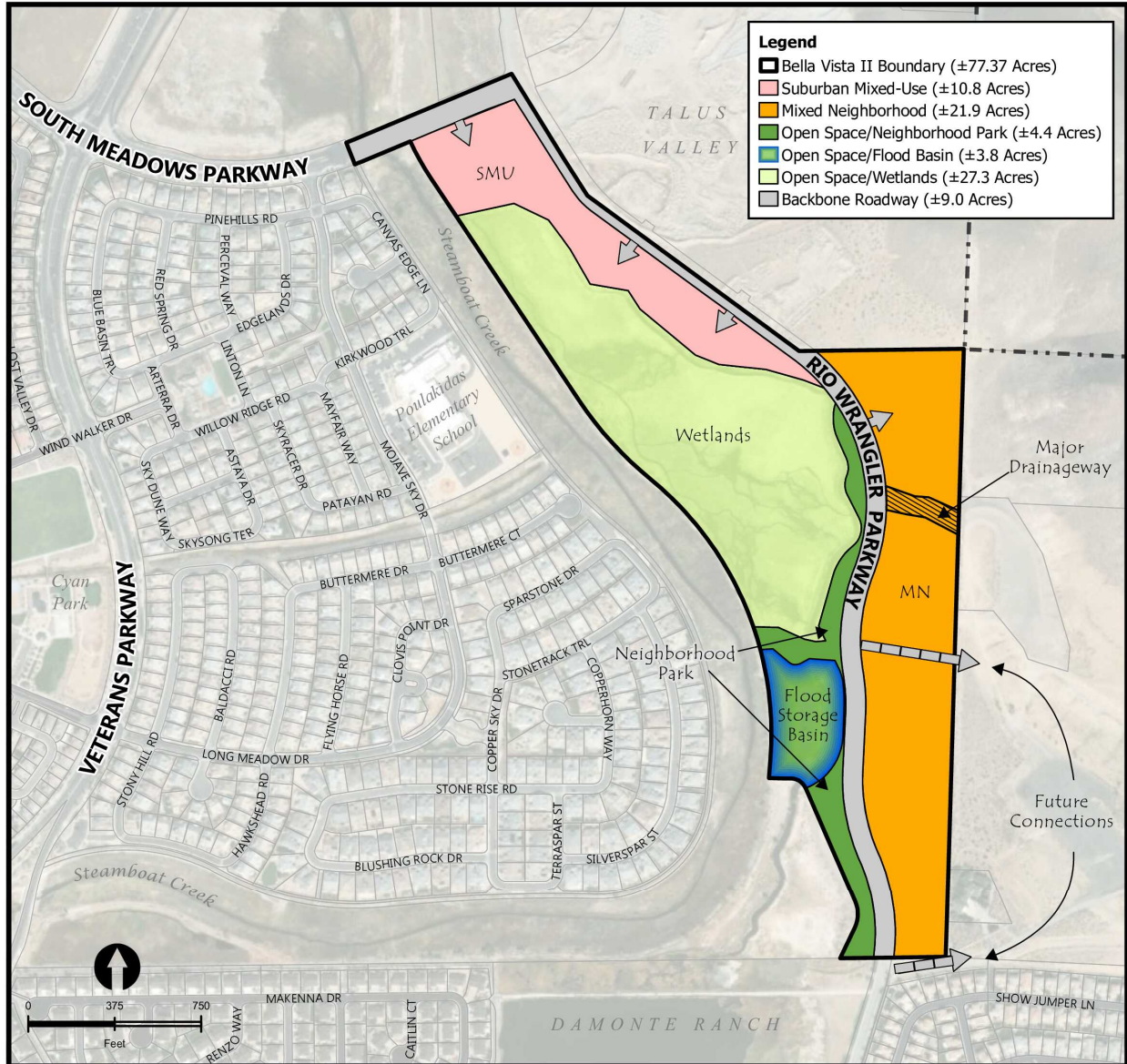


Bella Vista Ranch

Phase II

PUD Design Standards

Reno, Nevada



Prepared for:
City of Reno

Amended on:
November 13, 2024

Bella Vista Ranch Phase II Planned Unit Development Handbook

Notice is hereby given that the Planned Unit Development Handbook for Bella Vista Ranch Phase II was revised by the Reno City Council on November 13, 2024. A copy of the revised, certified handbook is attached hereto and incorporated herein.

The revision supersedes and terminates the applicability of the most recent version recorded on May 10, 2022 as document no. 5301826.

Dated this _____ day of _____, 2025.

Name of Authorized Agent

Signature of Authorized Agent

STATE OF NEVADA)
) SS
COUNTY OF WASHOE)

On this _____ day of _____, 2025, before me, a Notary Public, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose names is subscribed to the within instrument and acknowledged to me that she executed in the same in their authorized capacity, and that by their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature of Notary Public

(seal)

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I. PROJECT DESCRIPTION

The ±77.37-acre Bella Vista Ranch Phase II Planned Unit Development (PUD) is located in the southeastern portion of the City of Reno (Figure 1). The PUD includes a mixture of residential, commercial, neighborhood park, and open space uses. The intent of the PUD is to preserve the proposed open space and wetlands, including the flood storage improvements, and create two (2) development areas which will be developed for subsequent subdivision into individual building lots, multi-family housing, and non-residential building sites. One development area will allow a mix of residential and non-residential uses that will support the future development, and the surrounding neighborhoods, while the other will be limited to only residential uses. This will allow for the development of a range of housing types and options.

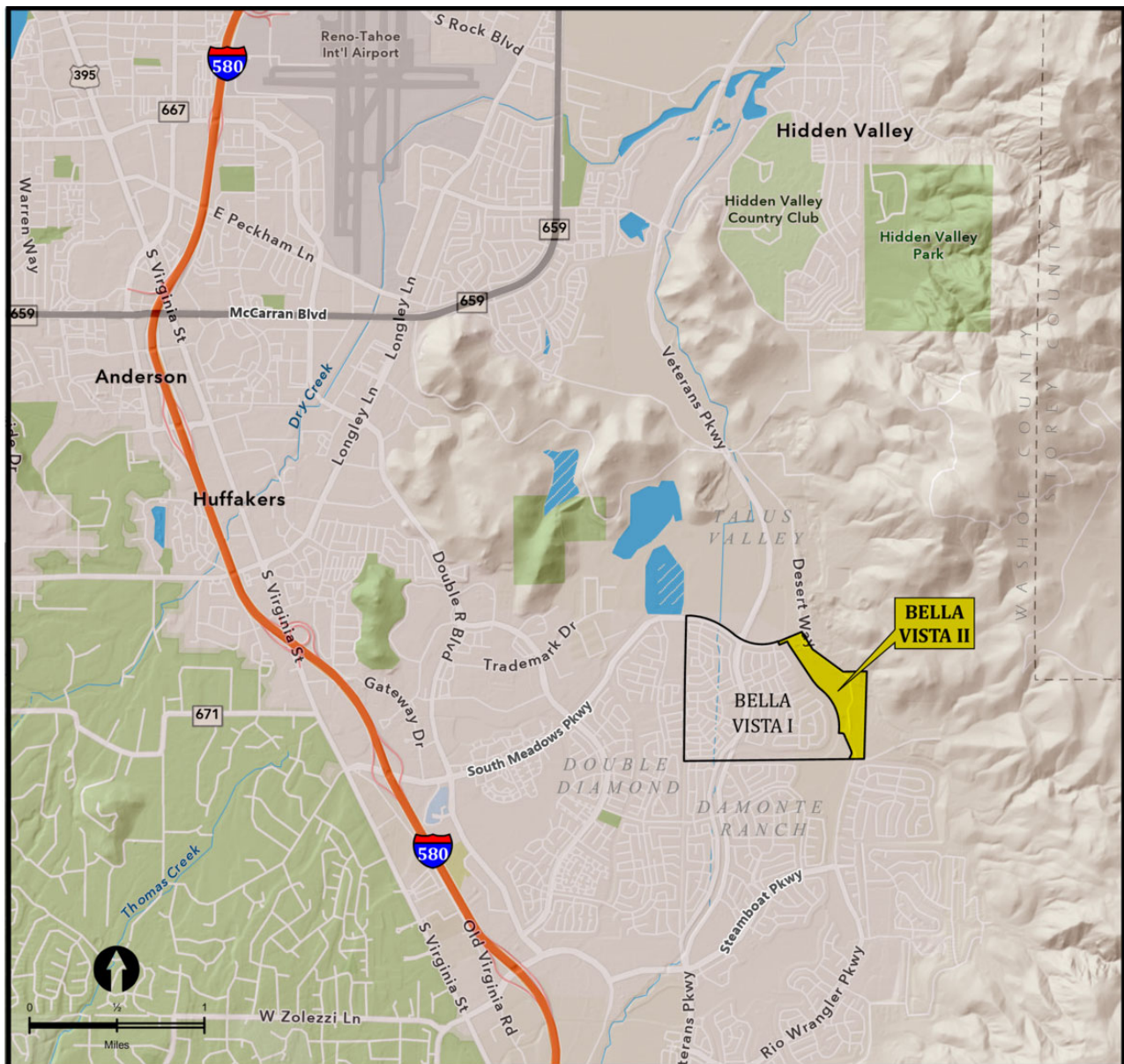


FIGURE 1
Location Map

A. Development Concept

The Bella Vista Ranch Phase II PUD consists of a mixture of residential, commercial, and open space/parks. Residential uses will be allowed within the Mixed-Neighborhood (MN) land use and will allow for single-family detached, single-family attached, and multi-family uses at densities ranging from 6 to 30 dwelling units per acre (du/ac). The Suburban Mixed-Use (SMU) land use will include a mix of residential and neighborhood commercial uses. Parks Greenways and Open Space (PGOS) land use provides a total of ±35.5 acres and will include a ±4.4 neighborhood park, ±3.8 acres of flood storage basin and ±27.3 acres of wetlands (WM-1), (as shown on **Figure 2**).

The maximum density, total number of dwelling units and the maximum non-residential square footage for each village is shown on **Table 1**, page 14. The maximum number of dwelling units within the entire Bella Vista II PUD shall not exceed 609 dwelling units (residential) and the commercial square footage shall not exceed 117,612 square feet (non-residential).

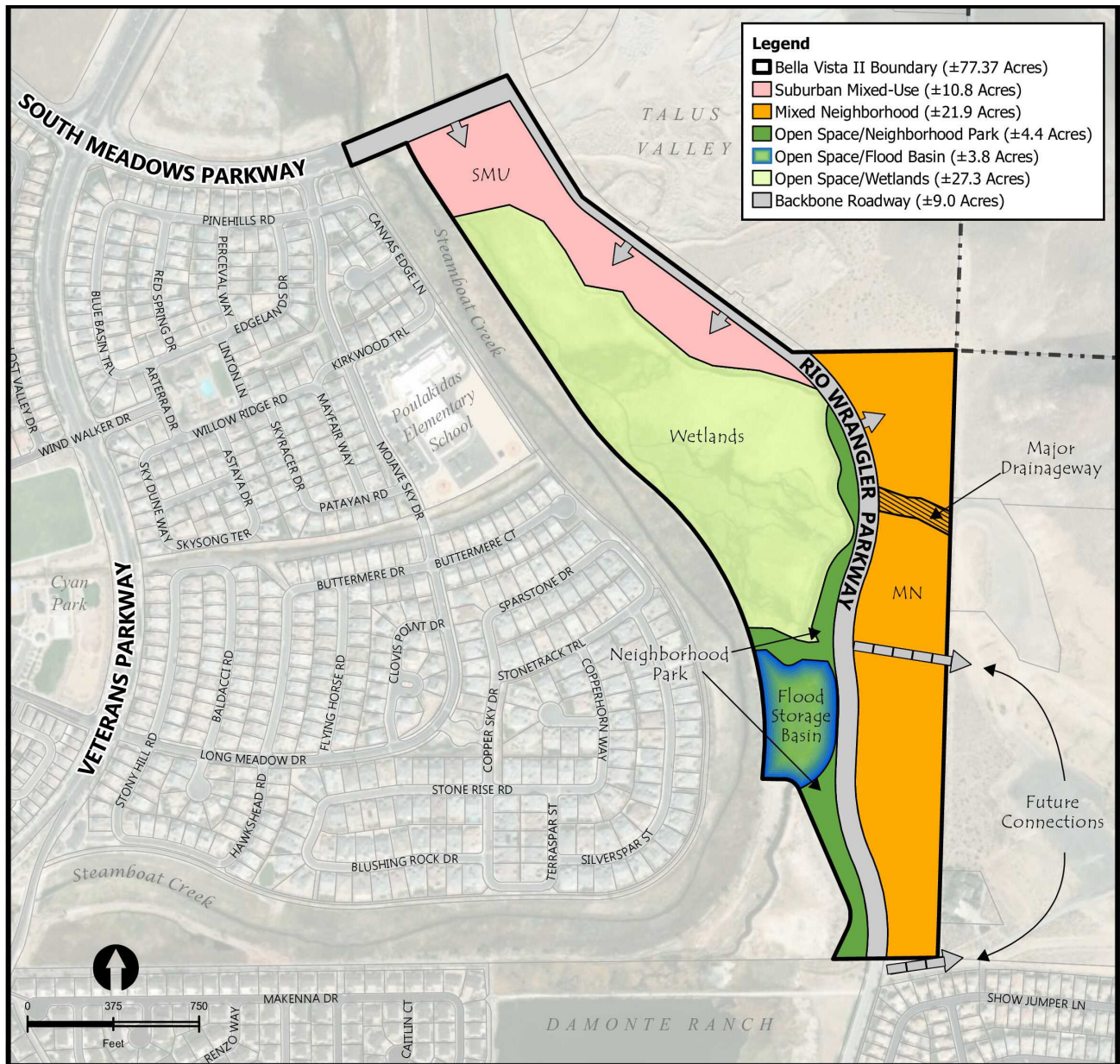


FIGURE 2
Land Use and Phasing Plan

B. Site Features Influencing Site Plan Design

Several onsite and offsite environmental constraints were considered when influencing site plan design. These are identified in **Figure 3**, Dominant Site Features.

