area as identified on Exhibit B, the minimum side and/or rear yard setbacks shall be determined by utilizing a 1:1 height/setback ratio for that portion of any building which exceeds 15 feet in height. When the site adjoins residentially zoned property, the ten feet adjacent to the property line shall be landscaped. The additional setback shall be measured starting at the ten (10) foot side or ten (10) foot rear setback line.

Section 18.06.270. I Industrial.

(a) Purpose. The purpose of this zoning district is to provide for intensive activities and land uses which have the most potential for being obnoxious (heavy industrial). This zoning is located in areas with access to air, roadway and/or railway transportation systems.

(b) Permitted Uses:

- (1) Animal kennels.
- (2) Automobile repair establishments.
- (3) Bakery, wholesale.
- (4) Car washes.
- (5) Convenience stores.
- (6) Fitness centers.
- (7) Indoor manufacturing, processing, assembly and fabrication businesses.
- (8) Laundry and dry cleaning establishments. Dry cleaning establishments shall not be located within 1/4 mile of any other existing dry cleaning establishment.
- (9) Maintenance, repair and renovation businesses.
- (10) Outdoor storage. In addition to other screening requirements contained in this code, outdoor storage shall be visually screened from streets with a solid view-screening fence.
- (11) Overhead power lines carrying more than 25 kv.
- (12) Power substations and other public facilities.
- (13) Printing, reproduction or publishing establishments.
- (14) Rental businesses.
- (15) Restaurants, with or without cocktail lounges.
- (16) Satellite or microwave stations.
- (17) Service stations.

- (18) Warehousing and/or distribution facilities.
 - (19) Accessory uses which are incidental to and customarily associated with the above permitted uses.
- (c) Uses requiring a special use permit:
- (1) Animal and animal byproduct processing.
 - (2) Chemical processing and/or manufacturing.
 - (3) Laboratories.
 - (4) Manufacturing, processing, wholesaling, distributing, or storage activities which produce, transport or store hazardous waste.
 - (5) Outdoor manufacturing, processing, assembly and fabrication businesses.
 - (6) Residential quarters for guards or caretakers in connection with allowed uses.
 - (7) Rifle ranges within an enclosed building.
 - (8) Septic tank services.
 - (9) Transmission towers.
 - (10) Truck, bus or transportation terminals.
 - (11) Wrecking yard, salvage yard, or junk yard.
 - (12) Cluster development.
- (d) Uses specifically prohibited:
- (1) Any residential use except in conjunction with a permitted use.
 - (2) Churches, schools, or institutions.
 - (3) Hotels with or without gaming.
- (e) Parking. Unless otherwise specified, all off-street parking shall be as provided in section 18.06.340.
- (f) Height limitation: Fifty-five (55) feet.

(g) Required area and width: One acre minimum area; one hundred fifty (150) feet average width. When necessary to protect significant hydrologic resources, the required lot area and width may be reduced or eliminated with the approval of a special use permit for cluster development.

(h) Yards. Except as provided in sections 18.06.050 and 18.06.330, minimum yards shall be:

- (1) Front - Ten (10) feet which shall be comprised entirely of landscaping.
- (2) Side - Buildings must be placed either on the side lot line or a minimum of ten feet away. If the building is located adjacent to a residentially zoned property, the minimum setback shall be ten (10) feet which is comprised entirely of landscaping, or as provided in (4) below, whichever is greater.
- (3) Rear - Buildings must be placed either on the rear lot line or a minimum of ten feet away. If the building is located adjacent to a residentially zoned property, the minimum setback shall be ten (10) feet which is comprised entirely of landscaping, or as provided in (4) below, whichever is greater.
- (4) In the event that the site is adjacent to residentially zoned property and is located outside of the downtown area as identified on Exhibit B, the minimum side and/or rear yard setbacks shall be determined by utilizing a 1:1 height/setback ratio for that portion of any building which exceeds 15 feet in height. When the site adjoins residentially zoned property, the ten feet adjacent to the property line shall be landscaped. The additional setback shall be measured starting at the ten (10) foot side and ten (10) foot rear setback line.

Sec. 18.06.280. IB Industrial Business Park.

(a) Purpose. The purpose of this zoning district is to provide for research and development and production facilities. It is primarily intended for developing areas. This type of zoning should be separated from residential development by natural and man-made buffers such as, but not limited to, major drainageways and arterial roadways.

(b) Permitted uses: Uses permitted on a lot or parcel having the required area and width:

- (1) Bakery, wholesale.
- (2) Business schools, vocational and trade schools.
- (3) Fitness centers.
- (4) Indoor manufacturing, processing, assembly and fabrication businesses.
- (5) Indoor storage, which is incidental to a permitted use.
- (6) Office supply stores.
- (7) Offices and financial institutions.
- (8) Printing, reproduction, or publishing establishments.
- (9) Recording studios.
- (10) Restaurants, with or without cocktail lounges.
- (11) Satellite or microwave stations.
- (12) Accessory uses which are incidental to and customarily associated with the above permitted uses.

(c) Uses requiring a special use permit:

- (1) Automated teller machines.
- (2) Chemical processing and/or manufacturing.
- (3) Child care facilities.
- (4) Convenience Stores.
- (5) Drive-through facilities.

- (6) Indoor manufacturing, processing, wholesaling, distributing or storage activities which produce, transport or store hazardous waste.
- (7) Laboratories.
- (8) Power substations and other public facilities.
- (9) Outdoor storage, subject to the following limitations:
 - a. The outdoor storage must be incidental to the primary use of the property;
 - b. No outdoor storage shall be permitted in conjunction with any strictly commercial use permitted in the IB zone;
 - c. No direct sale of products or material stored in the outdoor storage area of any site shall be permitted;
 - d. No outdoor storage shall be permitted on any site adjoining a residentially zoned property;
 - e. Only materials actively used in the business may be stored;
 - f. Stacked material must not exceed the height of the wall or fence;
 - g. Outdoor storage shall only be located on the rear one half of any site;
 - h. The outdoor storage shall not exceed 20% of any site;
 - i. The size of the outdoor storage area must not exceed the square footage of the main building on the site;
 - j. The outdoor storage area must be enclosed with a solid wood fence, masonry wall or material of equal opacity. Landscaping must be provided on the outside of the fence or wall to provide a more pleasing appearance from the street; and
 - k. Walls or fences which are visible from the street must be architecturally compatible with the primary building.

(10) Overhead power lines carrying more than 25 kv.

(d) Uses specifically prohibited:

- (1) Any residential use.
- (2) Churches, schools or institutions.
- (3) Hotels, with or without gaming.

(e) Parking. Unless otherwise specified, all off-street parking shall be as provided in section 18.06.340.

(f) Height limitation: Forty (40) feet; maximum of three (3) stories.

(g) Required area and width: One-half acre minimum area; one hundred fifty (150) feet average width.

(h) Yards. Except as provided in sections 18.06.050 and 18.06.330, minimum yards shall be:

- (1) Front - Twenty (20) feet, the first ten (10) feet of which must be entirely landscaped.
- (2) Side - Twenty (20) feet or as provided in (4) below, whichever is greater.
- (3) Rear - Twenty (20) feet or as provided in (4) below, whichever is greater.
- (4) In the event that the site is adjacent to residentially zoned property and is located outside of the downtown area as identified on Exhibit B, the minimum side and/or rear yard setbacks shall be determined by utilizing a 1:1 height/setback ratio for that portion of any building which exceeds 15 feet in height. When the site adjoins residentially zoned property, the ten feet adjacent to the property line shall be landscaped. The additional setback shall be measured starting at the ten (10) foot side or ten (10) foot rear setback line.

Section 18.06.281. IC Industrial Commercial District.

(a) Purpose. The purpose of this district is to provide for a mix of industrial and small scale commercial land uses.

(b) Permitted uses.

- (1) Automobile repair establishments. All repair must take place within an enclosed building.
- (2) Bakery, wholesale.
- (3) Business schools, vocational and trade schools.
- (4) Car washes.
- (5) Fitness centers.
- (6) Indoor manufacturing, processing, assembly and fabrication businesses.
- (7) Laundry and dry cleaning establishments. Dry cleaning establishments shall not be located within 1/4 mile of any other existing dry cleaning establishment.
- (8) Maintenance, repair and renovation businesses.
- (9) Office supply stores.
- (10) Offices and financial institutions.
- (11) Open lot parking.
- (12) Outdoor storage. In addition to other screening requirements contained in this code, outdoor storage shall be visually screened from streets.
- (13) Plant nurseries.
- (14) Printing, reproduction or publishing businesses.
- (15) Recording studios.
- (16) Rental businesses.
- (17) Restaurants, with or without cocktail lounges.

- (18) Retail businesses which deal in the sale of low-volume, bulky goods.
 - (19) Retail outlets incidental to manufacturing or wholesaling.
 - (20) Satellite or microwave stations.
 - (21) Service stations.
 - (22) Warehousing and/or distribution facilities.
 - (23) Wholesale businesses.
 - (24) Accessory uses which are incidental to and customarily associated with above uses.
- (c) Uses requiring a special use permit:
- (1) Chemical processing and/or manufacturing.
 - (2) Child care facilities.
 - (3) Churches.
 - (4) Convenience stores.
 - (5) Drive-through facilities.
 - (6) Freestanding automated teller machines.
 - (7) Indoor manufacturing, processing, wholesaling, distribution or storage activities which produce, transport or store hazardous waste.
 - (8) Laboratories.
 - (9) Overhead power lines carrying more than 25 kv.
 - (10) Power substations and other public facilities.
 - (11) Residential quarters for guards or caretakers in connection with allowed uses.
- (d) Uses specifically prohibited:
- (1) Any residential use except in conjunction with a permitted use.
 - (2) Hotels with or without gaming.

(e) Parking. Unless otherwise specified, all off-street parking shall be as provided in section 18.06.340.

(f) Height limitation: Forty (40) feet; maximum of three (3) stories.

(g) Required width: Fifty (50) feet average width.

(h) Yards. Except as provided in sections 18.06.050 and 18.06.330, minimum yards shall be:

- (1) Front - Twenty (20) feet, the first ten (10) feet of which must be comprised entirely of landscaping.
- (2) Side - Buildings must be placed either on the side lot line or a minimum of ten (10) feet away. If the structure is located adjacent to a residentially zoned property, the minimum setback shall be ten (10) feet comprised entirely of landscaping, or as provided in (4) below, whichever is greater.
- (3) Rear - Buildings must be placed either on the side lot line or a minimum of ten feet away. If the structure is located adjacent to a residentially zoned property, the minimum setback shall be ten (10) feet comprised entirely of landscaping, or as provided in (4) below, whichever is greater.
- (4) In the event that the site is adjacent to residentially zoned property and is located outside of the downtown area as identified on Exhibit B, the minimum side and/or rear yard setbacks shall be determined by utilizing a 1:1 height/setback ratio for that portion of any building which exceeds 15 feet in height. When the site adjoins residentially zoned property, the ten feet adjacent to the property line shall be landscaped. The additional setback shall be measured starting at the ten (10) foot side or ten (10) foot rear setback line.

Section 18.06.285. P-U-D - Planned Unit Development.

(a) Purpose. The purpose of the planned unit development classification as per Chapter 278A of the Nevada Revised Statutes is to encourage flexibility in the development of land in Reno in order to promote its most appropriate and compatible use; to improve the design, character, and quality of new development; to facilitate the adequate and economical provision of streets and utilities; and to preserve the natural and scenic features of open areas in the community.

(b) Definitions. As used in this section, unless the context requires otherwise, the words and terms defined in this section shall have the meanings ascribed to them herein:

- (1) Common open space means a parcel or parcels of land or an area of water or a combination of land and water within the site designated for a planned unit development which is designed and intended for the use or enjoyment of the residents or owners of the development. Common open space may contain such complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of the residents or owners of the development.
- (2) Landowner means the legal or beneficial owner or owners of all the land proposed to be included in a planned unit development. The holder of an option or contract of purchase, a lessee having a remaining term of not less than 30 years, or another person having an enforceable proprietary interest in the land is a landowner for the purposes of this chapter.
- (3) Plan means the provisions for development of a planned unit development, including a plat of subdivision, all covenants relating to use, location and bulk of buildings and other structures, intensity of use or density of development, private streets, ways and parking facilities, common open space and public facilities. The phrase "provisions of the plan" means the written and graphic materials referred to in this section.
- (4) Planned unit development means an area of land controlled by a landowner, which is to be developed as a single entity for one or more planned unit residential developments, one or more public, quasi-public, commercial or industrial areas, or both, within proportions of nonresidential uses to residential uses specified in the zoning ordinance.

