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Page 1 of 349

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NOTICE OF DESIGN GUIDELINES FOR THE
BELLA VISTA RANCH PHASE II PLANNED UNIT DEVELOPMENT

Notice is hereby give that the Final "Development Design Standards" Handbook for the Bella Vista Ranch Phase II Planned Unit Development was certified and approved by the Reno City Council on January 16, 2013. A copy of the Development Standards is attached hereto and incorporated herein:

DATED this 12th day of July, 2013

Corona Eyan, LLC

[Signature]
Authorized Representative or Owner

Larry Sueto

State of Nevada

County of Washoe

On this 12th day of July, 2013, before me, a Notary Public, personally appeared Larry Sueto for Corona Eyan, LLC, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed this instrument.



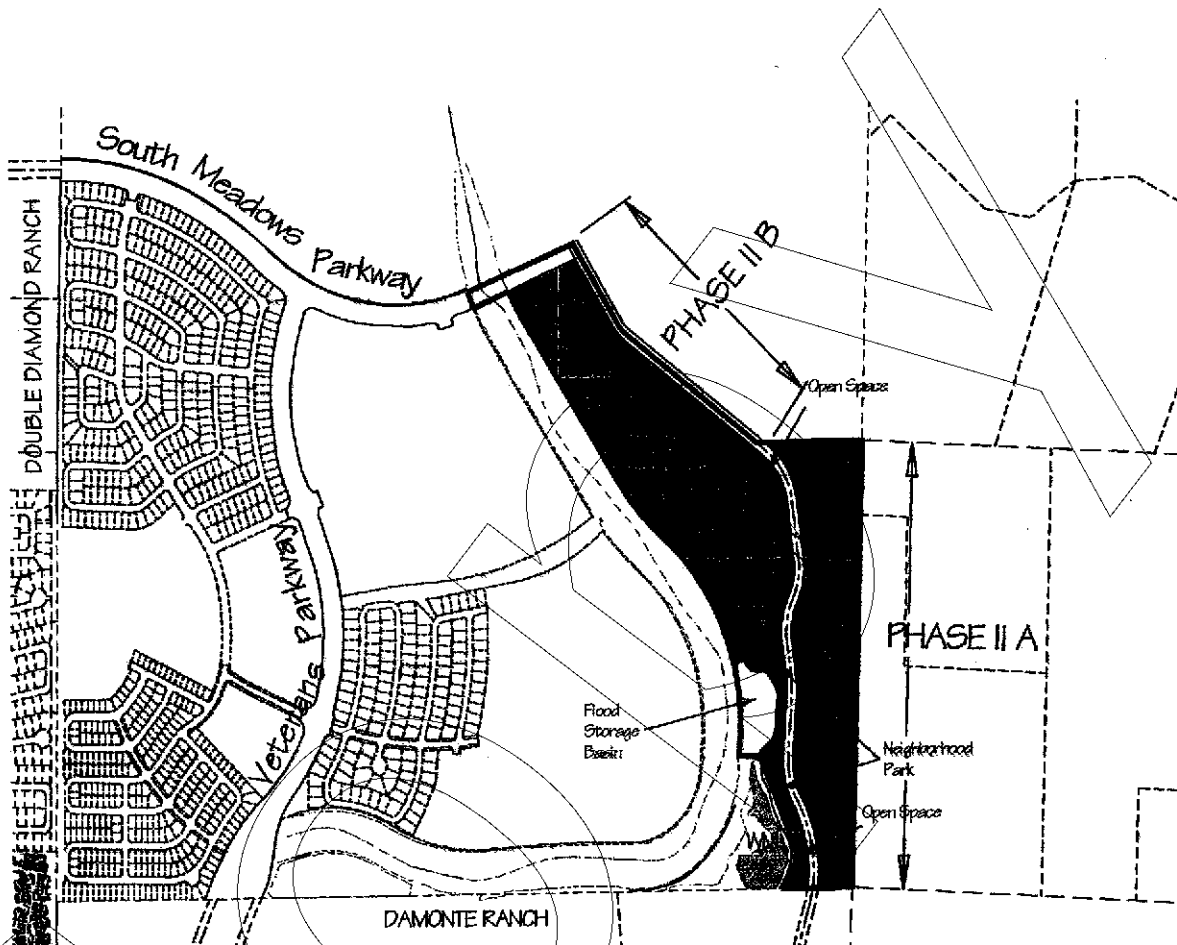
[Signature]
NOTARY PUBLIC

My commission
expires:

1/15/2014

Bella Vista Ranch Phase II

PUD Design Standards
Reno, Nevada



Certified by City Council:
January 16th, 2013

Job Number
24145-00A

Prepared for:
City of Reno

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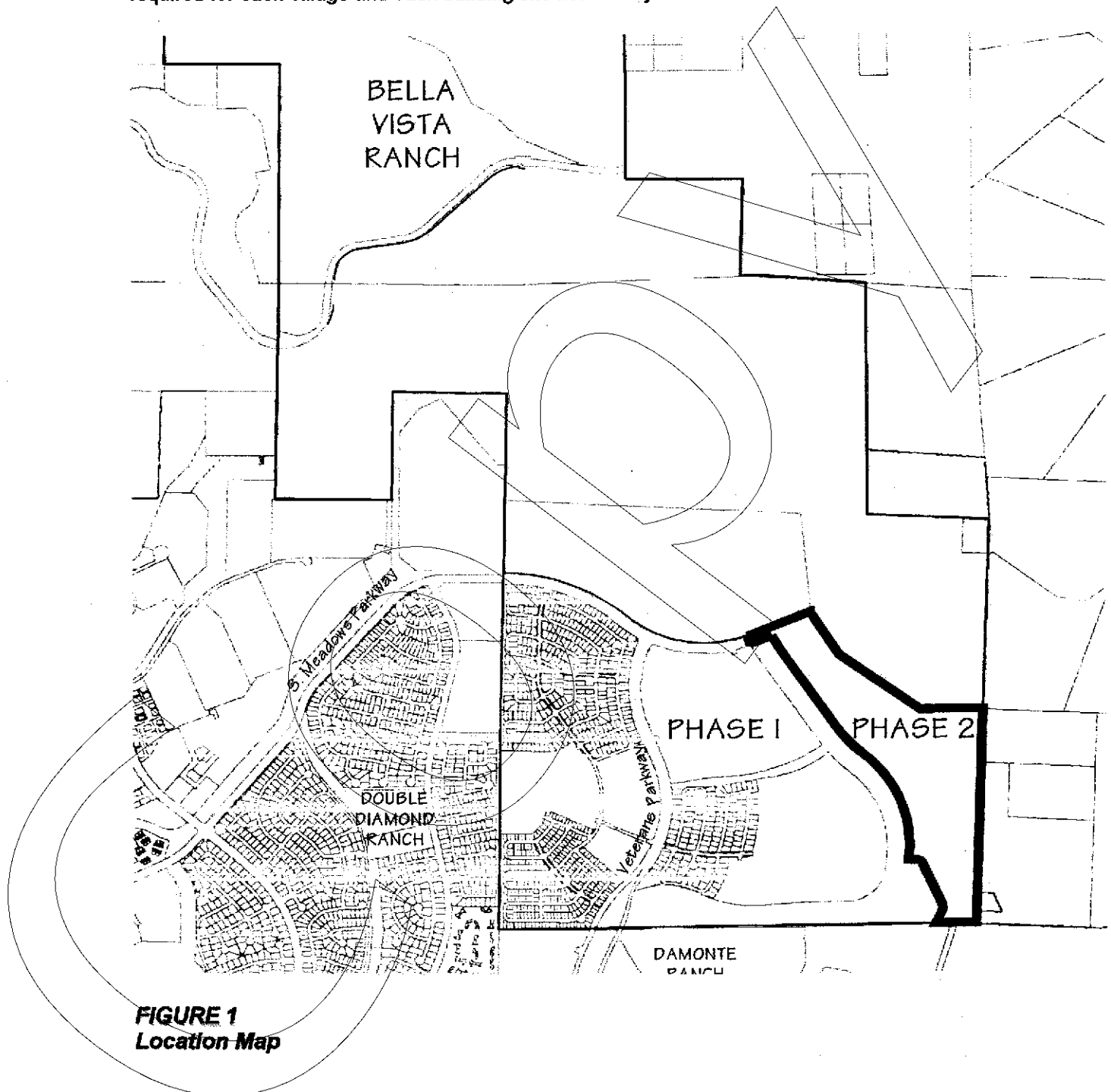
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I. PROJECT DESCRIPTION

The 77.37± acre Bella Vista Ranch Phase II PUD is located in the southeastern portion of the city of Reno, Washoe County, Nevada (refer to **Figure 1**, page 1. The PUD includes a mixture of residential, commercial, park and open space uses. The intent of the PUD is to create three (3) mixed use villages, which will be developed for subsequent subdivision into individual building lots, pads, multi-family housing and non-residential building sites. Two of the three villages are planned for primarily residential uses and one village will be restricted to non-residential uses. No construction will directly follow from the recordation of the PUD, which creates these villages. Separate tentative and final maps, building permits and improvement plans, as appropriate, will be required for each village and each building site before any construction commences.



A. Land Use

The Bella Vista Ranch Phase II PUD consists of a mixture of high density single family, attached single family residential, multi-family at densities ranging from 8 to 30 dwelling units per acre, non-residential uses, one neighborhood park, and open space areas as shown on **Figure 2**, page 2.

Table 1 on page 9 shows the breakdown of the property amongst the various uses. The number of dwelling units listed in Table 1 for villages A and B is approximate. The final unit count, up to a maximum of 575 units, will depend upon the final configuration of each village as it is developed over time. Village C is limited to non-residential land uses, totaling approximately 178,600 square feet at a max. FAR of 0.25. The neighborhood park equals approximately 4.4 acres, and the open space is approximately 31.1 acres. (refer to Section II, A page 9 for details.)

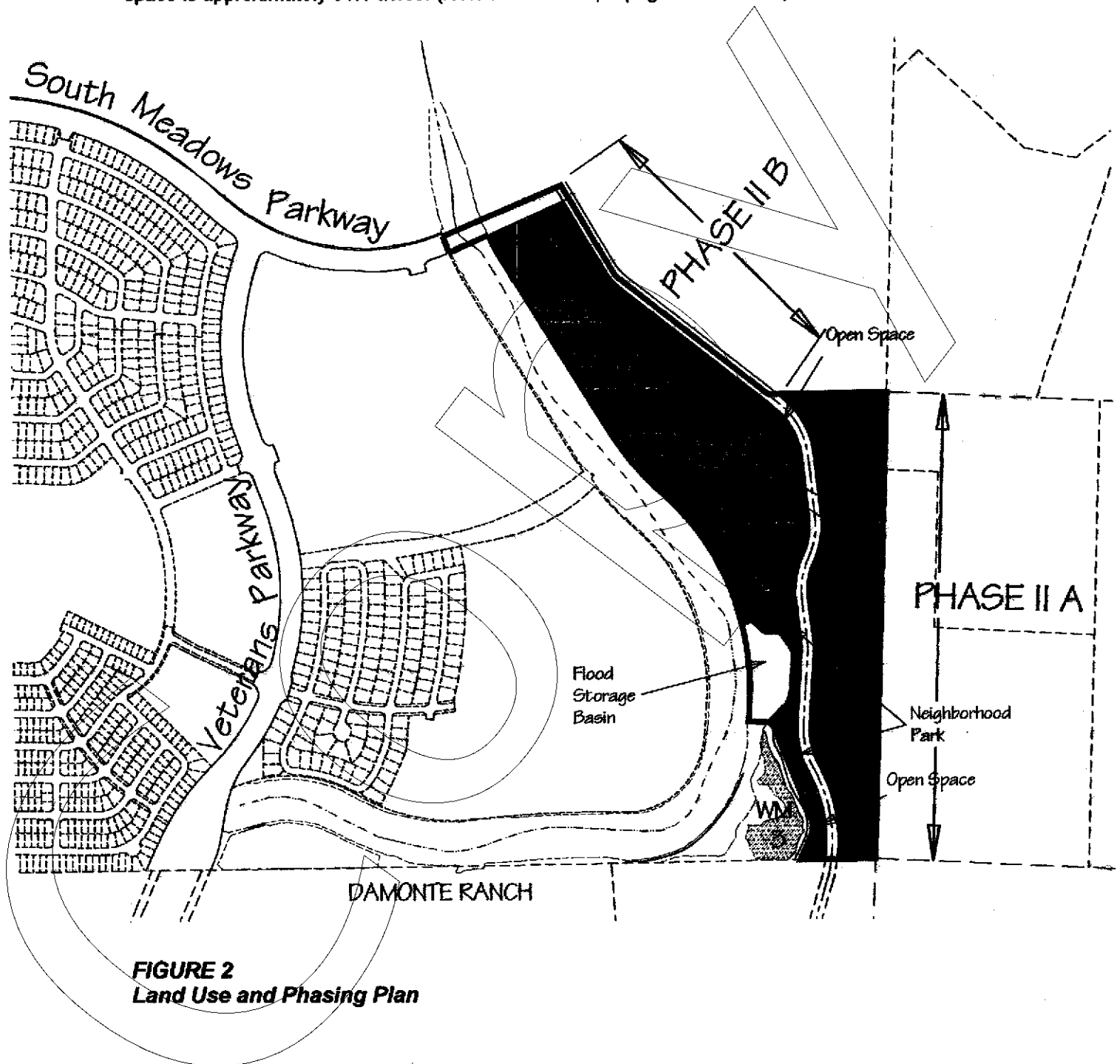


FIGURE 2
Land Use and Phasing Plan

B. Site Features Influencing Site Plan Design (Refer to Figure 3, page 3)

1. On Site

The entire site is virtually flat with a modest slope from south to north. Environmental constraints on-site include:

- The jurisdictional wetland areas that will be set-aside as permanent open space and enhanced as part of the Steamboat Creek Restoration program discussed in Section I, G, page 7, of the PUD.
- One major drainageway between Village B and C that is defined as a disturbed drainageway. It will be restored per city of Reno code 18.12.1907(b), as amended and as specified in section III B, 2 of the PUD (page 43).

2. Off Site

Environmental Constraints off site include:

- The Butler Ranch Gravel pit adjacent to the north of Village A is currently being used as a stockpiling and sorting area. The mining in this area has been completed per the special Use Permit. The majority of the adjacent pit property is designated as a non-disturb buffer area per the existing permit.
- It is anticipated that the remaining pit materials will be used on this project and other projects in the vicinity. A disclosure statement is required to be provided to all potential buyers, renters and tenants within this project notifying them of the terms and conditions of the pit special use permit and its operational characteristics per Exhibit B, Condition No. 3, amended clerks letter, dated 3-12-13, contained in Section V Attachment 1 of this PUD handbook. The existing topsoil berm located along the east side of Rio Wrangler Parkway will remain in place until the pit is depleted. The topsoil from the berm will then be used to help restore and revegetate the pit site.

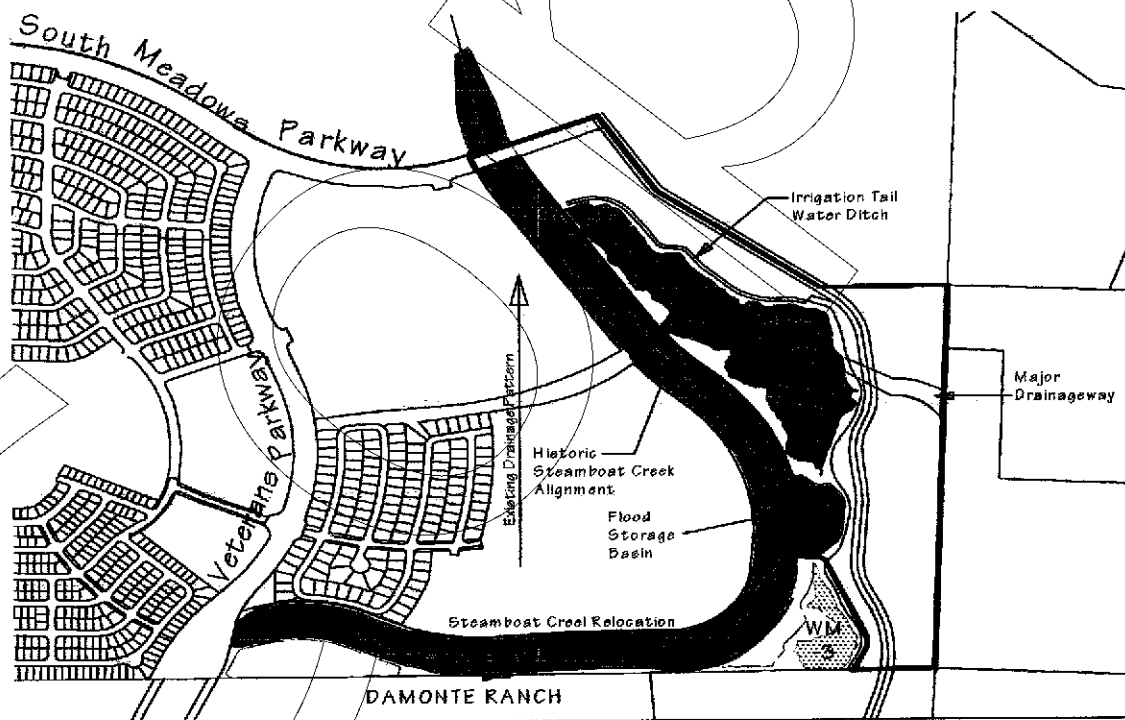


FIGURE 3
Dominant Site Features

- The existing gun club located to the east of Village C has a valid special use permit and may continue to operate indefinitely. A disclosure statement is required to be provided to all potential buyers, renters or tenants within the project notifying them of the terms and conditions of the gun club special use permit and its' operational characteristics per Exhibit B, Condition No. 3, amended clerks letter dated 3-12-13, contained in Section V Attachment 1 of this PUD Handbook. Only non-residential land uses are allowed in Village C.
- The Hidden Valley wild horses have migrated into this portion of the Bella Vista Ranch since the ranch fences were removed with construction of the Steamboat Creek restoration project. In order to address this issue, a Wild Horse Protection Plan has been developed for this PUD. Refer to Section III B 4, page 46 for details.

C. Phasing (Refer to Section II, F, page 15 for details)

1. Phasing Strategy

The intent of the phasing strategy is to provide a balanced and effective approach to the build-out of the project. The phasing plan is a statement of the Master Developer's intentions related to the pattern and timing of construction. The phasing described is not "cast in concrete." It presents a likely and logical sequence for development. Factors that will affect phasing include changes in market demands for the various types of land uses, the pace of individual developers and the availability of financing.

2. Mixed Residential/Non-Residential

It is anticipated that the project will be developed in two (2) phases (refer to **Figure 2**, page 2). Phase IIA includes Villages B and C, in the south half of the site. Phase IIB includes Village A in the north half of the site.

3. Major Infrastructure

The south ± 1800 feet of Rio Wrangler will be constructed with Phase IIA. The extension of South Meadows Parkway to Rio Wrangler, and the north ± 1300 feet of Rio Wrangler will be constructed with Phase IIB (refer to Section II, F, page 15).

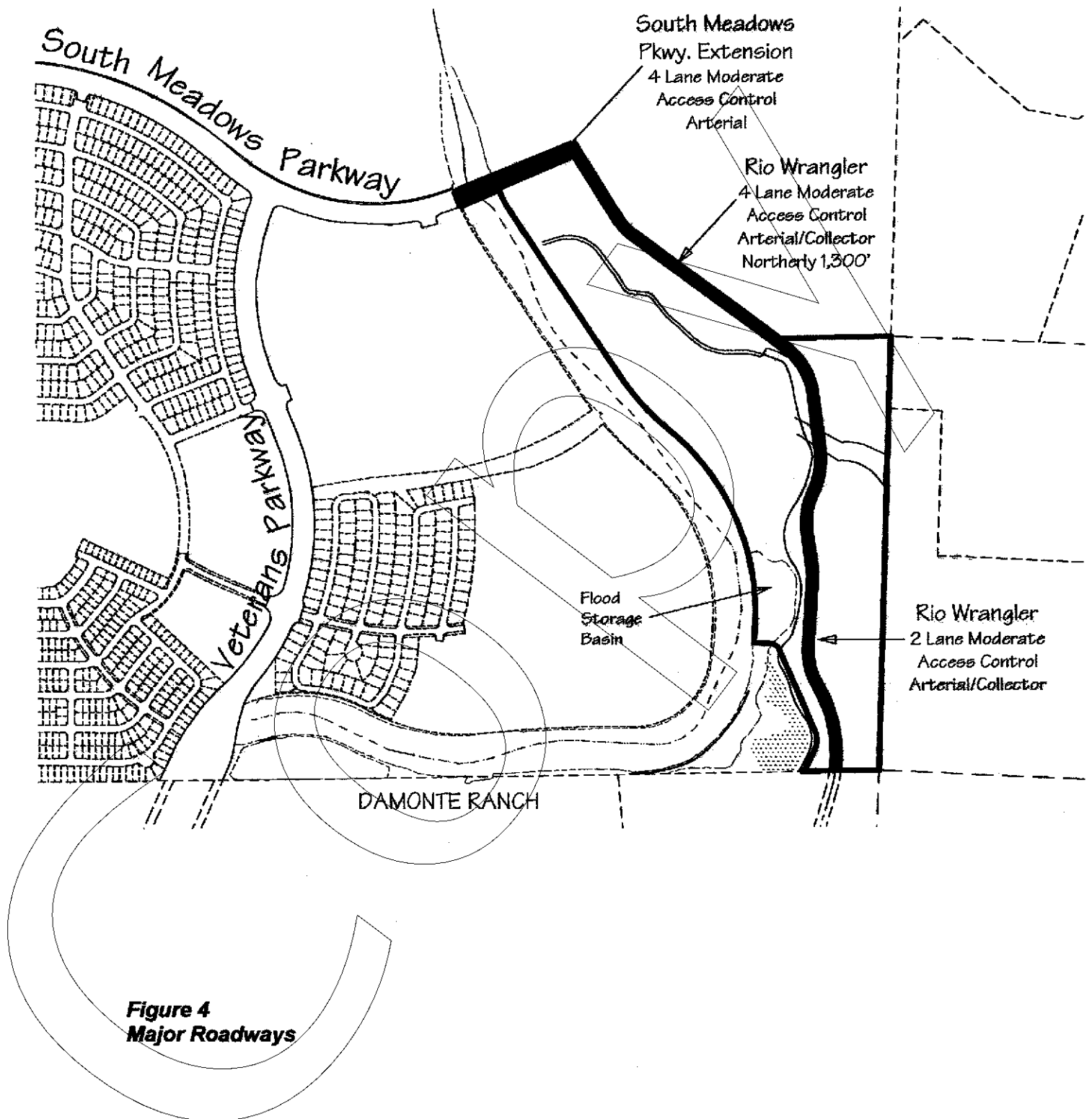
The trunk sanitary sewer, water trunk line, gas, electric, phone and cable distribution facilities will be constructed to serve each phase. Sanitary sewer, storm drain and water systems to serve individual lots/parcels will be constructed with each residential subdivision, multi-family building permit or non-residential building permit.

4. Public Amenities

A 4.4 acre public park, located within Phase IIA, will be constructed with Phase IIB to serve the majority of the projects residential units that are located in Phase IIB, Village A. The open space and 8 foot asphalt trail associated with or adjacent to each phase will be constructed by the Master Developer prior to completion of each phase.