Onsite Features

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

- i. The jurisdictional wetland area (WM-1) that will be set-aside as permanent open space and enhanced as part of the Steamboat Creek Restoration program discussed in Appendix C are identified as “wetlands” in **Figure 3**. This area is proposed to be located within the ±27.3 acres of wetlands (WM-1), as shown on **Figure 2** and will not be developed.
- ii. One major drainageway as identified to be within the MN land use in **Figure 2** is defined as a disturbed drainageway. It will be restored per City of Reno code 18.04.104 Drainage Way Protection, as amended and as further defined in the PUD. The final location of the major drainageway will be determined during the tentative map or major site plan review phase.
- iii. The existing Irrigation Ditch will not be significantly impacted as part of this PUD and is proposed to be within the PGOS land use as identified in **Figure 2**.

Offsite Features

Environmental Constraints off site include:

- iv. The Bella Vista I PUD re-aligned Steamboat Creek to the west. The current 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. The open space/neighborhood park buffer around the existing wetlands proposed in this development will enhance these features further and contribute to the contiguous open space corridor, (refer to “Steamboat Creek” in **Figure 3**).
- v. Feral 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. To address this issue, a Feral Horse Protection Plan has been developed for this PUD, (refer to **Figure 15**).

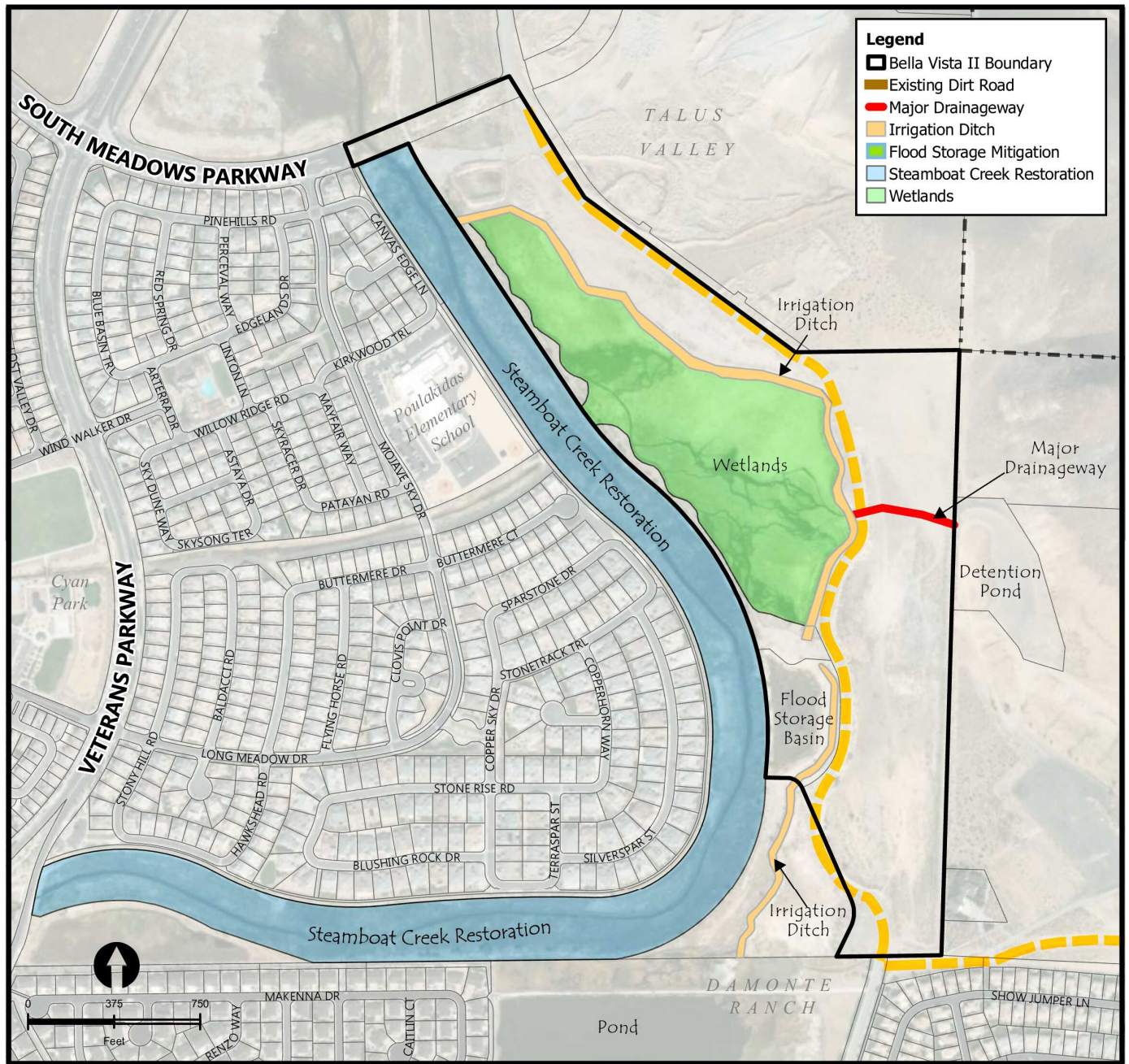


FIGURE 3
Dominant Site Features

C. Phasing

Phasing Strategy

The intent of the phasing strategy is to provide a balanced and effective approach to the buildout 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 presents a likely and logical sequence for development but may change due to factors including changes in market demands for the various types of land uses, the pace of individual developers and the availability of financing.

It is anticipated that the project will be developed in two (2) phases. The first phase includes the SMU Land Use, in the north half of the site. The second phase includes Mixed Neighborhood (MN) in the south half of the site and the neighborhood park.

Major 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. The trunk sanitary sewer, water trunk line, gas, electric, phone and cable distribution facilities will be constructed to serve each phase, (refer to **Figure 4**). 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 building permit.

Mass Grading

Mass grading may occur prior to the design and approval of major infrastructure and/or at the same time as grading on adjacent parcels to allow for the mass grading associated with backbone infrastructure. This is anticipated to occur in Phase I in conjunction with the half street improvements on adjacent parcels. The grading of the Major Drainageway is anticipated to be within Phase 2 and will be completed with the development of the MN land use. During this phase the final location will be determined based on the type of development proposed and would need to be addressed through a site plan review or the tentative map process.

Backbone Roadways

Phase I:

The extension of South Meadows Parkway shall be constructed by the adjacent developer to the north (Talus Valley) or by the Bella Vista II Master Developer, whichever is first. This also may include half street improvements prior to development of the Bella Vista II PUD. The final improvement plans shall be submitted with final maps or with building permit submittal for the extension (refer to **Figures 8A & 8B**). All necessary Right of Way dedication maps, easements, adjacent landscape corridor and sound wall/fencing improvement plans and bonding for the improvements shall be included with the submittal.

The northwest $\pm 1,300$ feet of Rio Wrangler half street improvements shall be constructed by the adjacent developer (Talus Valley). The northeast half of Rio Wrangler Parkway, including sidewalks, landscaping and fencing shall be constructed by the Bella Vista II Master Developer. The northwestern portion of Rio Wrangler Parkway within the SMU will be constructed prior to, or in coordination with, the development of the SMU Land Use.

Phase II:

Prior to approval of the first building permit submittal for any project in the MN Land Use, final improvement plans shall be submitted for review for the south $\pm 2,700$ feet of Rio Wrangler Parkway from the SMU Land Use in the north to the current terminus or Rio Wrangler Parkway to the south (refer to **Figure 5**). All necessary R.O.W. dedication maps, easements, adjacent landscaping, and sound wall/fence improvements shall be included with the submittal.

Construction of Phase A and B of the Backbone Roadways will occur after approval of the plans. Bonding for the improvements shall be provided with the building permit.

Sanitary Sewer Trunk Lines

Prior to approval of the first building permit submittal for any project, final improvement plans shall be submitted for staff review of the sanitary sewer system to serve the site (refer to *Figure 4*). All necessary easements and bonding for the improvements will be included.

Water Main

Prior to approval of the first building permit for any project, final improvement plans shall be submitted for staff review of the water main construction to serve the site, (refer to **Figure 4**). All necessary easements and bonding for the improvements will be included.

Public Amenities Phasing

A ±4.4 acre public neighborhood park, will be constructed prior to the buildout of the MN land use. The open space and 8-foot-wide asphalt trail associated with or adjacent to each phase will be constructed by the Master Developer prior to completion of each phase.

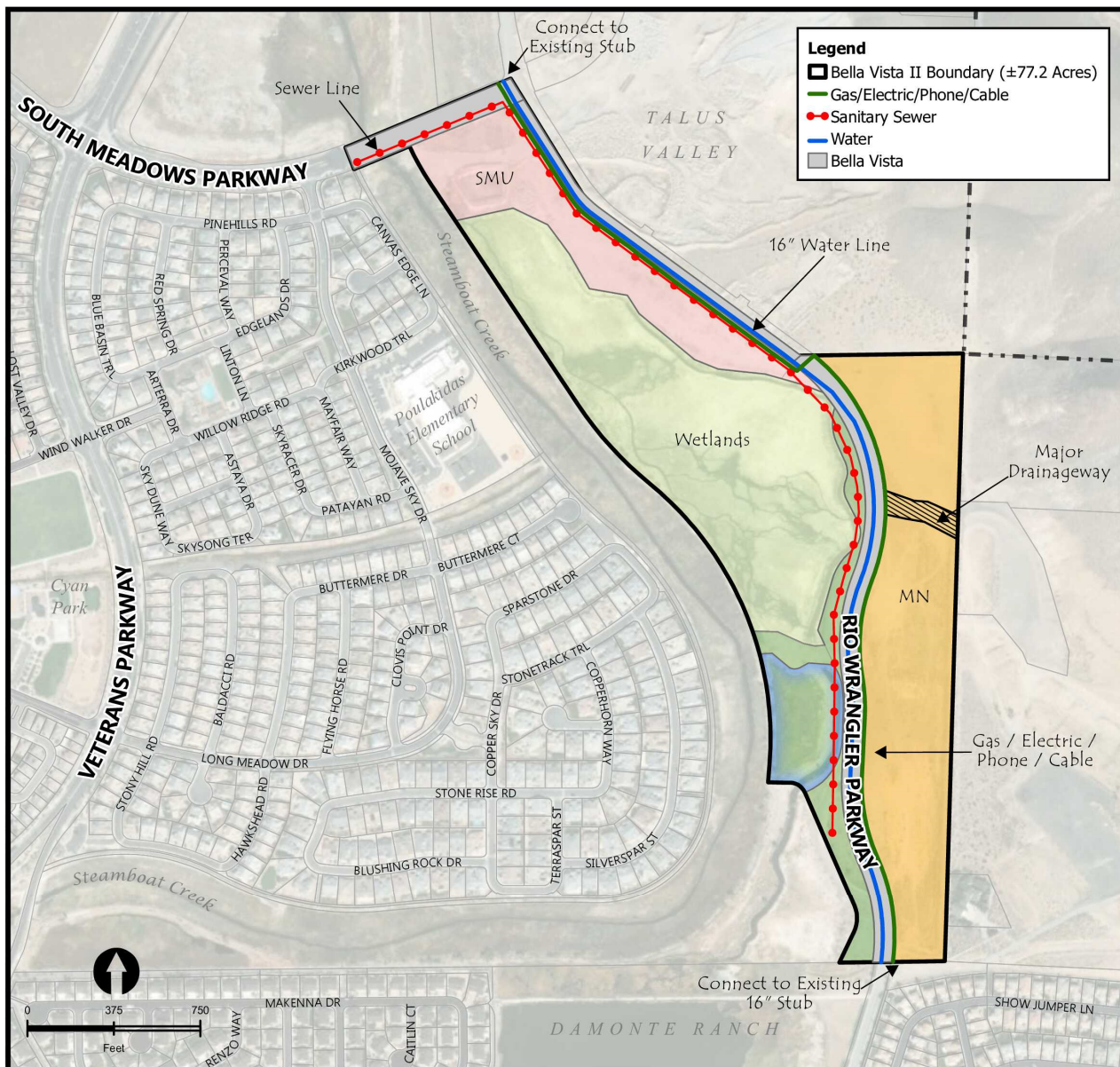


FIGURE 4
Major Infrastructure Phasing

II. SERVICES & FACILITIES

A. Traffic and Circulation Plan

Per the Traffic Study prepared by Headway Transportation on (December 22, 2023), the project is expected to generate 7,752 average daily trips with 545 trips occurring during the AM peak hour and 588 trips occurring during the PM peak hour. Traffic will have some impact on the adjacent street network. However, the proposed improvements will generally improve traffic for the surrounding area with the extension of South Meadows Parkway and Rio Wrangler Parkway. All tentative/final map applications and building permit submissions shall adhere to the recommendations in the Master Traffic Study and include an updated traffic letter with each tentative map/building permit, to show compliance with the Master Traffic Study, (refer to **Appendix A**), street types and design standards are outlined in detail in Section III, Design Standards, Section F.