14/285.1 (UPDATED 11/19/84, ORDINANCE 3221)

(c) Development standards.

- (1) Permitted uses. A planned unit development may include any uses permitted in any zone classification provided that any combination of uses is planned in a manner compatible to each and to the surrounding environment subject to the approval of the Reno City Council.
- (2) Minimum size. A planned unit development shall contain a minimum of ten (10) contiguous acres of land unless proper justification for a smaller size is made to the satisfaction of the Zoning Administrator.
- (3) Density. A planned unit development including residential development shall have a residential density greater than or equal to 7.3 dwelling units per acre, unless proper justification for a lesser density is made to the satisfaction of the Zoning Administrator. Criteria for this justification may include, but shall not be limited to topography, environmental constraints, location on the edge of the urbanized city, etc. Residential density is calculated by dividing the gross area designated as residential on the PUD Plan by the number of dwelling units proposed to be built. Gross area designated as residential on the PUD plan does not include land designated as nonresidential or common open space.
- (4) Primary design standards. Lot size, lot coverage, street width, height and distance between buildings shall, in general, meet health, safety and welfare requirements and be in harmony with good planning practices subject to the approval of the Reno City Council.
- (5) Yards. Unless otherwise specified in Title 18 of the Reno Municipal Code, all yard and setback requirements and regulations shall be as provided in Sections 18.06.050 and 18.06.330.
- (6) Advertising displays. Unless otherwise specified in Title 18 of the Reno Municipal Code, all advertising display requirements and regulations shall be as provided in Sections 18.06.490 and 18.06.500.
- (7) Landscape. Unless otherwise specified in Title 18 of the Reno Municipal Code, all landscape requirements and regulations shall be as provided in Section 18.06.341.

- (8) Parking. Unless otherwise specified in Title 18 of the Reno Municipal Code, all off-street parking requirements and regulations shall be as provided in Section 18.06.340, (a) to (k), inclusive.
- (9) Engineering design and improvement standards.
 - (i) Unless otherwise specified in Title 18 of the Reno Municipal Code, all requirements and standards pertaining to sewage and landscaping shall be as provided in Chapter 18.09.
 - (ii) Unless otherwise specified in Title 18 of the Reno Municipal Code, all requirements and standards pertaining to streets, drainage, alleys, sidewalks, curb and gutters, driveways and curbcuts, water and fire hydrants, underground utility services, water supply ditches, erosion control and street lighting shall be as approved by the Reno City Council.
- (10) Common open space-amount. A planned unit development including residential development shall provide common open space. The land-owners may apply for an exemption from the City of Reno's Residential Construction Tax Program with the amount of the exemption to be based on the merits of the plan and as approved by the Reno City Council.
- (11) Common open space-management. A planned unit development which includes common open space shall be subject to the requirements and regulations pertaining to organization for ownership and maintenance and procedures for enforcing payments of assessments for the maintenance of common open space as provided in NRS 278A.130 to 278A.160, inclusive.

Section 18.06.340. Parking and loading.

(a) Permanently maintained off-street parking facilities shall be provided in accordance with the provisions of this section. When existing buildings are enlarged, off-street parking and loading facilities shall be provided in accordance with the provisions of this section for the enlargement. When existing residential structures are converted to office or commercial use or from single family use to multi-family residential use, off-street parking shall be provided in accordance with the provisions of this section. When approving a business license from one permitted use within a zone to another permitted use, additional parking in accordance with this section may be required when the administrator determines that the new use would result in a substantial increase in parking demand.

(b) Unless otherwise specified, all required off-street parking shall be located on the premises.

(c) Unobstructed access to a public right-of-way shall be provided, intersecting the right-of-way at an angle of approximately ninety (90) degrees. All driveways must be paved. Except for variations approved by the administrator, driveway approaches shall comply with city standards and shall be a minimum of 14 feet in width for one-way traffic and 24 feet in width for two-way traffic. Two-way access lanes shall be a minimum of twenty (20) feet in width; one-way access lanes shall be a minimum of fourteen (14) feet in width or as approved by the fire chief. Except in conjunction with a single family or duplex residential use, no parking area shall require or encourage a vehicle to back over the property line into the public street right-of-way.

(d) Public and semi-public parking lots, service areas, loading spaces, drive-in businesses, automobile, mobile home, recreational vehicle and boat sales and storage areas shall be developed in accordance with the provisions of this section, and shall be subject to review and approval by the administrator. Persons operating a public or semipublic or patron parking lot shall post and maintain at each entrance to such parking lot a permanent sign suitable to apprise persons using same of the following:

- (1) Use of a recreational vehicle for sleeping and dwelling purposes while parked on this parking lot is unlawful: City Code 18.12.090.
- (2) Violation constitutes a misdemeanor and is punishable by law.

Such signs shall first be approved by the administrator and shall be illuminated so as to be easily readable and noticeable.

A person establishing a public or semi-public parking lot shall maintain at each entrance to such parking lot a permanent sign approved by the administrator suitable to apprise persons using the same of the following information:

- (1) The hours of the day or night during which the parking lot is open for business.
- (2) Rates charged for parking (if any charge is made) and when more than one rate is charged, or a sliding rate scale is charged, the figures and letters stipulating each rate shall be of uniform size and dimensions, and shall be not less than six (6) inches in height and three (3) inches in width.
- (3) If vehicles in violation of parking rules will be towed from such parking lot, such sign must state this information. If vehicles will be towed, the name and telephone number of the operator of such parking lot who may be contacted if a vehicle is towed must be stated.
- (4) If the parking lot is used exclusively as a patron parking lot, such information as to properly advise the users of the terms and conditions of such use.

Every person establishing or maintaining a public or semi-public parking lot shall furnish to the police department the name and telephone number of the operator or owner who may be contacted if any emergency arises.

(e) Automobile off-street parking spaces shall be a minimum of eight and one-half (8 1/2) feet wide by twenty (20) feet long, or nine (9) feet wide by nineteen (19) feet long. Thirty-five (35) percent of the required spaces may be designed for compact vehicles eight (8) feet wide and fifteen (15) feet long. Alternative parking stall sizes may be provided in parking garages that are specifically designed to meet a project's expected needs to the approval of the administrator. Layout shall conform to the attached "Exhibit A". Adequate ingress, egress, on-premises circulation and maneuvering areas shall be provided. A two (2) foot vehicle overhang may be permitted where parking abuts a sidewalk with a minimum width of six (6) feet. Wheel stops or other measures to the approval of the administrator shall be provided eighteen (18) inches from landscaped areas.

(f) Each off-street parking space designed for the exclusive use of compact vehicles shall be signed or marked "Compact Car".

(g) Handicapped parking.

- (1) All parking areas shall have a minimum of one (1) handicapped parking space. This space shall be thirteen (13) feet wide, clearly identified with signs as described in the handicapped parking sections of NRS 484 and RMC Title 6, with a painted symbol and located within 100 feet of the building entrance.
- (2) The number of handicapped spaces shall be provided in accordance with the following table:

Total Parking Required	Required Minimum Number of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2% of total
1001 and over	20 plus 1 for each 100 over 1000

- (3) Except for commercial uses with parking lots consisting of five spaces or less, existing commercial uses whose on-site parking is not in conformance with this subsection shall provide handicapped parking in accordance with (1) and (2) above by January 1, 1992.

(h) All off-street parking areas shall be surfaced with a minimum of two (2) inches of asphaltic concrete compacted to ninety-five (95) percent maximum density as determined by ASTM D 1074. Said asphaltic concrete shall be placed over six (6) inches of crushed aggregate base compacted to ninety-five (95) percent maximum density as determined by Nev. T-101. In order to reduce air and water pollution, soil erosion and street sweeping costs, all existing unpaved areas which are used for off-street parking or storage of vehicles shall be paved in accordance with this section within nine (9) months of notice given by the administrator. Temporary construction equipment parking in association with a construction project is exempt. No unpaved areas may be established as parking areas following the effective date of this ordinance.

(i) Whenever more than 10% of an existing parking area is repaved or reconstructed, excluding top seal or restriping, the parking area shall be brought into conformance with landscaping requirements for parking lots. Whenever the requirements of this section and the landscaping requirements are in conflict, this section will prevail with the exception of the requirement for five (5) feet of landscaping adjacent to public rights-of-way.

(j) Portland cement concrete curbing shall be provided to prevent free roll onto public rights-of-way, overhang beyond property lines, or perimeters of landscaped areas.

(k) A wooden or masonry fence as determined by the administrator shall be required to provide a barrier between off-street parking or storage uses and properties residentially zoned or used.

(l) All parking areas with more than ten (10) spaces shall be lighted for security in accordance with Section 18.06.050. The lights must be designed and maintained to produce at least .1 foot-candle of light at pavement level throughout the parking area. Potentially hazardous locations must be individually illuminated with at least .3 foot-candle of light.

(m) Off-street parking or storage areas shall be so maintained as to prevent accumulation of debris or litter.

(n) Off-street parking areas shall be striped or otherwise marked so that individual spaces and driving lanes are clearly indicated. Directional markers shall be painted on the driveway surface or placed on standards as required by the administrator.

(o) Tandem parking will only be permitted in association with single family dwellings or duplex use or valet parking in conjunction with a hotel/casino with a full time attendant(s). Valet parking shall comply with all provisions of this section except that tandem parking stall sizes of eight (8) feet wide by eighteen (18) feet long shall be permitted.

(p) Whenever possible, parking shall be provided in the rear of lots.

(q) Parking areas adjacent to arterial streets shall be screened by either a landscaped berm or a masonry wall of three (3) feet in height located at the perimeter of the parking area.

(r) Interior circulation in parking lots shall be designed such that stacking on arterial or collector streets does not occur as the result of vehicular movements within such parking lots.

(s) Off-street loading areas shall be provided for all non-residential developments of 30,000 square feet or more in gross floor area. Each off-street loading area shall consist of at least one space, ten (10) feet by forty-five (45) feet, with a fourteen (14) foot height clearance for each 30,000 square feet of gross floor area. Such off-street loading areas shall not conflict with pedestrian or vehicular circulation.

(t) It shall be unlawful for an owner of a building or land use affected by this section to cause or permit the discontinuance or reduction of required parking or loading facilities without the establishment of acceptable alternative parking or loading facilities which meet the requirements of this section.

(u) Any development which includes 600 or more parking spaces shall either:

- (1) Place a minimum of 70% of the spaces in excess of 600 within a parking garage; or
- (2) Provide a fifteen foot wide landscape area around the perimeter of the parking area which includes a 2 foot high berm and an additional 10 square feet of landscape area for each parking space in excess of 600. Such additional landscape area shall be placed in the interior of said parking area.

(v) No development which requires 20 or more parking spaces shall exceed the number of parking spaces required by this section by more than 10%, unless justified to the satisfaction of the administrator.

(w) Off-street parking requirements, non-downtown area:
(D/U means dwelling unit)

- (1) Residential uses:
 - a. Single-family residence--1 per bedroom.
 - b. Multiple residences--1.25 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 .5 per each bedroom for D/U larger than 3 bedrooms; 1 per 10 D/U guest parking.
 - c. Common kitchen development--1.25 parking spaces per bedroom plus one guest parking space per 10 bedrooms.

- d. Congregate care or senior citizen housing (Publicly owned or subsidized or privately owned and deed restricted to limit the use to senior or congregate housing)--1/2 per bedroom and 1 per employee per largest shift plus 1 per 5 D/U guest parking.
 - e. Mobile homes--2 per mobile home.
 - f. Boarding house; sorority, etc.--1 per each 2 beds.
 - g. Dormitories--1 per each 2 beds.
 - h. Rest homes; skilled nursing facility--1 per each 4 beds plus 1 per employee on largest shift.
- (2) Commercial uses:
- a. General retail, wholesale and services--1 per 200 square feet of gross floor area.
 - b. Offices:
 - 1. Professional--1 per each 250 square feet of gross floor area.
 - 2. Medical professional--1 per employee and 6 per physician in attendance during operating hours.
 - c. Food and beverage service:
 - 1. Low-volume sit-down restaurant (customer turnover typically hourly or longer)--1 per each 3 seats plus one per employee on largest shift
 - 2. Lounge area--1 per each 100 square feet
 - 3. High-volume restaurant (customer turnover typically less than hourly)--13 per 1,000 square feet plus 1 per employee on largest shift.
 - d. Hospitals--1.25 per each bed
 - e. Bowling alleys--4 per lane
 - f. Financial institutions--1 per 250 square feet gross floor area

- y. Motels--1 per room
 - h. Hotels--.8 per room plus parking as required for other uses in the hotel
 - i. Theaters--1 per each 3 seats
 - j. Child care facility--1 per employee plus 1 space of drop-off area per 10 children
 - k. Churches--1 per each 5 seats
 - l. Manufacturing--1 space per employee for the largest shift and 5 spaces for visitor parking
 - m. Casino--1 per 500 square feet of gaming and commercial area
 - n. Drive-through facilities--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).
- (3) Areas adjacent to gas pumps shall not be considered as required parking.
- (4) Uses not herein established: Demands and requirements not clearly indicated herein shall be determined by the administrator, based on the particular use and its particular off-street parking demands.