D. Traffic and Circulation

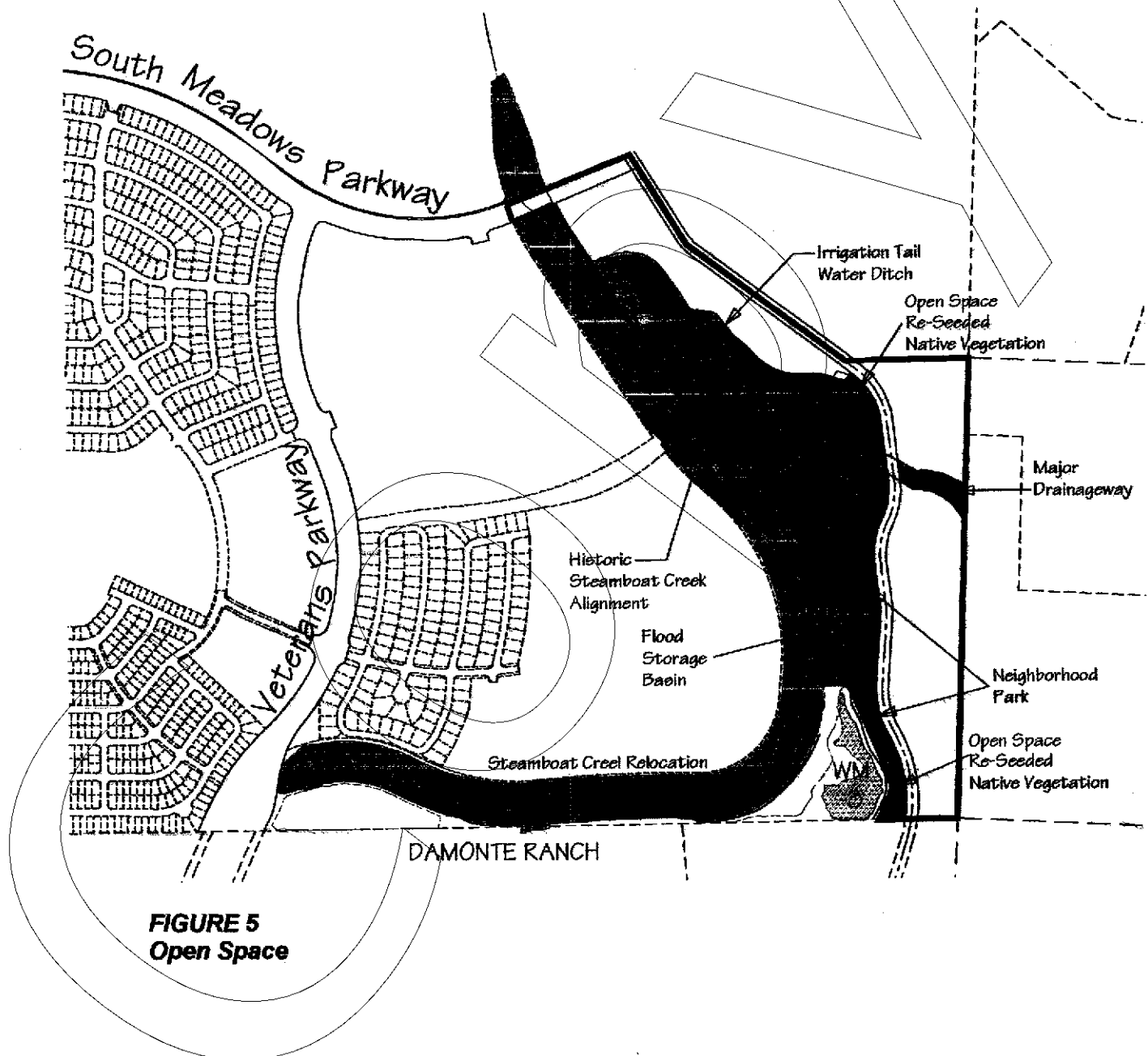
The traffic study included in appendix A contains traffic projections for development of this property. South Meadows Parkway and Rio Wrangler Parkway are the main east-west and north-south arterial streets, respectively, to serve this project. The development of this project will extend South Meadows to the east to connect with Rio Wrangler; and extend Rio Wrangler to the south to connect to the existing northern terminus of Rio Wrangler in the Damonte Ranch (refer to **Figure 4**, page 5). The street section standards are in Section III, A, on pages 20, 21 and 26, **Figures 10 A, 10 B and Figure 14**.



E. Parks and Open Space

A primary objective for this development was the inclusion of strategically located and accessible open space. To accomplish this objective, an interconnected system of sidewalks and trails is planned. The design standards for this pedestrian and bicycle circulation system are contained in Section II, D, pages 13 & 14.

One neighborhood park will be constructed in the south half of the property. (refer to **Figure 5**, page 6). This park will be connected via a trail system to other open space areas throughout the PUD (refer to Section II, D, page 13 and 14). Open space will be located within and adjacent to natural areas, such as the Steamboat Creek corridor, and manmade open space areas, such as the major drainageway. Trails and sidewalks will be located throughout the open space and along major roadways (refer to **Figure 8**, page 14). The park and open space will be accessible to the entire community via the project trails and sidewalks. (refer to Section III, B, page 38).



F. Wetlands

The delineation of federally protected wetlands on this property was completed with approval of the individual Corps of Engineers permit number # 200400683. (Refer to Appendix C-1) Two delineated wetlands covered by this permit (WM1 and WM3) exist within and adjacent to this PUD (refer to **Figure 3**, page 3 and **Figure 5**, page 6). Any enhancements within wetland areas must be consistent with the Final Wetland Mitigation Plan approved by the Corps of Engineers through the Individual Permit noted above and in compliance with the City of Reno Wetlands and Stream Environment Ordinance, RMC 18.12.1801-1808, as amended.

G. Steamboat Creek

This PUD will create an open space/neighborhood park buffer around the existing wetlands and re-aligned Steamboat Creek constructed to the west as part of the Bella Vista Ranch PUD. The alignment of Steamboat Creek provides for one continuous and contiguous open space corridor linking all the wetlands and drainages on Damonte Ranch with the wetlands and drainages on the Bella Vista Ranch (refer to Section II, E, page 15).

H. Stormwater Management**1. Site Drainage**

The property slopes to the north very gradually at a typical gradient of less than half a foot per hundred feet (0.5%). The Steamboat Creek Restoration Project, adjacent to the west side of the site, was designed to provide 5 year and 100 year outfall drainage for the Phase II PUD.

2. Flood Potential (Refer to Section II, C, page 13 for details)

The current Federal Emergency Management Agency (FEMA) DFIRM maps, dated March 2009, indicate that the site is not affected by the Zone A (100-year floodplain) from Steamboat Creek

I. Fire/Police Protection/Parks**1. Fire**

The Developer has previously entered into a Fire Station Development Agreement for the existing Bella Vista Ranch PUD. The Agreement is being revised to reflect current market conditions and fire service needs. It will be called a First Amended Public Facility Site Agreement and will include this project. It will define the Developers obligation for the funding of a future Fire Station to serve this PUD. This Fire Station may be located on the public facility site created with the original Bella Vista Ranch PUD, or at some other location as provided for in the First Amended Public Facility Site Agreement.

A fee will be established in the First Amended Public Facility Site Agreement on a unit basis for single and multi-family development and on a per square foot basis for non-residential development.

If the City of Reno establishes an Impact Fee for Fire Service per NRS 278B, subsequent to approval of this project, then all per residential unit and non-residential square footage fire fees collected from this project shall be credited and applied on a per dollar basis for any fees contributed per the existing Bella Vista Ranch agreement noted above.

As noted above, the modification to the existing Bella Vista Ranch Fire Station Development Agreement to include this project shall be contained in the First Amended Public Facility Site Agreement, shall be completed and approved by the Reno City Council prior to or simultaneously with the certification of this PUD and shall be added as an appendix to and recorded as part of this PUD Handbook.

2. Police

A police station facility to serve this project could be located on the public facilities parcel of the Bella Vista Ranch PUD should the City of Reno determine it is appropriate. (refer to Section II, G, page 18 for details).

A police capital facilities fee shall be collected for each residential unit and non-residential square footage within the PUD. This fee shall be determined based on the requirements of NRS 278B. The fee shall be established for this PUD concurrent with adoption of a future citywide Police Department Facility Fee as allowed per NRS 278B.

3. Park

A 4.4 acre public park will be located in the south central portion of the project (refer to Figure 2, page 2). The park will be passive and will include a maximum 1-acre of turf area for outdoor play. This park shall be connected to the project path and sidewalk system. The park will be constructed by the developer and maintained by the OA as discussed in the Maintenance section of this PUD on page 19. The park will be designed to the approval of the City of Reno and constructed by the property developer.

The developer shall not receive credit towards the Residential Construction Tax (park fees) to construct the park. All Residential Construction Tax fees collected from this project shall be used to construct the park located within the Bella Vista Ranch PUD located to the west of this project which is within the same Park District.

The Residential Construction Tax Agreement for this project shall be completed and approved by the Reno City Council prior to or simultaneously with the certification of this PUD. The approved Agreement is attached as appendix H to this PUD. Refer to Section III B, page 38 for additional design standards, timing and implementation requirements.

II. DEVELOPMENT STANDARDS

A. Land Use

Allowed uses include detached and attached single family residential, multi-family residential, lower intensity non-residential, park and open space. The maximum density, total number of dwelling units and the maximum non-residential square footage for each village is shown on table 1. The maximum number of dwelling units and the non-residential square footage within the project shall not exceed 575 units (residential) and 178,600 square feet (non-residential), respectively.

**TABLE 1
LAND USE BREAKDOWN**

Village	Permitted/ Conditional Uses	Approx. Acreage	Max. Density du/ac Max. Sq. Ft.	Max. Dwelling Units/Lots	% of Total
A	*1 & 4	12.7	30 du./ac.	380	16.4
B	*1 & 4	6.5	30 du./ac.	195	8.3
Total		19.2		575	24.7
C	*2 & 4	16.4	178,600 sq.ft.	0	21.2
Total		16.4		0	21.2
WM-2, Flood Storage, Open Space Public Park		31.1			38.7
	*3 & 4	4.4			
Total		±35.5			38.7
S.Meadows/ Veterans/ R. Wrangler		6.3			8.2
Total		±6.3			8.2
Total		± 77.4			100%

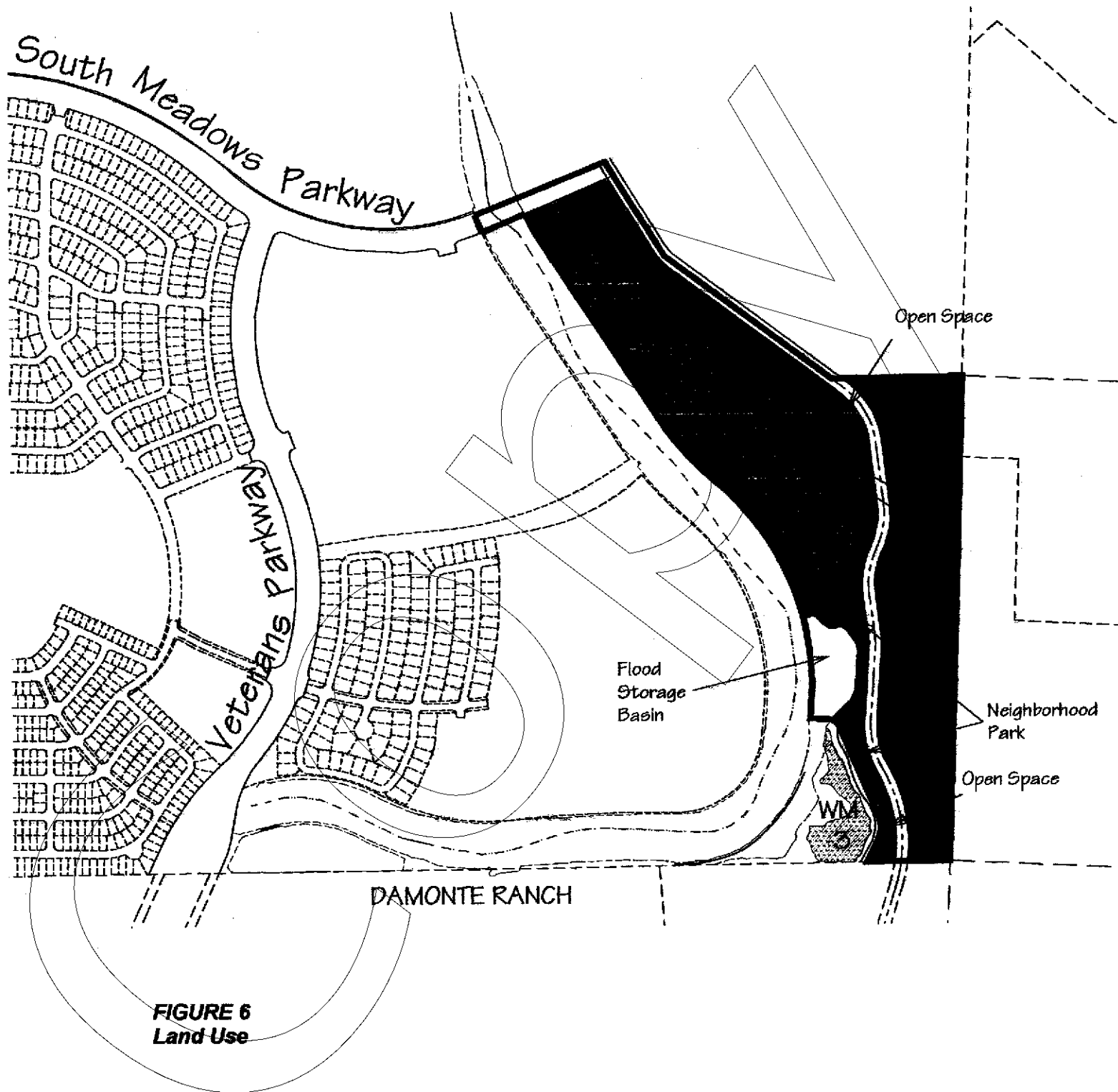
*1 Villages A and B will allow all residential and non-residential uses listed in the SF4, MF 14, MF 21, and MF 30 zones on Table 18.08-05 "Uses Permitted in the Residential Base Zoning Districts", Section 18.08.201 of the Reno Municipal Code (RMC), as amended; and as modified in Appendix E of this PUD.

*2 Village C allows only the non-residential uses listed in Appendix F of this PUD.

*3 Neighborhood park acreage based on 575 units X 2.2 pph = 1265 X 3.5 acres/1000 pop. = 4.4 acres.

*4 All primary, accessory and temporary uses listed as permitted on Table 18.08-05, as modified in 1 & 2 above, can be established by right, subject to compliance with the standards contained in this PUD and the "Additional Use Regulations" contained on Table 18.08-05 as amended. With the exception of tentative maps required to sell individual lots,

no further discretionary review is required for each permitted use provided the development complies with the standards contained in this PUD, including the referenced sections of the RMC, as amended. Appendices E & F contains additions and exceptions to the list of permitted uses from Table 18.08-5 for Villages A, B and C.



B. Traffic and Circulation Plan

Per the Traffic Study prepared by Solaegui Engineers in June 2005 and the addenda letter by Solaegui Engineers dated October 7, 2010 (appendix A-1), the project is expected to generate 11,027 average daily trips with 432 trips occurring during the AM peak hour and 967 trips occurring during the PM peak hour. Traffic will have some impact on the adjacent street network. All tentative/final map applications and building permit submissions shall adhere to the recommendations in the Master Traffic Study and any updates or addenda thereto.

1. Intersection Spacing**a. South Meadows Parkway (refer to *Figure 7*, page 12).**

The on-site residential collector streets and local streets intersecting South Meadows Parkway shall meet Regional Transportation Commission (RTC) spacing requirements for moderate access control arterials. An addendum to the Traffic Report shall be required to be submitted with each tentative map or building permit to determine intersection design.

b. Rio Wrangler Parkway (refer to *Figure 7*, page 12).

The on-site residential collector streets and local streets intersecting Rio Wrangler shall meet Regional Transportation Commission (RTC) spacing requirements for moderate access control arterials. An addendum Traffic Report shall be required to be submitted with each tentative map or building permit to determine intersection design.

2. Street Design Standards

Refer to Section III, A, beginning on page 20 for specific design standards for the above noted roadways.

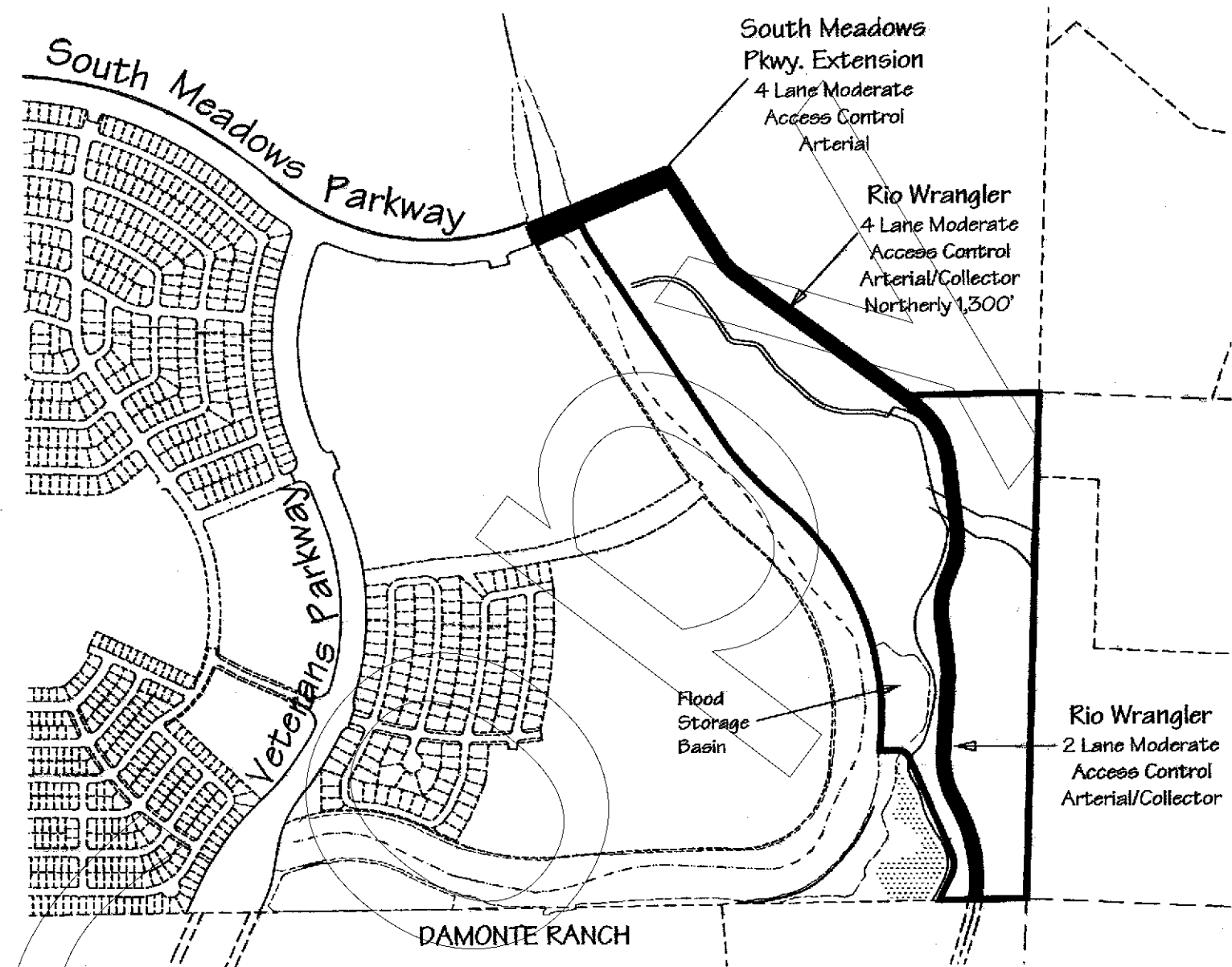


FIGURE 7
Circulation Plan

C. Stormwater Management

1. Site Drainage

The City of Reno Public Works Design Manual and the standard details for Public Works shall be the design standards for on-site storm drainage system designs and construction. All on-site stormwater management and drainage improvements shall adhere to the Flood Control Master Plan prepared by QuadKnopf Consulting, dated January 11, 2006 and all updates or addenda thereto. (Refer to Appendix B)

2. Floodplain Mitigation

The Flood Control Master Plan prepared by QuadKnopf Consulting, dated January 11, 2006 specifies how the 100-year floodplain was mitigated. (refer to appendix B) In summary, the approved flood control plan removed the developable portions of the site from the 100-year floodplain by constructing the Steamboat Creek Natural Corridor (SCNC). The current FEMA DFIRM maps dated March 2009 document that the site is not within the 100 year floodplain. All floodplain mitigations shall adhere to the Flood Control master Plan and all updates or addenda thereto.

a. Timing and Implementation

As noted in the QuadKnopf study, the following steps have been completed to remove the project from the 100-year floodplain.

Approval from the Corps of Engineers of the 404 Individual Permit # 200400683. Permit received February 2005, copy in appendix C-1

Approval of the CLOMR for Phase II by FEMA received August 8, 2007, copy in appendix B-1.

Approval of the LOMR for Phase II by FEMA received April 25, 2008, copy in appendix B-2

3. Detention – Flood Storage

The Flood Control Master Plan prepared by QuadKnopf Consulting, dated January 11, 2006, specifies how the detention/flood storage issues are to be addressed for this PUD. (refer to appendix B). All flood storage and detention improvements shall adhere to the Flood Control Master Plan and all updates or addenda thereto.

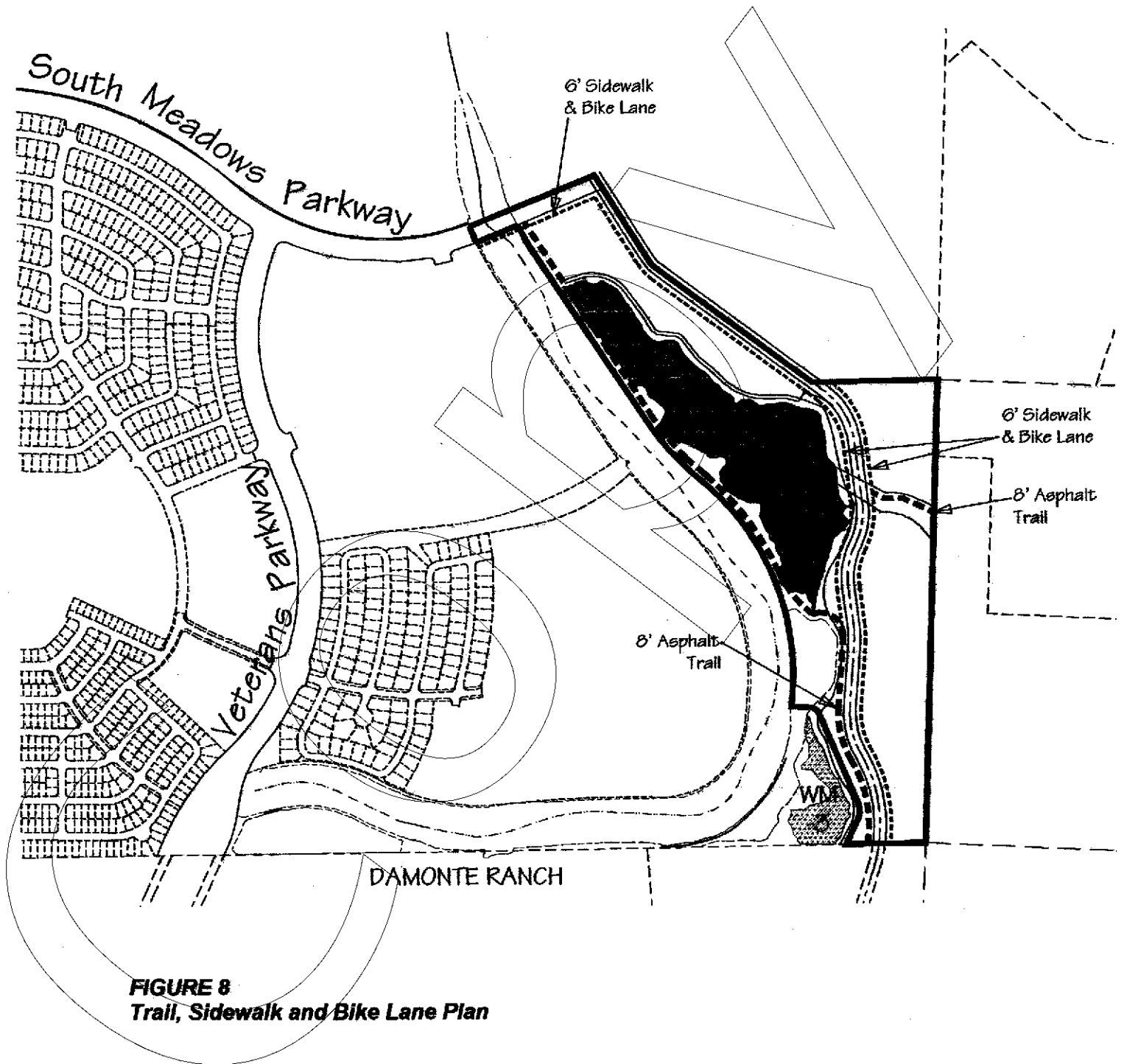
D. Trails, Sidewalks, and Bike Lanes

1. General

Trails, sidewalks and bike lanes will be provided in accordance with **Figure 8**, page 14. Sidewalks and bike lanes will be provided on both sides of the arterial roadways. A pedestrian/bike trail will be provided along the east side of the wetland consolidation area and linear park. The arterial roadway sidewalks will connect to the trails in the Damonte Ranch area to the south. The arterial roadway sidewalks and pedestrian/bike trails will also connect to the Steamboat Creek Corridor and the parkway trails in the Bella Vista Ranch PUD to the west. (refer to **Figure 8**, page 14). The local pedestrian street sidewalks will provide internal connection from villages to the trails and sidewalks noted above.