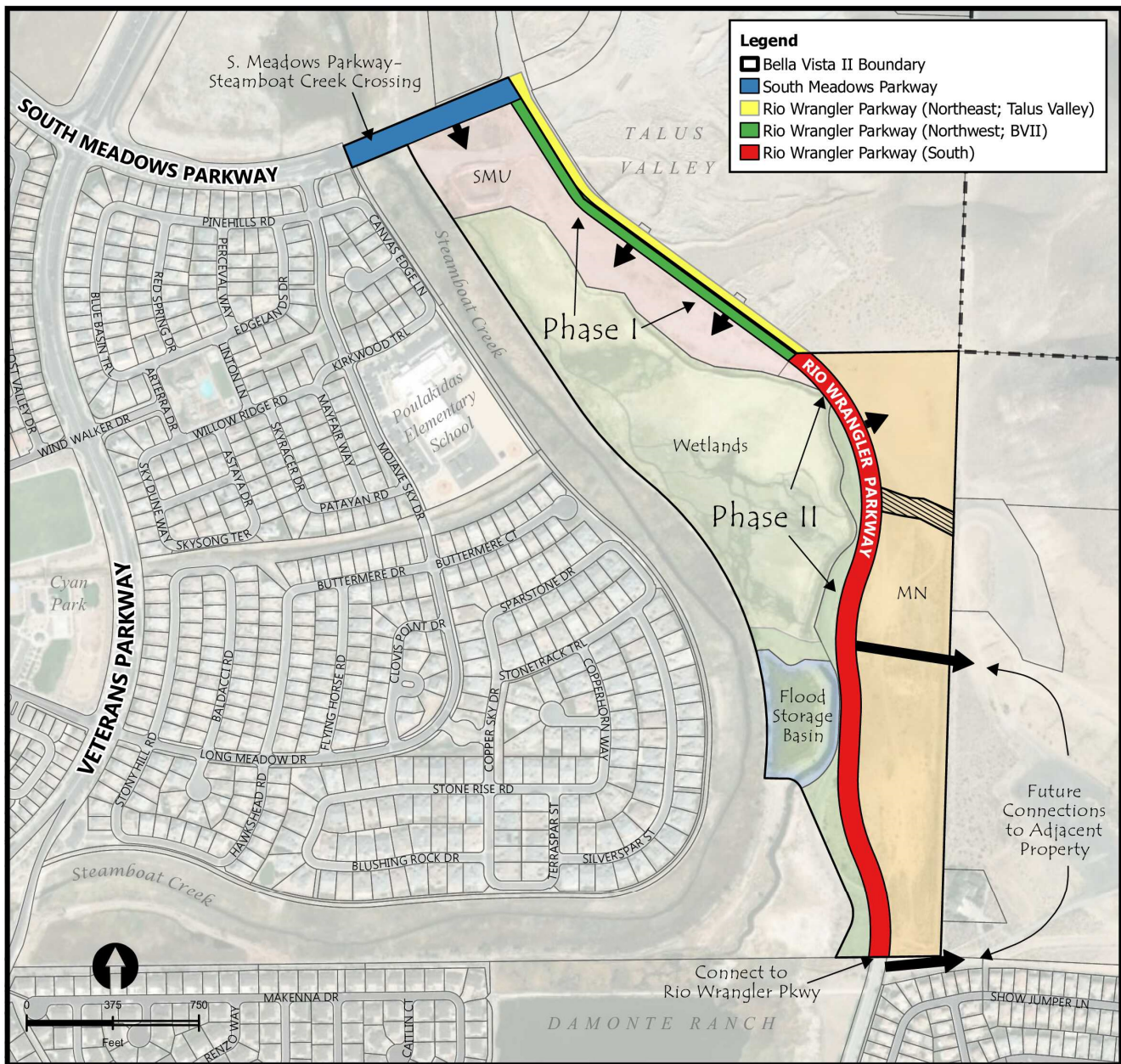


Figure 5
Major Roadways

B. Parks, Trails, and Open Space

A primary objective for this development is 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.

Parks

A ±4.4 acre neighborhood public park will be located in the south central portion of the project between the open space wetlands and Rio Wrangler Parkway, (refer to **Figure 2**). The park will be passive and will include a maximum one (1) acre of turf area for outdoor play. This park shall be connected to a sidewalk and trail system and provide access to other open space areas and developments throughout the PUD, (refer to **Figure 6**). The park will be constructed by the developer and maintained by the HOA as discussed in the Maintenance section of this PUD. 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 additional amenities within Cyan Park, located within the Bella Vista Ranch PUD to the west of this project which is within the same Park District. The proposed trail system within this PUD will connect to the adjacent trail networks and provide additional pedestrian connectivity.

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**, for additional design standards and implementation requirements.

Trails, Sidewalks, and Bike Lanes

Trails, sidewalks and bike lanes will be provided in accordance with **Figure 6**. Sidewalks and bike lanes will be provided on both sides of the arterial roadways. A pedestrian/bike multiuse 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 6**). The local pedestrian street sidewalks will provide internal connection from the developments to the trails and sidewalks and provide additional pedestrian access over South Meadows Parkway including safe pedestrian access to Nick Poulakidas Elementary School and Depoali Middle School to the west.

Open Space

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 within the open space and provide connectivity throughout the PUD and connect to existing and proposed trail networks in the surrounding neighborhoods, (refer to **Figure 6**).

C. 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**). One of the two delineated wetlands covered by this permit (WM-1) exist within this PUD (refer to **Figure 2** and **Figure 3**). Any enhancements within wetland area must be consistent with the Final Wetland Mitigation Plan approved by the Corps of Engineers through individual permit listed above 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. All wetland improvements should also be in compliance with the City of Reno Wetlands and Stream Environment Ordinance, RMC 18.12.1801-1808, as amended.

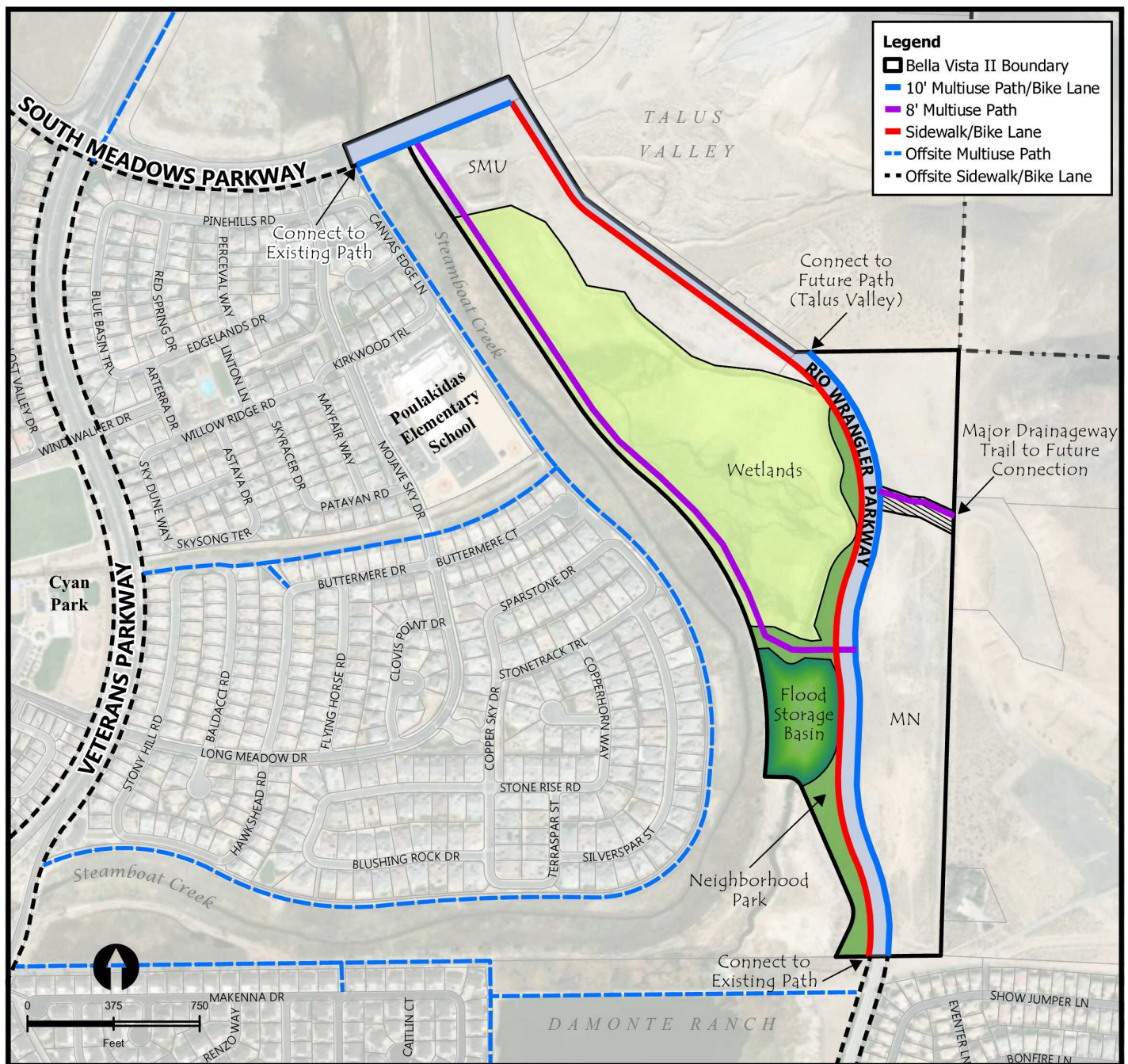


FIGURE 6
Open Space/Trail, Sidewalk and Bike Lane Plan

D. Stormwater Management

Site Drainage

The property slopes to the west/northwest 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. 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**).

Flood Potential

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.

Floodplain Mitigation

The Flood Control Master Plan prepared by Quad Knopf 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. Refer to appendix B-3 for a copy of the March 2009 DFIRM map. All floodplain mitigations shall adhere to the Flood Control master Plan and all updates or addenda thereto.

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.
- Approval of the CLOMR for Phase II by FEMA received August 8, 2007, copy in appendix B.
- Approval of the LOMR for Phase II by FEMA received April 25, 2008, copy in appendix B.

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.

Flood Mitigation Update

The Steamboat Creek channel work adjacent to the PUD area has been completed with the development of Bella Vista I and will not be changed with the development of this property. The adjacent property to the north (Talus Valley) has an approved CLOMR that addresses the existing and proposed conditions downstream of Bella Vista II. Additional work on the downstream improvements isn't warranted based on the proposed development in Bella Vista II. Therefore, onsite drainage will be addressed appropriately at the time of tentative maps or site plan review when details of the development are known and impacts can be further analyzed.

E. Major Drainageway

The existing drainageway noted in **Figure 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 property to the east and is undistinguishable topographically. This drainageway terminates as it drains into the existing irrigation tail water ditch just west of the Desert Way (see Figure 3). The portion of the drainageway proposed for development shall be restored per City of Reno code 18.04.104. The Major Drainageway location will be finalized during the tentative map or through a Major Site Plan Review (MSRP).

F. Emergency Services

Police

A police impact fee will be collected for each residential unit and non-residential square foot constructed within the PUD in accordance with RMC Section 18.04.1206.

Fire

The Developer and the City previously executed a Fire Station Development Agreement. This revised agreement is called the First Amended Public Facility Site Agreement and includes development in this PUD as well as the Bella Vista Ranch PUD to the west. This revised First Amended Public Facility Site Agreement outlines funding fee agreements to help the City provide fire

service needs for the PUD. This funding is 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.