(x) Off-street parking requirements, downtown parking district. The downtown parking district consists of those properties shown within the downtown area as outlined on "Exhibit B", which area may be described as follows: Commencing at the south right-of-way line of I-80 and the east side of Ralston Street, then south along Ralston Street to the south side of 5th Street, then west on 5th Street to the east side of Vine Street, then south on Vine Street to the north side of 4th Street, then east on 4th Street to the east side of Ralston Street, then south on Ralston Street to the north side of 1st street, then east on 1st Street to the east side of Arlington Avenue, then south on Arlington Avenue to the north side of Ridge Street, then east on Ridge Street to the east side of Flint Street, then south on Flint Street to the north side of California Avenue, then east along California Avenue to the east side of Forest Street, then south along Forest Street to the north side of Tahoe Street, then east along Tahoe Street and continuing east to the west side of South Virginia Street, then north along South Virginia Street to the north side of Stewart Street, then east on Stewart Street to

the west side of Sinclair Street, then north along Sinclair Street till it changes to Lake Street and along Lake Street to the north bank of the Truckee River, then along the north bank of the Truckee River to the west right-of-way line of I-580, then north along I-580 to the south right-of-way line of I-80, then west along I-80 to the west side of Center Street, then north along Center Street to the south side of 8th Street, then west along 8th Street to the east side of North Virginia Street, then south along North Virginia Street to the south right-of-way line of I-80, then west along I-80 to the east side of Ralston Street, the point of beginning.

Off-street parking required by this section in the downtown district shall be on premises or on properties not exceeding one thousand (1,000) feet from premises as measured by the most direct walking distance.

(1) Residential uses:

- a. Single-family residence--1 per bedroom.
- b. Multiple residence--1.0 space per efficiency D/U; 1 per 1 bedroom D/U; 1.5 per 2 or more bedroom D/U; 1 per bedroom in common kitchen D/U; plus 1 per 10 D/U guest parking.
- c. Congregate care or senior citizen housing (Publicly owned or subsidized or privately owned and deed restricted to limit the use to senior or congregate housing) --1/2 per bedroom and 1 per employee per largest shift plus 1 per 5 D/U guest parking.
- d. Mobile homes--2 per mobile home.
- e. Boarding house; sorority, etc.--1 per each 2 beds.
- f. Dormitories--1 per each 2 beds.
- g. Rest home; skilled nursing facility--1 per 4 beds plus 1 per employee on the largest shift.

(2) Commercial uses:

- a. General retail and services--1 per 1,000 square feet of gross floor area.
- b. Offices:

1. Professional--1 per each 500 square feet of gross floor area
 2. Medical professional--1 per employee plus 6 per physician in attendance during operating hours
- c. Food and beverage service, restaurant/bar --1 per each 250 square feet of gross floor area (patio and outdoor cafes are excluded from gross floor area)
 - d. Hospitals--1.25 per each bed
 - e. Bowling alleys--None
 - f. Financial institutions - 1 per each 300 square feet of gross floor area
 - g. Motels--1 per each room
 - h. Hotels--.75/room plus 1 per 500 square feet of casino and commercial area
 - i. Theaters--1 per each 5 seats
 - j. Child care facility--1 per employee plus 1 space of drop-off area per 10 children
 - k. Churches--1 per each 5 seats
 - l. Manufacturing--1 space per employee for the largest shift
 - m. Casino--1 per 500 square feet of gaming and commercial area
 - n. Drive-through facilities--140 lineal feet of off-street stacking area (measured from the window)
- (3) Areas adjacent to gas pumps shall not be considered as required parking.
 - (4) Uses not herein established: Demands and requirements not clearly indicated herein shall be determined by the administrator based on the particular use and its particular off-street parking demands.

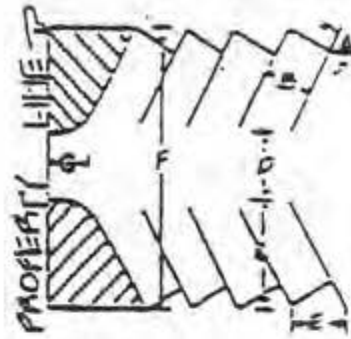
(y) On-street parking. Upon the approval of a special use permit, diagonal or angular parking may be permitted on any street provided that:

- (1) such on-street parking is not substituted for more than 50% of the off-street parking required by this section;
- (2) only streets at least one block in length (not a portion of any one block) are designated for such parking;
- (3) the proponent provide decorative pavement twenty feet in width at both the entrance to and exit from such a parking area;
- (4) the proponent provide decorative pavement at all alleys which intersect such a parking area and at any other places deemed necessary for traffic safety purposes; and
- (5) aisle widths within such a parking area conform to Exhibit A except that a one-way aisle shall be no less than 20 feet in width.

CITY OF RENO
PARKING LOT STANDARDS

Standard: Option I: 8.5' x 20' stall									
A	B	C	D	D'	E	F	F'	G	
45°	8.5	20.0	12.0	24.0	12.0	52.0	64.0	11.0	
60°	8.5	21.5	17.0	24.0	9.8	60.0	67.0	8.5	
90°	8.5*	20.0	24.0	24.0	8.5*	64.0	64.0	0	
*8.3' wide spaces for 90° parking may be approved by the Zoning Administrator or designee.									
Standard: Option II: 9.0' x 19' stall									
45°	9.0	19.8	12.0	24.0	12.7	51.6	63.6	10.5	
60°	9.0	21.0	16.0	24.0	10.4	58.0	66.0	8.5	
90°	9.0	19.0	24.0	24.0	9.0	62.0	62.0	0	
Compact: Option III: 8.0' x 15' stall 35% of spaces maximum allowable									
45°	8.0	15.8	13.0	24.0	10.6	44.6	55.6	8.0	
60°	8.0	16.8	17.0	24.0	8.7	50.6	57.6	7.5	
90°	8.0	15.0	24.0	24.0	7.5	54.0	54.0	0	

- A Parking Angle
- B Stall Width
- C Stall to Curb
- D Aisle Width - One Way
- D' Aisle Width - Two Way
- E Curb Length per Car
- F Curb to Curb
- F' Curb to Curb with Two Way Aisle
- G Initial Backup Distance



Option IV:

8'						
		24				

aisle 20' two way
12' one way

Option V:

8'						
				20'	6'	

Exhibit A

Sec. 18.06.503. Multi-family residential district provisions.

The purpose of this section is to set forth the standards regarding the multi-family residential district.

Sec. 18.06.503.05 Definitions

- (1) Building coverage means the amount of the property covered by the residential structure and garage.
- (2) Parkway means the strip of land, regardless of whether currently paved, surfaced, or landscaped between the back of the curb and the sidewalk.

Sec. 18.06.503.10. Development standards table.

- (a) The Multi-Family Residential District Development Table (Table Two) sets out maximum standards for density and building height, and the minimum standards for setbacks, set area, and lot width.
- (b) The table shall establish the minimum requirements for these elements except as otherwise provided in this Chapter. Section 18.06.508 should be consulted for in-fill development which may modify some standards. Section 18.06.503.65 should be consulted for units sold or rented at less than market value.

**TABLE TWO
MULTI-FAMILY RESIDENTIAL ZONING
DISTRICT DEVELOPMENT STANDARDS TABLE**

	MF14	MF21	MF30	HDFC
Building Density	1 du/3000 sf	1 du/2000 sf	1 du/1450 sf	
Minimum Lot Width (ft.)	40	50		
With Zero Lot Line Develop.	0			
Minimum Front Yard (ft.)	15/30	15/30	15/30	0
Minimum Side Yard (ft.)	5/10	5/10	5/10	0 or 10
Zero Lot Line Development	10 and 0			
Minimum Rear Yard (ft.)	20/10	10	10	0 or 10
Maximum Stories	3	3	3	
Maximum Building Height (ft.)	35	45	45	65

Sec. 18.06.503.15. Reduction of standards with special use permit.

Required lot area and width may be reduced or eliminated as part of a Special Use Permit for multi-family dwellings or cluster development.

Sec. 18.06.503.20. Front yards in the MF-14, MF-21, and MF-30 zoning districts.

The minimum front yard shall be fifteen (15) feet; however, if located adjacent to an arterial street or freeway, a minimum thirty (30) -foot front yard is required and must be fully landscaped in front of the structure.

Sec. 18.06.503.25. Side yards in the MF-14, MF-21, and MF-30 zoning districts.

- (a) The minimum side yard shall be five (5) feet; however, if the project contains more than two (2) dwelling units, there shall be a minimum side yard of ten (10) feet adjacent to any property zoned single family residential.
- (b) Zero Lot Line Development. The minimum side yard shall be ten (10) feet on one side, and zero (0) on the other side.

Sec. 18.06.503.30. Rear yards in the MF-14 zoning district.

- (a) The rear yard shall be twenty (20) feet for each dwelling unit, with a minimum useable rear yard of four hundred (400) square feet and a maximum slope of seven to one (7:1).
- (b) The rear yard may be ten (10) feet if one side yard is at least twenty (20) feet wide and contains a minimum of four hundred (400) square feet having a maximum slope of seven to one (7:1).

Sec. 18.06.503.35. Side and rear yards in the HDFC zoning district.

The building shall either be placed on the property line, or setback a minimum of ten (10) feet. However, if the building is located immediately adjacent to a residentially zoned property, the minimum setback shall be ten (10) feet, and subject to residential adjacency standards in Section 18.06.508, Residential adjacency standards.

Sec. 18.06.503.40. Setback requirements when a use is permitted by special use permit.

Any use permitted by the approval of a Special Use Permit in a residential zone must have a minimum twenty (20) -foot setback from any property line, which adjoins a single family dwelling.

Sec. 18.06.503.45. Multi-family main building separation.

In all multi-family zoning district, there shall be a minimum separation of twenty (20) feet between main buildings on the same lot for developments of fifty (50) units or more, and ten (10) feet for developments of less than fifty (50).

Sec. 18.06.503.50. Minimum usable open space in MF-14, MF-21, and MF-30 zoning districts.

A minimum of one hundred (100) square feet per dwelling unit shall be provided in useable open space. The calculation of minimum open space shall include patio areas and balconies and exclude parking areas and other paved areas. Except for patio areas and balconies, this area must be landscaped or improved with outdoor recreational facilities.

Sec. 18.06.503.55. Multi-family building facades.

In all multi-family districts, buildings longer than fifty (50) feet must have variations in façade and fenestration (See Figure 5-1).

Sec. 18.06.503.60. Restrictions on multi-family properties adjacent to single-family zoned properties.

Multi-family properties that are adjacent to single-family zoned properties must meet the residential adjacency standards in Section 18.08.506, Residential Adjacency Standards.

Sec. 18.06.503.65. Density bonus for units meeting affordability guidelines

- (a) Projects can receive a density bonus if the development meets the affordability guidelines in "(b)" below and the following:
 - (1) Affordable and bonus units have to be comparable and representative of the overall complex; and
 - (2) Public transportation must be located within one quarter (1/4) mile.
- (b) The following density bonuses are available:
 - (1) two and one half (2.5) additional units for each unit offered at thirty percent (30%) of Adjusted Median Income;
 - (2) two (2) additional units for each unit offered at forty percent (40%) of Adjusted Median Income; or

- (3) one and one half (1.5) additional units for each unit offered at fifty percent (50%) of Adjusted Median Income.
- (c) The maximum density bonus allowed is twenty-five percent (25%) over the zone district density (e.g. twenty-five percent (25%) over MF-21 is twenty-six and one quarter (26.25) dwelling units per acre (du/ac).
- (d) Market rate units requesting bonus density shall not be eligible for a variance to any landscaping or parking requirements of the code.
- (e) Projects must demonstrate that they have and will continue to meet Housing and Urban Department's (HUD) affordability guidelines for a period of thirty (30) years.

Sec. 18.06.503.70. Site development standards for single-family residences in the MF-14 zoning district.

