

EVANS RANCH

Planned Unit Development

Handbook

BOOK 1

July 2008

First Revision Approved January, 2014

Prepared for: City of Reno

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Requested By
LIFESTYLE HOMES TND LLC
Washoe County Recorder
Lawrence R. Burtness - Recorder
Fee: \$166.00 RPTT: \$0.00
Page 1 of 125

When Recorded Return To:

Robert Lissner
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NOTICE OF DESIGN GUIDELINES FOR THE
EVANS RANCH PLANNED UNIT DEVELOPMENT
(FIRST REVISION: JANUARY 29, 2014)

Notice is hereby given that the Planned Unit Development for Evans Ranch dated July 2008 has been revised, effective January 29, 2014. A copy of the revised Handbook is attached hereto and incorporated herein.

This revision supersedes and terminates the applicability of the most recent version recorded on November 21, 2008 as document # 3707427.

DATED this 2 day of June, 2014

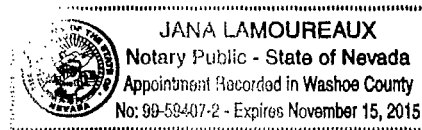
Lifestyle Homes TND, LLC – Robert Lissner

State of Nevada)
)ss
County of Washoe)

On this 2 day of June, 2014, personally appeared before me a Notary Public, personally know (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged to me that he executed this Instrument.

In witness whereof, I have hereunto set my hand and affixed my official stamp at Reno in the County of Washoe the day and year in this certificate first above written.

Signature of Notary Public



My Commission Expires: Nov 15, 2015

EVANS RANCH PUD

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EVANS RANCH PUD

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1. INTRODUCTION

Statement of Ownership.

Evans Ranch consists of slightly more than 2,166 acres of contiguous land that extends between the Cold Springs and Lemmon Valley areas (Figure 1-Evans Ranch Ownership Map). The property is owned by Wallach IX, LLC (Wallach) and Lifestyle Homes TND, LLC (Lifestyle TND). Wallach owns 1,281 acres in Sections 1 & 2 of Township 21N, Range 18E. Lifestyle TND owns 885 acres within Sections 3 & 4 of Township 21N, Range 18E.

Statement of Objectives.

Evans Ranch will be a master planned mixed use community developed under a cohesive set of design objectives. These objectives, which will be instrumental in shaping Evans Ranch, are defined as:

- *Create a complete community:*

Evans Ranch provides for the day-to-day needs of its residents. Two schools, parks and a safe open space provide for the educational and recreational needs of its youth. A village center, large enough to support a market, ancillary service and retail uses, provides for the daily sustenance of the residents. A large community wide park, strategically tied to the community by a system of walkways, along with church sites, address the recreational and spiritual needs of residents.