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

G. Common Area Maintenance

General

This PUD will have Protective Covenants that address maintenance and enforcement of activities and 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 (CC&R's) will clearly define maintenance responsibilities of the Owners Association versus the responsibility of individual property owners.

The City of Reno shall not be responsible for maintenance of any onsite 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.

Drainage District

The Bella Vista Ranch (Phase I) PUD created and established a Drainage Maintenance District called the Cyan Drainage District (CDD), 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 incorporate into the existing CDD the areas identified as Wetlands and Flood Storage Basin in the Land Use Plan (**Figure 7**). It is intended that the project will be incorporated into the existing CDD via an annexation and/or supplemental declaration process.

The CDD 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 CDD 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 CDD.

III. DESIGN STANDARDS

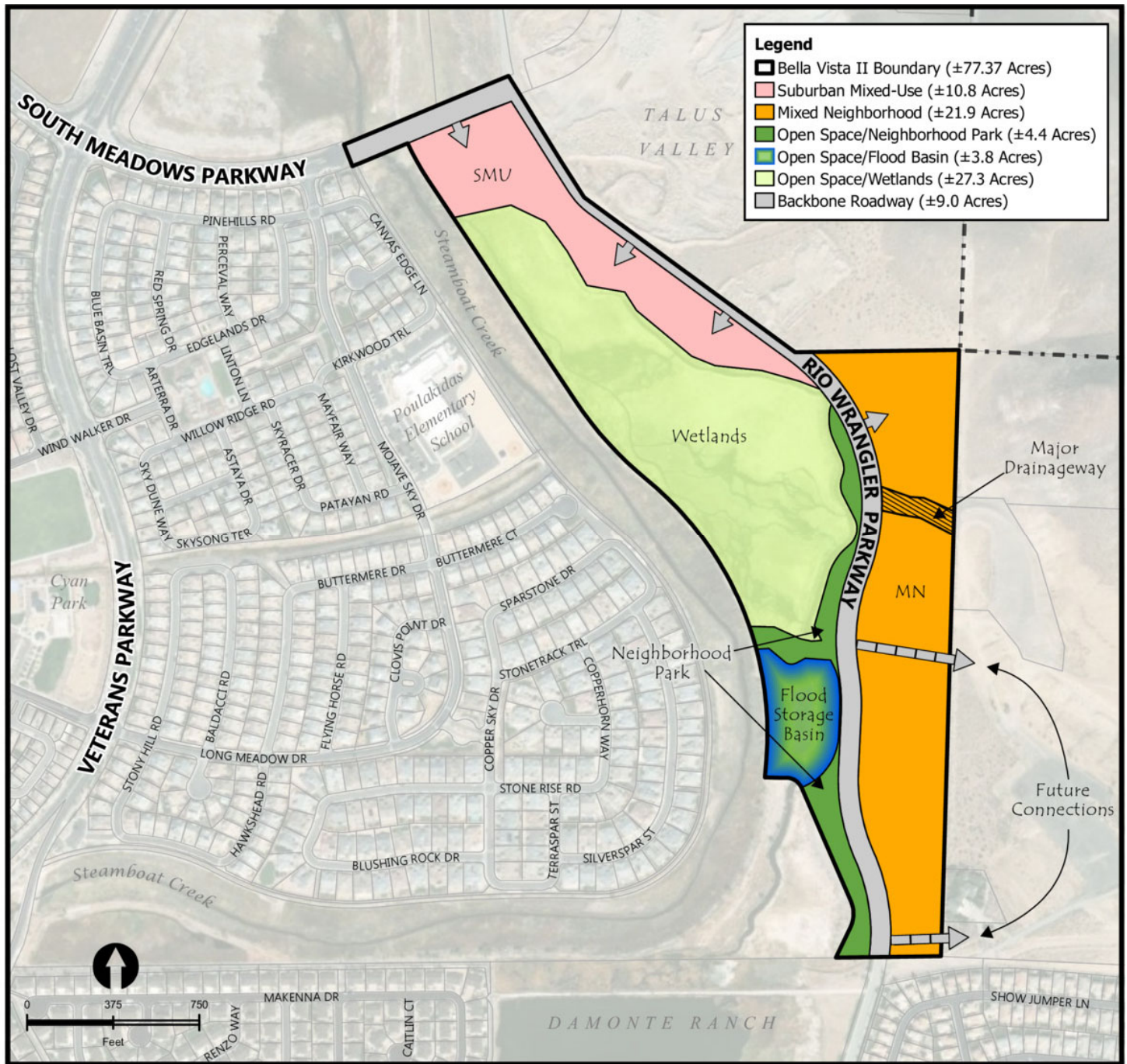


FIGURE 7
Land Use

A. Land Use Descriptions

Allowed uses include detached and attached single family residential, multi-family residential, lower intensity non-residential, parks, greenways/wetlands, 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 within the project shall not exceed 609 units (residential) and the non-residential square footage shall not exceed ±117,612 square feet (non-residential).

The Development Plan and Development Standards contained herein are intended to depict the general development vision for the PUD. Sufficient flexibility shall be allowed to permit detailed planning and design at the time of actual development. The acreage of each land use category may be increased by up to 10% if it is demonstrated that additional acreages are necessary due to constraints and/or design considerations to accommodate the project, to the satisfaction of the Administrator. This provision shall not exceed a cumulative total of 10% for each land use category. Changes in excess of 10% shall require an amendment to the Development Standards Handbook. Residential densities and residential dwelling unit allocation may be interchangeable between villages and will be defined fully with the tentative map for any given residential village.

**TABLE 1
LAND USE BREAKDOWN**

Village/Area ⁴	Bella Vista II Land Use ⁵	Size (Acres)	Min. Net Residential Density ³	Max. Gross Residential Density ⁴	Approx. Dwelling Units ¹	Min. Non-Residential Area	Max. Non-Res. Intensity (sq. ft.) ²
SMU	SMU	±10.8	15 du/ac	30 du/ac	324	5 Acres	117,612
MN	MN	±22.0	6 du/ac	30 du/ac	285	N/A	N/A
Neighborhood Park	PGOS	±4.4	-	-	-	-	-
Flood Storage Basin	PGOS	±3.8	-	-	-	-	-
WM-I	PGOS	±27.4	-	-	-	-	-
South Meadows Pkwy/ Rio Wrangler Pkwy	ROW	±9.0	-	-	-	-	-
Total		±77.4			609¹		117,612²

Notes:

1. The total amount of residential dwelling units by Village may vary but shall not exceed 609 units throughout the Bella Vista II PUD.
2. The total amount of non-residential may vary as long as the total floor area from non-residential development does not exceed 117,612 square feet throughout the SMU Land Use and a min of 5-acres is provided.
3. Minimum Net Density is calculated by dividing the total number of lots by the total acreage of lot area.
4. Max Gross Density is calculated by dividing the total number of lots by the total Village acreage.
5. All primary and accessory uses listed as permitted on **Table 2**, can be established by right, subject to compliance with the standards contained in this PUD. With the exception of tentative maps required to sell individual lots, no further discretionary review is required for each permitted unless otherwise stated in Table 2 below.

Suburban Mixed-Use

The Suburban Mixed-Use (SMU) land use category allows a mix of retail, commercial, employment, and high-density residential uses that are more appropriate near the two main arterials (South Meadows Parkway & Rio Wrangler Parkway). The mix of uses will serve the existing surrounding developments and the future developments and provide the area with additional residential opportunities. Trails within the SMU area will connect to the existing trail network to provide additional transportation opportunities.

Characteristics specific to the SMU area include:

- Buildings oriented along the main arterials.
- Bike and pedestrian connectivity is required throughout the site and connect to existing adjacent facilities.
- Signage will be limited to monument style only along Rio Wrangler Parkway.
- Design standards are outlined in Section D and E.

Mixed Neighborhood

The Mixed Neighborhood (MN) land use category includes a mix of housing types and can range from higher density housing including; multi-family, alley loaded town homes and condos, to lower density housing types including, triplex and duplex attached housing, zero lot single-family, and traditional single-family detached housing. These standards will allow for range of multi-generational housing, innovative designs, and community amenities that will provide a transition between commercial and lower intensity uses.

Characteristics specific to the MN area include:

- Provide a range of housing types
- Within walking distance to amenities such as retail, commercial centers, parks, and schools and connected with by trails and other bike and pedestrian facilities.
- Design Standards are outlined in Section D.

Parks, Greenways, and Open Space

The Parks, Greenways, and Open Space will protect the natural wetlands identified in WM-1 that connect with the floodways and Flood Storage Basin developed in the original Bella Vista PUD and take advantage of the close proximity to the Steamboat Creek. A ±4.4 acre Neighborhood Park will allow active and passive recreation and help to provide a transition with the natural elements of the property, with the development located in Villages 1 and 2. An extensive network of trails and bike and pedestrian paths will connect throughout the PGOS area and provide recreation opportunities to the surrounding and future developments.

B. Permitted Uses

TABLE 2 BELLA VISTA II PERMITTED USES <i>P = Permitted by Right</i> <i>SPR = Site Plan Review Required</i> <i>CUP = Conditional Use Permit Required</i> <i>A = Permitted as Accessory Use</i>			
Use Category/Specific Use Type	BVII Land Use		
	SMU	MN	PGOS
Residential			
Dwelling, Single-Family Detached		P	
Dwelling, Duplex	P	P	
Dwelling, Triplex	P	P	
Dwelling, Fourplex	P	P	
Dwelling, Single-Family Attached	P	P	
Dwelling, Multi-Family	P	P	
Dwelling, Live/Work	P	P	
Manufactured Home	P	P	
Assisted Living Facility	P		
Group Home	P	P	
Commercial Sales and Services			
Animal Clinic, Hospital, or Training Facility (No Shelters, Commercial Boarding/Kennels)	P		
Bakery, Retail	P		
Bar, Lounge, or Tavern	CUP		
Carwash	P		
Child Care Center	P		
Cleaners, Commercial	P		
Convenience Store	P		
Financial Institution	P		
Automated Teller Machine, Freestanding	P		
Gas Station	CUP		
General Retail, less than 10,000 Square Feet	P		
Laboratory	CUP		
Medical Facility, Day Use Only	P		
Microbrewery, Distillery, or Winery	P		
Office, General	P		
Personal Service, General	P		
Plant Nursery or Garden Supply	P		
Restaurant	P		
Restaurant with Alcohol Service	P		
Recreation, Entertainment, and Amusement			
Amusement or Recreation, Inside	P		
Public Park or Recreation Area	P	P	P
Lodging			
Hotel	P		
Institutional, Public, and Community Service			
Communication Facility, Equipment Only	P	P	
Library, Art Gallery, or Museum	P		
Public Transit or School Bus Shelter	P	P	P
Religious Assembly	P	CUP	
School, Primary or Secondary (Public or Private)	SPR	SPR	
School, Vocational or Trade	SPR		
Utilities, Major	CUP	CUP	

TABLE 2 BELLA VISTA II PERMITTED USES			
<i>P = Permitted by Right</i> <i>SPR = Site Plan Review Required</i> <i>CUP = Conditional Use Permit Required</i> <i>A = Permitted as Accessory Use</i>			
Use Category/Specific Use Type	BVII Land Use		
	SMU	MN	PGOS
Utilities, Minor	P	P	P
Industrial, Manufacturing, Wholesale, Distribution and Transportation			
Custom and Craft Manufacturing	P		
Food Processing/Wholesale Bakery	P		
Mini-Warehouse	CUP		
Accessory Uses			
Accessory Dwelling Unit (ADU)		A - SPR	
Caretaker Quarters	A		
Child Care, In Home (1-6 Children)		A	
Child Care, In Home (7-12 Children)		A-SPR	
Community Center, Private	A	A	
Drive Through Facility (Food & Non-Food Service)	A		
Gaming Operation, Restricted	A		
Home Occupation	A	A	
Sidewalk Cafes	A		

Notes and Additional Use Requirements:

- Primary Uses not listed in Table 2 are not allowed, unless approved by the Master Developer and the City of Reno Zoning Administrator.
- Allowed Temporary Uses are as defined in RMC Section 18.08.201 Table 3-1, as amended, under the NC zoning districts for SMU, and Residential for the MN land use, and PGOS in the RMC.
- A CUP is required for uses that open before 6am or stay open past 11pm.
- A CUP is required for uses that require deliveries before 6am or past 11pm.

C. Residential Design Standards

Lot and parcel standards for all permitted residential uses are outlined in **Table 3** and are specific to the land use established in **Figure 7**. The land use establishes the base design standards for each village within this PUD. These standards shall apply to all residential development applications and building permit requests, except parcel maps establishing roadways. Each development application or building permit request shall comply with the design standards for residential in the SMU or MN land use categories. These standards determine the bulk, density, intensity, site and building design standards within the PUD.