2. Design Standards/Timing and Implementation

The pathway and trail standards are specified on page 45, Section III B 3 c of this PUD.



E. Wetlands & Major Drainageway

1. Wetlands

Several areas of identified wetlands exist within and adjacent to the project. Any modifications or enhancements within wetland areas must be consistent with the Final Wetland Mitigation Plan approved by the Corps of Engineers through individual permit no. 200400683 under Section 404 of the Clean Water Act and the City of Reno Wetlands and Stream Environment Protection Standards, as amended. The wetland mitigation plan prepared by Gibson & Skordal, Wetlands Consultants dated February 2005, and the 404 permit dated October 2005 is located in appendix C and includes additional details regarding the mitigation plan.

2. Major Drainageway

The existing drainageway noted on **Figure 3**, page 3, is defined as a major drainageway because it drains more than 100 acres. It is also categorized as a "disturbed drainageway", as defined by Reno Municipal Code. The majority of this drainageway currently runs through the middle of the adjacent shooting range on the Damonte Ranch and is undistinguishable topographically. This drainageway terminates as it drains into the existing irrigation tail water ditch just west of the future Rio Wrangler Parkway. This drainage will be piped from this point to the Steamboat Creek. The portion of the drainageway on this project is to be restored per City of Reno code 18.12.1907(b), and as specified in section III B. 2 of this PUD. (page 43)

F. Infrastructure Phasing

The following represents the Developer's anticipated timing for the construction of the major backbone infrastructure and how it will be phased. It is based on current market conditions and anticipated construction seasons, both of which could change over time.

1. Phase IIA

a. Mass Grading

Prior to approval of the first building permit submittal for any project in Phase IIA, final improvement plans for any mass grading and or restoration of the Major Drainageway shall be submitted for staff review along with all necessary parcel maps and easements.

b. Arterial Roadways

Prior to approval of the first building permit submittal for any project in Phase IIA, final improvement plans shall be submitted for review for phase IIA of Rio Wrangler (refer to **Figure 14**, page 26). All necessary R.O.W. dedication maps, easements, adjacent landscaping and sound wall/fence improvements shall be included with the submittal.

Construction of Phase IIA of the Arterial Roadways will occur after approval of the plans. Bonding for the improvements shall be provided with the building permit.

c. Sanitary Sewer Trunk Lines

Prior to approval of the first building permit submittal for any project in Phase IIA, final improvement plans shall be submitted for staff review of Phase IIA of the sanitary sewer system (refer to **Figure 9**, page 17). All necessary easements and bonding for the improvements will be included.

d. Water Main - Washoe County Water Resources

Prior to approval of the first building permit for any project in Phase IIA, final improvement plans shall be submitted for staff review of the Phase IIA water main construction. (refer to **Figure 9**, page 17). All necessary easements and bonding for the improvements will be included.

2. Phase IIB

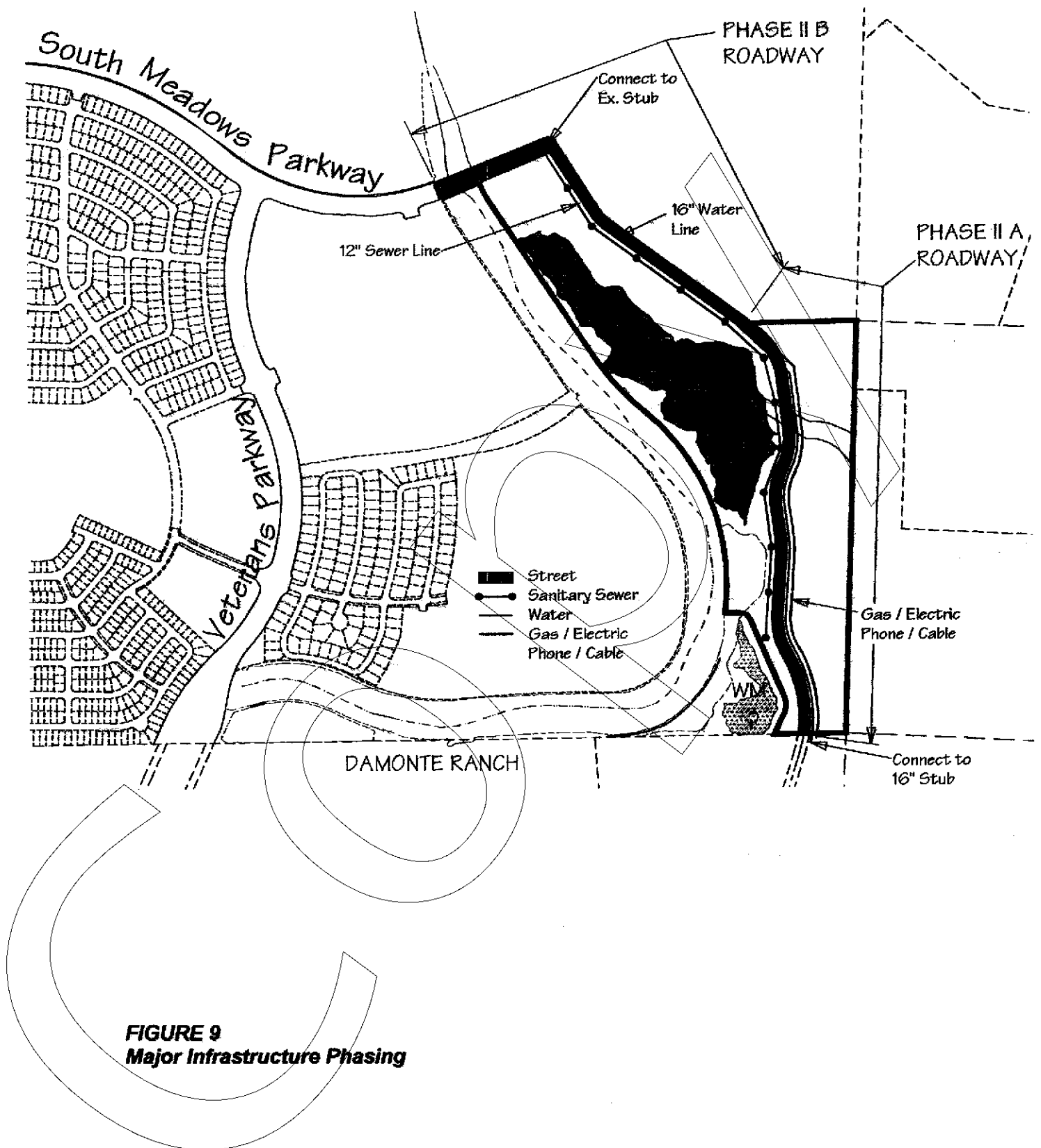
a. Arterial Roadways

Final improvement plans shall be submitted with adjacent subdivision final maps or with building permit submittal for half street improvements for Rio Wrangler and half street improvements for the extension of South Meadows Parkway. (refer to **Figures 10A & 10B**, pages 20 & 21). All necessary R.O.W. dedication maps, easements, adjacent landscape corridor and sound wall/fencing improvement plans and bonding for the improvements shall be included with the submittal.

The north half of South Meadows Parkway, including sidewalks, landscaping and sound walls shall be constructed with adjacent development to the north. The east half of Rio Wrangler Parkway, including sidewalks, landscaping and fencing shall be constructed with adjacent development to the east.

b. On-site Improvements

On-site public improvements to service individual lots or projects such as, sanitary sewer, water, storm drain, gas, electric and phone shall be constructed with each residential subdivision, multi-family or non-residential development.



G. Public Safety**1. Police**

The 6-acre public facility parcel approved in the Bella Vista Ranch PUD to the west, may be the location for a future police sub-station.

If the City of Reno establishes an impact fee for police service per NRS 278B, subsequent to approval of this project, then the residential unit and non-residential square foot police fee shall be created for this PUD concurrent with adoption of the citywide Police Department Facility Fee as allowed per NRS 278B.

2. Fire

The Developer and the City have previously executed a Fire Station Development Agreement and have revised it to reflect current market conditions and the future needs of the fire department. This revised agreement is called the First Amended Public Facility Site Agreement and will include this PUD as well as the Bella Vista Ranch PUD to the west.

This revised First Amended Public Facility Site Agreement may identify an alternative site outside of the Bella Vista Ranch, which the Master Developer would agree to participate in funding. This funding would be through a per-household and non-residential square foot fee to be collected at building permit. This revised First Amended Public Facility Agreement was completed and approved by the Reno City Council prior to certification of this PUD. The Agreement is appendix G of this PUD handbook.

a. Fee Established for PUD

The fee noted above shall be paid into a dedicated account for this purpose prior to approval of each building permit for this PUD, as specified in the First Amended Public Facility Site Agreement.

b. Design Requirements

The First Amended Public Facility Site Agreement shall determine the specific design requirements for the station if the subject Agreement calls for the Fire Station to be located in Bella Vista.

c. Timing and Implementation

Timing for the completion of the Fire Station shall be as specified in the First Amended Public Facility Site Agreement and with approval by the Reno City Council prior to or simultaneously with the certification of this PUD.

H. Maintenance**1. General**

This PUD will have Protective Covenants that address maintenance issues. It is the owners' intent to annex this PUD into the Bella Vista Ranch PUD (Phase I) Owners Association and CC&R's. The Bella Vista Ranch PUD to the west is currently being maintained by this Owners Association. Enforcement of activities will remain under the control of the Owners Association. These areas include parkways, open space areas and trails along drainage ways located outside of the public right-of-way. Project Protective Covenants will clearly define maintenance responsibilities of the Owners Association versus the responsibility of individual property owners. Protective Covenants (CC&R's) have been recorded for Bella Vista Ranch PUD.

2. Owners Association

The Bella Vista Ranch Phase II PUD Owners Association (BVROA) will be overseen by a board of directors. The boards will ultimately hire full-time professional managers, or a Management Company, and associated staff to maintain, develop, and operate common areas, including on site parks, landscaped parkways and trails along drainage structures outside public rights-of-way. If the BVROA fails to perform this periodic maintenance, then the City has the right to enter the property and perform said maintenance. If the City performs said periodic maintenance, then the City can require reimbursement for these services from the BVROA.

Several other duties will be performed by the Associations. BVROA duties include, but are not limited to, enforcement of the Protective Covenants; architectural/site improvement review and approval, purchase and maintenance of equipment, materials and supplies for maintenance purposes. In addition, any land that is set aside for common open space within the PUD must be owned and maintained by the BVROA or BVRDD. These associations shall not be dissolved. Disposal of any such common open space by sale or otherwise, is not allowed without first amending this PUD. If an amendment is approved allowing disposal of common area, then the applicant/master developer may offer to dedicate this property to the city of Reno. The city of Reno shall have 120 days to accept or reject the offer to accept the property.

These requirements and duties are reflected in the master protective covenants recorded on the property for Bella Vista Ranch PUD (Phase I). This PUD will be incorporated into the Bella Vista Ranch PUD CC&R's via an annexation and/or supplemental declaration process.

The City of Reno shall not be responsible for maintenance of any on site private parks, common area improvements, private streets, storm drain channels, detention basins, other flood control facilities or the Steamboat Creek Restoration. The Owners Association or Drainage Maintenance District shall be responsible for maintenance of these facilities.

3. Drainage District

The Bella Vista Ranch (Phase I) PUD created and established a Drainage Maintenance District called the Bella Vista Ranch Drainage District (BVRDD), which has the powers and duties to contract for design, construction and maintenance of drainage facilities throughout the Bella Vista Ranch PUD. This project shall be incorporated onto the existing Bella Vista Ranch district or a separate district shall be organized and legally instituted prior to or concurrent with the first subdivision Final Map or building permit in Phase IIA or IIB proposing drainage or flood control improvements. It is intended that the project will be incorporated into the existing Phase I BVRDD via an annexation and/or supplemental declaration process.

The BVRDD shall be required to remove all vegetation from detention basins, flood storage areas, and low flow channels every two (2) years or as allowed by the Corps of Engineers permit. If the BVRDD fails to perform this periodic maintenance, then the City has the right to enter the property and perform said maintenance. If the City removes the vegetation from detention basins and low flow channels, then the City is entitled to receive reimbursement for these services from the BVRDD.

III. DESIGN STANDARDS

A. Street Standards

Streets within this PUD include arterials, collectors, and local streets. Arterial and collector streets are identified on **Figure 7**, page 12. Local streets are defined as streets within individual villages and are not depicted on the Circulation Figure.

1. Arterial Streets – South Meadows Parkway and northern $\pm 1,300$ feet of Rio Wrangler

The Developer will be responsible for construction of arterial streets and associated improvements, as specified in Infrastructure Phasing Section II.F, beginning on page 15 and illustrated in **Figure 9**, page 17.

a. Street Improvements

Arterial streets shall be improved with paving, curb, gutter, sidewalk, sound walls and landscaping in accordance with **Figures 10A & 10B** and **Figure 11**, page 22. The Phase IIB section of South Meadows Parkway will be constructed with only the center 14 ft. landscaped median, south 2 lanes and south 31' of landscape.

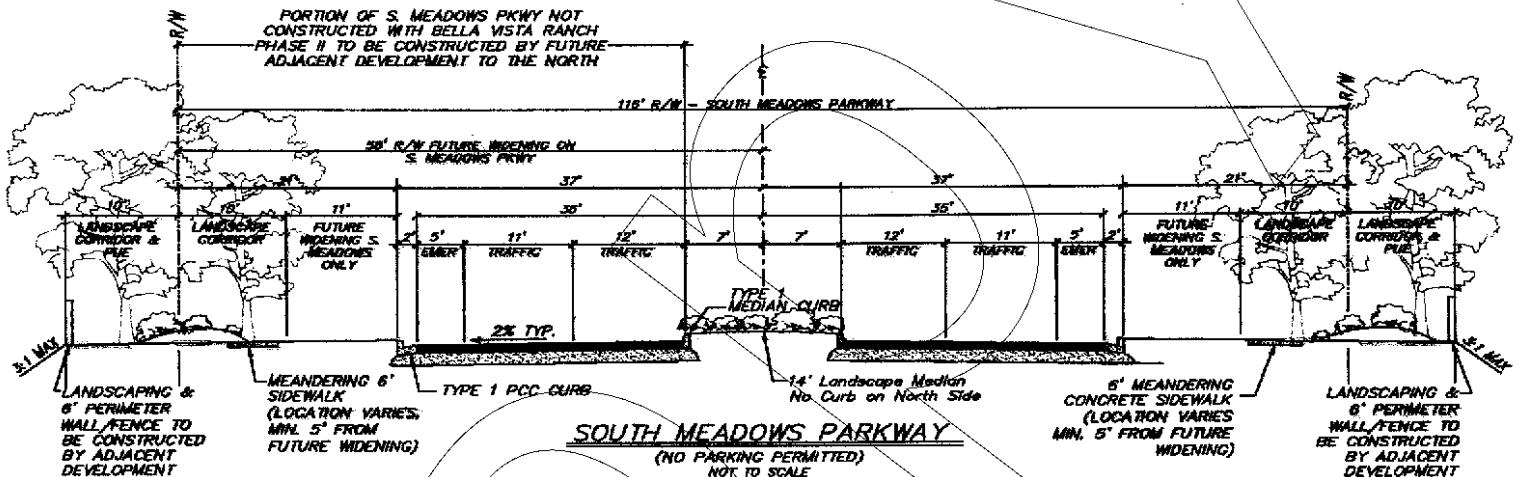


Figure 10A
Arterial Street Section – South Meadows Parkway

sidewalk and sound wall improvements. The Phase IIB section of Rio Wrangler will be constructed with only the center 14 ft. landscaped median, west 2 lanes and west 20' of landscape, sidewalk and fence improvements. (All landscaping, retaining and sound walls shall be maintained by the project HOA.)

b. Parking and/or Direct Residential Access

On street parking and/or direct residential driveway access is not permitted on arterial streets.

c. Sound Walls

Required sound wall design and materials shall be in accordance with **Figure 12**, page 24. Required fencing design and materials, including alternative fencing design shall be in accordance with **Figure 16**, page 29.

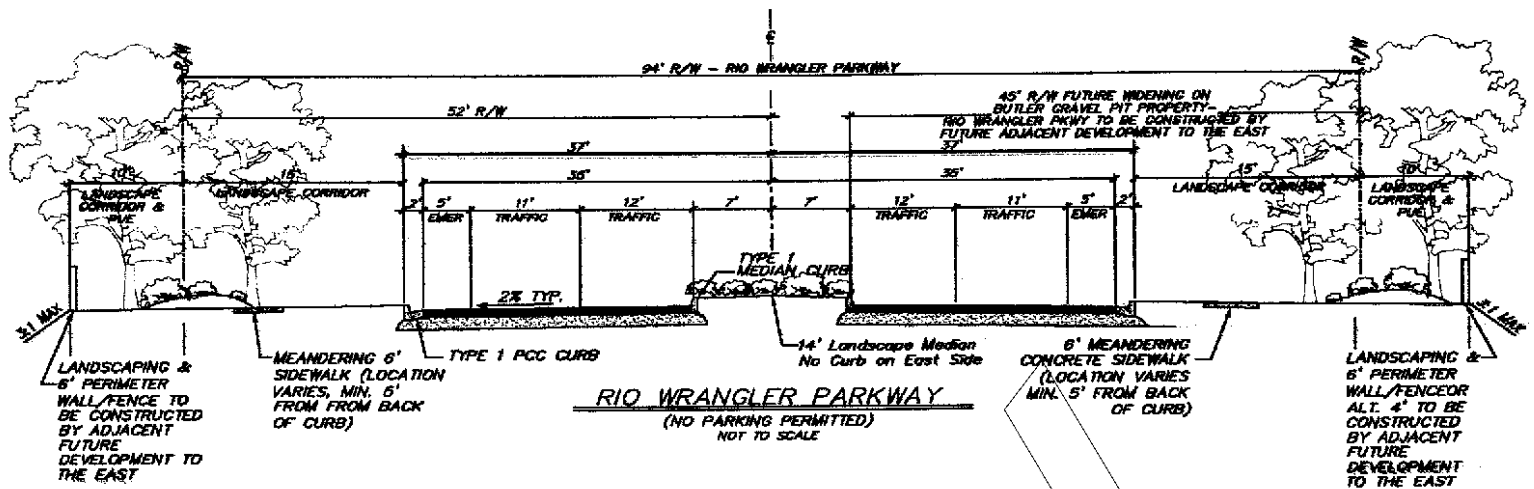


Figure 10B
Arterial Street Section – Rio Wrangler Parkway

d. Intersection Entry Treatment

Intersections of arterials with designated village entrances, (**Figure 19**, page 33) shall be accented with natural rock veneer walls at all corners, ground cover, perennials, and evergreen trees per **Figure 22**, page 36.

e. Street Signs

All street signs, traffic signs and directional signs that control vehicular traffic along arterial streets shall be standard City signs with standard posts

f. Utility Standards

Above ground utility appurtenances shall be screened from public view from all streets. Screening shall be accomplished with the use of berms, walls, fences, blending colors and/or vegetation. If fences or walls are used, materials shall be consistent with arterial and collector walls or fencing and rock veneer walls.

Utility buildings and structures shall be designed to fit into the architectural character of the adjacent residential or non-residential community. Where feasible, utility appurtenances and buildings shall be located in planter areas and not in turf areas.

g. Horizontal, Vertical and Pavement Section Design

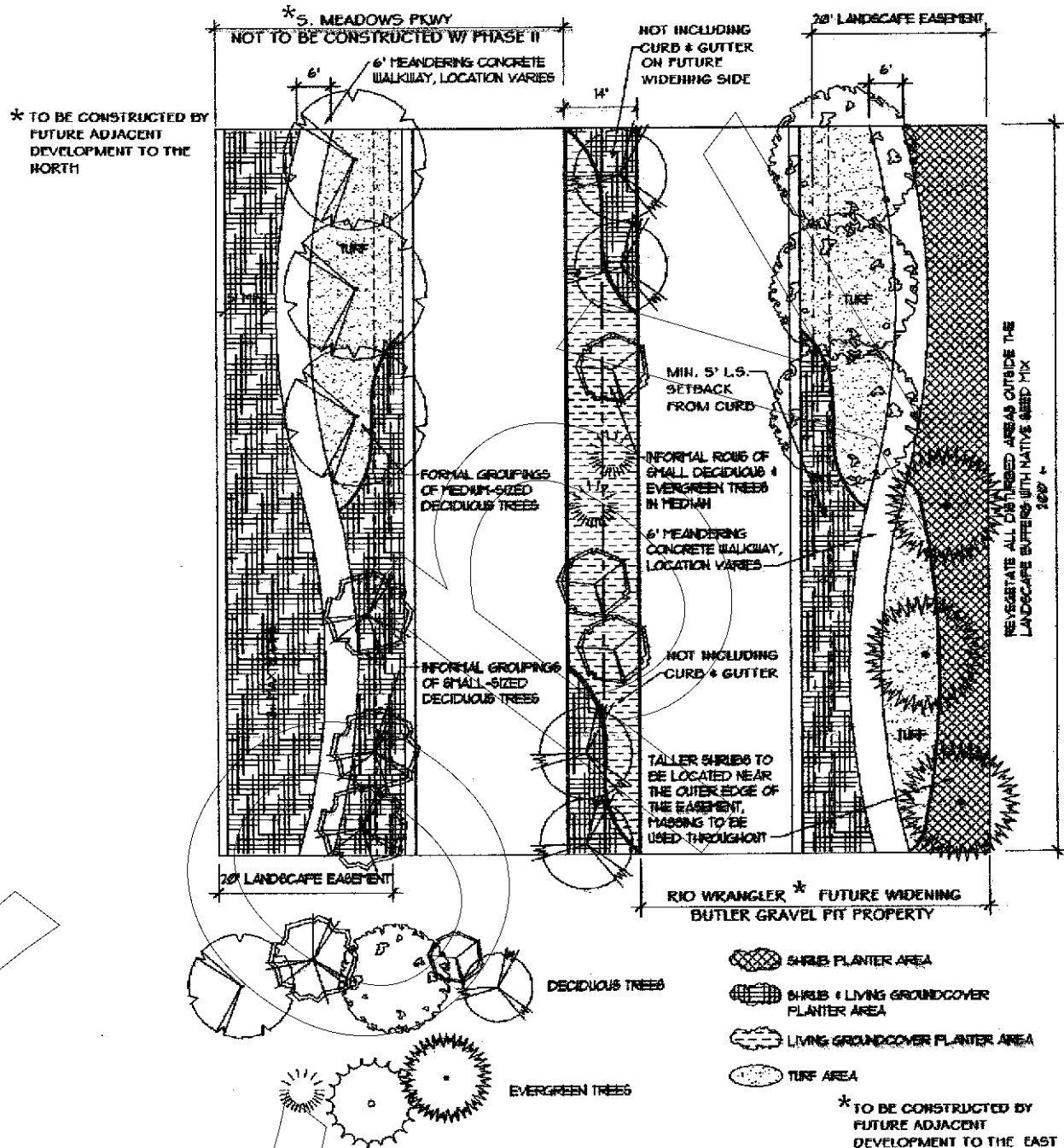
Design of arterial roadways shall be per the City of Reno Public Works Design Manual. The exception is intersection spacing, which shall be provided in accordance with RTC standards. (refer to Section II, B, page 11)

h. South Meadows Parkway Crossing of Steamboat Creek

The South Meadows Parkway crossing of the Steamboat Creek shall be constructed with the same bridge/structure design used for Veterans Parkway crossing of Steamboat Creek in the Bella Vista Ranch PUD to the west. Design details shall include exterior treatments and railings as approved by the Army Corps of Engineers through their individual permit and to the satisfaction of city staff. Design details for this crossing shall be submitted with improvement plans for the construction of the south half of South Meadows Parkway.

i. Fencing

Solid fencing, six (6) feet in height shall be consistent throughout the project in accordance with **Figure 16**, page 30. When changes in elevations occur, fences shall be stepped in equal intervals, rather than sloped. Fencing along arterial/collector streets shall include pilasters, spaced at least every 80 feet.