- (a) If maximum building coverage is greater than forty (40) percent of the lot, common open space equal to twenty (20) percent of the gross project area shall be provided.
- (b) A minimum five (5)-foot wide landscape parkway shall be provided between the curb and sidewalk.
- (c) In a residential subdivision, street trees shall be planted on the average at least one two(2)-inch caliper tree for each thirty (30) linear feet of street frontage.
- (d) A minimum four (4)-foot sidewalk shall be provided on at least one side of the street.

Sec. 18.06.503.75. Architectural standards for single-family residences in MF-14.

- (a) A maximum of twenty-five percent (25%) of the houses constructed in a project with four or more dwellings units may be designed so that the garage is closer to the street than the finished living space.
- (b) A minimum of twenty-five percent (25%) of the houses constructed in a project with four or more dwelling units shall be designed so that the finished living space is at least three (3) feet closer to the street than the garage.
- (c) After compliance with subsections (a) and (b), the balance of the houses constructed in a project with four (4) or more dwelling units may be designed with the garage flush with the finished living space, or

alternatively, when a porch or courtyard is present, the porch or courtyard shall project in front of the garage by a minimum of three (3) feet.

- (d) For individual houses not part of a project with four (4) or more dwellings units, the finished living space shall project at least three (3) feet closer to the street than the garage, or a porch or courtyard shall project at least three (3) feet in front of the garage.
- (e) Porches, for purposes of compliance with subsections (c) or (d), shall be minimum of sixty (60) square feet under roof, with a minimum dimension of six (6) feet.
- (f) Courtyards, for purposes of compliance with subsections (c) or (d), shall be a minimum of sixty (60) square feet, and shall be enclosed by walls thirty (30) inches or higher.

Sec. 18.06.503.99. Severability.

Should any section, clause, or provision of this ordinance be declared by a court of competent jurisdiction to be unconstitutional or invalid, that decision shall not affect the validity of the ordinance as a whole or any part thereof other than the part declared to be unconstitutional or invalid.

APPENDIX C

Requirements for Group H Occupancies

APPENDIX C

REQUIREMENTS FOR
GROUP H OCCUPANCIES

Chapter 9

REQUIREMENTS FOR GROUP H OCCUPANCIES

Group H Occupancies Defined

Sec. 901. (a) *General.* For definitions, identification and control of hazardous materials, see the Fire Code. For application and use of control areas, see Function 1 of Tables Nos. 9-A and 9-B. The primary use of a building shall be considered as a Group H, Division 1, 2 or 3 Occupancy when its primary use is for storage, and the aggregate quantity of hazardous materials in the building is in excess of Table No. 9-A. Group H Occupancies shall be:

Division 1. Occupancies with a quantity of material in the building in excess of those listed in Table No. 9-A which present a high explosion hazard, including but not limited to:

1. Explosives, blasting agents, fireworks and black powder.

EXCEPTION: Storage and the use of pyrotechnic special effect materials in motion picture, television, theatrical and group entertainment production when under permit as required in the Fire Code. The time period for storage shall not exceed 90 days.

2. Unclassified detonatable organic peroxides.
3. Class 4 oxidizers.
4. Class 4 or Class 3 detonatable unstable (reactive) materials.

Division 2. Occupancies with a quantity of material in the building in excess of those listed in Table No. 9-A which present a moderate explosion hazard or a hazard from accelerated burning, including but not limited to:

1. Class 1 organic peroxides.
2. Class 3 nondetonatable unstable (reactive) materials.
3. Pyrophoric gases.
4. Flammable or oxidizing gases.
5. Class I, II or III-A flammable or combustible liquids which are used in normally open containers or systems or in closed containers pressurized at more than 15-pounds-per-square-inch gauge.
6. Combustible dusts in suspension or capable of being put into suspension in the atmosphere of the room or area.

EXCEPTIONS: 1. Rooms or areas used for woodworking that do not exceed 500 square feet in area may be classified as Group H, Division 2 Occupancies, provided dust-producing machines are equipped with approved dust collectors and there are not more than two such machines.

2. Lumberyards and similar retail stores utilizing only power saws may be classified as Group H, Division 2 Occupancies.

The building official may revoke the use of these exceptions for fire cause.

7. Class 3 oxidizers.

Division 3. Occupancies with a quantity of material in the building in excess of

those listed in Table No. 9-A which present a high fire or physical hazard, including but not limited to:

1. Class II, III or IV organic peroxides.
2. Class 1 or 2 oxidizers.
3. Class I, II or III-A flammable liquids or combustible liquids which are utilized or stored in normally closed containers or systems and containers pressurized at 15-pounds-per-square-inch gauge or less.
4. Class III-B combustible liquids.
5. Pyrophoric liquids or solids.
6. Water reactives.
7. Flammable solids, including combustible fibers or dusts, except for dusts included in Division 2.
8. Flammable or oxidizing cryogenic fluids (other than inert).
9. Class 1 or 2 unstable (reactive) materials.

Division 4. Repair garages not classified as Group B, Division 1.

Division 5. Aircraft repair hangars and heliports not classified as Group B, Division 3.

Division 6. Semiconductor fabrication facilities and comparable research and development areas when the facilities in which hazardous production materials (HPM) are used and the aggregate quantity of materials are in excess of those listed in Table No. 9-A or 9-B. Such facilities and areas shall be designed and constructed in accordance with Section 911.

Division 7. Occupancies having quantities of materials in excess of those listed in Table No. 9-B that are health hazards, including but not limited to:

1. Corrosives.
2. Highly toxic materials.
3. Irritants.
4. Sensitizers.
5. Other health hazards.

(b) **Multiple Hazards.** When a hazardous material has multiple hazards, all hazards shall be addressed and controlled in accordance with the provisions of this chapter.

(c) **Liquid Use, Dispensing and Mixing Rooms.** Rooms in which Class I, Class II and Class III-A flammable or combustible liquids are used, dispensed or mixed in open containers shall be constructed in accordance with the requirements for a Group H, Division 2 Occupancy and the following:

1. Rooms in excess of 500 square feet shall have at least one exterior door approved for fire department access.
2. Rooms shall not exceed 1000 square feet in area.
3. Rooms shall be separated from other areas by an occupancy separation having a fire-resistive rating of not less than one hour for rooms up to 150

square feet in area and not less than two hours where the room is more than 150 square feet in area. Separations from other occupancies shall not be less than required by Chapter 5, Table No. 5-B.

4. Shelving, racks and wainscoting in such areas shall be of noncombustible construction or wood not less than 1-inch nominal thickness.
5. Liquid use, dispensing and mixing rooms shall not be located in basements.
- (d) **Liquid Storage Rooms.** Rooms in which Class I, Class II and Class III-A flammable or combustible liquids are stored in closed containers shall be constructed in accordance with the requirements for a Group II, Division 3 Occupancy and to the following:

1. Rooms in excess of 500 square feet shall have at least one exterior door approved for fire department access.
2. Rooms shall not exceed 1000 square feet in area.
3. Rooms shall be separated from other areas by an occupancy separation having a fire-resistive rating of not less than one hour for rooms up to 150 square feet in area and not less than two hours where the room is more than 150 square feet in area. Separations from other occupancies shall not be less than required by Chapter 5, Table No. 5-B.
4. Shelving, racks and wainscoting in such areas shall be of noncombustible construction or wood of not less than 1-inch nominal thickness.
5. Rooms used for the storage of Class I flammable liquids shall not be located in a basement.

(c) **Flammable or Combustible Liquid Storage Warehouses.** Liquid storage warehouses in which Class I, Class II and Class III-A flammable or combustible liquids are stored in closed containers shall be constructed in accordance with the requirements for a Group II, Division 3 Occupancy and the following:

1. Liquid storage warehouses shall be separated from all other uses by a four-hour area separation wall.
2. Shelving, racks and wainscoting in such warehouses shall be of noncombustible construction or wood not less than 1-inch nominal thickness.
3. Rooms used for the storage of Class I flammable liquids shall not be located in a basement.

(f) **Requirement for Report.** The building official may require a technical opinion and report to identify and develop methods of protection from the hazards presented by the hazardous material. The opinion and report shall be prepared by a qualified person, firm or corporation approved by the building official and shall be provided without charge to the enforcing agency.

The opinion and report may include, but is not limited to, the preparation of a hazardous material management plan (HMMP); chemical analysis; recommendations for methods of isolation, separation, containment or protection of hazardous materials or processes, including appropriate engineering controls to be applied; the extent of changes in the hazardous behavior to be anticipated under conditions of exposure to fire or from hazard control procedures; and the limitations or conditions of use necessary to achieve and maintain control of the hazardous

materials or operations. The report shall be entered into the files of the code enforcement agencies. Proprietary and trade secret information shall be protected under the laws of the state or jurisdiction having authority.

Construction, Height and Allowable Area

Sec. 902. (a) General. Buildings or parts of buildings classed in Group II because of the use or character of the occupancy shall be limited to the types of construction set forth in Tables No. 5-C and No. 5-D and shall not exceed, in area or height, the limits specified in Sections 503, 506 and 507.

(b) **Floors.** Except for surfacing, floors in areas containing hazardous materials and in areas where motor vehicles, buses, helicopters or airplanes are stored, repaired or operated shall be of noncombustible, liquid-tight construction.

EXCEPTION: In Group II, Division 4 and 5 Occupancies, floors may be surfaced or waterproofed with asphaltic paving materials in that portion of the facility where no repair work is done.

(c) **Spill Control.** When required by the Fire Code, floors shall be received a minimum of 4 inches or shall be provided with a liquid-tight raised sill with a minimum height of 4 inches so as to prevent the flow of liquids to adjoining areas. When liquid-tight sills are provided, they may be omitted at door openings by the installation of an open-grate trench which connects to the room drainage system.

(d) **Drainage.** When required by the Fire Code, the room, building or area shall be provided with a drainage system to direct the flow of liquids to an approved location or, the room, building or area shall be designed to provide secondary containment for the hazardous materials and fire-protection water.

Drains from the area shall be sized to carry the sprinkler system design flow rate over the sprinkler system design area. The slope of drains shall not be less than 1 percent. Materials of construction for the drainage system shall be compatible with the stored materials.

Incompatible materials shall be separated from each other in the drain systems. They may be combined when they have been rendered acceptable for discharge by an approved means into the public sewer. Drainage of spillage and fire-protection water directed to a neutralizer or treatment system shall comply with the following:

1. The system shall be designed to handle the maximum worst-case spill from the single largest container plus the volume of fire-protection water from the system over the minimum design area for a period of 20 minutes.
2. Overflow from the neutralizer or treatment system shall be provided in direct liquid leakage and fire-protection water to a safe location away from the building, any material or fire protection control valve, means of egress, adjoining property, or fire department access roadway.

(e) **Containment.** When required by the Fire Code, drains shall be directed to a containment system or other location designed as secondary containment for the hazardous material liquids and fire-protection water, or the building, room or area shall be designed to provide secondary containment of hazardous material liquids

APPENDIX D

Checklist

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APPENDIX D

CHECKLIST

**CHECKLIST TO ACCOMPANY
BUILDING PERMIT APPLICATIONS**

The following checklist shall be completed by each Parcel Developer prior to submitting plans for a building permit. This checklist must be accompanied by a letter from the Master Developer stating that the project is in conformance with the plan. Approval by the Master Developer does not imply that the project is in compliance with all applicable city codes, ordinances, or other regulations.

Date: _____ Project Name: _____

Planning Unit: _____ APN: _____

Parcel Size: _____ Building Square Footage: _____

Landscaped Area: _____ sq. ft. _____ % of parcel landscaped

Amount of Off-Site Landscape Credit Used: _____ sq. ft.