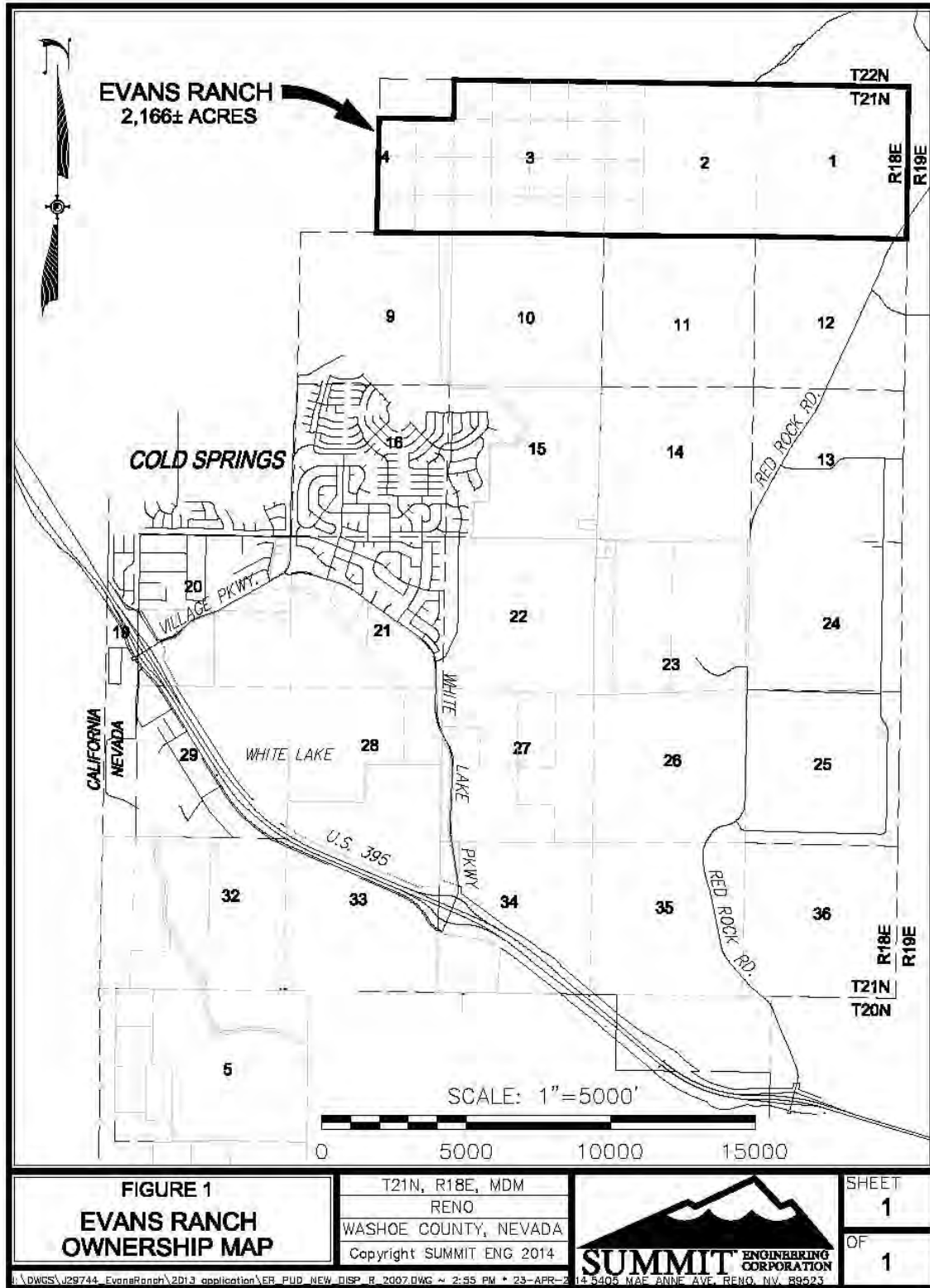
- *Encourage architectural variation to increase visual interest and prevent “dating” of the community:*

Many master planned communities have a common architectural theme. These themes often create a community that is so similar that they lack visual interest. It also dates the development by the use of the styles that are popular at one point in time. By encouraging variations, Evans Ranch will create the character and feel that exists in small communities that have developed over a long period of time.

- *Eliminate or minimize the use of solid walls or fences along certain major streets:*

Sound walls and continuous fences are the physical evidence of the failure to blend traffic with residential uses. This solution only serves to encourage higher traffic speeds and perpetuate the conflict. Evans Ranch provides a different solution. This solution consists of a combination of methods to slow traffic, create visual interest and encourage pedestrians. Prominent streets will receive a design treatment that places

Figure 1-Evans Ranch Ownership Map



fronts and sides of houses toward the street. An internal modified grid street pattern will more evenly distribute traffic.

- *Create a pedestrian oriented community:*

By the use of a modified grid street system, roundabouts and a land plan that includes multiple interconnected pedestrian corridors, Evans Ranch will be designed to encourage increased pedestrian activity.

- *Create a sustainable community:*

Treated effluent will be used to the maximum extent feasible to irrigate parks, greenways, common areas and possibly residential front and rear yards. Low Impact Development principles will be applied to the design of subdivisions and commercial development to improve water quality and reduce storm water run-off. Green building practices will be implemented to improve energy efficiency as discussed in the implementation section of this handbook.

Project Description.

In order to achieve the objectives of Evans Ranch, a land plan was prepared based on a blending of market dynamics and progressive land planning principles. The result is a community that will include elements of the traditional gridded street system along with the conventional, market successful, cul-de-sac subdivision. It will also include a mix of uses, such as schools, churches, parks and commercial, that meets the needs of the future residents and reduces external vehicle trips. The Evans Ranch Master Plan Map (Figure 6) establishes the land plan for the community. Table 1 summarizes the mix of uses that comprise Evans Ranch.