NOTE: See Tables 2 & 3 on Page 23 for Standards

FIGURE 11
South Meadows Parkway/N. ±1300 feet of Rio Wrangler Streetscape

TABLE 2

South Meadows Parkway / N. ±1300 ft of Rio Wrangler (± 4000 S.F. TOTAL LANDSCAPE AREA PER 200 L.F.)*

Plant Materials	Quantity	Plant Size	Min. Tree Size	O.C.**
Trees	14 7 Deciduous 4 Evergreen 3 Evergreen		2.5" Deciduous 6' Evergreen 10' Evergreen	
Shrubs	40 50% = 2000 s.f.	40 @ 5 gal		8'
Living Groundcover	20 25% = 1000 s.f.	10 @ 5 gal 10 @ 1 gal		8' 6'
Turf	25% = 1000 s.f.			

* NOTE: Tree and plant quantities and spacing apply to each side of the street.

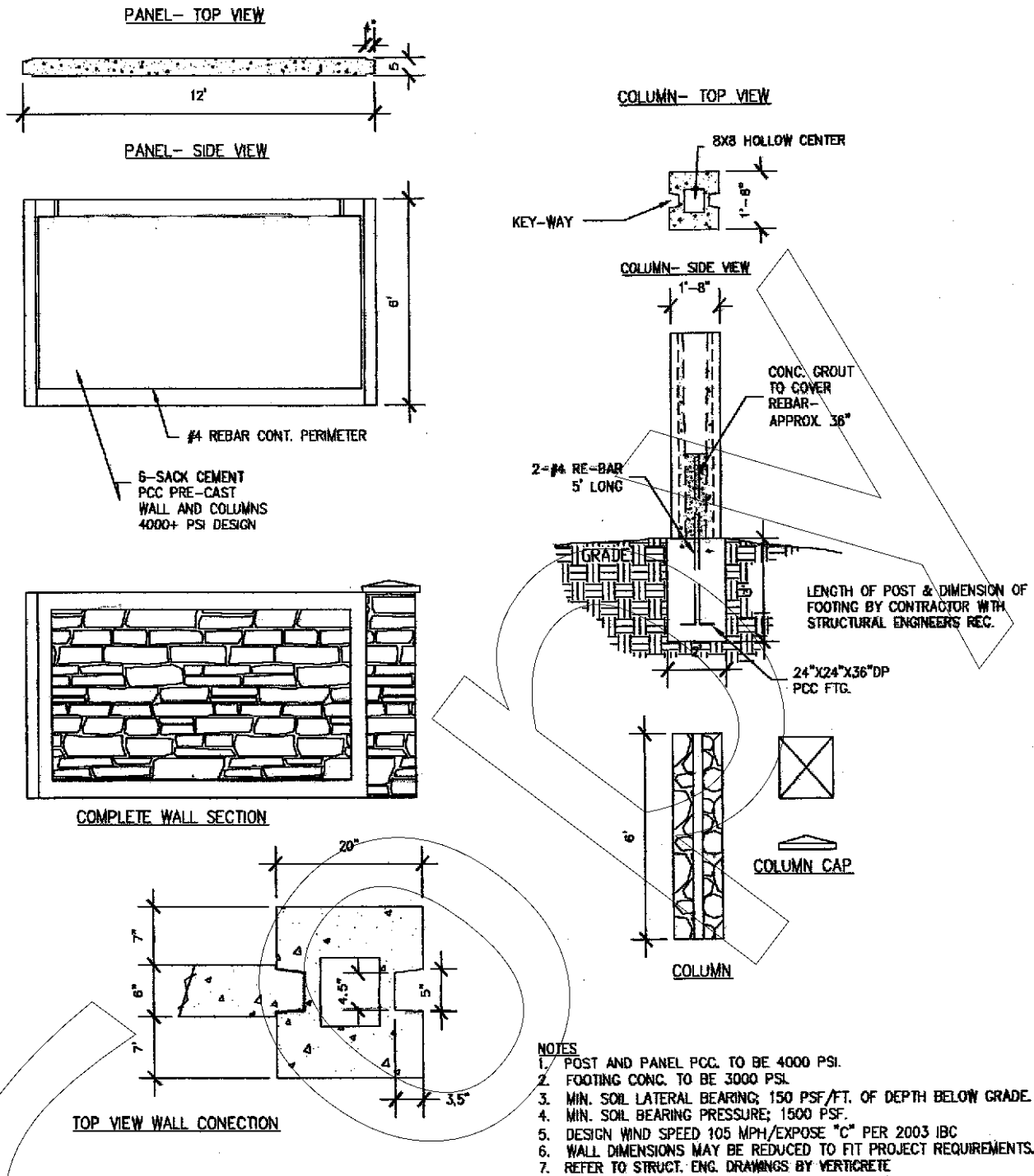
TABLE 3

**South Meadows Parkway / N. ±1300 ft of Rio Wrangler
Median (included in half street improvements constructed with this PUD)
(± 2,800 S.F. TOTAL LANDSCAPE AREA PER 200 L.F.)**

Plant Materials	Quantity	Plant Size	Min. Tree Size	O.C.**
Trees	9 6 Deciduous 2 Evergreen 1 Evergreen		2.5 Deciduous 6' Evergreen 10" Evergreen	
Shrub	20 50% = 1,400 s.f.	10 @ 5 gal 10 @ 1 gal		8' 6'
Living Groundcover	40 50% = 1,400 s.f.	40 @ 1 gal		6'

*NOTE: Tree and plant quantities and spacing apply to each side of the street.

**On center planting of shrubs and living ground covers is dependent on mature size of plant materials so that plants grow together and cover the ground area. These numbers represent an average and will be adjusted dependent on the species determined by Landscape Architect and Administrator



VERTI-CRETE PRE-CAST SOUNDWALL

not to scale

FIGURE 12**Masonry Sound Wall with Pilaster** (Refer to Figure 13, page 25 for locations)

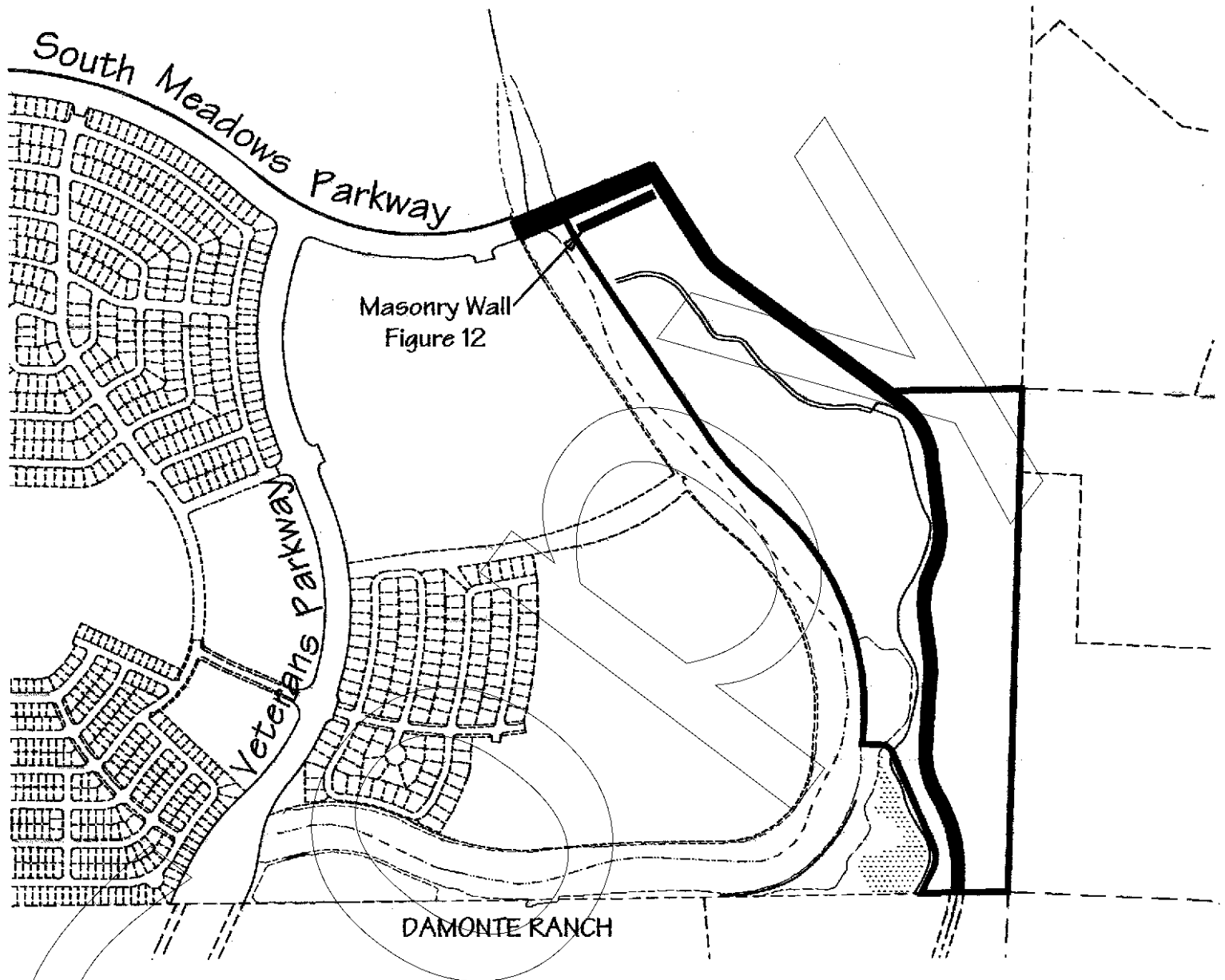


FIGURE 13
Masonry Sound Wall Locations

2. Arterial/Collector Streets – Rio Wrangler Parkway – Southern two (2) lane section
(south ± 1300 ft. to south property line)

The Developer will be responsible for construction of arterial/collector streets and associated improvements, as specified in Section II F, page 15 and illustrated in **Figure 9**, page 17.

a. Street Improvements

Arterial/collector streets shall be improved with paving, curb, gutter, sidewalk, fencing and landscaping in accordance with **Figure 14**, page 26 and **Figure 15**, page 27.

b. Parking and/or Direct Residential Access

On street parking and /or direct residential parking access is not permitted on arterial streets.

c. Arterial/Collector Street Fence or Equivalent

Arterial/collector street fence design and materials shall be in accordance with **Figure 16**, page 29. As an alternative, a 4' or higher change in elevation from the roadway to adjacent lots, combined with a 4' fence, may be substituted to provide views of the wetland corridor and linear park. (**Figure 16**, page 29). All fencing, landscaping, and sidewalks along arterial/collectors shall be maintained by the project Owners Association (BVROA).

d. Intersection Entry Treatment

Intersections of arterial/collectors with designated major or village entrances, (**Figure 20**, page 34) shall be accented with natural rock veneer walls at all corners, ground cover, perennials, and evergreen trees per **Figures 21 & 22**, page 35 & 36.

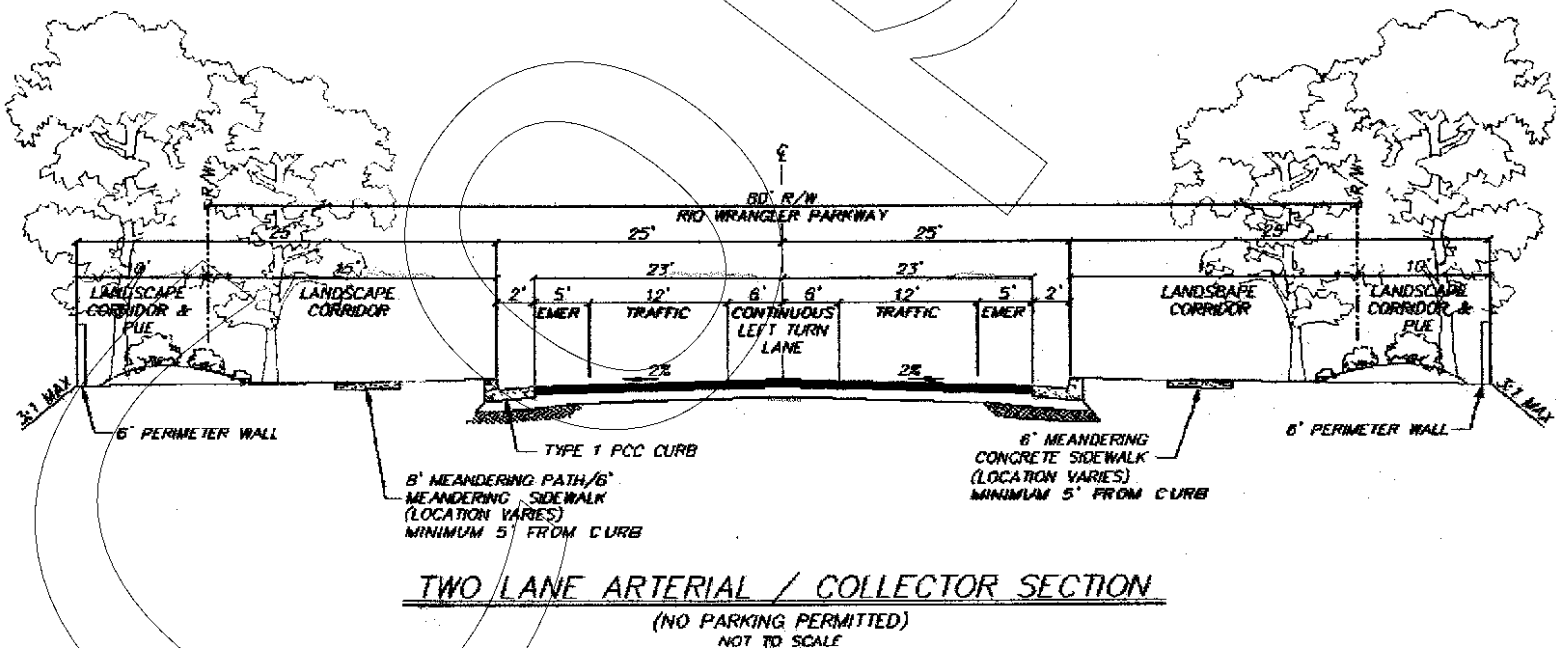
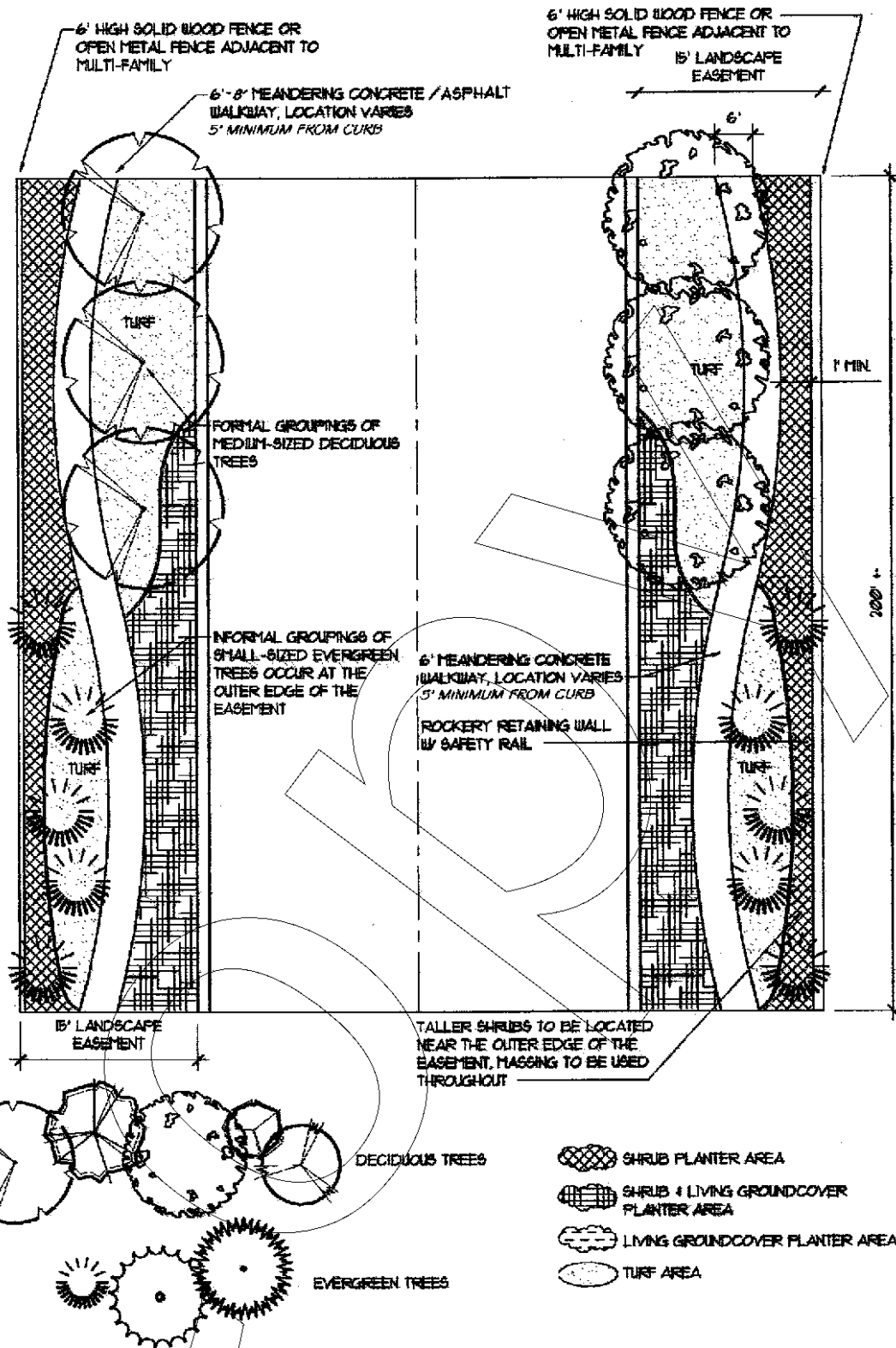


FIGURE 14
Arterial/Collector Street Section – Southern ± 1300 feet of Rio Wrangler



NOTE: See Table 4 on Page 28 for Standards

FIGURE 15
Rio Wrangler Parkway Streetscape
(South ± 1300 ft to south project boundary)

TABLE 4

**Rio Wrangler Parkway (south ± 1300 ft to south project boundary)
(± 4000 S.F. TOTAL LANDSCAPE AREA PER 200 L.F.)***

Plant Materials	Quantity	Plant Size	Min. Tree Size	O.C.**
Trees	14			
	7 Deciduous		2.5" Deciduous	
	4 Evergreen		6' Evergreen	
	3 Evergreen		10' Evergreen	
Shrubs	40	40 @ 5 gal		8'
	50% = 2000 s.f.			
Living	20	10 @ 5 gal		8'
Groundcover	25% = 1000 s.f.	10 @ 1 gal		6'
Turf	25% = 1000 s.f.			

* **NOTE:** Tree and plant quantities and spacing apply to each side of the street.

**On center planting of shrubs and living ground covers is dependent on mature size of plant materials so that plants grow together and cover the ground area. These numbers represent an average and will be adjusted dependent on the species determined by Landscape Architect and Administrator

e. **Street Signs**

All street signs, traffic signs and directional signs that control vehicular traffic along collector streets shall be standard City signs with standard posts

f. **Utility Standards**

Above ground utility appurtenances shall be screened from public view from all streets. Screening shall be accomplished with the use of berms, walls, fences, blending colors and/or vegetation. If fences or walls are used, materials shall be consistent with arterial and collector fencing and rock veneer walls.

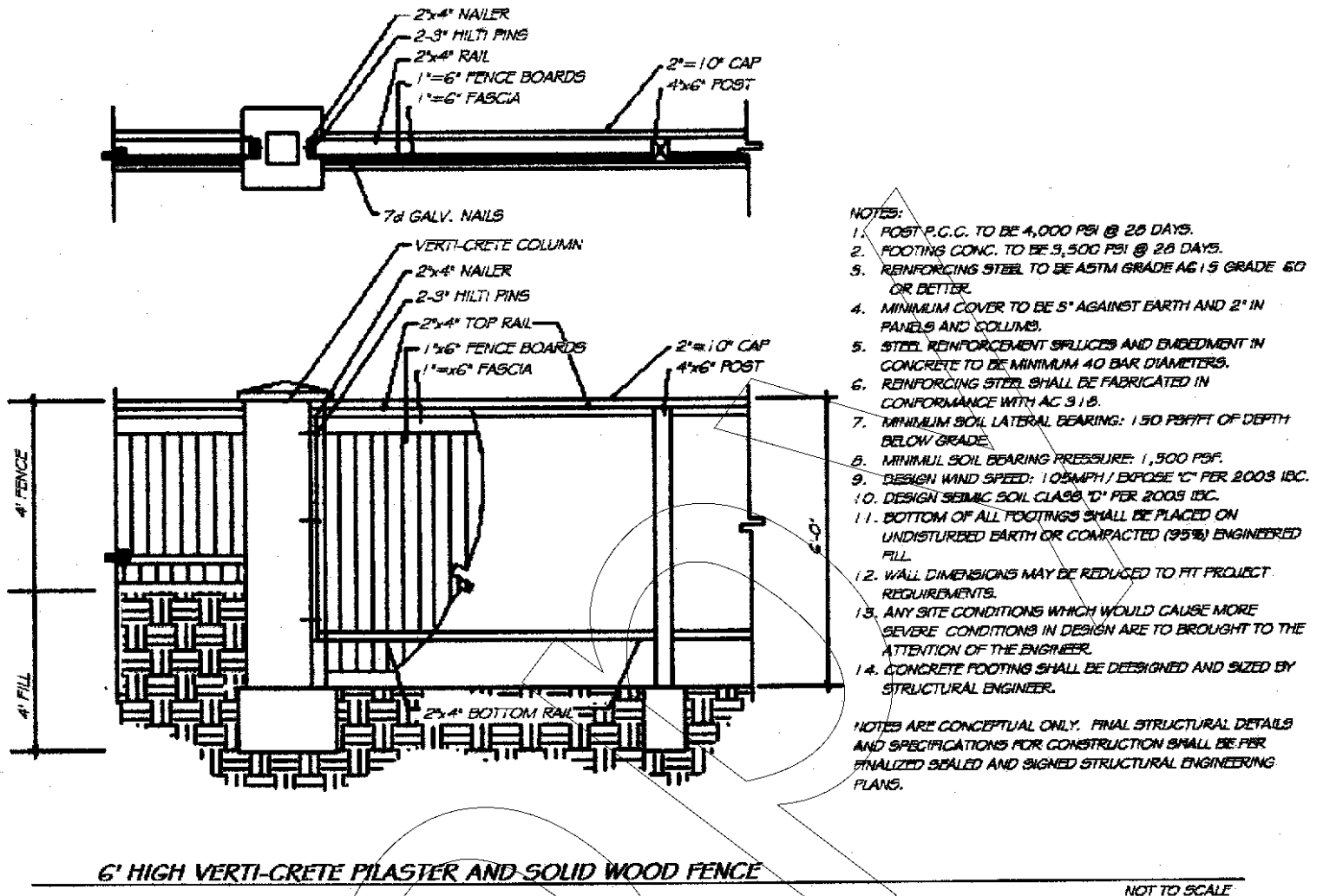
Utility buildings and structures shall be designed to fit into the architectural character of the adjacent residential community or non-residential development. Utility appurtenances and buildings shall be located in planter areas and not in turf areas, where feasible.