Residential uses such as single-family attached/detached, condos, 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 3**. Standards not addressed on **Table 3** shall be consistent with the NC-Neighborhood Commercial zoning district for SMU (RMC 18.02.310, as amended) and the MF-30 Multi-Family Residential zoning district for MN (RMC 1802.210, as amended).

TABLE 3 RESIDENTIAL-LOT/PARCEL STANDARDS		
Density/Intensity Standards (a)	SMU	MN
Dwelling Units per Acre Max.(du/ac)	30	30
Landscape Area (Multi-Family/Attached/Condos) (b)	20%	20%
Max. Building Height (feet)	35	35
Minimum Yard & Setbacks (feet)		
Front Yards (b)(c)	10	10
Garage Setback (face of garage)	3 or 20	3 or 20
Side Yards	0 or 5	0 or 5
Rear Yards	10	10
Building Separation	20 (10 if less than 50 units)	
Accessory Structures (d)		
Driveways (feet long)	20	20
Min. usable open space (sf/unit)	100	100

Notes and Additional Requirements:

- Setbacks for Suburban Mixed-Use and Mixed Neighborhood may be modified with a tentative map or a minor/major deviation to address unique housing products.
- Single-family detached products will require the entire front yard to be landscaped. 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 3 or 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.
- Minimum front yard setback shall be 20 feet adjacent to arterial or collector streets.
- 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 land use for the project as described in the first paragraph of section III C of this PUD.

Residential Architectural Elements

Exterior Elements

Exterior materials shall include a combination of patterns and textures to provide a range of products with similar styles and architectural accents. 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.

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.

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.

Large blank walls, roofs, non-articulated garage doors, 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 common open space areas shall be finished in a similar manner as the front elevations, subject to review and approval by the BVROA.

Roofs

Roof colors shall be consistent with the color scheme of the buildings. Varying pitched roofs are encouraged. A variety of pitched roofs may be provided. The BVROA shall review and approve the color palette of roofing within each village.

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.

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.

Exterior Lighting

Lighting shall be integrated with the architectural design of the individual residences. 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.

Miscellaneous Design Elements

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. Protrusions into the setback will be allowed in accordance with RMC, as amended

Chimneys

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

D. Non-Residential Design Standards

Lot and parcel standards for all permitted non-residential uses are outlined in **Table 4** and are specific to the land use established in **Figure 7**. The land use establishes the base design standards for each village within this PUD. These standards shall apply to all nonresidential development applications and building permit requests, except parcel maps establishing roadways. Each development application or building permit request shall comply with the design standards for nonresidential in the SMU or PGOS land use categories. These standards determine the bulk, density, intensity, site and building design standards within the PUD.

Non-residential structures and any accessory structures shall be sited to conform to the minimum lot and parcel standards as outlined in **Table 4** below or can be modified with a tentative map or a minor or major deviation to address unique products.

TABLE 4 NON-RESIDENTIAL – LOT DEVELOPMENT STANDARDS		
Density/Intensity Standards	SMU	PGOS
Floor Area Ratio (FAR) Max.	None	N/A
Landscape Area	20%	20%
Building Height (feet)	35	35
Lot Size		
Minimum Lot Width (feet)	None	
Minimum Lot Size	None	
Yard & Setback Dimension		
Front Yards (feet) (c)	10	20
Side Yards (feet)	0 or 10	0 or 10
Rear Yards (feet)	10	15
Building Separation (feet)	20	20
Setbacks from Adjacent Residential Uses		
All Yards (feet)	20 or height of building, whichever is greater	

Notes:

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

E. Street Design Standards

Streets within this PUD include arterials, collectors, and local streets as identified in **Figure 5**, Major Roadways. The Master Developer will be responsible for construction of the arterial and collector streets and associated improvements. Arterial/collector streets shall be improved with paving, curb, gutter, sidewalk, fencing and landscaping in accordance with **Figures 8A, 8B, 9A, 9B, 10A, and 10B**. Local streets and associated improvements will be constructed by the developer. Local streets are defined as public or private streets within individual villages and will be identified during the tentative map or building permit process. Local Streets are not depicted in **Figure 5**.

Intersection Spacing

The on-site residential collector streets and local streets intersecting South Meadows Parkway and Rio Wrangler Parkway shall meet Regional Transportation Commission (RTC) spacing requirements for moderate access control arterials. An updated traffic letter supporting the Traffic Report shall be required to be submitted with each tentative map or building permit to determine intersection design. The intersection locations depicted in **Figure 5** are subject to change and will be finalized during the tentative map process.

Arterial Streets (South Meadows Parkway)

South Meadows Parkway extension will include the extension of South Meadows Parkway from the existing terminus in Bella Vista. This will include a culvert crossing over Steamboat Creek and eventually connect to Rio Wrangler Parkway. There are two cross sections proposed which will be designed to arterial street standards as outlined in **Figure 8A & 8B**.

Since this street is planned for in the adjacent property (Talus Valley), the Bella Vista II Master Developer shall only be responsible for half street improvements. Once complete, South Meadows Parkway shall be improved with paving, curb, gutter, sidewalk, fencing/sound walls (where applicable), and landscaping. The Master Developer South Meadows Parkway will construct two travel lanes, a bike lane, and a 10-foot wide shared use path for the South Meadows Parkway Steamboat Creek Crossing (**Figure 8B**), and the remaining portion of South Meadows Parkway will include the center 14 ft. landscaped median, south 2 lanes, and south 21-feet of landscape with a 10-foot wide shared use path (**Figure 8A**). The north half of South Meadows Parkway will be constructed by others (Talus Valley).

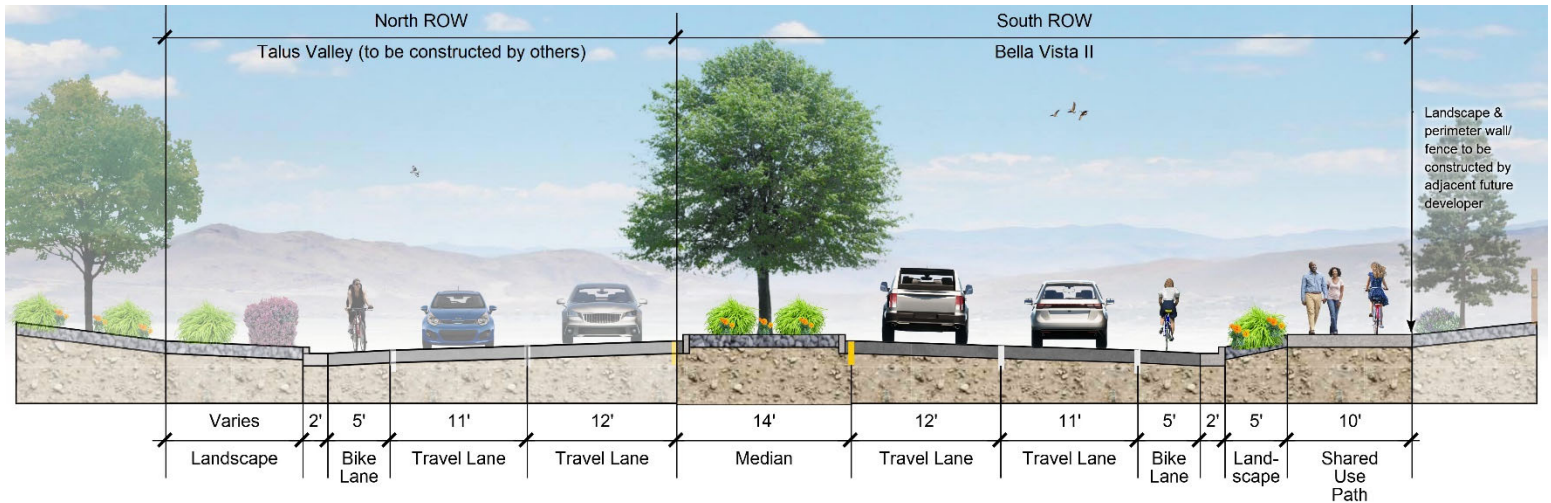


Figure 8A
South Meadows Parkway

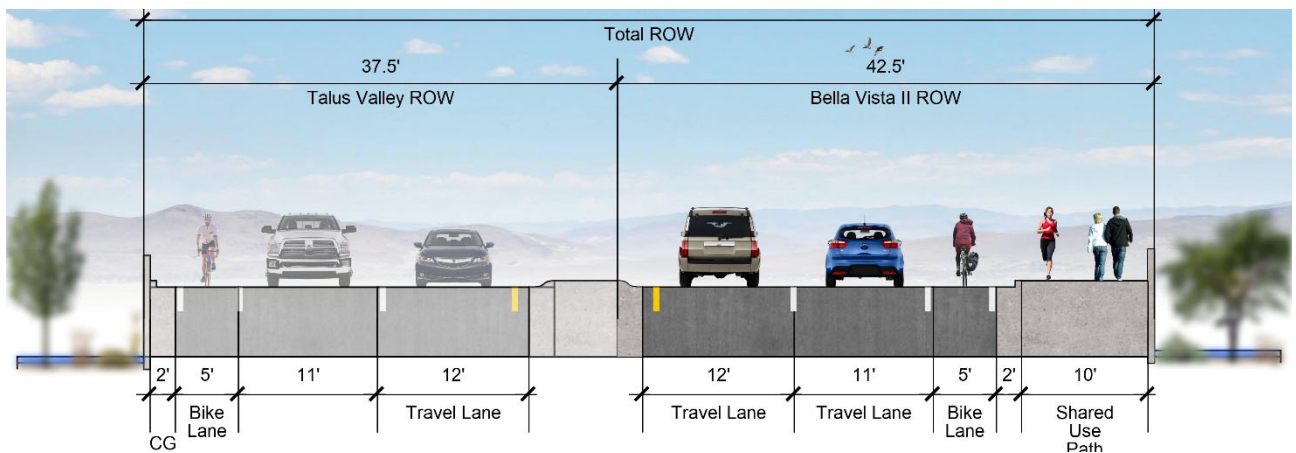


Figure 8B
South Meadows Parkway – Steamboat Creek Crossing

Arterial Street Parking and/or Direct Residential Access

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

Arterial Intersection Entry Treatment

Intersections of arterial with designated major or village entrances are encouraged to incorporate signage and enhanced landscape.

Arterial Street Fencing/Walls

Required fencing/wall design and materials shall be in accordance with **Figure 12**. Required fencing design and materials, including alternative fencing design shall be in accordance with **Figure 11**.

Solid fencing, six (6) feet in height shall be consistent throughout the project in accordance with **Figure 11**. 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. Fencing along Arterials Streets adjacent to a non-residential use are not required.

Arterial 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.

Arterial Street 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.

Arterial Street 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.

South Meadows Parkway Crossing of Steamboat Creek

The South Meadows Parkway crossing of the Steamboat Creek 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. This section may be completed by the Master Developer or by others (Talus Valley).

Arterial Street Landscape/Streetscape

Landscape will be designed in accordance with Reno Municipal Code Sections 18.04.801 through 18.04.809, as amended.

Collector Streets (Rio Wrangler Parkway)

Rio Wrangler Parkway will be constructed to collector street standards as outlined in **Figure 9A and 9B**. Rio Wrangler Parkway will run north to south from the future extension of South Meadows Parkway to the current termination of Rio Wrangler Parkway in Damonte Ranch.

Rio Wrangler is proposed to be completed in two phases. Phase A will include the northwest $\pm 1,300$ foot section of Rio Wrangler Parkway and will be constructed with only half street improvements within the Bella Vista II PUD, (**Figure 9A**). This will include half of the center landscaped median, the west lane (southbound), west bike-lane, and the west 20 feet of landscape, sidewalk and fence improvements, (all landscaping, retaining and walls/fence shall be maintained by the project HOA). The eastern portion of half street improvements will be completed by others (Talus Valley).

The southern $\pm 2,700$ feet of Rio Wrangler Parkway will include full street improvements as identified in **Figure 9B**.