Developer: _____

Architect: _____

Landscape Architect: _____

Civil Engineer: _____

Soils Engineer: _____

SITE PLANNING STANDARDS

Complies	Does Not Comply	Not Applicable	
_____	_____	_____	Site coverage, on the average, shall not exceed 30 percent in commercial and office areas and 50 percent in industrial areas. Site coverage can be increased by 5 percent on parcels that receive off-site credit for landscaping. (page 18)
_____	_____	_____	No building height shall exceed 55 feet. (page 18)
_____	_____	_____	Building height profile shall be harmonious with all existing approved adjacent buildings. (page 18)
_____	_____	_____	At a minimum, building setbacks shall be those established by Chapter 18, Zoning Ordinance. (Appendix B) (page 19)
_____	_____	_____	Public roads shall conform to City of Reno standards. (page 19)
_____	_____	_____	Parcels shall be graded in accordance with City of Reno standards and the Uniform Building Code. (page 19)
_____	_____	_____	Stormwater drainage shall comply with city, county, state, and federal standards. (page 19)

 Checker

STREET, PARKING LOT, AND SIDEWALK STANDARDS

Complies	Does Not Comply	Not Applicable	
_____	_____	_____	The right-of-way and design of all streets shall be as described on pages 20 through 30
_____	_____	_____	All non-conventional sidewalks (e.g., paths, bike paths) shall be located in a public use easement to provide public access to all parcels within the project. (page 21)
_____	_____	_____	All plans relating to bicycle and pedestrian access shall be approved by the City Traffic Engineer and the Community Development Department. (page 21)
_____	_____	_____	The amount of on-site parking shall comply with Section 18.06.340 of the Zoning Ordinance. (Appendix B.)
_____	_____	_____	Parking lot size shall relate to building scale. Provide several lots separated with landscaped islands rather than one large lot. (page 31)
_____	_____	_____	Driveways shall be shared to minimize access points to arterial and collector streets. (page 31)
_____	_____	_____	Driveway spacing shall conform to City of Reno standards. (page 31)
_____	_____	_____	When wheel stops are not provided, a minimum of 18-inches of landscape shall be installed between the landscaping and the end of the space and may be included as part of the overall length of the parking space. Landscaped islands are to be a minimum of 5-feet wide at side ends. (page 31)

Director

Complies	Does Not Comply	Not Applicable	
_____	_____	_____	At the end of the row, parking stalls shall provide adequate paving or hardscape to the side of vehicles to avoid maintenance problems with landscaping. (page 31)
_____	_____	_____	All parking space dimensions shall meet those required by city standards. (page 31)
_____	_____	_____	One tree shall be planted at the aisle ends and another at the center planters. (page 31)
_____	_____	_____	For retail developments, the trees along the arterial shall be clustered to ensure visibility of signs, displays, and store entries. (page 31)
_____	_____	_____	Parking lot design shall provide for sight distance as required by City of Reno standards both internally and at connections to public streets. (page 31)
_____	_____	_____	Sidewalk location and design shall be as identified on pages 33 and 34 and Figures 5 through 8.
_____	_____	_____	Pedestrian paths shall be 8-foot wide. (page 33)
_____	_____	_____	Paths shall be located to allow all users access from adjacent parcels. (page 33)
_____	_____	_____	Internal paths shall connect to sidewalks at the street to create a usable pattern for pedestrians. (page 33)

ARCHITECTURAL STANDARDS

Complies	Does Not Comply	Not Applicable	
_____	_____	_____	A contemporary Mediterranean style is prevalent for commercial, and some office buildings. (page 35)
_____	_____	_____	A contemporary architectural style is predominate for industrial and office buildings. On contemporary buildings, glass is a commonly used material. (pages 35)
_____	_____	_____	Architectural detailing is clean and simple and in harmony with the surroundings. (page 36)
_____	_____	_____	Building massing reinforces the concept of visual cohesion and the creation of pedestrian spaces. (page 36)
_____	_____	_____	Building forms are used to create pedestrian areas that are protected from the wind but oriented to the sun. (page 36)
_____	_____	_____	Steps and/or recessed exterior balconies are used to articulate building form. (page 36)
_____	_____	_____	The building base is articulated with material changes, fenestration changes, provision of an arcade, or expression of building entrance. (page 36)
_____	_____	_____	The preferred building materials, colors, and methods of surface articulation, which are listed on page 40 have been followed.
_____	_____	_____	Building materials and design features are visually integrated with materials and design features of both landscape and free-standing signs. (page 41)

Checklist

Complies	Does Not Comply	Not Applicable	
_____	_____	_____	Main building entries are accented through the use of entry courtyards or other features so as to be easily recognizable. (page 41)
_____	_____	_____	Plaza areas are provided for pedestrian activity. (page 41)
_____	_____	_____	The building base is articulated with attention to detailing, materials, colors, finishes, lighting, and arcades. (page 41)
_____	_____	_____	Large, blank walls at the building base are avoided. (page 41)
_____	_____	_____	Roof-mounted mechanical equipment is screened with materials architecturally integrated with the building design. In cases where mechanical equipment may be visible from the freeway, a cross section will be prepared and screening will be provided to the approval of the Community Development Department. (page 41)
_____	_____	_____	Communication equipment may remain unscreened if necessary for proper function, however, it should be visually integrated with the building design. (page 41)
_____	_____	_____	All HVAC ducting and other piping shall be concealed from view. (page 41)
_____	_____	_____	Gutters and downspouts shall be concealed unless designed as a continuous architectural feature. (page 41)

LANDSCAPE DESIGN ELEMENTS

Complies	Does Not Comply	No Applicable	
_____	_____	_____	Project entries are designed in accordance with the guidelines presented on pages 42 through 44.
_____	_____	_____	Fences between wetlands and private parcels consist of a 36-inch high split rail fence with two horizontal rails. (page 43)
_____	_____	_____	View-screening walls, berms, or landscaping provide a barrier between different land uses and are used in locations where noise attenuation is necessary. (page 43)
_____	_____	_____	Walls are used to screen service areas and trash enclosures. (page 43)
_____	_____	_____	Lighting within the public right-of-way complies with city standards. (page 50)
_____	_____	_____	Light standards are located to avoid shading by trees, canopies, and buildings. (page 50)
_____	_____	_____	The primary light source is the double-headed "shoe box" style light on a 16-30 foot pole. (page 50)
_____	_____	_____	Pedestrian zones around building entries and interior walkways utilize 20-foot tall poles constructed of metal with matching color. (page 50)
_____	_____	_____	Lighting does not cast glare onto adjacent lots, streets, and residential units. (page 50)

Complies	Does Not Comply	Not Applicable
----------	-----------------	----------------

_____	_____	_____
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The amount of permanent landscaping shown on the parcel complies with the requirements listed on page 52, except in cases where off-site landscape credit is used

_____	_____	_____
-------	-------	-------

Median landscaping and decorative paving installed in public streets may count toward the landscape requirement for parcels abutting Double R Boulevard and South Meadows Parkway. (page 52)

_____	_____	_____
-------	-------	-------

Landscape credit, at a ratio of 1:1, may be used on-site for landscaping installed in and adjacent to designated wetlands. (page 52)

_____	_____	_____
-------	-------	-------

Irrigation systems comply with the specifications outlined on page 55.

_____	_____	_____
-------	-------	-------

Development around wetlands and along Thomas Creek complies with the standards outlined on pages 55 through 58

_____	_____	_____
-------	-------	-------

Any illuminated sign or lighting device uses only lights emitting a constant intensity. No sign is illuminated by or contains flashing, intermittent rotating, or moving lights (page 68)

_____	_____	_____
-------	-------	-------

Signage complies with the requirements outlined on pages 58 through 71

_____	_____	_____
-------	-------	-------

Bus shelters are integrated with other site elements (e.g., walls, lighting, signs, architecture) (page 72)

_____	_____	_____
-------	-------	-------

Utilities are clustered and screened from view wherever possible. (page 72)

PERMITTED AND PROHIBITED USES

Does Not Not
Complet Comply Applicable

_____ _____ _____ The proposed use is permitted in the Planning Unit. (page 74 through 85)

I _____, a registered landscape architect in the State of _____ do hereby certify that I have read and understand the Design Guidelines for South Meadows Phase III as they relate to project landscape architecture. It is my professional opinion that the landscape architectural plans that have been prepared by me, or under my supervision, meet the intent of the Guidelines as they relate to the subject site

I _____, a registered architect in the State of _____ do hereby certify that I have read and understand the Design Guidelines for South Meadows Phase III as they relate to project architecture. It is my professional opinion that the architectural plans that have been prepared by me or under my supervision, including consideration such as architectural style, massing, facade treatment, ground floor treatment, rooftop screening, and rainwater drainage meet the intent of the Guidelines as they relate to the subject site.

Checklist

APPENDIX E

Legal Description

APPENDIX E

LEGAL DESCRIPTION

Employment Distribution #1 Zoning Boundary (PU-"J")

1 A parcel of land located within the Double Diamond Ranch as shown on the Record
2 of Survey Map Number 2492, File No. 1617007 of the Official records of Washoe County,
3 Nevada Recorded on October 10th 1992, and more particularly described as follows:
4 Commencing at a point on the Northerly line of said Double Diamond Ranch, which is
5 the Northwest corner of Section 4, Township 18 North, Range 20 East, M.D.M.
6
7 Thence along said line S 01° 45' 35" W , 2,025.28 feet;
8
9 Thence along said line N 86° 37' 43" W , 10.00 feet;
10
11 to the TRUE POINT OF BEGINNING
12 Thence along said line S 01° 45' 35" W , 654.10 feet;
13
14 Thence along said line S 89° 20' 59" E , 201.88 feet;
15
16 Thence along said line S 04° 44' 19" W , 753.83 feet;
17
18 Thence along the arc of a tangent curve to the Left with a radius of
19 175.00 feet, though a central angle of 139° 01' 42" , and an arc length of 424.64 feet;
20
21 Thence along the arc of a non-tangent curve to the Right having a radial bearing of S 44° 17' 23" E
22 and a radius length of 250.00 feet, though a central angle of 42° 12' 41" , and an arc length of 184.18 feet;
23
24 Thence along said line N 87° 55' 18" E , 318.67 feet;
25
26 Thence along the arc of a tangent curve to the Left with a radius of
27 250.00 feet, though a central angle of 67° 16' 35" , and an arc length of 293.55 feet;
28
29 Thence along said line N 20° 38' 42" E , 768.58 feet;
30
31 Thence along the arc of a tangent curve to the Right with a radius of
32 250.00 feet, though a central angle of 23° 05' 46" , and an arc length of 100.78 feet;
33
34 Thence along said line N 43° 44' 29" E , 268.51 feet;
35
36 Thence along the arc of a tangent curve to the Left with a radius of
37 250.00 feet, though a central angle of 17° 11' 50" , and an arc length of 75.04 feet;
38
39 Thence along said line N 26° 32' 39" E , 413.34 feet;
40
41 Thence along said line S 00° 00' 00" E , 268.31 feet;
42
43 Thence along said line N 90° 00' 00" E , 615.00 feet;
44
45 Thence along said line S 00° 00' 00" E , 100.00 feet;
46
47 Thence along said line N 90° 00' 00" E , 30.00 feet;
48
49 Thence along said line N 00° 00' 00" E , 100.00 feet;
50
51 Thence along said line N 90° 00' 00" E , 155.00 feet;

52
 53 Thence along said line S 01° 09' 30" W , 531.80 feet;
 54
 55 Thence along said line S 89° 20' 59" E , 1,329.24 feet;
 56
 57 Thence along said line S 00° 49' 51" W , 810.76 feet;
 58
 59 Thence along the arc of a tangent curve to the Right with a radius of
 60 50.00 feet, though a central angle of 40° 10' 44" , and an arc length of 35.06 feet;
 61
 62 Thence along said line S 41° 00' 35" W , 1,412.74 feet;
 63
 64 Thence along the arc of a tangent curve to the Left with a radius of
 65 1,100.00 feet, though a central angle of 23° 46' 41" , and an arc length of 456.5 feet;
 66
 67 Thence along said line S 17° 13' 55" W , 249.69 feet;
 68
 69 Thence along the arc of a tangent curve to the Right with a radius of
 70 653.00 feet, though a central angle of 20° 22' 29" , and an arc length of 232.92 feet;
 71
 72 Thence along said line S 37° 36' 24" W , 78.65 feet;
 73
 74 Thence along said line S 39° 44' 18" W , 1,481.33 feet;
 75
 76 Thence along the arc of a tangent curve to the Right with a radius of
 77 250.00 feet, though a central angle of 80° 05' 11" , and an arc length of 349.44 feet;
 78
 79 Thence along the arc of a non-tangent curve to the Left having a radial bearing of S 29° 49' 29" W
 80 and a radius length of 826.28 feet, though a central angle of 52° 27' 19" , and an arc length of 756.48 feet;
 81
 82 Thence along said line S 67° 22' 10" W , 338.62 feet;
 83
 84 Thence along the arc of a tangent curve to the Left with a radius of
 85 226.28 feet, though a central angle of 19° 14' 01" , and an arc length of 75.96 feet;
 86
 87 Thence along said line S 48° 08' 09" W , 116.25 feet;
 88
 89 Thence along the arc of a tangent curve to the Right with a radius of
 90 223.72 feet, though a central angle of 40° 04' 24" , and an arc length of 156.47 feet;
 91
 92 Thence along said line S 88° 12' 33" W , 329.50 feet;
 93
 94 Thence along the arc of a tangent curve to the Right with a radius of
 95 325.00 feet, though a central angle of 26° 32' 05" , and an arc length of 150.51 feet;
 96
 97 Thence along said line N 65° 15' 22" W , 80.26 feet;
 98
 99 Thence along the arc of a tangent curve to the Left with a radius of
 100 325.00 feet, though a central angle of 11° 10' 49" , and an arc length of 63.42 feet;
 101
 102 Thence along said line N 76° 26' 11" W , 155.32 feet;