g. **Horizontal, Vertical and Pavement Section Design**

Design of arterial roadway shall be per the City of Reno Public Works Design Manual. The exception is intersection spacing, which shall be provided at ¼ mile intervals (refer to Section II, B, page 11).

h. **Fencing**

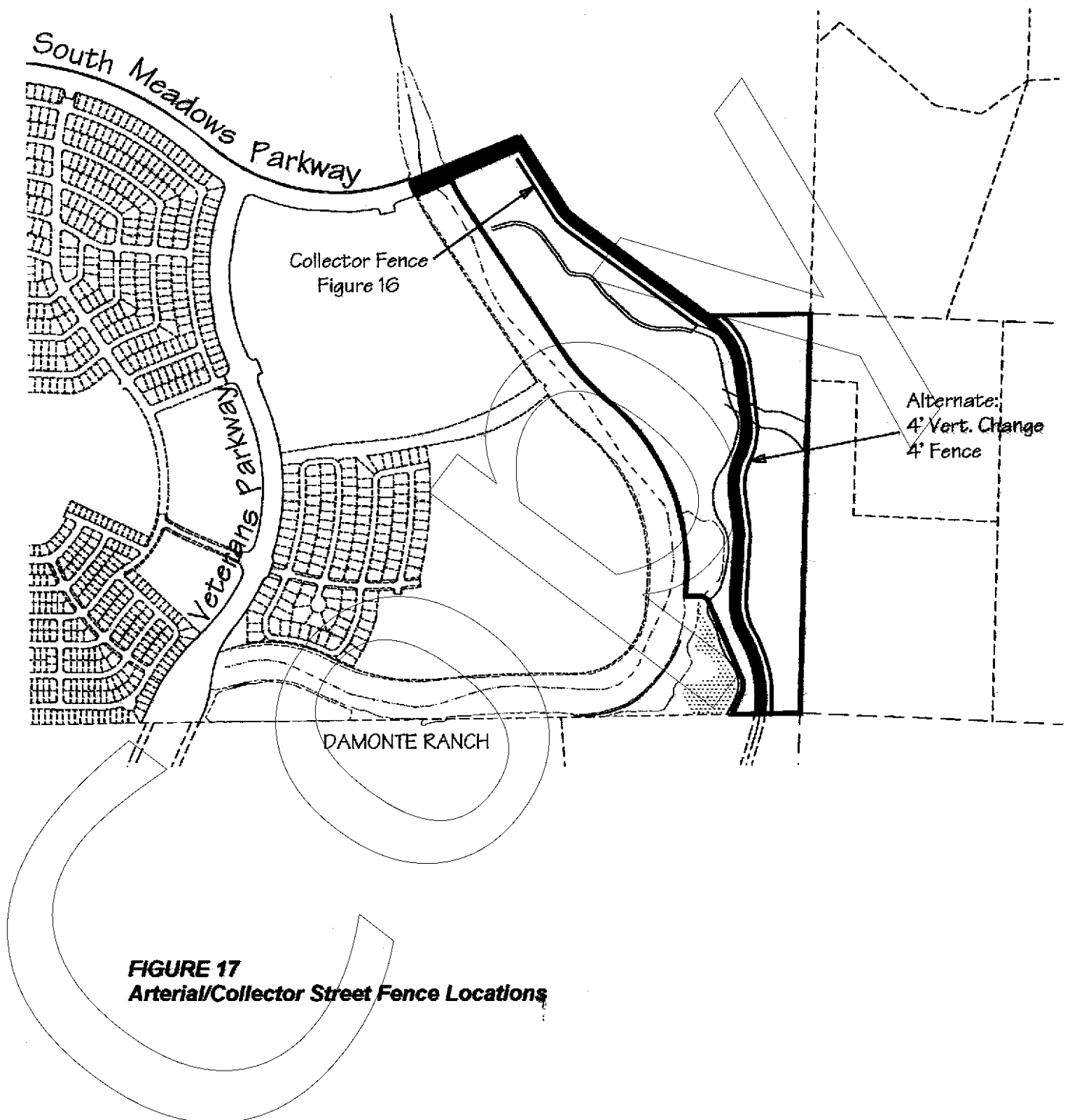
Solid fencing, six (6) feet in height shall be consistent throughout the project in accordance with **Figure 16**, page 29. When changes in elevations occur, fences shall be stepped in equal intervals, rather than sloped. Fencing along arterial/collector streets shall include pilasters, spaced at least every 80 feet.

**NOTES:**

1. See Figure 17, page 30, for Typical Locations. Refer to page 26, paragraph 2 c for details on location of 4 ft. height alternative.

2. The alternative 4 foot fence section and 4 feet of vertical grade change shall include the pilasters and all other details of the standard 6 ft. fence.

FIGURE 16
Arterial/Collector Street Fence



3. Local Streets

Local streets are defined as any street including project entry streets, cul-de-sacs and loop streets within an individual residential village or non-residential project. Local Residential/Pedestrian and local streets may be public or private, to be determined at the time of Tentative Map or building permit submittal and approval. Local streets shall be constructed by the builders of each individual village. Village entrances will be constructed by the Master Developer or at the Master Developer's discretion, the builder of each individual village.

a. Street Improvement

Local public streets shall be improved with paving, curb, gutter landscaping and sidewalks as applicable in accordance with **Figure 18**, page 32.

Alternate street sections including private street or streets with landscaped parkways may be provided by the individual builder subject to approval by the Master Developer and the City of Reno at the time of tentative map or building permit review.

b. Parking and/or Direct Access

On street parking and/or direct residential driveway access within villages is permitted.

c. Sidewalk Connections

Sidewalks within villages for all projects shall be connected to sidewalks along arterial streets, collector streets and sidewalk trails within access easements to open space paths, as appropriate. The major drainageway corridor trail will cross Rio Wrangler as noted in **Figure 26**, page 45. The City of Reno shall approve all connections with each tentative map or building permit submittal. A safe route to school for residential projects shall be approved by the City of Reno prior to approval of each final map or issuance of a building permit.

d. Fencing

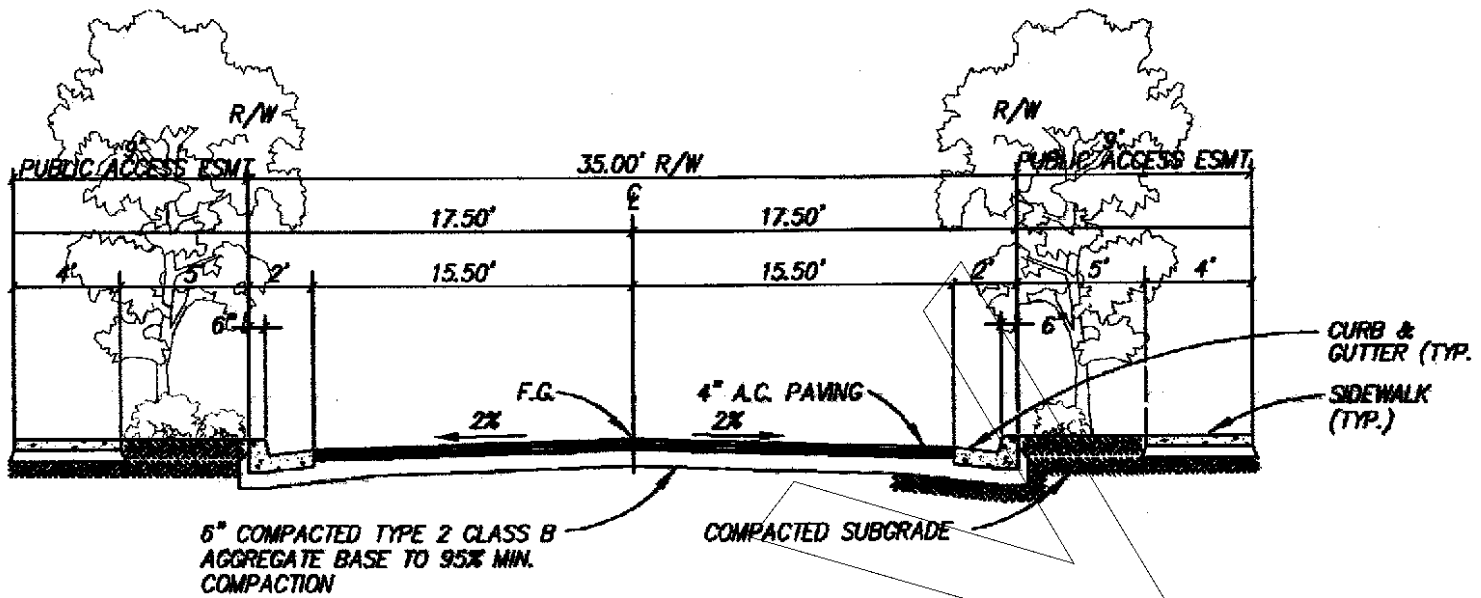
Fencing adjacent to local residential/pedestrian and local streets shall comply with requirements outlined under Arterial/Collector street fencing as specified in Section III A 2, h, page 29 (**Figure 16**) of this PUD.

e. Street Signs

All street signs, traffic signs and directional signs that control vehicular traffic along local streets shall be standard City signs with standard posts.

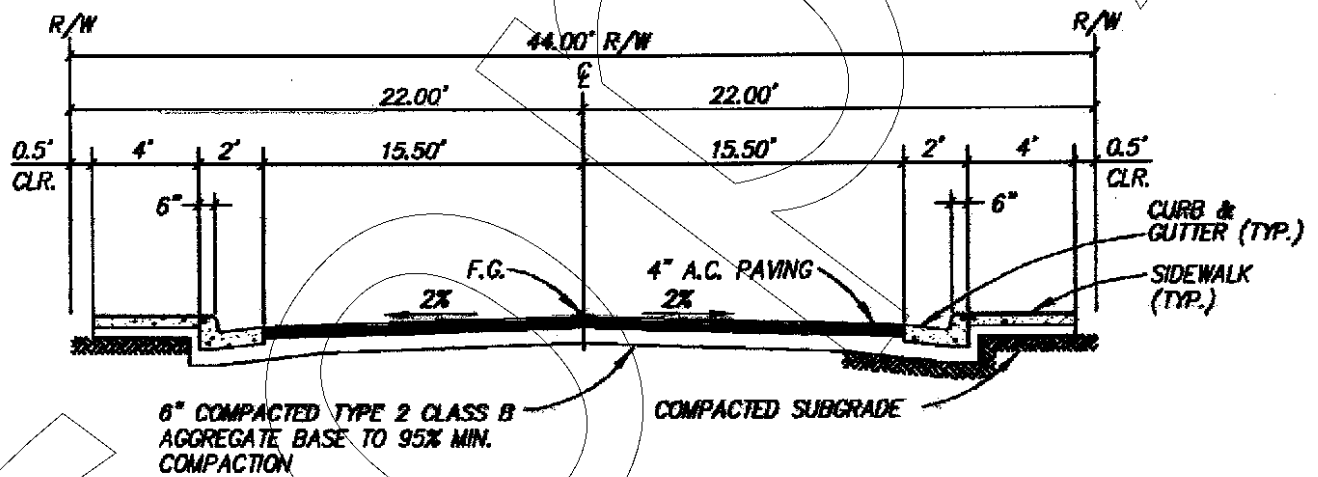
f. Intersection Treatment

Intersections of local streets shall not require special treatment. Only project entries illustrated in **Figure 20**, Page 34 shall require special treatment.



LOCAL RESIDENTIAL/NON-RESIDENTIAL/PEDESTRIAN STREET SECTION

(PARKING BOTH SIDES)
NOT TO SCALE



LOCAL RESIDENTIAL/NON-RESIDENTIAL STREET SECTION

(PARKING BOTH SIDES)
NOT TO SCALE

FIGURE 18
Residential and Non-Residential Local Street Sections

4. Major and Village Entrances

Entry monuments and sidewalks (refer to **Figure 19**, page 33) shall be provided on both sides of every major and village project entrance street refer to **Figure 20**, page 34 for locations. The size and configuration of the entrance area requirements are specified in **Figure 21**, page 35 and **Figure 22**, page 36. (refer to Table 6, page 37 for design standards)

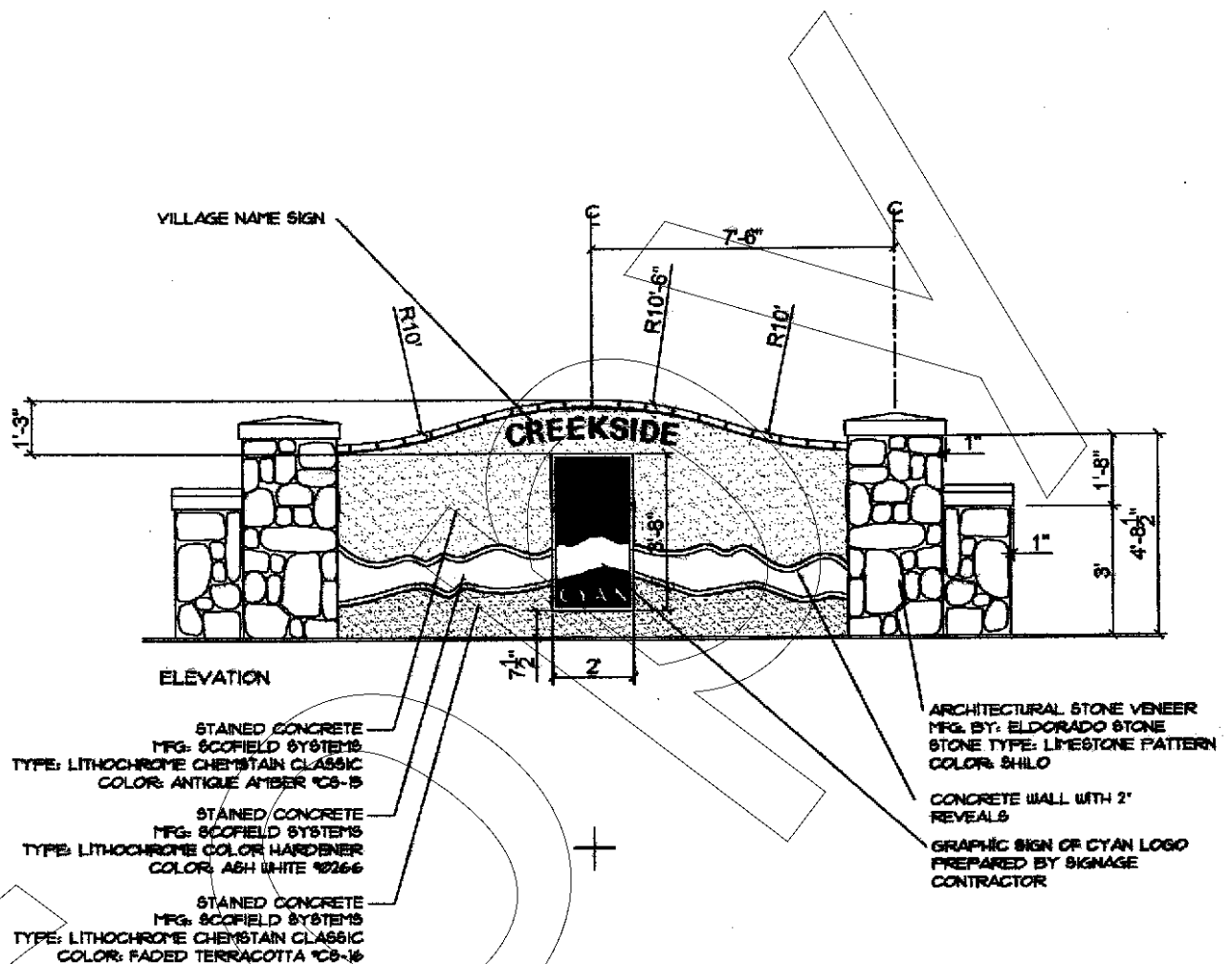


FIGURE 19
Major and Village Entry Monument Concept

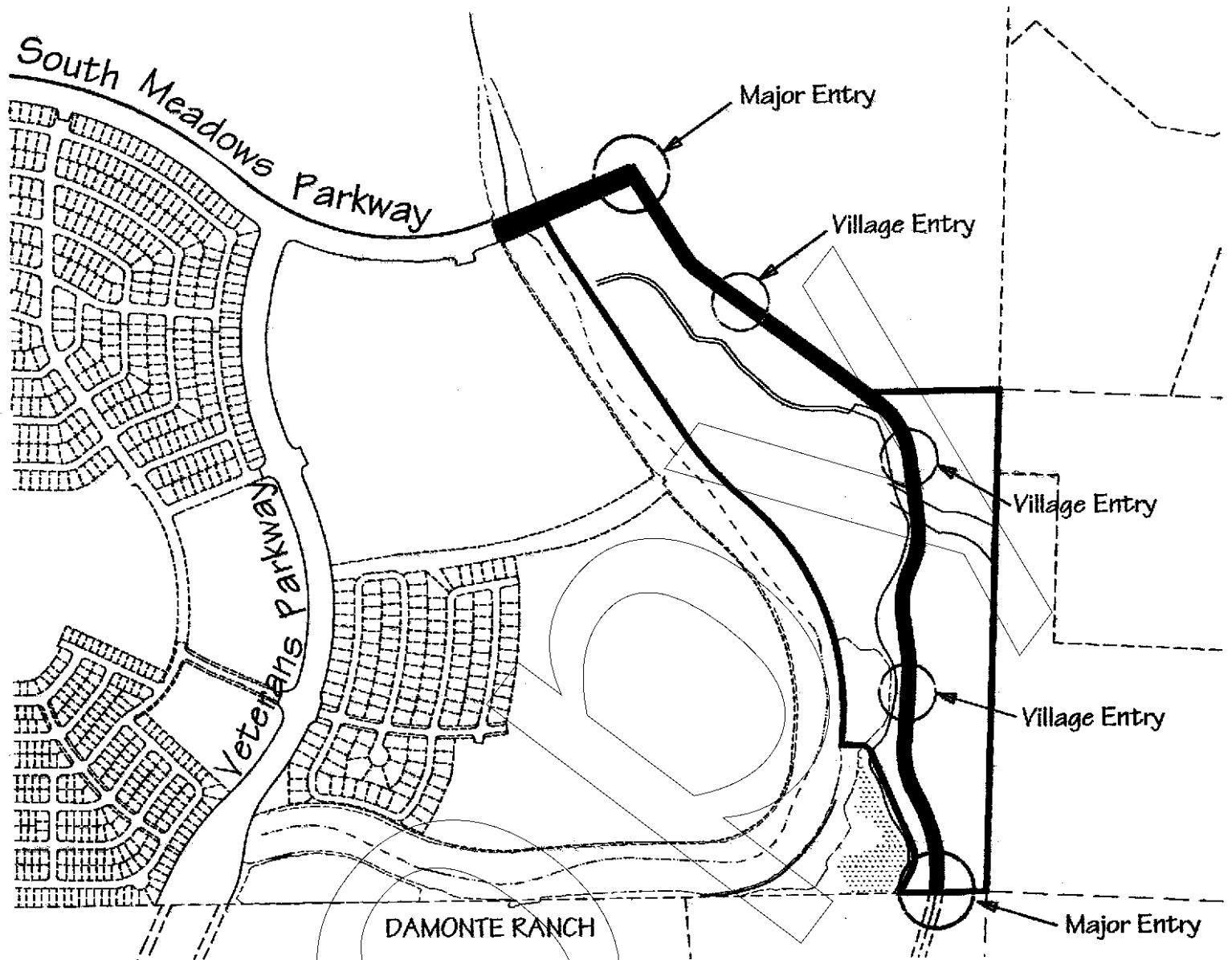


FIGURE 20
Major and Village Project Entry Locations

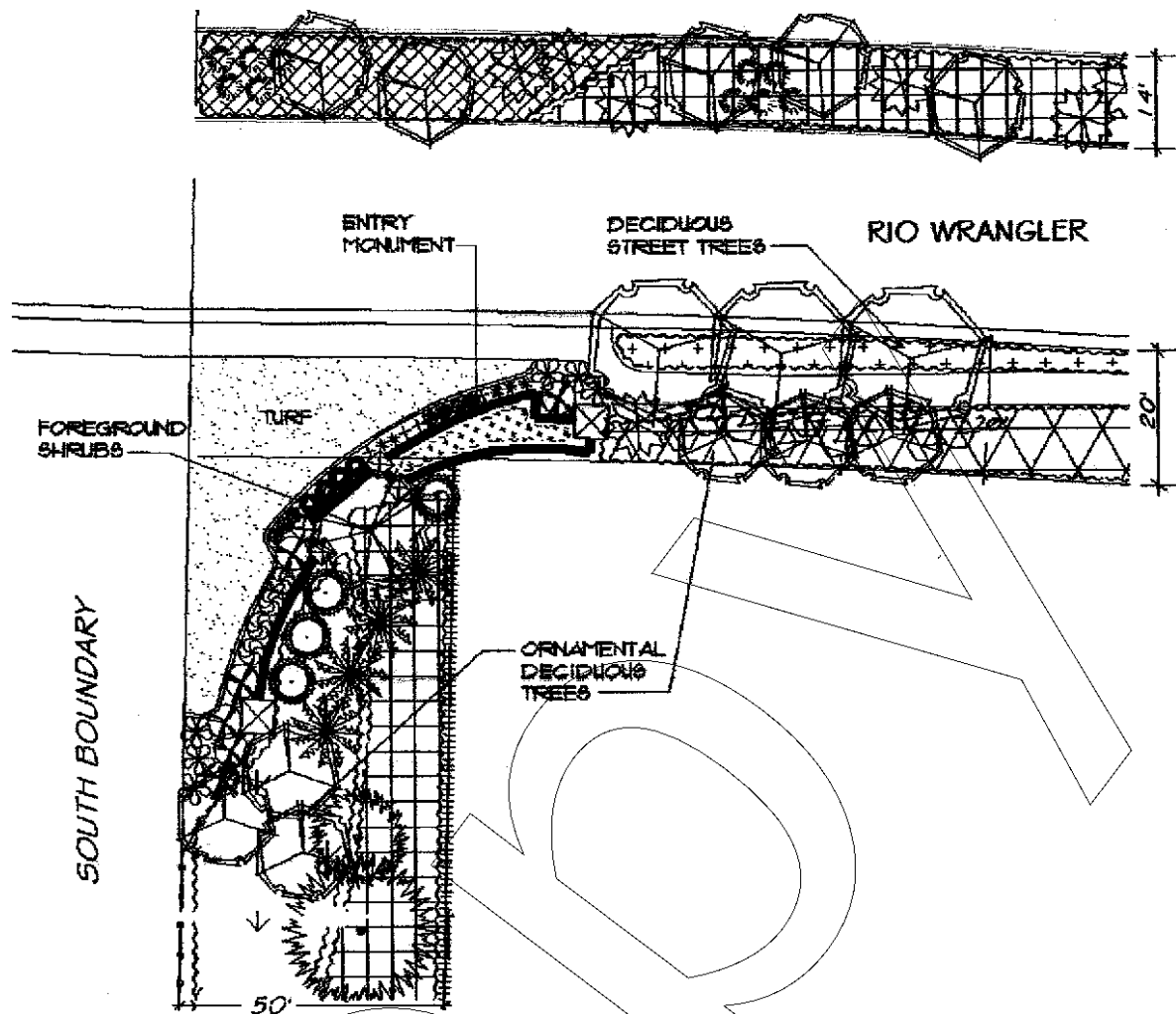
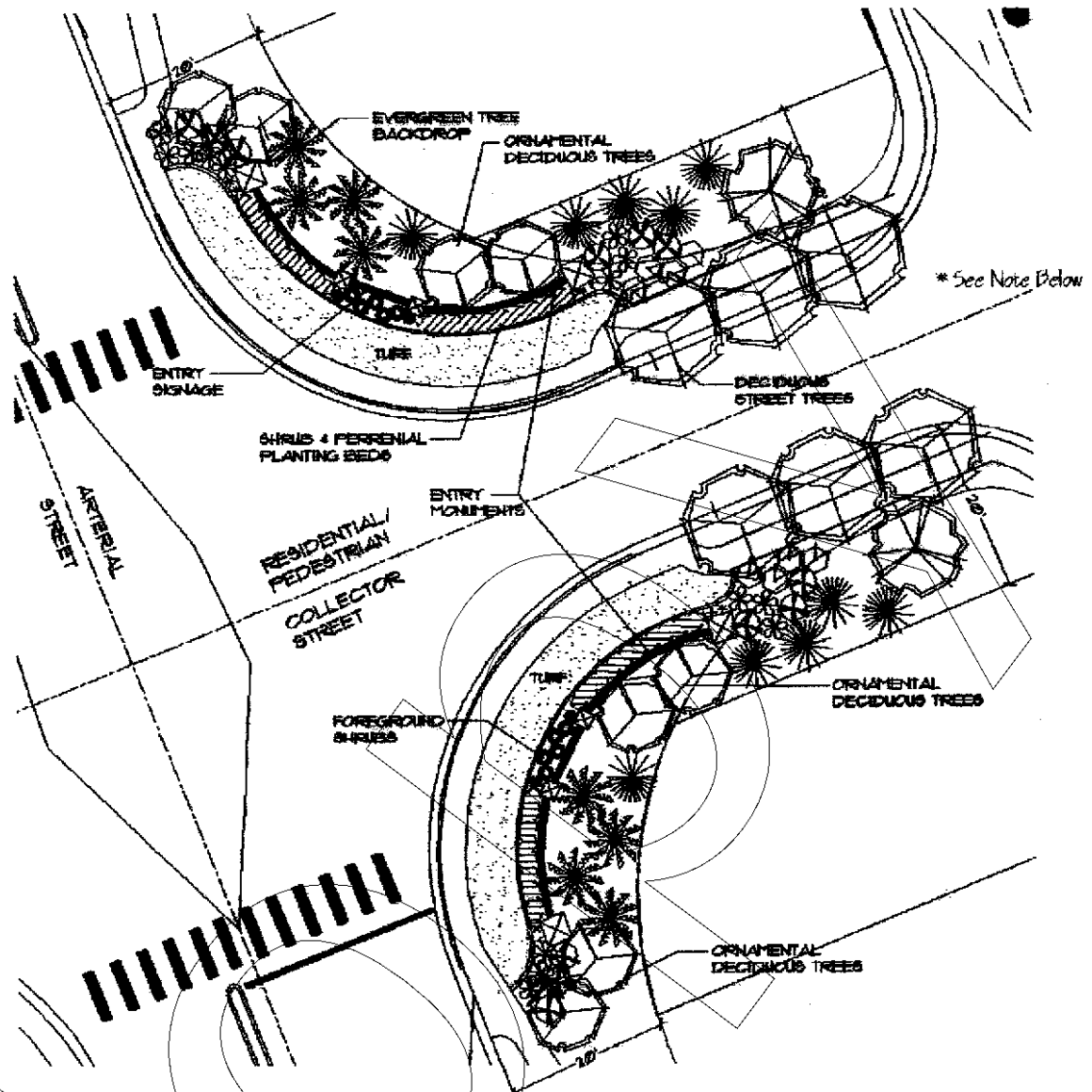


FIGURE 21
Major Entry Monument Detail

See Tables 2 & 3 on page 23, for landscape requirements and Figure 11 on page 22 and Table 5 on page 37 for landscape easement widths and requirements for materials.