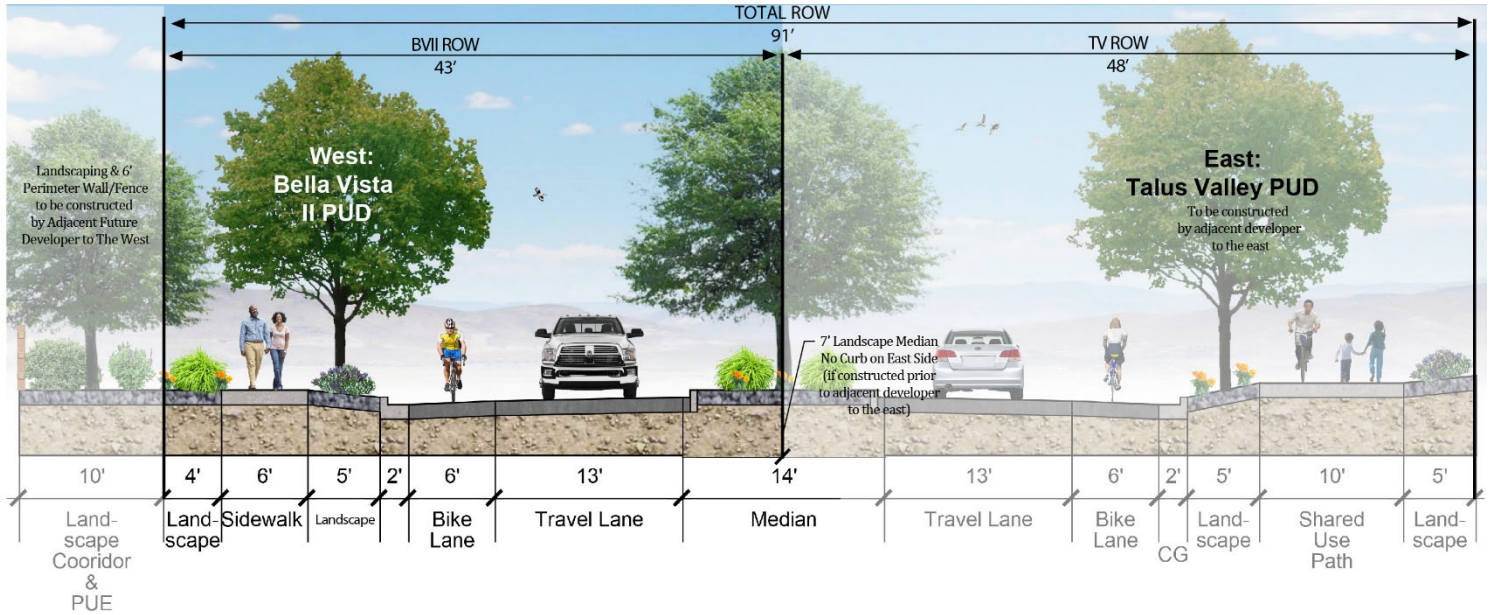


Figure 9A
Collector Street Section- Rio Wrangler Parkway (Phase A)

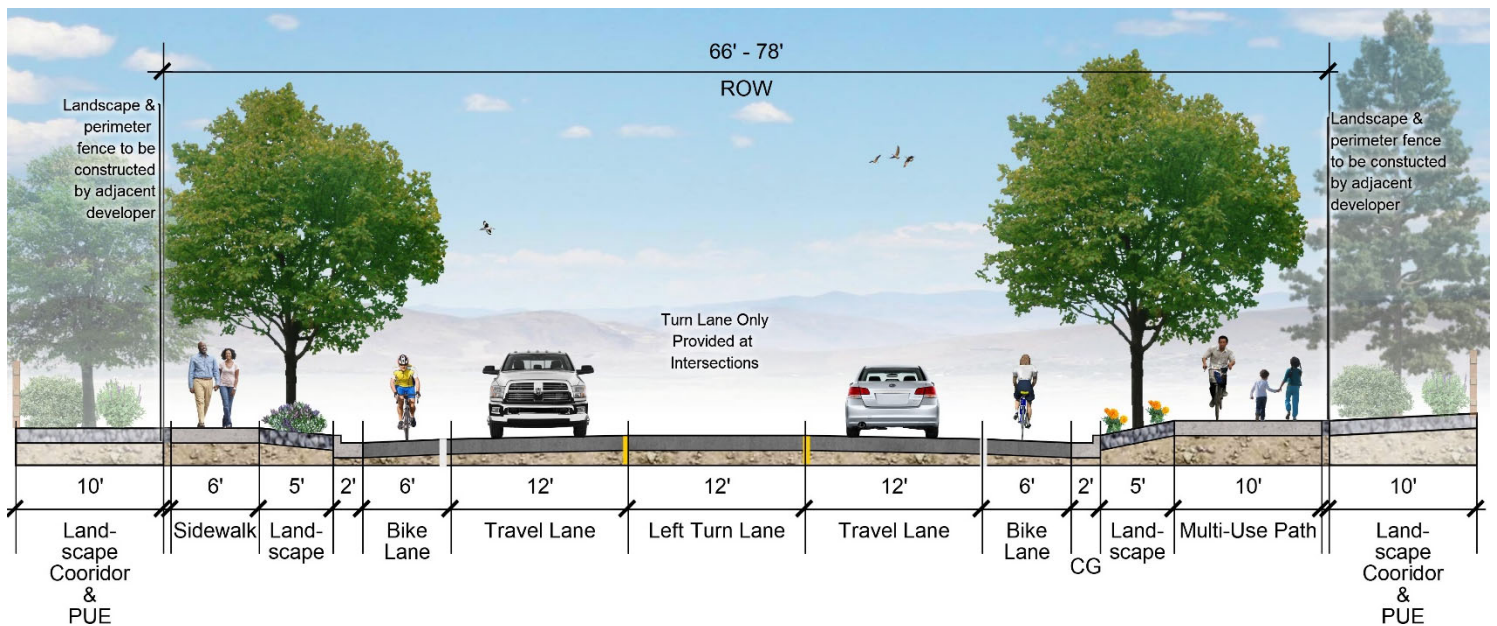


FIGURE 9B
Collector Street Section – Rio Wrangler Parkway (Phase B)

Collector Street Parking and/or Direct Residential Access

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

Collector Street Sidewalk/Trail Connections

Sidewalks/Trails along collectors for all projects shall be connected to sidewalks within residential and non-residential villages and arterial streets, collector streets and sidewalk trails within access easements to open space paths, as appropriate.

Collector Street Fence or Equivalent

Collector street fence design and materials shall be in accordance with **Figure 11**. As an alternative, a 4-foot or higher change in elevation from the roadway to adjacent lots, combined with a 4-foot fence, may be substituted to provide views of the wetland corridor and linear park. All fencing, landscaping, and sidewalks along arterial/collectors shall be maintained by the project Owners Association.

Solid fencing, six (6) feet in height shall be consistent throughout the project in accordance with **Figure 11**. When changes in elevations occur, fences shall be stepped in equal intervals, rather than sloped. Fencing along collector streets shall include pilasters, spaced at least every 80 feet. Fencing along Collector Streets adjacent to a non-residential uses are not required.

Collector Street Intersection Entry Treatment

Intersections of collectors are encouraged to include signage and enhanced landscape for village entrances.

Collector 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.

Collector Street 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.

Collector Street Horizontal, Vertical and Pavement Section Design

Design of collector roadway shall be per the City of Reno Public Works Design Manual. The exception is intersection spacing, which may be provided at ¼ mile intervals.

Collector Street Landscape/Streetscape

Landscape will be designed in accordance with Reno Municipal Code Sections 18.04.801 through 809, as amended.

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.

Alternative local street sections may be proposed during the tentative map process to accommodate unique housing types or to accommodate off street parking. Alley's may be designed in accordance with the City of Reno Public Works Design Manual.

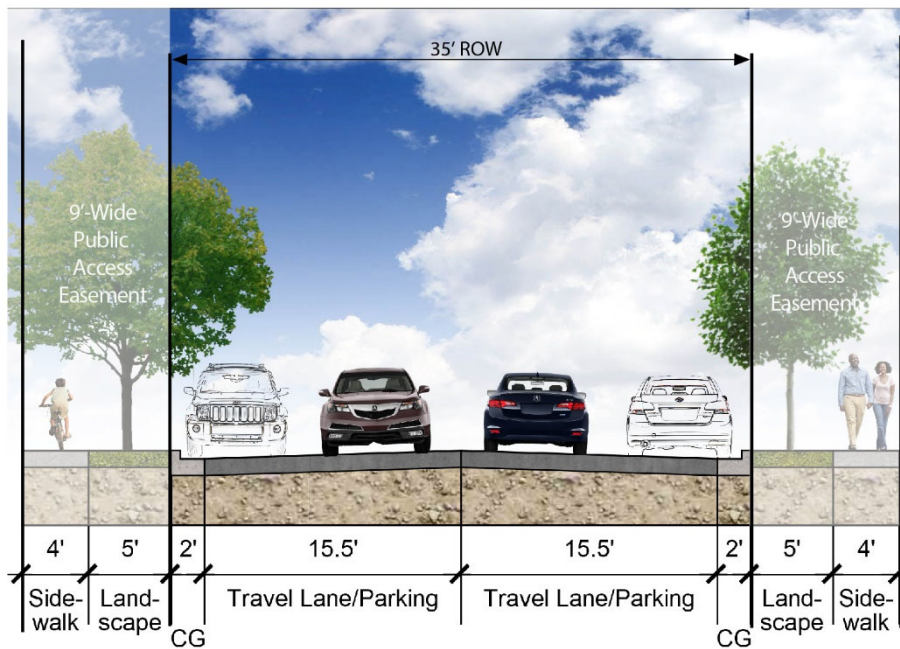


FIGURE 10A
Residential and Non-Residential Local Street (Pedestrian)

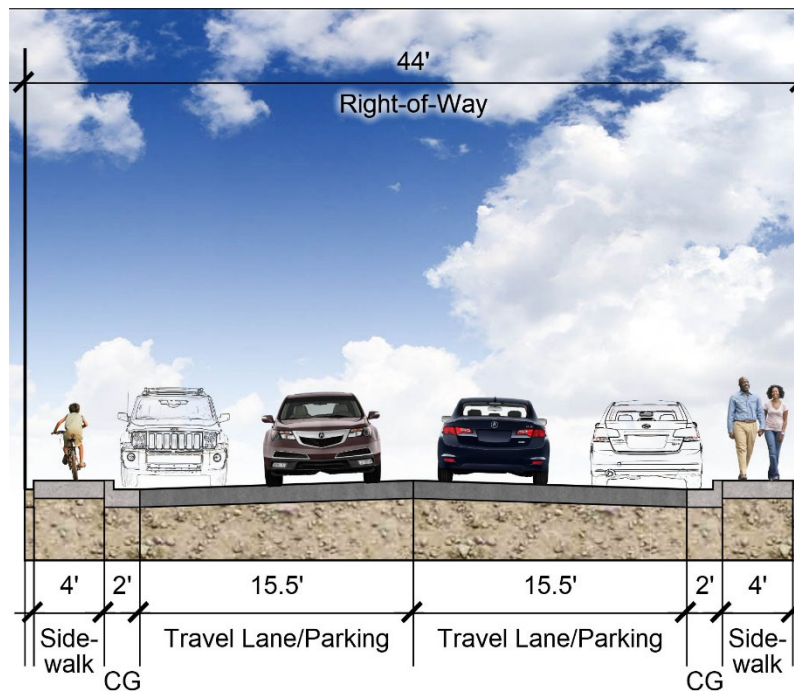


FIGURE 10B
Residential and Non-Residential Local Street

Local Street Improvements

Local public streets shall be improved with paving, curb, gutter landscaping and sidewalks as applicable in accordance with **Figure 10A & 10B**.

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.

Local Streets Parking and/or Direct Access

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

Local Street 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 City of Reno shall approve all connections with each tentative map or building permit submittal.

Local Street Fencing

Fencing adjacent to local residential/pedestrian and local streets shall comply with requirements outlined under Arterial/Collector street fencing as specified in **Figure 11** of this PUD.

Local 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.

Local Street Landscape/Streetscape

Landscape will be designed in accordance with Reno Municipal Code Sections 18.04.801 through 809, as amended.

F. Major and Village Entrances

Entry monuments may be provided on arterials and collectors for each village or project entrance. 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.

Additional details regarding signs, lighting, landscaping, and fencing are outlined below;

Signs

Each sign may include the name of the individual village and the master project name and logo. Builder names may not be listed on the signs. All signs shall meet the requirements of RMC Chapter 18.05 as amended.

Lighting

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

Landscaping

All major and village entrances shall be enhanced with irrigated landscaping in accordance with Reno Municipal Code Sections 18.04.801 through 809, as amended.

G. Open Space and Public Park Design Standards

Open Space

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 (unless located in a private gated community). These facilities shall be maintained by an Association or the

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. The park will be approximately 4.4± acres in size and will be located in the south-central portion of the Bella Vista II PUD (refer to **Figure 7**).

All Residential Construction Tax fees collected from this project shall be used to improve the park in the Bella Vista Ranch PUD (Cyan Park) located to the west of this project, which is located within the same Park District.

I. Facilities

A minimum of three (3) of the **following facilities will be constructed within approximately 3.0 acres of the park:**

- Picnic Areas (to include tables and benches)
- Par Course (exercise equipment)
- Play Structure
- Horseshoes or similar amenities of scale (as approved by the administrator)
- 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

II. 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.

III. 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 14A**.
- 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.

IV. Landscape

The park will be landscaped and irrigated in accordance with Reno Municipal Code Sections 18.04.801 through 809, as amended. Evergreen massing is encouraged adjacent to residential lots.

V. Lighting

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

VI. 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.

VII. Utilities

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. All utilities must meet the design standards outlined in **Table 4** of this PUD.