Table 1
LAND USE SUMMARY

Land Use	Acres	Dwelling Units
Residential Very Low	247	236
Residential Low	578	2,043
Residential Medium	672	2,950
Residential Townhome	30	450
Town Center / Neighborhood Commercial	35	
Churches	10	
Schools	17	
Parks	40	
Open Space	385	
Major Roads	90	
Reservoir/Detention	62	
TOTALS	2,166	5,679

Phasing Plan

As demonstrated by the drastic drop in residential construction during the last several years, the development and build out of Evans Ranch will ultimately depend on the demands of the housing market in Reno and the surrounding area. This demand is driven in great part by external forces beyond the control of any project proponent such as the local and national economy, financing costs and job creation. Based on these external forces, it is estimated that project build out will occur over a 20 to 25 year horizon. It is anticipated that initial site improvements will consist of construction of utilities along with an access road extending from Red Rock Road to the site. Alternatively, initial construction could begin at the southwestern edge of the property. The first phase of development is anticipated to consist of the construction of Evans Ranch Road from Village Parkway to the site and extension of water and sewer lines to the property. This will be followed by residential development at a rate of approximately 200 to 350 homes per year. The rate of commercial development will be driven by the rate of residential development within Evans Ranch. Project completion is anticipated to occur by 2037 if assumed absorption rates are realized.

2. SERVICES AND FACILITIES

Traffic and Roadways.

The appendix of this PUD includes a traffic study that used the Regional Transportation Commission traffic model to assess the traffic impacts of Evans Ranch. The conclusion of this report is that the widening of existing roadways to 4 lanes (Red Rock and Village Parkway) assures an acceptable level of service will be maintained. Portions of these road widenings are included in the Regional Transportation Plan.

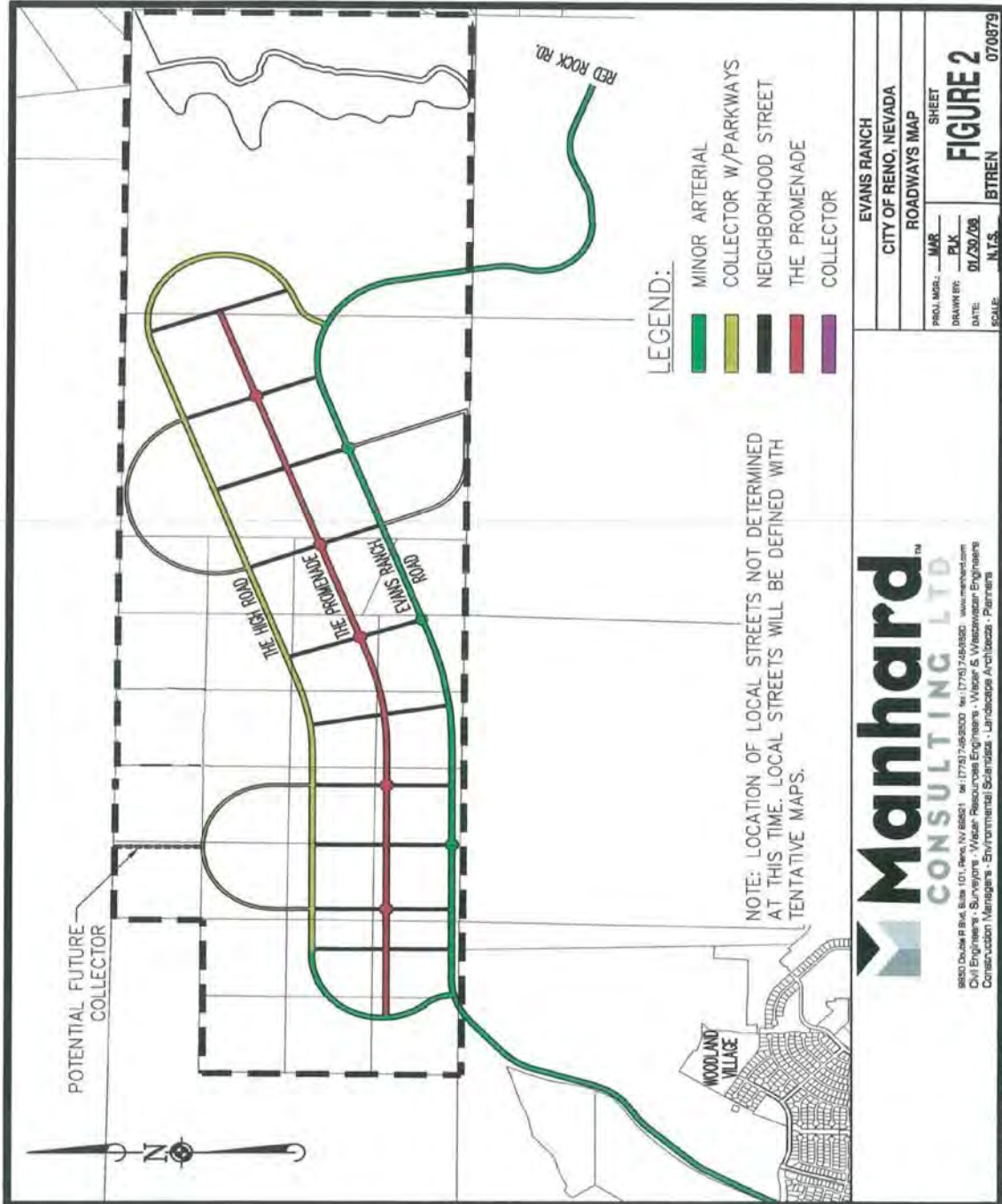
The City of Reno has adopted the Regional Roadway Impact Fees program. This program is designed to provide funding to address the traffic impacts of new development. Evans Ranch will pay these fees. Impact fees collected for all of Evans Ranch are expected to exceed \$25,000,000 based on the present adopted fee schedule. Since there will be regional roads in Evans Ranch, the developers will apply for credit towards Regional Road Impact Fees. Any crediting agreement will be completed prior to the first final map for Evans Ranch.