NOTE: After first intersection landscape corridor is reduced to 15'. Refer to Figures 11 and 15 on pages 22 and 27 for easement widths on Rio Wrangler and refer to Table 5 on page 37 for landscaping requirements

FIGURE 22
Village Entry Monument Detail

The Developer will be responsible for construction of the major and village entrances. The BVROA will ultimately be responsible for the maintenance of the major and village entrances. The individual villages will utilize entrance concepts that include monumentation signs, lighting, fencing and landscaping. If a private gated entrance is desired, builders must submit specific plans for median modifications and gates to the City of Reno for review and approval with each tentative map, or building permit as applicable.

The types, sizes and minimum number of trees and shrubs required, as well as sign dimensions are shown in the project entry monument details illustrated on **Figures 21 and 22**, pages 35 and 36. The entry monument concept is illustrated on Figure 19, page 33 and Table 5 below provides minimum landscape requirements. Additional details regarding signs, lighting, landscaping and fencing are outlined below;

a. Signs

Each sign may include the name of the individual village and shall include the master project name and logo. Refer to **Figure 19**, page 33. Builder names shall not be listed on the signs.

b. Lighting

Entrance signs may be lighted with ground mounted direct lighting sources. No internal illumination of signs shall be permitted.

c. Landscaping

All major and village entrances shall be enhanced with irrigated landscaping in accordance with the entry monument details illustrated on **Figures 21 & 22**, pages 35 & 36. Plant materials, quantities and minimum sizes at the time of installation shall be per **Table 5**.

TABLE 5
Major and Village Entry Monument Area
MINIMUM LANDSCAPING REQUIREMENTS PER 1,000 SQ> FT. of AREA

Plant Materials	Quantity *	Plant Size	Caliper Size (min.)
Turf	50% max cover	Sod	N/A
Shrubs	10	5 gallon	N/A
Living Groundcover or Additional shrubs	50% min. cover	1 gallon	N/A
Deciduous Trees	2	B&B or Box	2 ½"
Evergreen Trees	2	6-10 ft height	1 at 6' 1 at 10'

* NOTE: Tree and plant quantities and spacing apply to each side of the street.

d. Fencing

Solid fencing, six (6) feet in height located along entrance streets shall be consistent throughout the entire Bella Vista Ranch Phase II PUD in accordance with **Figure 16**, page 29. When changes in elevations occur, fences shall be stepped in equal intervals, rather than sloped.

e. **Street Signs**

All street signs, traffic signs and directional signs that control vehicular traffic within villages shall be standard City signs with standard posts. Alternative posts, if used, must be consistent throughout each village, approved by the city and shall be maintained by the Owner's Association.

B. Open Space and Public Park Standards

Open space includes the Wetlands Consolidation Corridor, major drainageway, parks, pathways, trail access parcels to open space and other open space land that is not developed with roadways, or located on individual lots within the residential or non-residential portion of this PUD. Common open space, including the park and trails, shall be open and available for use by the general public. These facilities shall be maintained by the Bella Vista Ranch Owner Association (BVROA) or the Bella Vista Ranch Drainage District (BVRDD).

1. Public Park

The public park will be designed to the approval of the City of Reno and constructed by the project Developer or the City of Reno. The Developer shall not receive credit towards the Residential Construction Tax (park fees) to construct the park. The park will not be dedicated to the City of Reno. All Residential Construction Tax fees collected from this project shall be used to construct the park in the Bella Vista Ranch PUD located to the west of this project, which is located within the same Park District. The park will be approximately 4.4± acres in size and will be located in the south central portion of the site (refer to **Figure 2**, page 2).

a. Facilities

The following facilities will be constructed within approximately 3.0 acres of the park:

- Picnic Areas
- Turf Open Play Areas. (maximum of 1 acre in size)
- Trail Head/Parking Area along a public street

The following facilities will be constructed in the remaining portion of the park:

- Trails
- Native vegetation and existing un-disturbed vegetation
- Seating/viewing areas

b. Timing and Implementation

Provide plans for construction of the park to the City, including the above amenities, with application for the first residential building permit. Complete construction of the park improvements within one year of the date of City approval of the park construction plans. The applicant may request one, 1 year time extension (2 total years) to complete the park improvements without amending the PUD.

c. Fencing

Fencing associated with the park, may be provided adjacent to or within the park. The following area or activity delineation fencing shall be provided:

- 1) Split rail fencing as depicted in **Figure 24A**, page 41.
- 2) Vinyl coated brown chain link fencing associated with sports fields or courts.

- 3) Rockery walls and/or rock veneer walls consistent with the streetscape walls as depicted in **Figure 23**, page 40.

d. Landscaping

The park will be landscaped and irrigated as appropriate for the planned uses as approved by the City of Reno and as determined with review of the construction plans. Evergreen massing is encouraged adjacent to residential lots.

e. Lighting

Lighting in the park shall be minimized where possible but may include the following:

- 1) **Parking Lot Lights** – Fully shielded lighting including “shoebox” style lights shall be provided in parking lots and shall not exceed 20 feet in height.

All lighting shall be approved by the City of Reno and shall utilize state of the art “dark sky lighting” techniques.

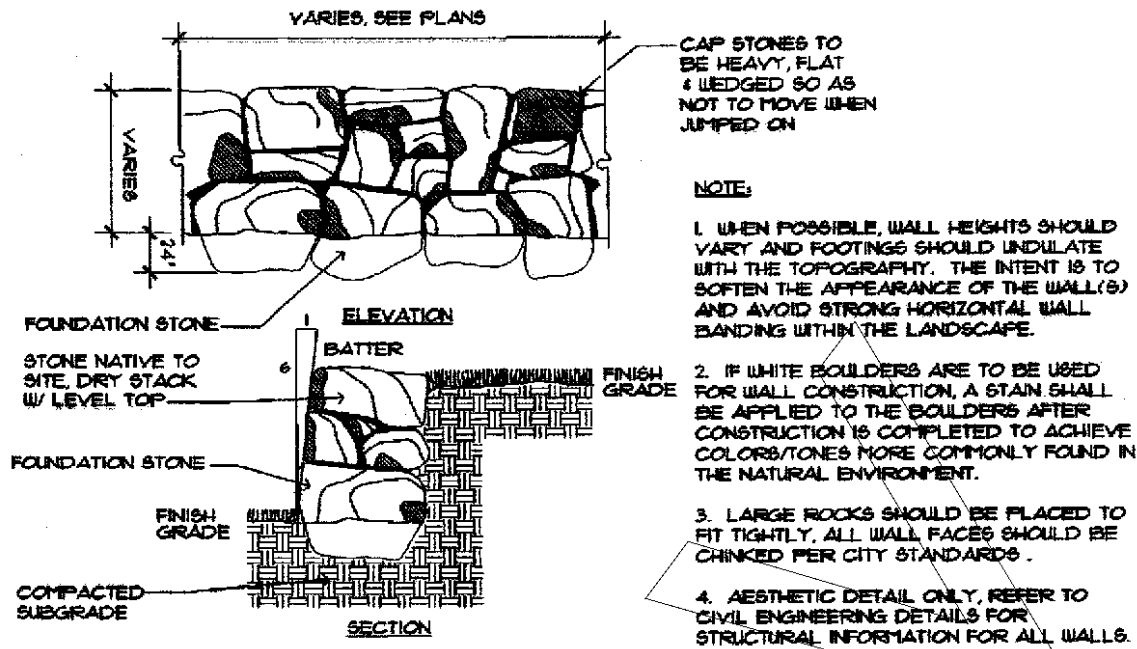
f. Pathways

Pathways within the park shall connect to sidewalks within the individual villages, sidewalks within trail access areas, open space trail pathways and sidewalks along arterial streets as appropriate. Pathways to and from individual lots are not permitted. A pathway/sidewalk circulation and connection plan to the park shall be reviewed and approved by the city with each tentative map or building permit located adjacent to the park.

g. Utility Standards

Above ground utility appurtenances shall be screened from public view. Screening shall be accomplished with the use of berms, fences, walls, blending colors, and/or vegetation.

Utility buildings and structures shall be designed to fit into the architectural character of the adjacent development. Utility appurtenances and buildings shall be located in planter areas and not in turf areas.



Note:

Walls in excess of 30 inches shall require a minimum 4½ foot tall open metal fence at the top of the wall (refer to **Figure 24B**, page 41 for open metal fence detail).

All rockery walls shall be designed and constructed in accordance with the City of Reno Rockery Wall Design and Construction Standards.

FIGURE 23
Rockery Walls

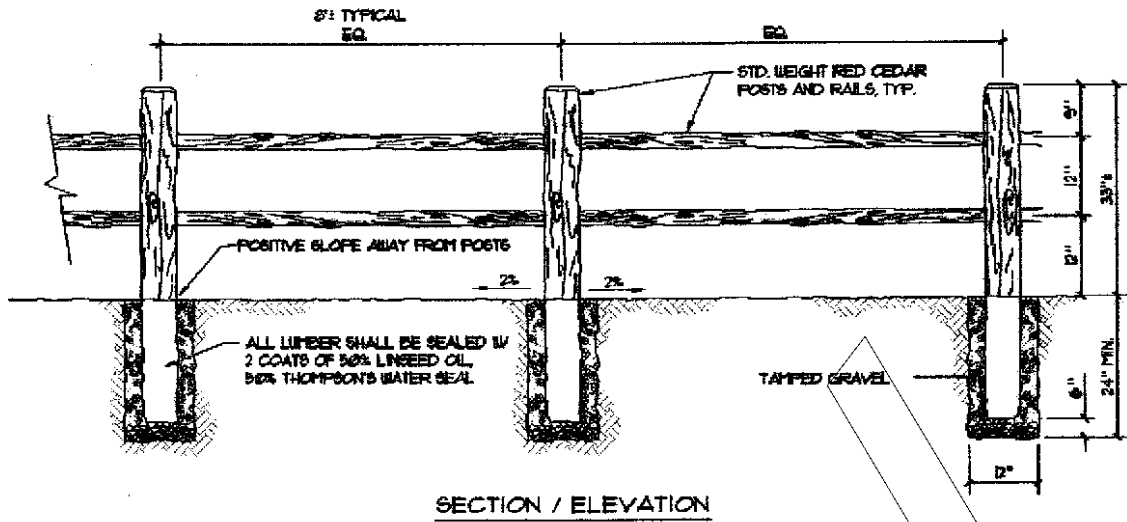


FIGURE 24A
Split Rail Fence

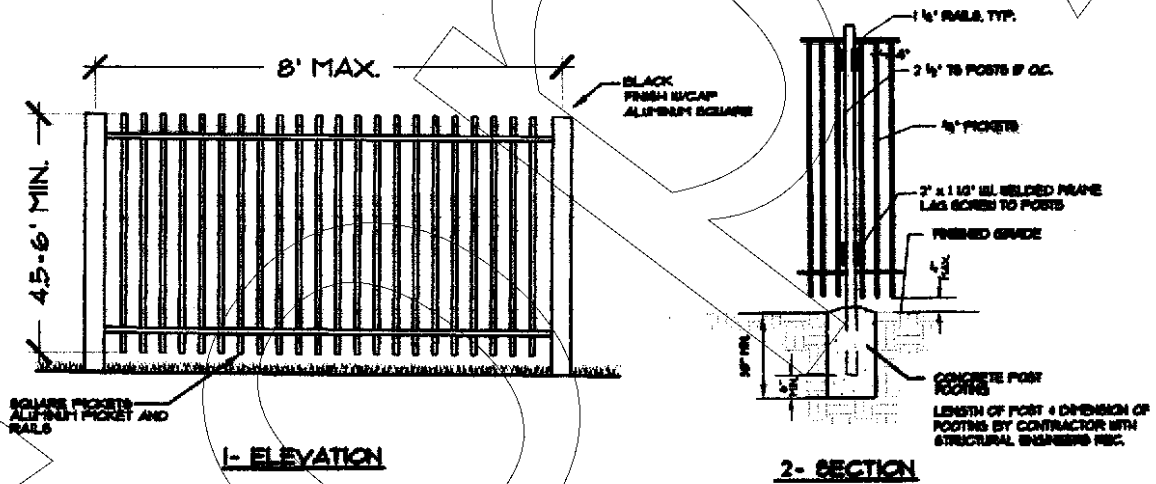


FIGURE 24B
Open Metal Fence

See Figure 25 page 42 for location

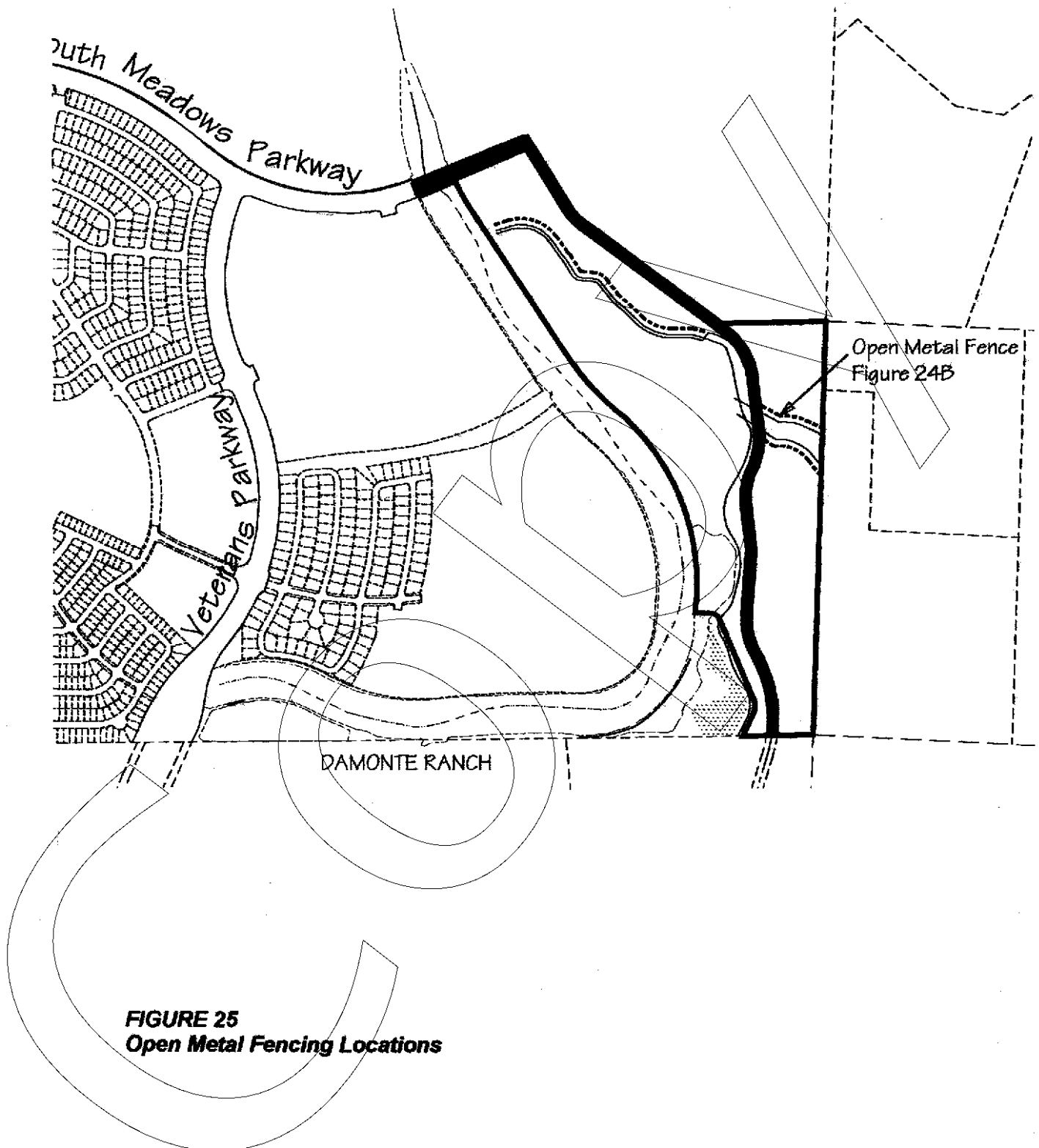


FIGURE 25
Open Metal Fencing Locations

2. Major Drainageway/Open Space (Refer to Figure 5, page 6)

a. Fencing

Fencing located between the major drainageway and open space areas and residential lots shall be provided for delineation purposes throughout the project. Fencing shall consist of open metal and split rail fencing. (refer to **Figure 24A & 24B**, page 41). Open metal fencing shall be used at rear and side yards adjacent to the major drainageway and open space areas. Split rail fencing shall typically be used in front yard setbacks to delineate private lots vs. public open space areas. It will also be used along trails to provide separation from streets and wetland areas along the open space corridor. (refer to **Figure 26**, page 45)

b. Landscaping

Steamboat Creek Corridor wetland areas shall remain undisturbed with no landscaping provided. The Major drainageway shall be enhanced with landscaping and irrigation. Refer to Section III, B, & **Table 6**, page 44. Landscape improvement plans for the entire major drainageway corridor shall be submitted with the major drainage way corridor improvement plans with the first adjacent Tentative Map or non-residential building permit site improvement plans.

c. Signage

Signage to discourage users from entering sensitive areas will be provided adjacent to Steamboat Creek and drainage way areas. Pedestrian oriented signs shall be compatible throughout the entire Bella Vista Ranch PUD. The signage plans shall be submitted for approval to City Parks staff, prior to approval of the first Final Subdivision Map or issuance of building permit.

d. Major Drainageway Edge Treatments

Transitional landscaping will be utilized to blend the ornamental landscape associated with residential lots or non-residential development and the natural re-vegetated drainageway area. This transition area will average ten (10) feet in width along edges without a trail and eighteen (18) feet in width with a trail (Refer to **Figure 26**, page 45). **Table 6** page 44 sets the standards for these areas and all re-vegetation specifications shall be approved by the City of Reno with each adjacent Final Map or building permit.

e. Utility Standards

Above ground utility appurtenances shall be screened from public view. Screening shall be accomplished with the use of berms, fences, walls, blending colors, and/or vegetation. If fences or walls are used, materials shall be consistent with nearby fences and rockery walls.

Utility buildings and structures shall be designed to fit into the architectural character of the adjacent residential or non-residential development as applicable. Utility appurtenances and buildings shall be located in planter areas and not in turf areas, where feasible.

f. Site Furnishings

Site furnishings such as benches and trash receptacles will be placed along the pathway areas every 1000 feet along channels, subject to approval by the City of Reno with each Final Map or non-residential building permit as applicable.

3. Common Open Space

Common open space includes land located within the linear open space corridor and/or drainage way areas, and adjacent to residential lots or streets. An open space trail network is provided within the project and is shown on **Figure 8**, page 14.

a. Fencing

Fencing of common open space will be associated with rear and side yards of individual lots located adjacent to open space, the major drainageway and streets. Additional fencing, may be provided by the builder of each village, if locations and fence types are approved by the City of Reno prior to the approval of the applicable tentative map or building permit.

b. Landscaping

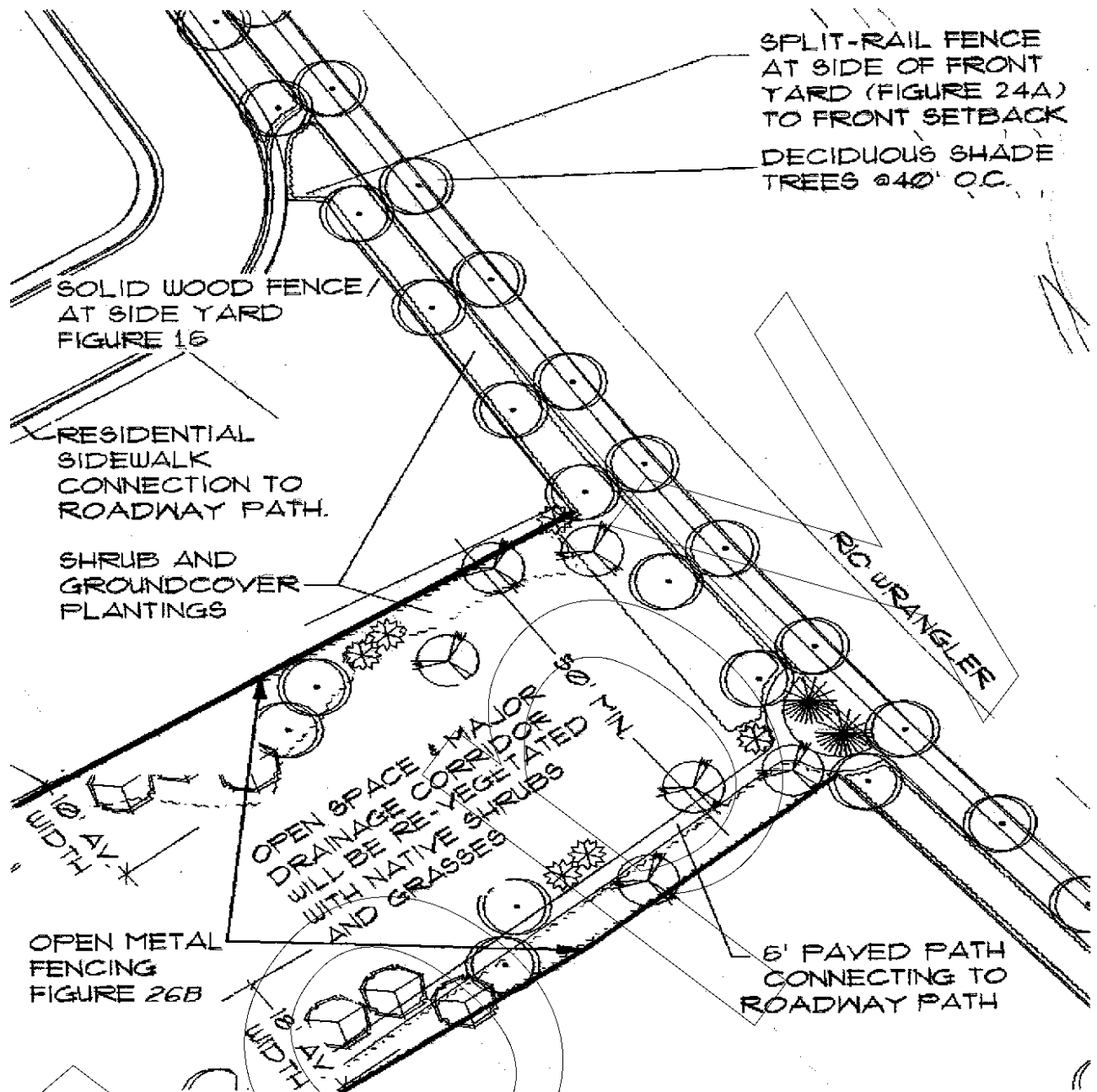
Landscaping and irrigation shall be provided on common open space that is located between residential lots and streets or adjacent to the major drainageway and other open space areas. Landscaping within these defined areas shall be provided by the builder of each village that abuts common open space in accordance with **Figure 26**, page 45. **Table 6** below specifies the minimum landscape requirements for common open space areas.