H. Fencing Plan/Design Standards

A combination of fencing types will be used throughout the Bella Vista Ranch II to provide consistency and to help protect the open space throughout the development. Furthermore, fencing/walls along the arterial and collector streets will help separate the villages and provide privacy and help to reduce traffic noise. Walls/fences along arterial/collector streets adjacent to non-residential development is not required.

The following types of fences are proposed throughout the development as depicted in **Figure 11** below:

- Masonry Sound Wall with Pilaster
- Arterial /Collector Street Fence
- Split Rail/Open Metal Fence
- Temporary Feral Horse Fence

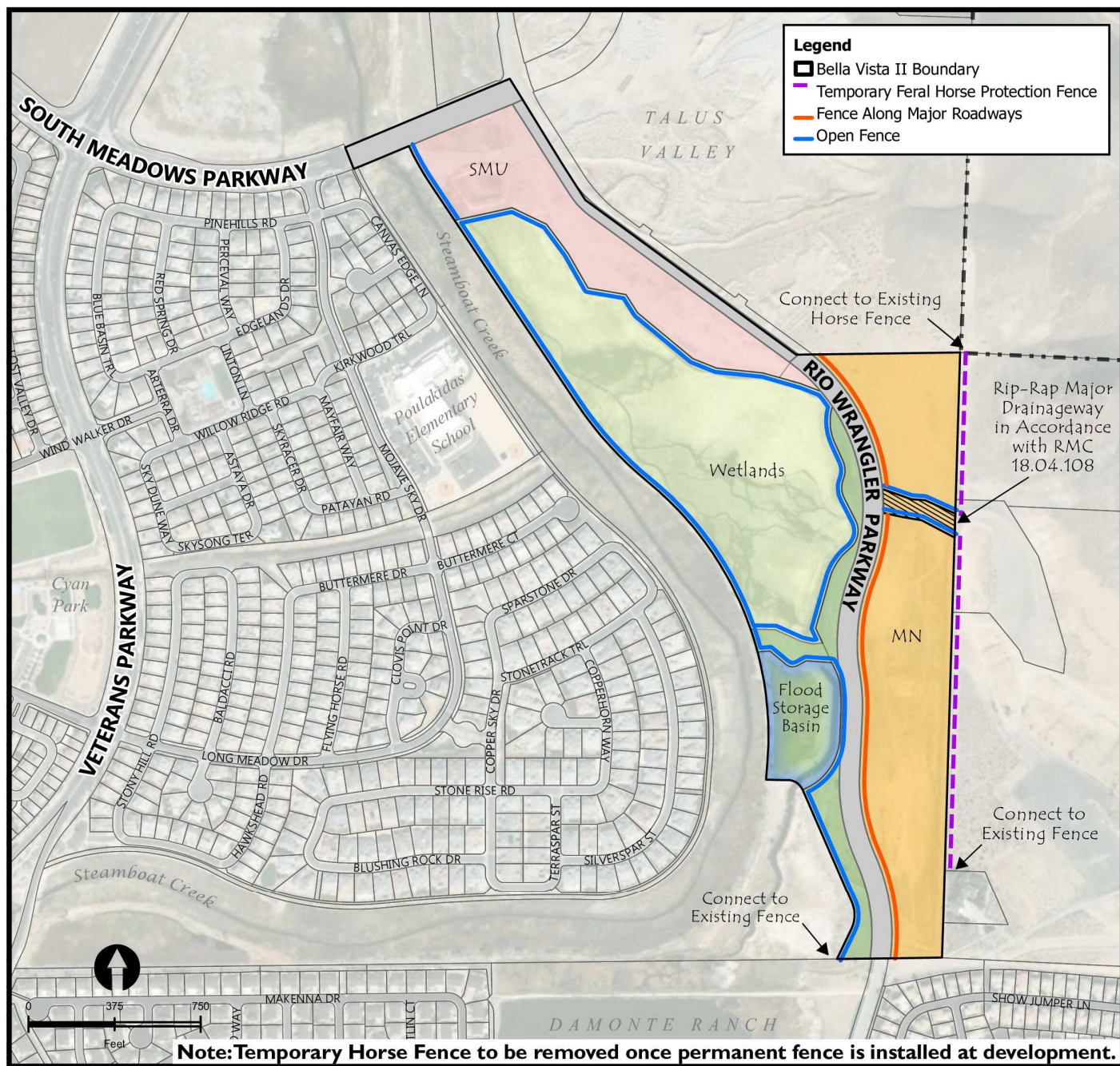
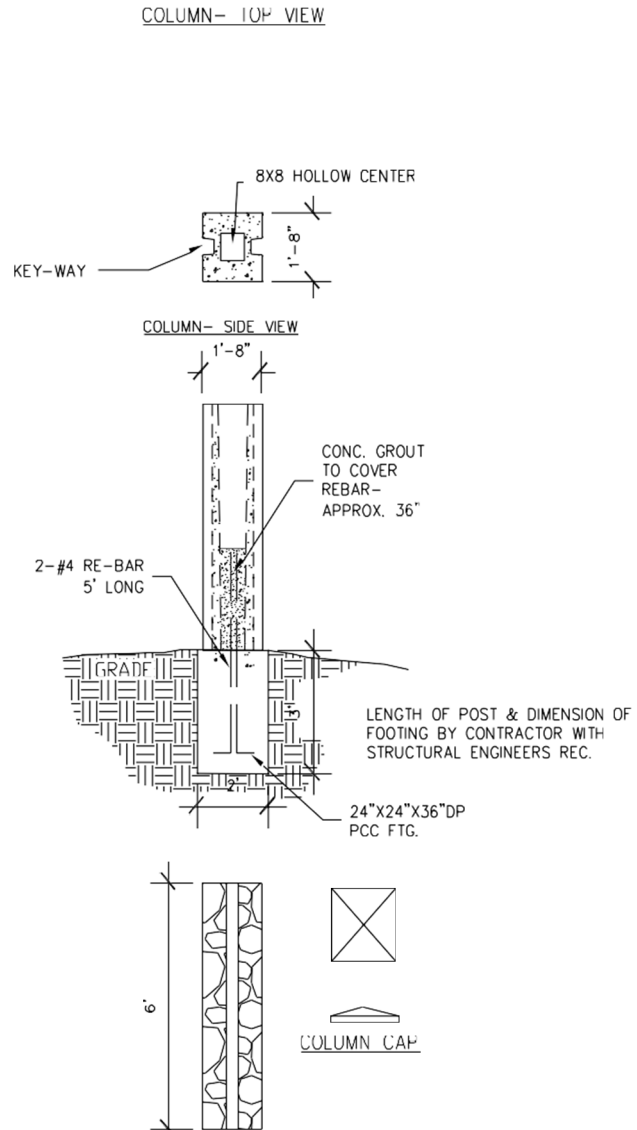
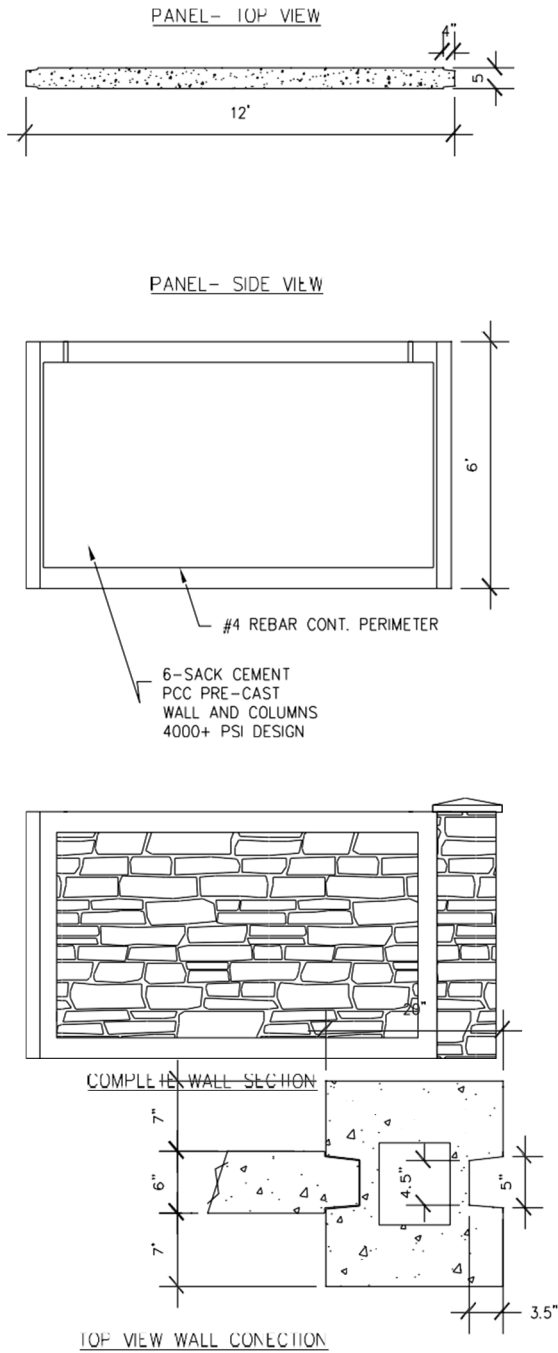


FIGURE 11
Fence Locations



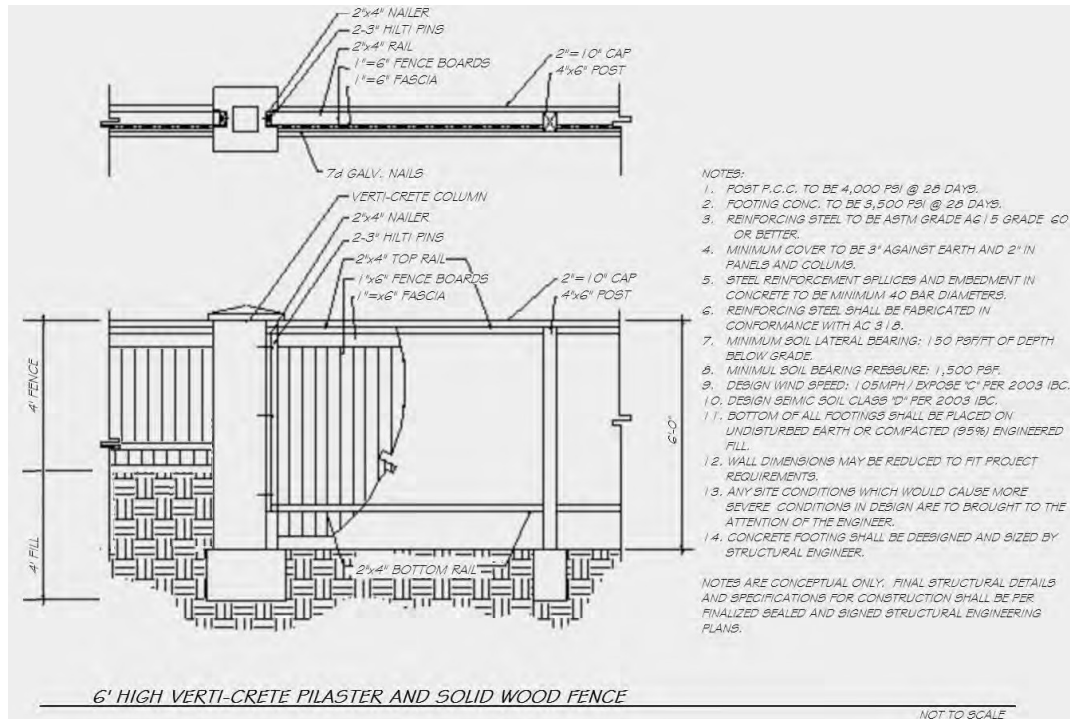
NOTES

1. POST AND PANEL CONCRETE TO BE 4000 PSI.
2. FOOTING CONC. TO BE 3000 PSI.
3. MIN. SOIL LATERAL BEARING; 150 PSF/FT. OF DEPTH BELOW GRADE.
4. MIN. SOIL BEARING PRESSURE; 1500 PSF.
5. DESIGN WIND SPEED 105 MPH/EXPOSE "C" PER 2003 IBC
6. WALL DIMENSIONS MAY BE REDUCED TO FIT PROJECT REQUIREMENTS.
7. REFER TO STRUCT. ENG. DRAWINGS BY VERTICRETE

VERTI-CRETE PRE-CAST SOUNDWALL

not to scale

FIGURE 12
Masonry Sound Wall with Pilaster



NOTES:

1. See **Figure 11**, for Typical Locations.
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 13
Arterial/Collector Street Fence