103
104 Thence along the arc of a tangent curve to the Right with a radius of
105 200.00 feet, though a central angle of $37^{\circ} 38' 19''$, and an arc length of 131.38 feet;
106
107 Thence along the arc of a non-tangent curve to the Left having a radial bearing of $S 51^{\circ} 12' 08'' W$
108 and a radius length of 282.00 feet, though a central angle of $33^{\circ} 23' 04''$, and an arc length of 164.31 feet;
109
110 Thence along the arc of a non-tangent curve to the Left having a radial bearing of $S 17^{\circ} 49' 04'' W$
111 and a radius length of 1,290.10 feet, though a central angle of $28^{\circ} 09' 02''$, and an arc length of 633.85 feet;
112
113 Thence along the arc of a non-tangent curve to the Right having a radial bearing of $N 10^{\circ} 19' 57'' W$
114 and a radius length of 500.00 feet, though a central angle of $13^{\circ} 39' 47''$, and an arc length of 119.23 feet;
115
116 Thence along said line $N 86^{\circ} 40' 11'' W$, 612.59 feet;
117
118 Thence along the arc of a non-tangent curve to the Right having a radial bearing of $N 85^{\circ} 51' 45'' E$
119 and a radius length of 3,236.50 feet, though a central angle of $34^{\circ} 24' 10''$, and an arc length of 1943.33 feet;
120
121 Thence along said line $N 30^{\circ} 15' 56'' E$, 549.27 feet;
122
123 Thence along the arc of a tangent curve to the Left with a radius of
124 1,153.51 feet, though a central angle of $55^{\circ} 02' 58''$, and an arc length of 1108.29 feet;
125
126 Thence along said line $N 24^{\circ} 47' 02'' W$, 262.70 feet;
127
128 Thence along said line $N 31^{\circ} 48' 01'' E$, 442.07 feet;
129
130 Thence along said line $S 89^{\circ} 20' 15'' E$, 129.80 feet;
131
132 Thence along said line $N 02^{\circ} 14' 31'' E$, 740.84 feet;
133
134 Thence along said line $S 39^{\circ} 55' 31'' E$, 314.17 feet;
135
136 Thence along the arc of a tangent curve to the Left with a radius of
137 250.00 feet, though a central angle of $35^{\circ} 20' 13''$, and an arc length of 154.19 feet;
138
139 Thence along said line $S 75^{\circ} 15' 44'' E$, 246.16 feet;
140
141 Thence along the arc of a tangent curve to the Left with a radius of
142 250.00 feet, though a central angle of $65^{\circ} 54' 32''$, and an arc length of 287.58 feet;
143
144 Thence along said line $N 38^{\circ} 49' 44'' E$, 179.26 feet;
145
146 Thence along the arc of a tangent curve to the Right with a radius of
147 100.00 feet, though a central angle of $54^{\circ} 32' 33''$, and an arc length of 95.19 feet;
148
149 Thence along said line $S 86^{\circ} 37' 43'' E$, 311.28 feet;
150 **to the TRUE POINT OF BEGINNING**
151
152 Said described parcel containing an area of 472.59 acres of land, more or less.
153
154 **BASIS OF BEARING -**
155 *Record of Survey Map Number 2492, File No. 1617007 of the Official records of Washoe County*
156 *Nevada Recorded on October 10th 1992, and more particularly described as follows:*

Employment Distribution #2 Zoning Boundary (PU-"K")

1 A parcel of land located within the Double Diamond Ranch as shown on the Record
2 of Survey Map Number 2492, File No. 1617007 of the Official records of Washoe County
3 Nevada Recorded on October 10th 1992, and more particularly described as follows:

4 Commencing at the center line intersections of two Roadways named in said map
5 as Double Diamond Boulevard and Wilbur Aloys Lane and also known as South
6 Meadows Parkway and the Moana Lane Extension said point being on the Westerly
7 line of said Double Diamond Ranch as shown on the Record of Survey Map Number 2492,
8 from which the Northwest corner of Section 4, Township 18 North, Range 20 East, N.D.M.
9 bears N 12° 48' 04" E, 8,717.76 feet;

10
11
12 Thence along the arc of a non-tangent curve to the LEFT having a radial bearing of S 77° 19' 51" W
13 and a radius length of 1,762.00 feet, through a central angle of 10° 40' 47" , and an arc length of 328.41 feet;

14
15 Thence along said line N 23° 20' 53" W , 284.26 feet;

16
17 Thence along said line N 66° 39' 07" E , 55.50 feet;

18 **Said point also being the TRUE POINT OF BEGINNING**

19
20 Thence along said line N 23° 20' 53" W , 237.94 feet;

21
22 Thence along the arc of a tangent curve to the RIGHT with a radius of
23 3,236.50 feet, through a central angle of 18° 13' 39" , and an arc length of 1029.63 feet;

24
25 Thence along said line S 86° 40' 11" E , 595.02 feet;

26
27 Thence along the arc of a tangent curve to the RIGHT with a radius of
28 25.00 feet, through a central angle of 95° 58' 48" , and an arc length of 41.88 feet;

29
30 Thence along said line S 09° 18' 38" W , 306.32 feet;

31
32 Thence along the arc of a tangent curve to the LEFT with a radius of
33 422.22 feet, through a central angle of 72° 58' 18" , and an arc length of 537.74 feet;

34
35 Thence along said line S 34° 13' 17" W , 205.91 feet;

36
37 Thence along the arc of a tangent curve to the RIGHT with a radius of
38 500.00 feet, through a central angle of 32° 25' 50" , and an arc length of 283.01 feet;

39
40 Thence along said line S 66° 39' 07" W , 130.18 feet;

41
42 **to the TRUE POINT OF BEGINNING**

Said described parcel containing an area of 13.17 acres of land, more or less.

BASIS OF BEARING -

Record of Survey Map Number 2492, File No. 1617007 of the Official records of Washoe County
Nevada Recorded on October 10th 1992, and more particularly described as follows:

2644, File No. 1614988.

Commercial Site #1 Zoning Boundary (PU-"L)

1 A parcel of land located within the Double Diamond Ranch as shown on the Record
2 of Survey Map Number 2492, File No. 1617007 of the Official records of Washoe County
3 Nevada Recorded on October 10th 1992, and more particularly described as follows:

4 Commencing at the center line intersections of two Roadways named on said map
5 as Double Diamond Boulevard and Wilbur Mays Lane and also known as South
6 Meadows Parkway and the Moana Lane Extension said point being on the Westorly
7 line of said Double Diamond Ranch as shown on the Record of Survey Map Number 2492,
8 from which the Northwest corner of Section 4, Township 18 North, Range 20 East, 3113 NE
9 bears N 12° 48' 04" E, 8,717.76 feet;

10
11
12 Thence along the arc of a non-tangent curve to the LEFT having a radial bearing of S 77° 19' 54" W
13 and a radius length of 1,762.00 feet, though a central angle of 10° 40' 47", and an arc length of 328.43 feet;

14
15 Thence along said line N 23° 20' 53" W, 284.26 feet;

16
17 Thence along said line N 66° 39' 07" E, 53.50 feet;

18 Said point also being the TRUE POINT OF BEGINNING

19 Thence along said line N 66° 39' 07" E, 130.18 feet;

20
21 Thence along the arc of a tangent curve to the LEFT with a radius of
22 500.00 feet, though a central angle of 32° 25' 51", and an arc length of 283.01 feet;

23
24 Thence along said line N 34° 13' 17" E, 205.91 feet;

25
26 Thence along the arc of a non-tangent curve to the LEFT having a radial bearing of N 26° 20' 19" E
27 and a radius length of 422.22 feet, though a central angle of 28° 41' 36", and an arc length of 211.32 feet;

28
29 Thence along the arc of a non-tangent curve to the LEFT having a radial bearing of N 74° 40' 41" E
30 and a radius length of 2,571.55 feet, though a central angle of 07° 51' 37", and an arc length of 352.79 feet;

31
32 Thence along the arc of a non-tangent curve to the right having a radial bearing of S 66° 39' 07" W
33 and a radius length of 2,534.02 feet, though a central angle of 08° 53' 17", and an arc length of 393.19 feet;

34
35 Thence along the arc of a non-tangent curve to the right having a radial bearing of N 16° 14' 15" W
36 and a radius length of 4,930.00 feet, though a central angle of 01° 00' 32", and an arc length of 346.35 feet;

37
38 Thence along said line S 77° 46' 20" W, 103.68 feet;

39
40 Thence along the arc of a non-tangent curve to the LEFT having a radial bearing of S 10° 11' 28" E
41 and a radius length of 1,579.62 feet, though a central angle of 06° 35' 12", and an arc length of 181.59 feet;

42
43 Thence along the arc of a non-tangent curve to the right having a radial bearing of N 16° 46' 40" W
44 and a radius length of 79.50 feet, though a central angle of 89° 41' 02", and an arc length of 124.42 feet;

45
21 Thence along the arc of a non-tangent curve to the LEFT having a radial bearing of S 72° 53' 21" W
22 and a radius length of 1,822.00 feet, though a central angle of 11° 04' 43", and an arc length of 352.3 feet;

23
24 Thence along said line N 23° 20' 53" W, 130.50 feet;
25 to the TRUE POINT OF BEGINNING

26
27 Said described parcel containing an area of 11.29 acres of land, more or less.

28 BASIS OF BEARING -

29 Record of Survey Map Number 2492, File No. 1617007 of the Official records of Washoe County
30 Nevada Recorded on October 10th 1992, and more particularly described as follows:

26-14, File No. 1614988;

Commercial #2 Zoning Boundary (PU-"M")

A parcel of land located within the Double Diamond Ranch as shown on the Record of Survey Map Number 2492, File No. 1617007 of the Official records of Washoe County, Nevada Recorded on October 10th 1992, and more particularly described as follows:

Commencing at the center line intersections of two Roadways named on said map as Double Diamond Boulevard and Wilbur Mays Lane and also known as South Meadows Parkway and the Moana Lane Extension said point being on the Westerly line of said Double Diamond Ranch as shown on the Record of Survey Map Number 2492, from which the Northwest corner of Section 4, Township 14 North, Range 20 East, N12N bears N 12° 48' 04" E, 8,717.76 feet;

Thence along the arc of a non-tangent curve to the Right having a radial bearing of S 22° 10' 59" E and a radius length of 1,528.62 feet, through a central angle of 04° 42' 21" , and an arc length of 125.55 feet;

Thence along said line S 17° 28' 38" E, 55.00 feet;

Said point being the TRUE POINT OF BEGINNING

Thence along the arc of a non-tangent curve to the Right having a radial bearing of S 17° 28' 38" E and a radius length of 1,473.62 feet, through a central angle of 05° 15' 01" , and an arc length of 135.03 feet;

Thence along said line N 77° 46' 23" E, 79.89 feet;

Thence along said line N 74° 11' 15" E, 80.06 feet;

Thence along the arc of a non-tangent curve to the Left having a radial bearing of N 12° 13' 43" W and a radius length of 5,050.00 feet, through a central angle of 03° 53' 55" , and an arc length of 343.61 feet;

Thence along said line S 07° 53' 08" E, 15.16 feet;

Thence along the arc of a non-tangent curve to the Left having a radial bearing of N 81° 51' 44" E and a radius length of 3,384.75 feet, through a central angle of 11° 24' 42" , and an arc length of 674.15 feet;

Thence along said line S 85° 00' 10" W, 47.72 feet;

Thence along the arc of a tangent curve to the Left with a radius of 50.00 feet, through a central angle of 33° 03' 39" , and an arc length of 28.85 feet;

Thence along said line S 51° 56' 31" W, 818.91 feet;

Thence along said line S 65° 40' 04" W, 95.07 feet;

Thence along the arc of a non-tangent curve to the Right having a radial bearing of N 74° 43' 45" E and a radius length of 1,146.50 feet, through a central angle of 26° 15' 11" , and an arc length of 525.33 feet;

Thence along the arc of a non-tangent curve to the Left having a radial bearing of N 79° 01' 03" W and a radius length of 501.00 feet, through a central angle of 07° 37' 52" , and an arc length of 66.73 feet;

Thence along the arc of a non-tangent curve to the Left having a radial bearing of N 86° 38' 55" W and a radius length of 1,822.00 feet, through a central angle of 12° 27' 04" , and an arc length of 395.04 feet;