TABLE 6
Common Area Ornamental Landscape Development
Minimum Landscaping Requirements per 1,000 sq. ft. of Area

Plant Materials	Quantity	Plant Size	Caliper Size Height (min.)
Turf	50% max. cover	Sod	N/A
Shrubs	10	5 gallon	N/A
Living ground cover or additional shrubs	50% min. cover	5 gallon	N/A
Deciduous Trees	2	B&B or Box	2 ½"
Evergreen Trees	1	6 ft height	6 ft
	1	10 ft height	10 ft

c. Pathways and Trails

Pathways adjacent to the major drainage way and along Steamboat Creek shall be asphalt, 8 feet in width (refer to **Figure 8**, page 14). Pathways will be constructed by the Master Developer or at the Master Developer's discretion, the builder of each abutting village. Village builders shall ensure that pathways connect to sidewalks within the individual villages; pathways within trail access areas; and sidewalks along arterials and residential collector streets, as appropriate. Construction plans for pathway connections to villages shall be provided with the adjacent Final Map or building permit as applicable.



NOTE: Refer to Table 6, Page 44 for Standards

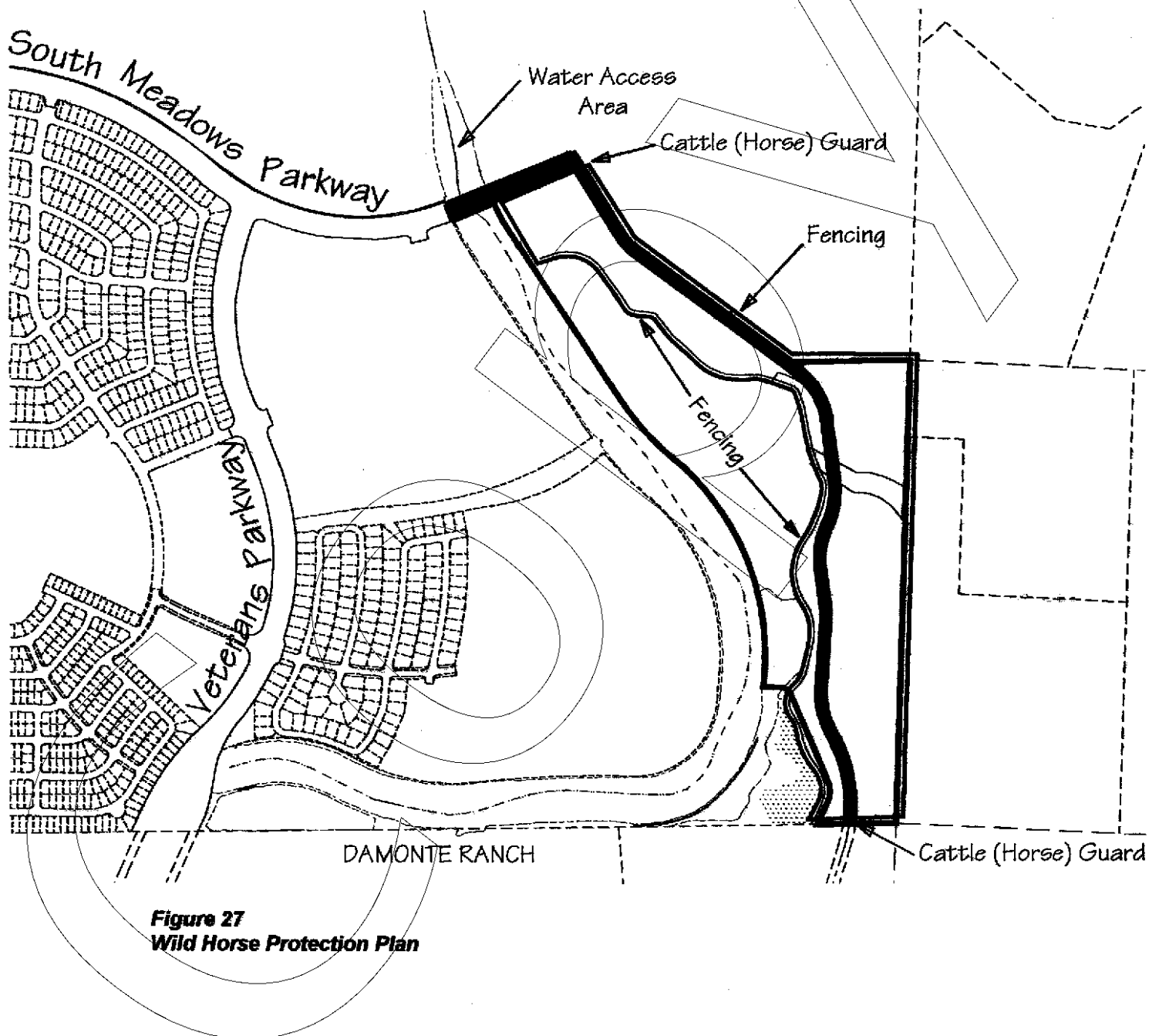
FIGURE 26
Open Space & Major Drainageway Landscape Edge Treatment

4. Wild Horse Protection Plan

It is the intent of this PUD to keep the wild horses that roam this area safe, wild and free. The plan calls for fencing around the villages as they are developed, while at the same time, allowing access to water in Steamboat Creek.

a. Fencing

The proposed fencing, as noted below, will keep the horses away from conflicts with other uses. (refer to Figure 27, below). In addition to fencing, cattle guards (horse guards) shall be included in the construction of Rio Wrangler Parkway at the north and south ends of the project. These guards, per NDOT standards, shall be tied into the perimeter fencing to keep horses from entering into the project.



With development of each project, the individual village or project developer will be responsible for installation of permanent perimeter fencing per **Figure 16**, page 29, or **Figures 24A and 24B**, page 41 of this PUD, as applicable. Temporary fencing, along future development boundaries may be installed as specified on **Figure 24A**, or an alternative design may be utilized subject to approval by the City of Reno. A fencing plan shall be required with each final map or building permit as applicable, to demonstrate compliance with the intent of this section. All temporary and permanent perimeter fencing shall be constructed in compliance with the requirements of NRS 569.431 thru .471.

b. Water

Access to water in Steamboat Creek will be maintained to the north of the project. (refer to **Figure 27**, page 46) The Corps of Engineers has required that the mitigated wetland area along the creek be fenced to keep the horses out of the jurisdictional wetlands south of South Meadows Parkway.

The area north of the extension of South Meadows Parkway along the flood control easement (approx. 100 feet) will be fenced to provide a corridor for the horses to access Steamboat Creek. An additional 300 feet may be obtained from the Butler Ranch to the north as a temporary easement. The master developer shall be responsible for providing this fenced area at such time as the cattle guard is required to be installed at the north end of Rio Wrangler Parkway. This access easement shall remain in place until development north of South Meadows Parkway occurs and an alternative access easement to replace the existing easement is put in place. Alternative locations to replace this water access will be reviewed with future development approvals for this property.

c. Signage

With construction of Rio Wrangler Pkwy., lighted horse hazard traffic signs shall be required to be installed within the PUD boundary located along Rio Wrangler Parkway to the satisfaction of the City of Reno Public Works staff.

C. Residential/Non Residential Design Standards

Tables 7 and 8 contain the base design standard for each Village within this PUD. These standards shall apply to all development applications and building permit requests, except parcel maps establishing roadways. Each development application or building permit request shall select one of the base zoning categories listed within subsections 3a, 4a and 5a below (design standards for Single Family (SF4), Multi-Family (MF), and non-residential uses), which will be used for the particular piece of property included in the request. The selected base zoning category shall be in writing, approved by the Master Developer or the individual parcel developer if they are the owner of record. Once this base zone is selected for a particular parcel, it shall be used throughout the development process. It shall be used for determining signage and accessory building standards. It shall also be used to determine bulk, density, intensity, site and building design standards not specifically included in Tables 7 and 8 or the design standards text of this PUD.

1. Lot/ Parcel Standards - Residential

Single-family and Multi-family dwelling units, and any accessory structures shall be sited on lots/parcels to conform to the minimum lot and parcel standards as outlined in Table 7. Standards not addressed on Table 7 shall be consistent with the selected base zoning category as noted above in the previous paragraph.

TABLE 7
LOT/ PARCEL STANDARDS - RESIDENTIAL

Density/Intensity Standards	Village A (a)	Village B (a)
Dwelling Units per Acre Max. (du/ac)	30	30
Landscape Area (percent)	20	20
Building Height (feet)	45(e)	45(e)
Lot Size		
Minimum Lot Area (1000's sq. ft)	1	1
Minimum Lot Width (feet)	20	20
Yard & Setback Dimension		
Front Yards (feet) (b)(d)	10	10
Side Yards (feet)	5 or 0	5 or 0
Rear Yards (feet)	10	10
Accessory Structures (c)		
Driveways	20	20
Min. usable open space	100 sf/unit	100 sf/unit

a. Small lot provisions as outlined in Reno Municipal Code, Title 18.12.102, Table 18.12.1 Residential Zones, bulk, dimensions and density standards as amended may be used in village A and B as outlined in Table 7.

b. Front yard setbacks for residential projects shall apply to the front face of the house or garage. All garages shall be served by driveways not less than 20 feet in

length. Side loaded garages may meet the same front yard setbacks as the house. Builders may provide for variations (but no less than the minimum setbacks) in front yard setbacks and/or building articulation to create an interesting streetscape.

- c. Accessory building setbacks shall conform to Reno Municipal Code Title 18.08.203 Table 18.08.9B Bulk, Dimensional, Density and Intensity Standards for accessory structures and uses, as amended and based upon the base zone chosen for the project as described in the first paragraph of section III C of this PUD.
- d. Minimum front yard setback shall be 20 feet adjacent to arterial or collector streets.
- e. Single Family uses limited to 35' overall building height per section 3 (b) 6.

2. Lot/Parcel Standards – Non-Residential

Non-residential structures and any accessory structures shall be sited to conform to the minimum lot and parcel standards as outlined in Table 8 below and in conjunction with the selected base zoning category as noted above in the first paragraph of Section III C, if the particular design requirement is not specified in Table 8.

**TABLE 8
LOT/PARCEL STANDARDS –
NON-RESIDENTIAL**

Density/Intensity Standards	Village A (a)	Village B (a)	Village C (a)
Floor Area Ratio (FAR) Max.	0.50	0.50	0.50
Landscape Area (percent)	20	20	20
Building Height (feet)	45	45	45
Lot Size			
Minimum Lot Width (feet)	30	30	30
Yard & Setback Dimension			
Front Yards (feet) (b)	20	20	20
Side Yards (feet)	10 or 0	10 or 0	10 or 0
Rear Yards (feet)	20	20	20
Setbacks from Adjacent Residential Uses			
All Yards	20' or height of building, whichever is greater	20' or height of building, whichever is greater	20' or height of building, whichever is greater
Building Separation	20 feet	20 feet	20 feet

- a. All architectural design standards per Reno Municipal Code 18.08.301 (a) (10), 18.12.304 and 18.12.305(b) as amended
- b. Front yard setbacks adjacent to Rio Wrangler Parkway shall be 25 feet.

3. Design Standards – Single Family Residential (SF-4 zoning district requirements)

(Refer to Section IV B, Page 54 of this PUD for design standard conflict resolution)

a. Reno Zoning Code

The following City of Reno Code Sections apply to the Single Family uses.

- 1) Bulk Dimensional, Density and Intensity Standards for SF-4 projects shall follow City of Reno Development Code Section 18.12.101 and 102, as amended.
- 2) Residential Site and Building Design Standards for SF-4 projects shall follow City of Reno Development Code Section 18.12.302, as amended.
- 3) Off Street Parking and Loading Standards shall follow City of Reno Development Code Section 18.12.1101 through 1107, as amended.
- 4) Landscaping and Screening Standards for SF-4 projects shall follow City of Reno Development Code Section 18.12.1201 through 1213, as amended.
- 5) Exterior Lighting Standards shall follow City of Reno Development Code Section 18.12.1301 through 1304, as amended.
- 6) Fences and Walls Standards shall follow City of Reno Development Code Section 18.12.1405, as amended.
- 7) General Environmental Standards shall follow City of Reno Development Code Section 18.12.1501 through 1509, as amended.
- 8) Signage Standards for SF-4 projects shall follow City of Reno development Code Section 18.16.101 through 18.16.804, as amended. Off premises advertising displays are prohibited.
- 9) Accessory Buildings Standards for SF-4 projects shall follow City of Reno Development Code Section 18.08.205, as amended.

b. Architectural Elements

(Refer to Section IV B, Page 54 of this PUD for design standard conflict resolution)

1. Exterior Elements

Exterior materials shall include one or a combination of the following: stucco, Exterior Insulation and Finish System (EIFS), concrete fiberboard, wood or composite wood siding products with stone and masonry accents. Other materials may be submitted to the BVROA for consideration. Sample material boards shall be reviewed and approved by the BVROA. Siding materials shall be continued down to within 8 inches of finished grade on all elevations to eliminate large areas of exposed foundation. Building materials shall be compatible in scale with the

design of the residences. Materials must also be compatible throughout each village.

2. Exterior Colors

All exterior color schemes as shown on sample color boards, shall be reviewed and approved by the BVROA. Exterior colors shall be in harmony with the natural setting. Color intensity shall be kept low for large surfaces. Exterior palette materials shall not have high gloss or reflective/glare finishes. Bright primary colors are not permitted.

3. Facades and Articulation

Architectural features such as: varying window sizes and shapes, shutters, broken planes and pitched roofs, covered entries and porches, porch rails, columns and trim detailing help to define the fronts of the homes and garages; and shall be incorporated into the design of the residences. Doors and windows shall be compatible throughout each house design.

Large blank walls, roofs, non-articulated garage doors, and three (or more) car garages, with garage doors in the same plane, are not permitted. Side entry garages are permitted.

Building materials and architectural features, compatible with the front of the houses shall be provided on all sides of the homes. Rear and side elevations adjacent to arterials and collector streets, as well as common open space areas shall be finished in a similar manner as the front elevations, subject to review and approval by the BVROA.

4. Roofs

Roof colors shall be rich, medium to dark tones such as slate, dark brown and dark gray. Light colors are not permitted. The BVROA shall review and approve the color palette of roofing within each village.

Varying pitched roofs are encouraged. A variety of pitched roofs may be provided. Roof pitches under 5/12 including flat roofs are subject to specific review and approval by the BVROA.

Roof materials shall be applied to comply with snow load and high wind standards. Materials may include:

- 1) Concrete or clay tile (flat or barrel),
- 2) Non-reflective architectural metal,
- 3) 40-year architectural grade composition shingles,
- 4) 40-year fiberglass composition shingles

Roof materials, however, must be consistent throughout each village.

5. House Plans

Each village shall have a minimum of four distinct house plans. House design shall vary throughout each village with no one elevation repeated for abutting homes, or mirrored across the street. Adjacent lots may share the same floor plan, but must have different elevations. Garage forward plans shall be limited to 2 of the 4. Side loaded garages shall not be considered garage forward plans if elevations are architecturally consistent.

6. Height and Size Restrictions

The maximum allowable height of all structures shall be thirty-five (35) feet as measured from finished floor to the highest ridge of the structure.

7. Exterior Lighting

Lighting shall be integrated with the architectural design of the individual residences. Exterior lighting fixtures mounted on the homes shall be no higher than the line of the first story eave or, where no eave exists, no higher than 12 feet above finished grade. Lights shall be shielded to prevent light spillage onto adjacent properties or streets.

Flood lights are not permitted. Motion detector actuators are permitted with designer fixtures only and subject to approval by the BVROA.

c. Miscellaneous Design Elements

1. Awnings, Trellises, Patio Covers, Decks and Other Accessory or Ancillary Structures

Awnings, trellises, patio covers, second story decks and other accessory or ancillary structures including granny flats and casitas, provided by builders, shall be consistent in material, color and architectural character as the main structure and must be reviewed and approved by the BVROA. At a minimum, the setback requirements of such structure shall conform to this PUD and Reno Municipal Code 18.08.203(c) as amended.

2. Chimneys

Exterior materials of chimneys shall be compatible with the exterior materials and colors used on the house.

3. Driveways, Parking Areas and Walkways

Driveways shall be a minimum of 20 feet in length as measured from the outside edge of sidewalk to allow for off-street parking. Driveways shall be Portland Cement Concrete or traffic rated concrete decorative pavers and shall be consistent on a village wide basis. Asphalt or decomposed granite is not allowed.

4. Design Standards - Multi-Family Residential

(Refer to Section IV B, Page 54 of this PUD for design standard conflict resolution)

a. The following City of Reno Code Sections apply to the Multi-family uses.

- 1) Bulk Dimensional, Density and Intensity Standards for MF-14, MF-21 and MF-30 projects shall follow City of Reno Development Code Section 18.12.101 and 103, as amended.
- 2) Site and Building Design Standards for MF-14, MF-21 and MF-30 projects shall follow City of Reno Development Code Section 18.12.301, as amended.
- 3) Off Street Parking and Loading Standards shall follow City of Reno Development Code Section 18.12.1101 through 1107 as amended.

- 4) Landscaping and Screening Standards for MF-14, MF-21 and MF-30 projects shall follow City of Reno Development Code Section 18.12.1201 through 1213, as amended.
- 5) Exterior Lighting Standards shall follow City of Reno Development Code Section 18.12.1301 through 1304, as amended.
- 6) Fences and Walls Standards shall follow City of Reno Development Code Section 18.12.1405, as amended.
- 7) General Environmental Standards shall follow City of Reno Development Code Section 18.12.1501 through 1509, as amended.
- 8) Signage Standards for MF-14, MF-21 and MF-30 projects shall follow City of Reno development Code Section 18.16.101 through 18.16.804, as amended. Off premises advertising displays are prohibited.
- 9) Accessory Buildings Standards for MF-14, MF-21 and MF-30 projects shall follow City of Reno development Code Section 18.08.203, as amended

5. Design Standards - Non-Residential (NC, Neighborhood Commercial and PO, Professional Office)

(Refer to Section IV B, Page 54 of this PUD for design standard conflict resolution)

a. The following City of Reno Code Sections apply to the non residential land uses:

- 1) Bulk Dimensional, Density and Intensity Standards for NC and PO projects shall follow City of Reno Development Code Section 18.12.101 to 18.12.104, as amended.
- 2) Non-Residential Site and Building Design Standards for NC and PO projects shall follow City of Reno Development Code Section 18.12.301 and 18.12.305, as amended.
- 3) Off Street Parking and Loading Standards shall follow City of Reno Development Code Section 18.12.1101 through 1108, as amended.
- 4) Landscaping and Screening Standards for NC and PO projects shall follow City of Reno Development Code Section 18.12.1201 through 1213, as amended.
- 5) Exterior Lighting Standards shall follow City of Reno Development Code Section 18.12.1301 through 1304, as amended.
- 6) Fences and Walls Standards shall follow City of Reno Development Code Section 18.12.1401, as amended.
- 7) General Environmental Standards shall follow City of Reno Development Code Section 18.12.1501 through 1509, as amended.
- 8) Signage Standards for NC and PO projects shall follow City of Reno development Code Section 18.16.101 through 18.16.804, as amended. Off premises advertising displays are prohibited.
- 9) Residential Adjacency Standards for NC and PO projects shall follow City of Reno development Code Section 18.12.304, as amended. These standards shall apply to any adjacent selected single family base zones as specified in Section III C, page 48 of this PUD.

IV. IMPLEMENTATION

A. Design Review

These Design Standards will be used by the City of Reno and relevant government agencies to review each single family tentative map, multi-family, or non-residential site plan/building permit proposal for conformance with the overall design objectives and standards contained in this PUD.

It will be the responsibility of each Parcel Developer to comply with the Design Standards in preparation of landscape design plans

B. Applicability of Land Use and Development Standards

Where there is a conflict between standards within this PUD and cited city code sections (Sections III C 3-5), the standards in this PUD shall prevail. Where the provisions of this PUD do not address a specific subject, the provisions of the Reno Zoning Ordinance (Chapter 18) or other ordinances governing the development of land, which are in effect at the time of application, shall apply. All other conflicts shall be resolved by the City Zoning Administrator.

C. Administration

The Bella Vista Ranch Phase II PUD shall be administered by the Zoning Administrator or his/her designee as defined by the City of Reno Annexation and Land Development Code. The administrator shall have the authority to interpret and apply this PUD handbook.

There shall be a master developer in place from the first stage of development of the PUD. This master developer shall continue throughout the development of the PUD until and unless a master homeowners association or other entity is created to serve the role of the master developer. The role of the master developer, for the purposes of this PUD shall be:

- 1) To prescribe and administer methods and procedures to ensure and control the quality of development that occurs in this PUD.
- 2) Maintain all common area improvements, storm drain channels, detention basins and other flood control facilities.
- 3) Construct, or have constructed, all parks, pathways, trails and sidewalks.

Only the master developer or its authorized designee may initiate an amendment to the PUD. Each development application submitted to the city shall include documentation that the master developer has reviewed the application.

D. Affordable Housing

In recognition of the importance of expanding homeownership opportunities to all members of the City and region, this PUD shall participate in any future citywide inclusionary zoning or other affordable housing program established and approved by the city council

E. Green Development Practices

This PUD will include leading edge practices for the reuse of treated effluent. Low Impact Development (LID) best practices shall be utilized in the design and construction of all non-residential or residential developments to increase water infiltration and improve water quality. Any ordinances the city adopts that prescribe green building practices will be required in this PUD as they become effective. Plans demonstrating application of best practices or conformance with adopted green development standards shall be provided with each tentative map, special use permit and/or building permit.

To encourage the passive utilization of solar energy, this PUD will not restrict the reasonable use of solar facilities in the CC&R documents for the development. The PUD will not allow building heights in excess of those set forth in the City of Reno development code and will require the placement of houses or non-residential structures such that excessive shadows are not cast that restrict the use of solar facilities, both within and adjacent to the project.

F. Hours of Operation

Hours of operation for exterior construction activity or heavy equipment operation within the PUD shall be limited as follows:

1. Monday – Friday 6:00 a.m. to 8:00 p.m.;
2. Saturday – 9:00 a.m. to 6:00 p.m.;
3. No heavy equipment operations on Sundays or holidays (New Years Day, Thanksgiving Day and Christmas Day);
4. Exceptions to these hours of operation may be granted by the Administrator for construction activities that are of limited scope or unique and necessary based on weather, time of season, or nature of the particular activity. (e.g. concrete pours, roadway paving, utility installation, etc.)