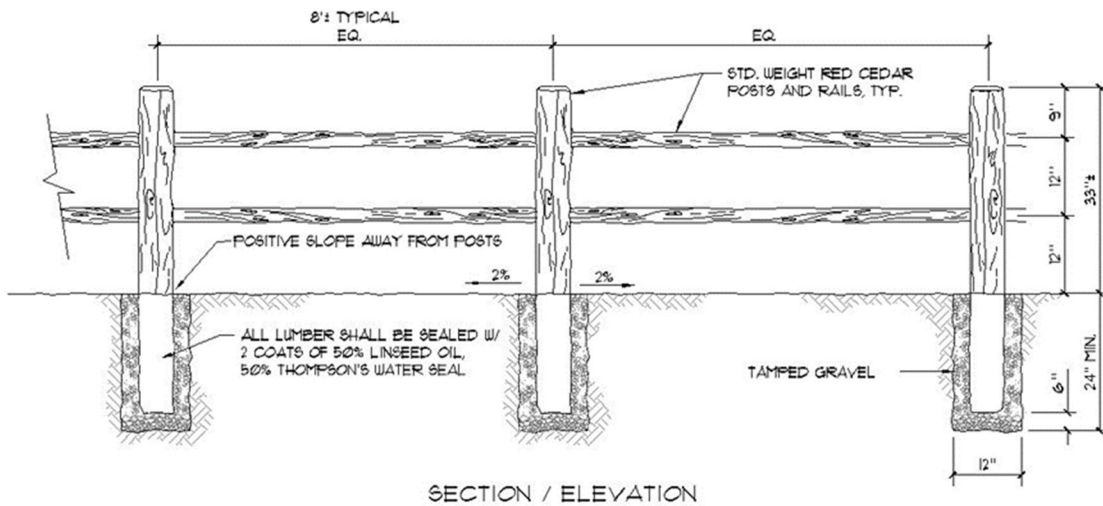


FIGURE 14A
Split Rail Fence

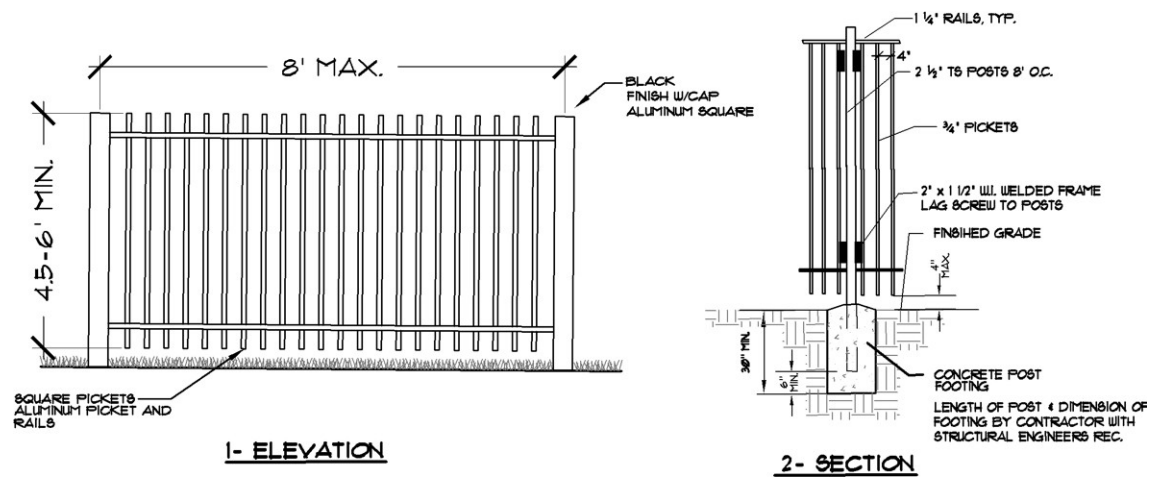


FIGURE 14B
Open Metal Fence

Open Fence types will be 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 14A & 14B**). 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 11**).

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.

I. Major Drainageway Design Standards

The major drainageway has been identified as a disturbed major drainageway and will be restored per City of Reno code 18.04.104 Drainage Way Protection, as amended. For any development proposed in the MN land use designation and within the area identified in **Figure 7** as 'Major Drainageway', improvement plans shall be submitted detailing the location/relocation plans for the entire major drainageway corridor. These shall either be submitted through the Tentative Map or Major Site Plan Review process.

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 revegetated 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 11**). All revegetation specifications shall be approved by the City of Reno with each adjacent Final Map or building permit.

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.

Site Furnishings

Site furnishings such as benches and trash receptacles will be placed along the pathway areas every

1,000 feet along channels, subject to approval by the City of Reno with each Final Map or non-residential building permit as applicable.

J. Common Open Space Design Standards

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 6**.

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 Reno Municipal Code Sections 18.04.801 through 809, as amended.

Pathways and Trails

Pathways adjacent to the major drainage way and along Steamboat Creek shall be asphalt, a minimum 8 feet in width (refer to **Figure 6**). 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.

K. Feral Horse Protection Plan/Design Standards

It is the intent of this PUD to keep the feral horses that roam this area safe and free. The plan calls for contiguous horse fencing along the east side of the MN land use with no gaps while connecting to adjacent fence to keep them along the eastern range in accordance with NRS 569.431 and RMC 18.04.108, as amended.

Temporary Fencing

The proposed temporary fencing will be installed prior to any development. This will keep the horses away from conflicts with other uses until development and permanent fencing is installed, (refer to **Figure 15**). Once permanent fencing is installed it will be monitored and maintained by the Master Developer or HOA in accordance with RMC 18.04.108, as amended.

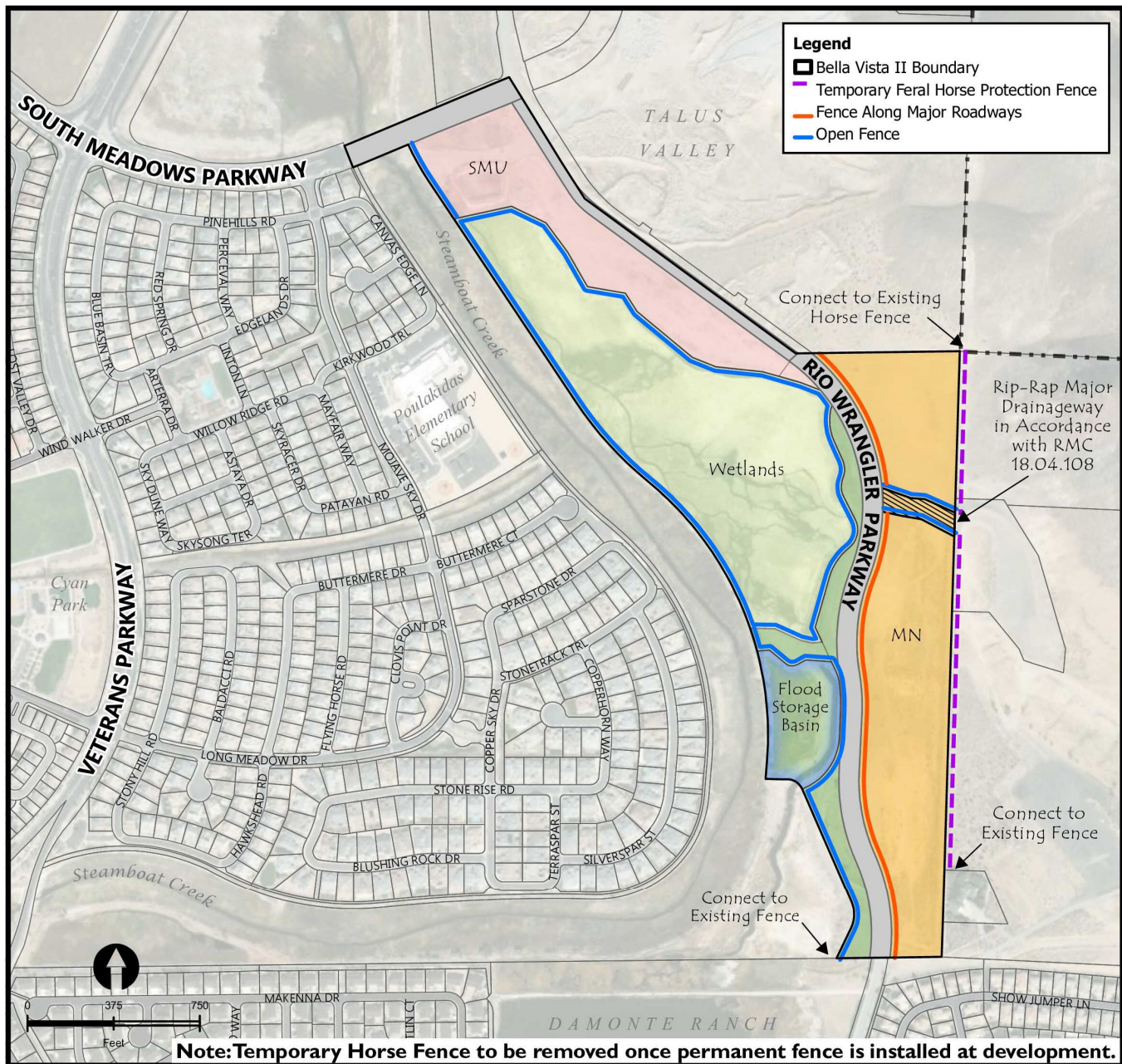


Figure 15
Feral Horse Protection Plan

With development of each project, the individual village or project developer will be responsible for installation of permanent perimeter fencing per **Figures 12, 13, 14A, & 14B**, of this PUD, as applicable. Temporary fencing, along future development boundaries may be installed as specified on **Figure 15**, 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.

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.

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.

L. Conflicts with Reno Zoning Code

In the event of a conflict between these design standards and City Code, these standards shall govern development of Bella Vista II. When a specific standard is not addressed by the PUD, then the applicable section of Reno Municipal Code, as amended, at the time of review shall prevail.

IV. IMPLEMENTATION

A. Design Review

These Design Standards will be used by the City of Reno and relevant government agencies to review each 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, the standards in this PUD shall prevail. Where the provisions of this PUD do not address a specific subject, the provisions of the Reno Municipal Code Title 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 Administrator.

C. Administration

The Bella Vista Ranch Phase II PUD shall be administered by the Administrator, or their 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:

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

D. Flexibility

The Development Plan and Development Standards contained herein are intended to depict the general development vision for the PUD. Sufficient flexibility shall be allowed to permit detailed planning and design at the time of actual development. The acreage of each land use category may be increased by up to 10% if it is demonstrated that additional acreages are necessary due to constraints and/or design considerations to accommodate the project, to the satisfaction of the Administrator. This provision shall not exceed a cumulative total of 10% for each land use category. Changes in excess of 10% shall require an amendment to the Development Standards Handbook. Residential densities and residential dwelling unit allocation may be interchangeable between villages and will be defined fully with the tentative map for any given residential village. With each tentative map application, the Master Developer and/or applicant shall provide an accounting of the overall residential unit allocations, and updated land use category acreages approved to date. The total number of residential units shall not exceed 609 units or 117,612 square feet of non-residential without an amendment to the Development Standards Handbook.

E. Modifications

The Administrator shall have the ability to administratively update the PUD to reflect RMC amendments that impact the PUD. The Master Developer shall be notified of any administrative changes by the Administrator prior to final approval of such changes. Minor deviations shall be subject to written approval from the Master Developer. The Administrator also shall have the ability to grant minor deviations as outlined in RMC 18.08.804 as amended. Deviations of 10% or more shall conform to the City of Reno Major Deviation process as outlined in RMC 18.08.802, as amended.

F. 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, conditional use permit, site plan review, 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 **Tables 3 & 4** 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.

G. Hours of Operation

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

- a) Monday – Friday 7:00 a.m. to 6:00 p.m.;
- b) Saturday – 8:00 a.m. to 6:00 p.m.;
- c) There shall be no construction on Sundays.
- d) A sign with the approved construction hours shall be posted on site for the full duration of construction activity.
- e) Hours of Operation shall not apply to dust control or storm water management operations. A note to this effect shall be placed on the title sheet of all building permit plan sets.
- f) Exceptions to construction hours for the pouring of concrete slabs, interior construction hours or other modifications (roadway paving, utility installation, etc.), a plan detailing the construction operations and provisions to minimize impacts on nearby residential areas shall be submitted and approved to the satisfaction of the Administrator.

H. Open Space Deed Restrictions

All designated open space and common areas intended for open space uses shall be deed restricted per Reno Municipal Code Section 18.09.208, as amended.

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 ±77.3 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. Review Process

Prior to the submittal of a development application to the City, the proposed development shall be reviewed by the Master Developer at their sole discretion. Each development application submitted to the City shall include written documentation of approval from the Master Developer.

Written approval by the Master Developer does not constitute City approval of a development application. The construction of individual projects, including accessory structures shall follow the City of Reno building permit process. For some uses where a tentative map, conditional use permit, or site plan review is required, these processes shall precede the building permit process, as applicable.

Appeals:

The applicant or developer may appeal any decision, comments, or recommendations of the Administrator in accordance with RMC Section 18.08.307(J), as amended.

All associated Attachments and Appendices can be obtained by contacting the Development Services Department.