Thence along the arc of a non-tangent curve to the Right having a radial bearing of N 80° 54' 01" E and a radius length of 79.50 feet, through a central angle of 81° 37' 21" , and an arc length of 113.25 feet;
to the TRUE POINT OF BEGINNING

Said described parcel containing an area of 15.29 acres of land, more or less

BASIS OF BEARING -

Record of Survey Map Number 2492, File No. 1617007 of the Official records of Washoe County, Nevada Recorded on October 10th 1992, and more particularly described as follows:

Planning Unit "N"

A parcel of land located within the Double Diamond Ranch as shown on the Record of Survey Map Number 2492, File No. 1617007 of the Official records of Washoe County, Nevada Recorded on October 10th 1992, and more particularly described as follows:

Commencing at the Northeast property Corner of said Double Diamond Ranch, from which the Northwest corner of Section 4, Township 18 North, Range 20 East, M.D.M. bears N 01°24'40" E, 1,349.98 feet;

thence along said line S 01°11'06" W, 1,702.66 feet;

thence along said line S 01°24'03" W, 1,860.51 feet;

thence along said line S 00°51'51" W, 762.76 feet;

thence along said line S 00°37'40" W, 2,274.14 feet;

thence along said line S 01°00'13" W, 2,672.33 feet;

thence along said line S 01°22'24" W, 2,694.32 feet;

thence along said line N 89°42'42" W, 2,608.20 feet;

thence along said line N 00°00'00" E, 68.09 feet;

thence along said line N 89°23'20" W, 1,366.66 feet; to the TRUE POINT OF BEGINNING

thence along said line S 00°51'09" W, 477.67 feet;

thence along the arc of a non-tangent curve to the Left having a radial bearing of S 00°31'08" W and a radius length of 480.00 feet, though a central angle of 17°36'00", and an arc length of 147.45 feet;

thence along the arc of a non-tangent curve to the Right having a radial bearing of N 17°04'52" W and a radius length of 60.00 feet, though a central angle of 72°20'20", and an arc length of 75.75 feet;

thence along the arc of a non-tangent curve to the Left having a radial bearing of S 55°15'28" W and a radius length of 1,050.00 feet, though a central angle of 18°12'27", and an arc length of 333.67 feet;

thence along said line N 52°56'59" W, 100.00 feet;

thence along the arc of a tangent curve to the Right with a radius of 1,350.00 feet, though a central angle of 09°07'36" and an arc length of 215.04 feet;

thence along said line N 42°49'43" E, 28.36 feet;

thence along said line S 78°55'27" E, 341.09 feet;

thence along the arc of a tangent curve to the Left with a radius of 35.00 feet, though a central angle of 24°58'40", and an arc length of 15.26 feet;

thence along said line N 76°05'54" E, 128.98 feet;

thence along the arc of a tangent curve to the Left with a radius of 35.00 feet, though a central angle of 147°27'46", and an arc length of 90.08 feet;

thence along said line N 71°21'52" W, 49.16 feet;

thence along the arc of a tangent curve to the Right with a radius of 15.00 feet, though a central angle of 141°32'19" and an arc length of 37.05 feet;

thence along said line N 70°10'28" E, 172.84 feet;

thence along the arc of a tangent curve to the Right with a radius of 25.00 feet, though a central

angle of $87^{\circ}13'52''$, and an arc length of 38.06 feet;
thence along said line $S 22^{\circ}35'40'' E$, 118.57 feet to the TRUE POINT OF BEGINNING

Said described parcel containing an area of 4.88 acres of land, more or less.

APN 160-030-05:

Beginning at a point on the southerly line of Damonte Ranch Parkway, formerly known as Zolezzi Lane, as shown on Nevada Department of Transportation right-of-way maps (Project F-395-2(21)), said point being 80.00 feet right of Highway Engineer's Station "Z" 42+76.02 P.O.C.;

thence along said southerly right-of-way line of Damonte Ranch Parkway on the arc of a 320.00 foot radius curve to the left from a tangent bearing $N 89^{\circ}39'44'' W$ through a central angle of $06^{\circ}04'34''$ a distance of 33.94 feet to a point of compound curvature;

thence along the arc of a 60.00 foot radius curve to the left through a central angle of $104^{\circ}00'21''$ a distance of 108.91 feet to a point on the easterly line of Double R Boulevard, formerly known as Wilbur May Parkway, said point being a point of reverse curvature;

thence along the said easterly line of Double R Boulevard the following two courses and distances:

on the arc of a 1050.00 foot radius curve to the right through a central angle of $21^{\circ}14'45''$ a distance of 389.35 feet to a point of reverse curvature;

on the arc of a 950.00 foot radius curve to the left through a central angle of $11^{\circ}12'22''$ a distance of 185.80 feet;

thence $N 00^{\circ}51'29'' E$, 648.90 feet to the point of beginning.

Containing 0.52 acres, more or less.

Commercial #4 Zoning Boundary (PU-"O")

1 A PARCEL of LAND known as B-3 as shown on the RECORD OF SURVEY
2 MAP Number 3049 , File No. 2001111 of the Official records of Washoe County
3 Nevada Recorded on 6-5-1996 , and more particularly described as follows:
4

5 Commencing at the Northwest corner of PARCEL B-3 as shown on the RECORD OF SURVEY
6 Map Number 3049 , File No. 2001111 of the Official records of Washoe County
7 Nevada Recorded on 6-5-1996 ,

8 **SAID POINT BEING THE TRUE POINT OF BEGINNING**

9 Thence along the arc of a non-tangent curve to the Left having a radial bearing of N 16° 07' 37" W
10 and a radius length of 5,050.00 feet, though a central angle of 02° 27' 54" , and an arc length of 217.26 feet;
11

12 Thence along the arc of a non-tangent curve to the Left having a radial bearing of N 82° 45' 54" E
13 and a radius length of 3,170.64 feet, though a central angle of 06° 08' 38" , and an arc length of 340 feet;
14

15 Thence along the arc of a non-tangent curve to the Right having a radial bearing of N 18° 04' 16" W
16 and a radius length of 5,386.49 feet, though a central angle of 02° 16' 54" , and an arc length of 214.51 feet;
17

18 Thence along the arc of a non-tangent curve to the Right having a radial bearing of N 76° 23' 47" E
19 and a radius length of 3,384.75 feet, though a central angle of 05° 27' 57" , and an arc length of 322.89 feet;
20

21 Thence along a line N 07° 53' 08" W , 15.16 feet;

22 **TO THE TRUE POINT OF BEGINNING**

23
24 Said described easement containing an area of 1.67 acres, more or less.

25
26 BASIS OF BEARING -

27 MAP Number 3049 , File No. 2001111 of the Official records of Washoe County
28

Planning Unit "Q"

APN 160-030-06:

Beginning at the intersection of the easterly right-of-way line of US 395 freeway (Project F-395-2(21)) and the southerly right-of-way line of Damonte Ranch Parkway, formerly known as Zolezzi Lane, said point being 80.00 feet right of Highway Engineer's Station "Z" 33+94.50 P.O.T.;

thence along said southerly right-of-way line of Damonte Ranch Parkway

N 62°00'00" E, 562.60 feet;

thence along the arc of a 60.00 foot radius curve to the right through a central angle of 99°03'03" a distance of 103.73 feet to a point on the westerly right-of-way line of Double R Boulevard and a point of compound curvature;

thence along said westerly right-of-way line of Double R Boulevard the following two (2) courses and distances:

on the arc of a 950.00 foot radius curve to the right through a central angle of 20°27'02" a distance of 339.08 feet to a point of reverse curvature;

on the arc of a 1050.00 foot radius curve to the left through a central angle of 12°17'08" a distance of 225.14 feet;

thence N 89°23'14" W, 349.54 feet to a point on the said easterly right-of-way line of US 395 freeway;

thence along said easterly right-of-way line of US 395 freeway on the arc of a 3650.00 foot radius curve to the right from a tangent bearing N 39°33'27" W through a central angle of 06°56'23" a distance of 442.10 feet to the point of beginning.

Containing 5.74 acres, more or less.

Planning Unit "R"

Portion APN 160-030-03:

Beginning at the southwest corner of Adjusted Parcel 2 of Survey Map 2874, as shown on the plat thereof, recorded May 8, 1995, as Document No. 1891865, Official Records of Washoe County, Nevada;

thence along the easterly line of US 395 freeway the following two courses and distances:

on the arc of a 3650.00 foot radius curve to the left from a tangent bearing

N 49°10'04" W through a central angle of 00°27'44" a distance of 29.45 feet;

N 49°37'48" W, 600.87 feet;

thence N 29°11'09" E, 236.59 feet;

thence N 44°19'05" E, 166.58 feet;

thence N 68°47'00" E, 385.82 feet;

thence along the arc of a non-tangent 1400.00 foot radius curve to the left from a tangent bearing

S 40°31'57" E through a central angle of 12°25'02" a distance of 303.41 feet;

thence S 52°56'59" E, 100.00 feet;

thence along the arc of a 1000.00 foot radius curve to the right through a central angle of 17°06'48" a distance of 298.68 feet;

thence S 76°05'21" W, 54.13 feet;

thence along the arc of a non-tangent 60.00 foot radius curve to the right from a tangent bearing

S 37°03'19" E through a central angle of 99°02'59" a distance of

103.72 feet to a point on the northerly right-of-way line of Damonte Ranch Parkway;

thence along said northerly right-of-way line of Damonte Ranch Parkway

S 61°59'40" W, 620.17 feet to the point of beginning.

Containing 12.59 acres, more or less.

Planning Unit "S"

Portion APN 160-030-03:

Beginning at the northeast corner of Adjusted Parcel 2 of Survey Map 2874, as shown on the plat thereof, recorded May 8, 1995, as Document No. 1891865, Official Records of Washoe County, Nevada;

thence along the arc of a 1200.00 foot radius curve to the left from a tangent bearing S 16°12'12" E through a central angle of 07°06'59" a distance of 149.05 feet;
thence S 23°19'11" E, 174.07 feet;
thence along the arc of a 4570.00 foot radius curve to the left through a central angle of 22°04'20" a distance of 1760.51 feet;
thence S 45°23'31" E, 228.69 feet;
thence along the arc of a 1500.00 foot radius curve to the right through a central angle of 28°59'57" a distance of 759.20 feet;
thence S 16°23'34" E, 628.79 feet;
thence along the arc of a 1400.00 foot radius curve to the left through a central angle of 24°08'23" a distance of 589.84 feet;
thence S 68°47'00" W, 213.45 feet;
thence along the arc of a non-tangent 1725.00 foot radius curve to the right from a tangent bearing N 21°13'03" W through a central angle of 06°46'25" a distance of 203.93 feet;
thence S 42°18'49" W, 252.26 feet;
thence S 52°16'25" W, 414.08 feet to a point on the easterly line of US 395 freeway;
thence along said easterly line the following two (2) courses and distances:
on the arc of a non-tangent 2850.00 foot radius curve to the right from a tangent bearing N 49°37'48" W through a central angle of 20°05'35" a distance of 999.47 feet;
N 29°32'13" W, 1314.02 feet;
thence N 21°11'10" W, 1042.58 feet;
thence N 45°00'00" E, 52.51 feet;
thence N 13°32'46" W, 176.51 feet;
thence N 15°14'59" W, 80.04 feet;
thence N 13°45'12" E, 41.50 feet;
thence N 60°37'32" E, 59.97 feet;
thence N 66°27'30" E, 78.82 feet;
thence N 50°15'35" E, 82.20 feet;
thence N 12°09'03" E, 131.69 feet;
thence N 08°16'20" W, 58.24 feet;
thence N 29°07'26" W, 50.94 feet;
thence N 43°42'11" W, 61.57 feet;
thence N 06°06'03" W, 52.79 feet;
thence N 25°51'56" W, 79.45 feet;
thence N 26°41'31" W, 92.89 feet;
thence N 54°35'47" E, 273.52 feet;
thence N 54°34'27" E, 49.14 feet to the point of beginning.

Containing 83.62 acres, more or less.