G. Open Space Deed Restriction

All designated open space and common areas intended for open space uses shall be deed restricted per Reno Municipal Code Section 18.12.101(f), as amended

H. Fire, Police and Parks Fees

Refer to Sections I-I, and II-G and III-B for details on implementation of certain fees for and construction of these public facilities.

I. NV Energy Substation

The owner, his agent or designee shall notify and disclose to all potential buyers, renters and tenants within the project that there is an existing electrical power substation located approximately 1,450 feet northeast of the PUD which may be expanded in the future.

J. Health Department Wind Sensor Condition

Prior to issuance of each building permit, or approval of each final map, as applicable, the applicant shall have plans approved to install a wind sensor unit in all on-site areas containing turf.

K. Airport Avigation Condition

Prior to issuance of each building permit, or approval of each final map, as applicable, the property owner(s) shall grant an Avigation Easement to, and acceptable to, the Airport Authority of Washoe County over the entire +/- 77 acre property. The property owner(s) shall provide the Planning Department with appropriate documentation indicating the Avigation Easement has been granted and accepted by the Airport Authority of Washoe County.

L. Gravel Pit

Refer to Page 3, paragraph B.2., of this PUD Handbook

M. Shooting Range

Refer to Page 4, paragraph B.2., of this PUD Handbook

V. Zoning Ordinance, Certifications, Clerks Letter, Regional Planning Letter**Attachment 1**

Zoning Ordinance & City Council Certification Letter, Clerks Letter, Regional Planning Letter

VI. APPENDIX**A. Traffic Study – Solaegui Engineering, June 2005**

A-1 Update/Addendum Letter – Solaegui Engineering, April 2010

B. Flood Control Master Plan – QuadKnopf Consulting, December 2005

B-1 CLOMR approval letter from FEMA, dated August 8, 2007

B-2 LOMR approval letter from FEMA, dated April 25, 2008

B-3 Bella Vista Ranch Drainage District – Recorded as document Number 3522200

C. Wetland Mitigation Plan – Gibson & Skordal, Wetlands Consultants, February 2005

C-1 404 Individual Permit # 200400683, dated February

D. Geotechnical Report – Black Eagle Consulting, Inc., August 23, 2004**E. List of Uses in the SF4, MF14, MF 21 and MF30 zones not allowed in the Bella Vista Ranch Phase II PUD**

Manufactured Homes

Mobile Home Subdivision
Electric Generating Plant
Electric Utility Substation
Utilities Major
Boarding and rooming houses
Fraternity or Sorority
Hospice
Private Dorm

F. List of non-residential uses that will be allowed in this PUD

General Personal Service
Child Care Facility (Village C only)
Cluster Development
Convenience store
Car wash
Financial Institution (Village C Only)
Laboratory
Medical facility, day use only
General Retail Store or Commercial Use
other than listed
Office other than listed
Pet store
Restaurant, with or without alcohol service
Showroom
Hotel without gaming
Post office
Custom & craft work

List of non-residential uses strictly prohibited

LRE (Large Retail Establishments)
Gas station

G. First Amended Public Facility Site Agreement

H. Residential Construction Tax Agreement

COPY

Attachment 1
Zoning Ordinance, City Council Certification Letter, Clerks Letter, Regional Planning Letter



Lynnette R. Jones
City Clerk
(775) 334-20300
JonesL@reno.gov

Office of the City Clerk
Central Cashiering (775) 32032
Parking Tickets (775) 334-2293

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

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

October 30, 2012

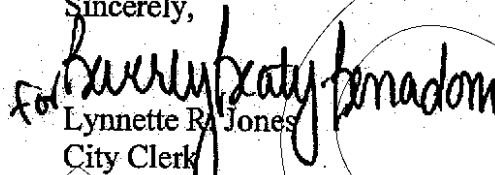
Corona Cyan, LLC
P.O. Box 19627
Reno, NV 89521

RE: Case No. LDC10-00051 (Bella Vista Ranch Phase II) - Zoning Map Amendment

Dear Applicant:

At a regular meeting held October 24, 2012, the City Council passed and adopted Ordinance No. 6259, approving the above referenced zoning map amendment.

Sincerely,


Lynnette R. Jones
City Clerk

LRJ:bbb

xc: Community Development
Jeff Mann, Parks, Recreation & Community Services
Vern Kloos, Community Development
Randy Walter, Places Consulting Services, Inc.
Corona Cyan, LLC, Dallas, TX

One East First Street, Second Floor*P.O. Box 7, Reno, NV 89504
www.reno.gov

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

BILL NO. 6823

ORDINANCE NO. 6259

ORDINANCE TO AMEND TITLE 18, CHAPTER 18.08 OF THE RENO MUNICIPAL CODE, ENTITLED "ZONING," REZONING A ± 77.37 ACRE SITE LOCATED SOUTHEAST OF THE EASTERN TERMINUS OF SOUTH MEADOWS PARKWAY, NORTH OF THE NORTH TERMINUS OF RIO WRANGLER PARKWAY AND EAST OF STEAMBOAT CREEK FROM ± 65.24 ACRES OF UT40 (UNINCORPORATED TRANSITION - 40 ACRES) AND ± 12.13 ACRES OF LLR2.5 (LARGE LOT RESIDENTIAL - 2.5 ACRES) TO PUD (PLANNED UNIT DEVELOPMENT) ON ± 77.37 ACRES TO ALLOW FOR DEVELOPMENT OF MIXED RESIDENTIAL (UP TO 30 DU/AC), COMMERCIAL, PARK AND OPEN SPACE USES; 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).1265 relating to a ± 77.37 acre site located southeast of the eastern terminus of South Meadows Parkway, north of the north terminus of Rio Wrangler Parkway and east of Steamboat Creek and more particularly described in the attached "Exhibit A" and rezoning said property from ± 65.24 acres of UT40 (Unincorporated Transition - 40 acres) and ± 12.13 acres of LLR2.5 (Large Lot Residential - 2.5 acres) to PUD (Planned Unit Development) on ± 77.37 acres to allow for development of mixed residential (up to 30 du/ac), commercial, park and open space uses, the same to read as follows:

Sec. 18.08.102(b).1265. The zoning of the City of Reno as heretofore established is hereby amended in the manner shown on the map labeled Case No. LDC10-00051, thereby changing the use of land indicated therein, relating to a ± 77.37 acre site located southeast of the eastern terminus of South Meadows Parkway, north of the north terminus of Rio Wrangler Parkway and east of Steamboat Creek and more particularly described in the attached "Exhibit A", and rezoning said property from ± 65.24 acres of UT40 (Unincorporated Transition - 40 acres) and ± 12.13 acres of LLR2.5 (Large Lot Residential - 2.5 acres) to PUD (Planned Unit Development) on ± 77.37 acres to allow for development of mixed residential (up to 30 du/ac), commercial, park and open space uses.

-1-

CASE NO. LDC10-00051 (Bella Vista Ranch Phase II)
APN No. 165-011-03

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 approval of a finding of conformance of the Project of Regional Significance by the Truckee Meadows Regional Planning Agency, certification by City Council of the PUD Handbook for LDC10-00051 and recordation of the PUD Handbook for LDC10-00051.

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:

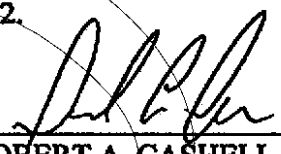
AYES: Sferrazza, Hascheff, Gustin, Zadra, Dortch, Aiazzi

NAYS: None

ABSTAIN: None

ABSENT: Cashell

APPROVED this 24th day of October, 2012.


for DAVE AIAZZI
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



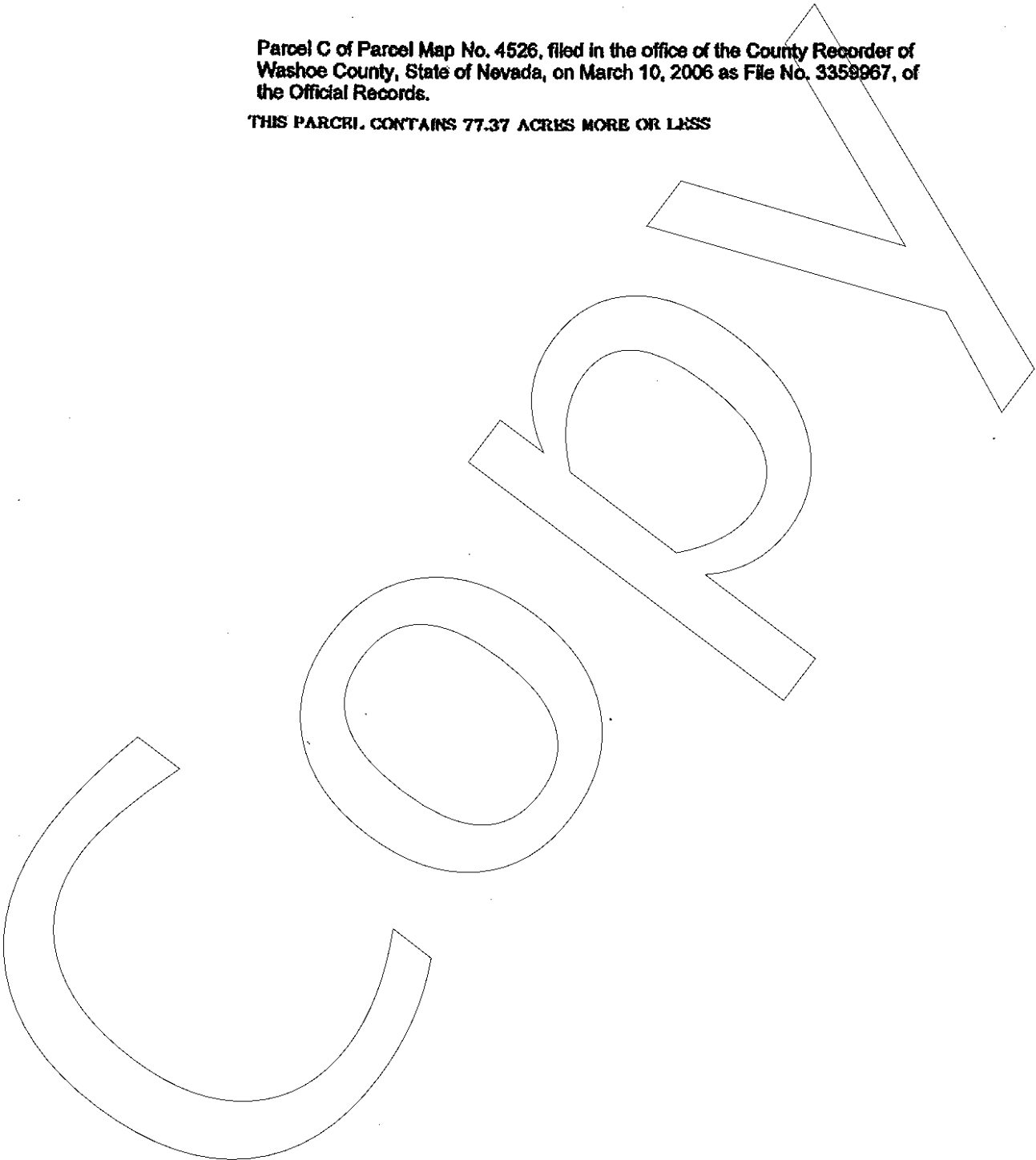
EFFECTIVE DATE: October 26, 2012.

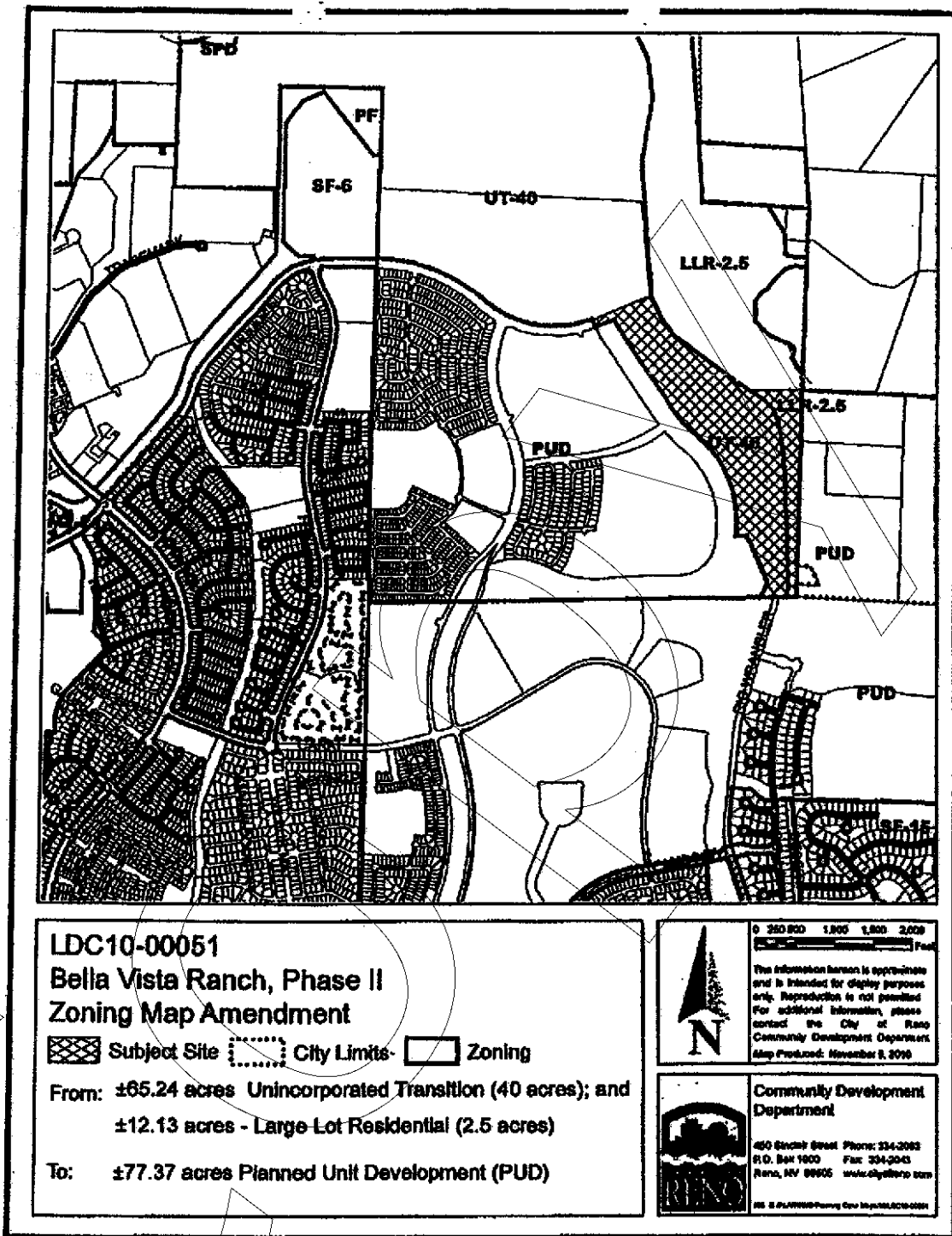
EXHIBIT A

**BELLA VISTA RANCH PHASE II
LEGAL DESCRIPTION**

Parcel C of Parcel Map No. 4526, filed in the office of the County Recorder of Washoe County, State of Nevada, on March 10, 2006 as File No. 3358967, of the Official Records.

THIS PARCEL CONTAINS 77.37 ACRES MORE OR LESS





Lynnette R. Jones
City Clerk
(775) 334-20300
JonesL@reno.gov



Office of the City Clerk
Central Cashiering (775) 32032
Parking Tickets (775) 334-2293

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

January 18, 2013

FILED THIS DATE
1 / 18 / 13
BY: BBB
CITY CLERK

Corona Cyan, LLC
P.O. Box 19627
Reno, NV 89521

RE: Case No. LDC10-00051 (Bella Vista Ranch Phase II) – Certification of Planned Unit Development Design Standards Handbook

Dear Applicant:

At a regular meeting held January 16, 2013, the Reno City Council certified the Bella Vista Ranch Phase II Planned Unit Development (PUD) Design Standards Handbook. The amendments were tentatively approved by the Reno City Council on October 10, 2012.

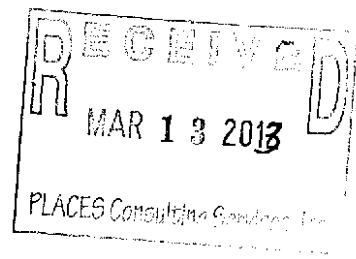
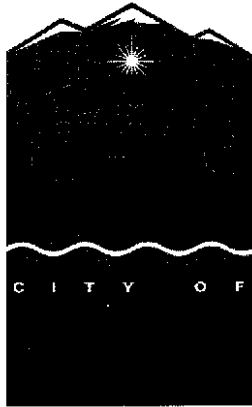
In order to effectuate the PUD, the handbook must be recorded at the Washoe County Recorder's Office in accordance with NRS 278A.

Sincerely,

for Beverly Beaty-Benadom
Lynnette R. Jones
City Clerk

LRJ:bbb

xc: Community Development
Vern Kloos, Community Development
Jeff Mann, Parks, Recreation & Community Services
Randy Walter, Places Consulting Services, Inc.



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Beaty-BenadomB@reno.gov

FILED THIS DATE
3 / 12 / 13
BY: BBB
CITY CLERK

March 12, 2013

Corona Cyan, LLC
P.O. Box 19627
Reno, NV 89521

**RE: Case No. LDC10-00051 (Bella Vista Ranch Phase II) - Zoning Map Amendment -
AMENDED LETTER**

Dear Applicant:

At a regular meeting held October 10, 2012, and following a public hearing thereon, the Reno City Council approved the request for a zoning map amendment from ± 65.24 acres of UT40 (Unincorporated Transition - 40 acres) and ± 12.13 acres of LLR2.5 (Large Lot Residential - 2.5 acres) to PUD (Planned Unit Development) on ± 77.37 acres to allow for development of mixed residential (up to 30 du/ac), commercial, park and open space uses, by ordinance, subject to Condition A, as follows:

- A. Approval of the Bella Vista Ranch Phase II Planned Unit Development is subject to the modifications to the PUD 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 modifications and revisions shall be incorporated into the PUD Handbook and submitted to staff in both paper and two electronic versions (PDF and Word) for review within two months of the date of Regional Planning approval of a Project of Regional Significance. The PUD shall be approved and certified by the City Council within four months of the date of Regional Planning's approval of the Project of Regional Significance. Failure by the applicant to conform to either time deadline shall render this approval null and void.

Corona Cyan, LLC
Case No. LDC10-00051 (Bella Vista Ranch Phase II)
March 12, 2013
Page 2

This is a project of Regional Significance as it will generate more than 6,250 average daily trips ($\pm 11,027$ ADT) and more than 187,500 gallons per day of sewage ($\pm 263,760$ GPD). The ± 77.37 acre site is located southeast of the eastern terminus of South Meadows Parkway, north of the north terminus of Rio Wrangler Parkway and east of Steamboat Creek.

The approved zoning map amendment will become effective upon passage and adoption of the appropriate ordinance, and subject to approval of the Project of Regional Significance by the Regional Planning Agency.

Sincerely,

Lynnette R. Jones
for Lynnette R. Jones
City Clerk

LRJ:bbb

xc: Community Development
Jeff Mann, Parks, Recreation & Community Services
Vern Kloos, Community Development
Randy Walter, Places Consulting Services, Inc.

Enclosure: Exhibit B

EXHIBIT B

These conditions shall be added to Section IV Implementation of this PUD or language incorporated into the appropriate section of the PUD, as applicable, prior to Council certification and recordation of this PUD.

Washoe County District Health Department:

Condition No. 1

Prior to issuance of each building permit, or approval of each final map, as applicable, the applicant shall have plans approved to install a wind sensor unit in all on-site areas containing turf.

Airport Authority:

Condition No. 2

Prior to issuance of a building permit, or approval of a final map, as applicable, the property owner(s) shall grant an Avigation Easement to, and acceptable to, the Airport Authority of Washoe County over the entire +/- 77 acre property. The property owner(s) shall provide the Planning Department with appropriate documentation indicating the Avigation Easement has been granted and accepted by the Airport Authority of Washoe County.

Disclosures for the Shooting Range and Gravel Pit:

Condition No. 3

A provision shall be added to the PUD Handbook requiring the owner, his agent or designee to notify and disclose to all potential buyers, renters or tenants within the project that the existing shooting range and gravel pit uses located adjacent to the east and northeast sides of this PUD have valid special use permits and are allowed to operate indefinitely. These uses may generate noise and other associated activity, which may be objectionable. The gravel pit is allowed to operate Monday through Saturday from 7 am to 7 pm and includes the ability to operate rock crushing, asphalt and other associated outdoor materials processing activities as outlined in their special use permit. The shooting range is allowed to operate seven days a week between the hours of 8 am and 10 pm.

Disclosure for potential expansion of existing NV Energy electrical substation:

Condition No. 4

A provision shall be added to the PUD Handbook requiring the owner, his agent or designee to notify and disclose to all potential buyers, renters or tenants within the project that there is an existing electrical power substation located approximately 1,450 feet northeast of the PUD which may be expanded in the future.

Park Development Standards and Administration:

Condition No. 5-deleted not necessary

The applicant shall complete and have approved by staff a Park Development Standards and Administration section which shall be incorporated as an appendix into the PUD Handbook.

COPY



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

January 18, 2013

Corona Cyan, LLC
P.O. Box 19627
Reno, NV 89521

FILED THIS DATE
1 / 18 / 13
BY: BBB
CITY CLERK

RE: Case No. LDC10-00051 (Bella Vista Ranch Phase II) – Zoning Map Amendment –
NOTICE OF FINAL ACTION, DECISION OR ORDER

Dear Applicant:

On October 10, 2012, the Reno City Council approved the above referenced zoning map amendment, subject to passage and adoption of the appropriate ordinance, and subject to approval of this Project of Regional Significance by the Regional Planning Agency. On October 24, 2012, the Council passed and adopted Ordinance No. 6259.

On November 14, 2012, the Regional Planning Commission (RPC) held a public hearing and determined that the above matter conforms with the comprehensive Regional Plan. Please see the attached letter dated November 17, 2012.

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
Randy Walter, Places Consulting Services, Inc.

2 enclosures

One East First Street, Second Floor*P.O. Box 7, Reno, NV 89504
www.reno.gov



REGIONAL PLANNING COMMISSION

MEMBERS

Dennis Romeo, Chair
Dina VanderWell, Vice-Chair
Yanqin Hartung
Roy Hibdon
Tom Lenn
Jackie Peterson
Doug Velt
Karin Welles
Jason Woolley

Kimberly H. Robinson, Executive Director

November 15, 2012

Kimberly H. Robinson
Executive Director of Regional Planning, and
Clerk of the Regional Planning Commission
One East First Street, Suite 1100
Reno, Nevada 89501

Received by Clerk:

11-17-12 *HR*

Mailed:

11/17/12 *HR*

Dear Ms. Robinson:

On November 14, 2012, the Regional Planning Commission (RPC) held a public hearing and determined that the following matter conforms with the comprehensive Regional Plan:

Regional Plan Conference Review -- Project of Regional Significance, Bella Vista Ranch Phase II Planned Unit Development (PUD) (CR12-014) -- a project of regional significance for traffic generation in excess of 6,250 average daily trips (±11,827 ADIT) and average generation in excess of 187,000 gallons per day (±263,751 gallons/day). The ±77.37 acre project site is located southeast of the eastern terminus of South Meadows Parkway, north of the northern terminus of Rio-Windler Parkway and east of Steamboat Creek.

This letter has been filed with the Clerk of the Regional Planning Commission on this date and constitutes notice of final action under NRS 775.0335, "Actions against Agency: Commencement," unless a petition for review is timely filed by a person seeking review of the RPC action or determination pursuant to section 1.3 of the Regional Planning Governing Board's Regulations on Procedure.

Please do not hesitate to contact me at 775/321-8392 if you have any questions on this matter.

Sincerely,

Steven Reid

Steven Reid
Senior Planner

cc: File CR12-014

Paul Tindler, City of Reno
Lyndee Jones, City of Reno
Armando Gonzalez, City of Sparks

Bill Walcott, Washoe County
Debra Gustafson, RPC
Vern Kline, City of Reno

1105 Terminal Way, Suite 316, Reno, NV 89503

775/321-8393; Fax 775/321-8396

www.rpcnv.org