Each tentative map will include a traffic study to evaluate project specific traffic impacts. Updated traffic studies for the entirety of Evans Ranch will be completed with the initial Evans Ranch roadway design and request for impact fee credit (i.e. CCFEA) and at 25%, 50% and 90% build-out thresholds.

Evans Ranch will include a roadway network that is designed to distribute rather than concentrate vehicle trips. Even though there will be a hierarchy of roads, the planned street system recognizes the different trip purposes emanating from the various uses in Evans Ranch. Figure 2 -Roadway Map identifies the major roads that create the backbone of the Evans Ranch street pattern and their anticipated classification. Three main east-west oriented streets are intersected by multiple north-south streets to distribute internal traffic. Right-of-way for a future collector connection to the property to the north will also be provided with the tentative map for adjoining property.

Evans Ranch Road will serve as the primary through street that connects the community to other areas. To the southwest, this road will extend to Cold Springs via a connection to Village Parkway. Village Parkway ultimately connects to US 395. To the southeast, Evans Ranch Road will connect to Red Rock Road which extends to US 395. Evans Ranch Road is projected to function as a 4 lane minor arterial. Final roadway designations and widths will be determined with traffic studies prepared for individual projects (e.g. tentative maps) as the development of the PUD progresses. Roundabouts at key intersections along Evans Ranch Road where warrants might justify that a signal will slow traffic as it enters the community from the east and west.

Figure 2- Roadway Map



As the primary internal connector, The Promenade (Figure 2A) will accommodate the majority of local east-west traffic generated within this PUD. This roadway will connect all the critical activities of Evans Ranch – neighborhoods, schools, churches, and parks – to the town center. The Promenade will be designed to blend automobile, bicycle, and pedestrian trips in a manner that reduces conflicts. Reduced travel lane widths, on-street parking, and bike lanes will all work together to reduce vehicle speeds along The Promenade. Parkways, sidewalks, and pathways along The Promenade will create a pleasant and safe pedestrian environment. The Promenade will serve as the “main street” of Evans Ranch. Reducing vehicular travel speeds and integrating multiple modes of travel will be more important to the function of The Promenade than maintaining conventional traffic level of service standards.

The High Road will be the third major east-west oriented street. It is estimated that it will serve as a minor arterial to the west and a collector to more evenly distribute vehicle traffic within the community. A secondary role will be to allow the northern neighborhoods a more direct route to Evans Ranch Road for external trips (e.g. work trip). The High Road is anticipated to function as a residential collector.

Evans Ranch Road from Village Parkway to Red Rock Road will be built by the developers of Evans Ranch. This roadway will either be built in total or in part with the first phase of development depending on the scale of the initial development. The eastern portion of this road crosses BLM property where it connects to Red Rock Road. This portion of the road is intended to follow the alignment of an effluent force main that the City plans to construct across both BLM and Evans Ranch properties. If this road is not constructed with the effluent line it will be constructed before the 1,740th building permit is issued within the project. An alternate threshold for completion of the Evans Ranch Road connection to Red Rock Road may be established with the traffic study prepared at the 25% build out threshold.