**LEGAL DESCRIPTION FOR
SIGN OVERLAY IN PLANNING UNIT "S1" AND
HOTEL, BOWLING ALLEY AND SKITING RINK USE OVERLAY**

PORTION OF PLANNING UNIT "S1"

*Parcels of situate within the SE1/2 of Section 8, W1/2 Section 16 & E1/2 Section 17,
T18N, R20E, MDM,
Washoe County, Nevada; more particularly described as follows:*

APN 160-030-34

*Parcel A as shown on the Parcel map Filed in the office of the Washoe County
Recorder's Office, on 4-13-2001 on Parcel map number 3764, File Number 2543022.
Said parcel containing 46.02 acres, more or less.*

APN 160-030-36

*Parcel C as shown on the Parcel map Filed in the office of the Washoe County
Recorders Office, on 4-13-2001 on Parcel map number 3764, File Number 2543022.
Said parcel containing 17.02 acres, more or less.*

**Note assessor parcel numbers are as of 2-27-03*

**LEGAL DESCRIPTION
FOR
SIGN OVERLAY IN PLANNING UNIT "S-2"
A PORTION OF APN 160-040-17**

All that certain real property situate within the South One-Half (S 1/2) of Section Eight (8), and the North One-Half (N 1/2) of Section Seventeen (17), Township Eighteen (18) North, Range Twenty (20) East, Mount Diablo Meridian, City of Reno, Washoe County, Nevada. Further described as being a portion of Parcel 3, of Parcel Map No. 3929, recorded on November 14, 2002 as File No. 2763202, In the Official Records of Washoe County, Nevada, and being more particularly described as follows;

BEGINNING at the southwest corner of said Parcel 3, said corner also being on the easterly right-of-way of U.S. 395;

THENCE departing said corner and proceeding along said easterly right-of-way, North 29°32'13" West a distance of 937.36 feet to the northwest corner of said Parcel 3;

THENCE North 49°12'50" East a distance of 68.45 feet;

THENCE departing said easterly right-of-way and continuing along the northerly line of said Parcel 3, North 49°12'50" East a distance of 48.72 feet to the beginning of a non-tangent curve;

THENCE from a radial line which bears North 16°52'25" East, 60.90 feet along the arc of a 205.50 foot radius curve to the left through a central angle of 16°58'42";

THENCE North 89°53'43" East a distance of 96.44 feet to the beginning of a tangent curve;

THENCE 134.40 feet along the arc of a 315.50 foot radius curve to the left through a central angle of 24°24'30";

THENCE North 65°29'13" East a distance of 78.07 feet to the beginning of a tangent curve;

THENCE 186.41 feet along the arc of a 185.50 foot radius curve to the left through a central angle of 57°34'42", to beginning of a reverse curve;

THENCE 26.60 feet along the arc of a 19.50 foot radius curve to the right through a central angle of 78°10'02", to the beginning of a reverse curve;

THENCE 17.20 feet along the arc of a 619.90 foot radius curve to the left through a central angle of 01°35'24", to the beginning of a compound curve;

THENCE 131.47 feet along the arc of a 436.50 foot radius curve to the left through a central angle of 17°15'27", to the beginning of a compound curve;

THENCE 98.94 feet along the arc of a 619.88 foot radius curve to the left through a central angle of 09°08'41", to the beginning of a reverse curve;

THENCE 31.31 feet along the arc of a 39.50 foot radius curve to the right through a central angle of 45°25'03";

THENCE departing said northerly line, South 54°35'47" West a distance of 267.22 feet;

THENCE South 26°41'31" East a distance of 92.89 feet;

THENCE South 25°51'56" East a distance of 79.45 feet;

THENCE South 06°06'03" East a distance of 52.79 feet;

THENCE South 43°42'11" East a distance of 61.57 feet;

THENCE South 29°07'26" East a distance of 50.94 feet;

THENCE South 08°16'20" East a distance of 58.24 feet;

THENCE South 12°09'03" West a distance of 131.69 feet;

THENCE South 50°15'35" West a distance of 82.20 feet;

THENCE South 66°27'30" West a distance of 78.82 feet;

THENCE South 60°37'32" West a distance of 59.97 feet;

THENCE South 13°45'12" West a distance of 41.50 feet;

THENCE South 15°14'59" East a distance of 80.04 feet;

THENCE South 13°32'46" East a distance of 176.51 feet to the southerly line of said Parcel 3;

**LEGAL DESCRIPTION
FOR
SIGN OVERLAY IN PLANNING UNIT "S-2"
A PORTION OF APN 160-040-17**

THENCE along said southerly line, South 45°00'00" West a distance of 209.61 feet to the **POINT OF BEGINNING**;

Containing 9.65 acres of land, more or less.

The basis of bearings for this legal description is identical to that as shown on Parcel Map No. 3929, recorded on November 14, 2002 as File No. 2763202, in the Official Records of Washoe County, Nevada.

Note: This legal description is provided as a convenience for a proposed zoning change and is not intended for the purpose of subdividing land not in conformance with Nevada Revised Statutes.

LEGAL DESCRIPTION FOR APN 160-793-02

Parcel 2 of Parcel Map 3740, as shown on the plat thereof, recorded on January 19, 2001, as Document No. 2517055, Official Records of Washoe County, Nevada.
Containing 4.09 acres, more or less.



10/19/03

C & M Engineering
9498 Double R Blvd., Suite B
Reno, NV 89521

**Legal Description For Medical Facility Overlay
in Planning Unit "J"
"J1"**

**LOCATED WITHIN THE SOUTH MEADOWS BUSINESS
PARK, CITY OF RENO, WASHOE COUNTY, NEVADA**

APN 163-020-15

Parcel '2A' as shown on the Record of Survey filed in the Office of the Washoe County Recorder on June 30, 2003 as Record of Survey Map No. 4274, File No. 2882117
Said Parcel containing 21.77 Ac.

APN 163-020-01

Parcel '3A' as shown on the Record of Survey filed in the Office of the Washoe County Recorder on June 30, 2003 as Record of Survey Map No. 4274, File No. 2882117
Said Parcel containing 2.16 Ac.

APN 163-180-(01,02,03,04,05,06,07,09,10,11,12)

APN 163-190-(01,02,03,04,05,06,07,08,10,11,12)

Parcel '1-H' as shown on the Parcel Map filed in the Office of the Washoe County Recorder on July 27, 1998 as Parcel Map No. 3396, File No. 2235280

EXCEPTING THEREFROM (a) Parcel 3 as shown on the Parcel Map filed in the Office of the Washoe County Recorder on March 16, 2001 as Parcel Map No. 3757, File No. 2533670 (APN 163-190-09 - 9440 Double R Blvd, Suites A & B).

(b) Parcel 12B as shown on the Parcel Map filed in the Office of the Washoe County Recorder on March 29, 2002 as Parcel Map No. 3853, File No. 2670387 (APN 163-180-13 - 9468 Double R Blvd); and

(c) Parcel 14A as shown on the Parcel Map filed in the Office of the Washoe County Recorder on April 15, 2002 as Parcel Map No. 3859, File No. 2676038 (APN 163-180-08 - 9476 Double R Blvd, Suite B)

Said Parcel containing 10.65 Ac.

APN 163-281-01

Parcel 'A' as shown on the Parcel Map filed in the Office of the Washoe County Recorder on April 25, 2007 as Parcel Map No. 4755, File No. 3524534
Said Parcel containing 50,807 S.F.

APN 163-281-02

Parcel 'B' as shown on the Parcel Map filed in the Office of the Washoe County Recorder on April 25, 2007 as Parcel Map No. 4755, File Number 3524534.
Said Parcel containing 71,190 S.F.

APN 163-281-03

Parcel 'C' as shown on the Parcel Map filed in the Office of the Washoe County Recorder on April 25, 2007 as Parcel Map No. 4755, File No. 3524534
Said Parcel containing 51,421 S.F.

APN 163-281-(05,06)

Parcel 'D' as shown on the Parcel Map filed in the Office of the Washoe County Recorder on April 25, 2007 as Parcel Map No. 4755, File No. 3524534.
Said Parcel containing 3.57 Ac.

APN 163-271-(01, 02 & 03)

Parcels 'A', 'B' and 'Common Area' as shown on the Record of Survey filed in the Office of the Washoe County Recorder on June 27, 2006 as Record of Survey Map No. 4755, File No. 3406013.
Said Parcel containing 31,476 S.F.

Prepared by
Tri State Surveying, Ltd
1425 F. Prater Way
Sparks, Nevada 89434



4/30/02

David C. Crook PLS
Nevada Certificate No. 10836

EXHIBIT A

Property Description

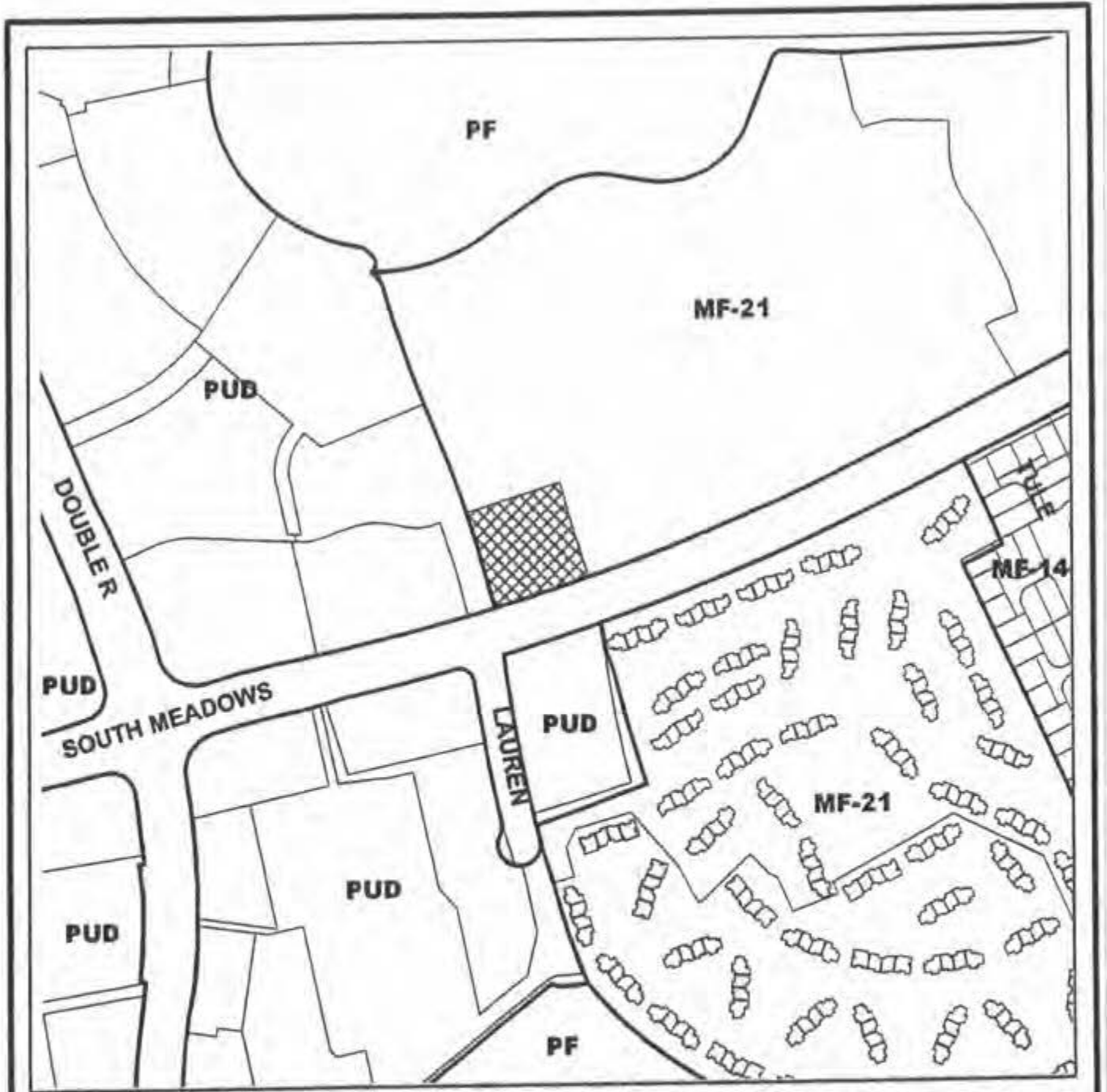
For

APN 163-200-04


Planning Unit L-1


All that certain property situate in the Southeast one-quarter of Section 8, Township 18 North, Range 20 East, Mount Diablo Meridian, Washoe County, Nevada, more particularly described as follows:

Parcel C-3 of Parcel Map No. 2938 recorded on September 13, 1995 as file No. 1925144 in the Official Records of Washoe County, Nevada.




LDC13-00038
South Meadows Phase III
PUD Amendment

 Subject Site

 City Limits

0 40 80 160 240 320 Feet

The information hereon is approximate and is intended for display purposes only. Reproduction is not permitted. For additional information, please contact the City of Reno Community Development Department. Map Produced: December, 2012



Community Development Department

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