Roadway cross sections by type are shown on Figures 2B-2F. The Promenade shall have the street width shown in Figure 2A. In order to further encourage pedestrian activity and slow vehicle traffic, the Reno Zoning Administration shall be permitted to grant reductions in travel lane widths and level of service within Evans Ranch as authorized in the City of Reno Master Plan Public Services, Facilities, and Infrastructure Element.

Figure 2A – The Promenade

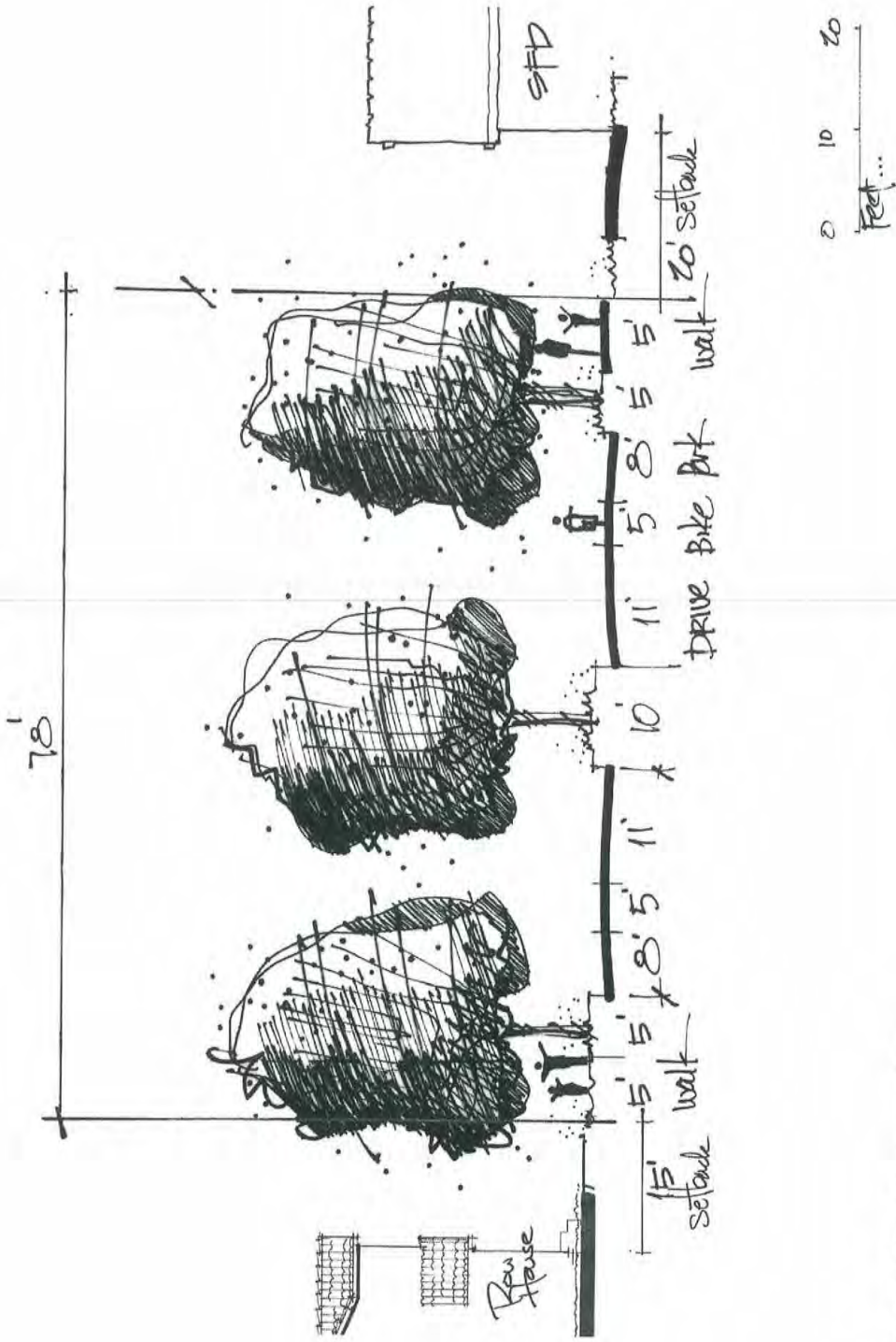


Figure 2A. The Promenade

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 JOURNAL OF INTERIOR DESIGN
 ARCHITECTURE & DESIGN

Evans Ranch
 City of Reno, Nevada

LIFESTYLE HOMES TND, LLC / WALLACH I&2, LLC.
 REYCON

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 01/25/2008

Figure 2B – Minor Arterial

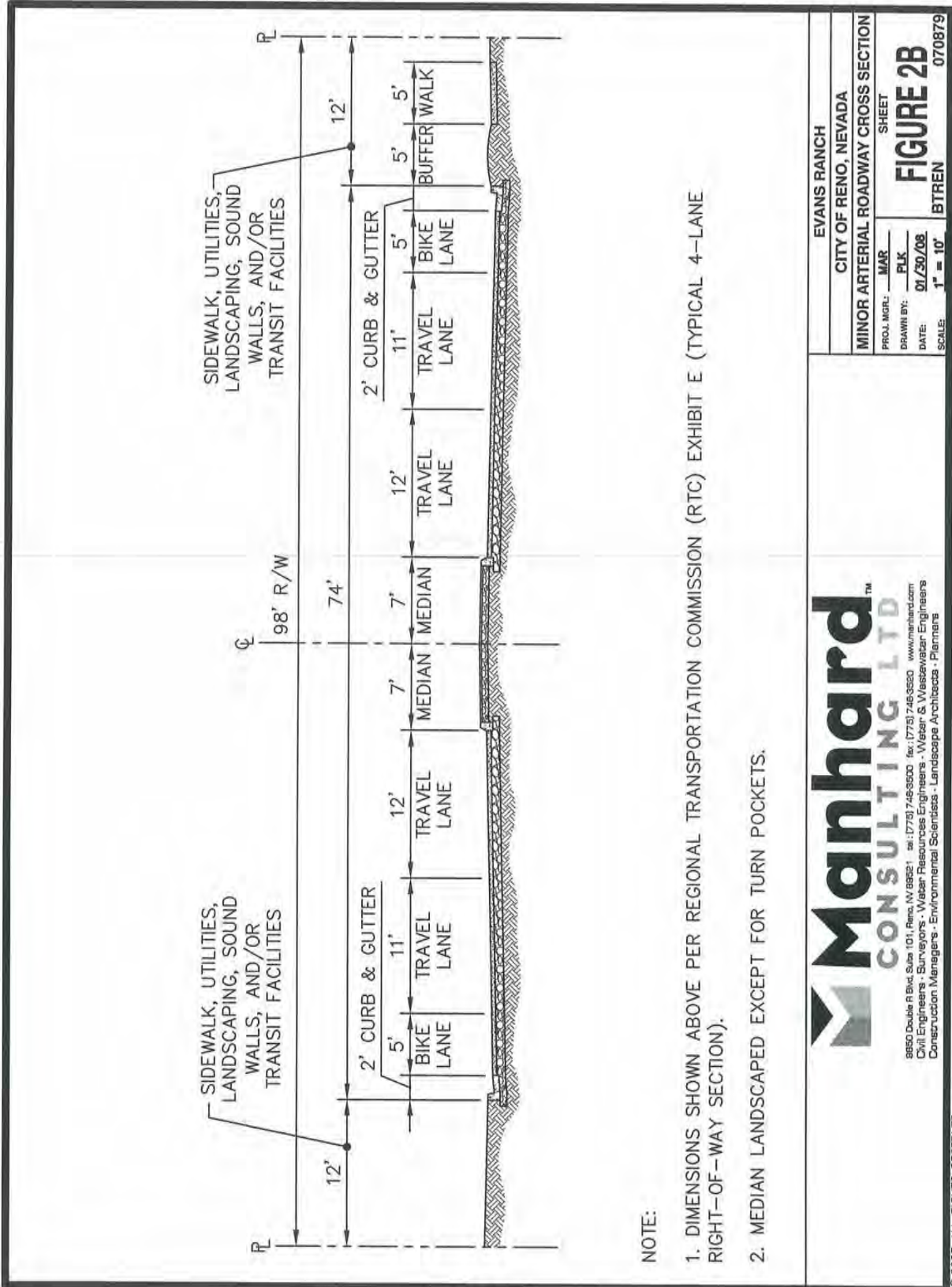


Figure 2C – Collector and Parkways

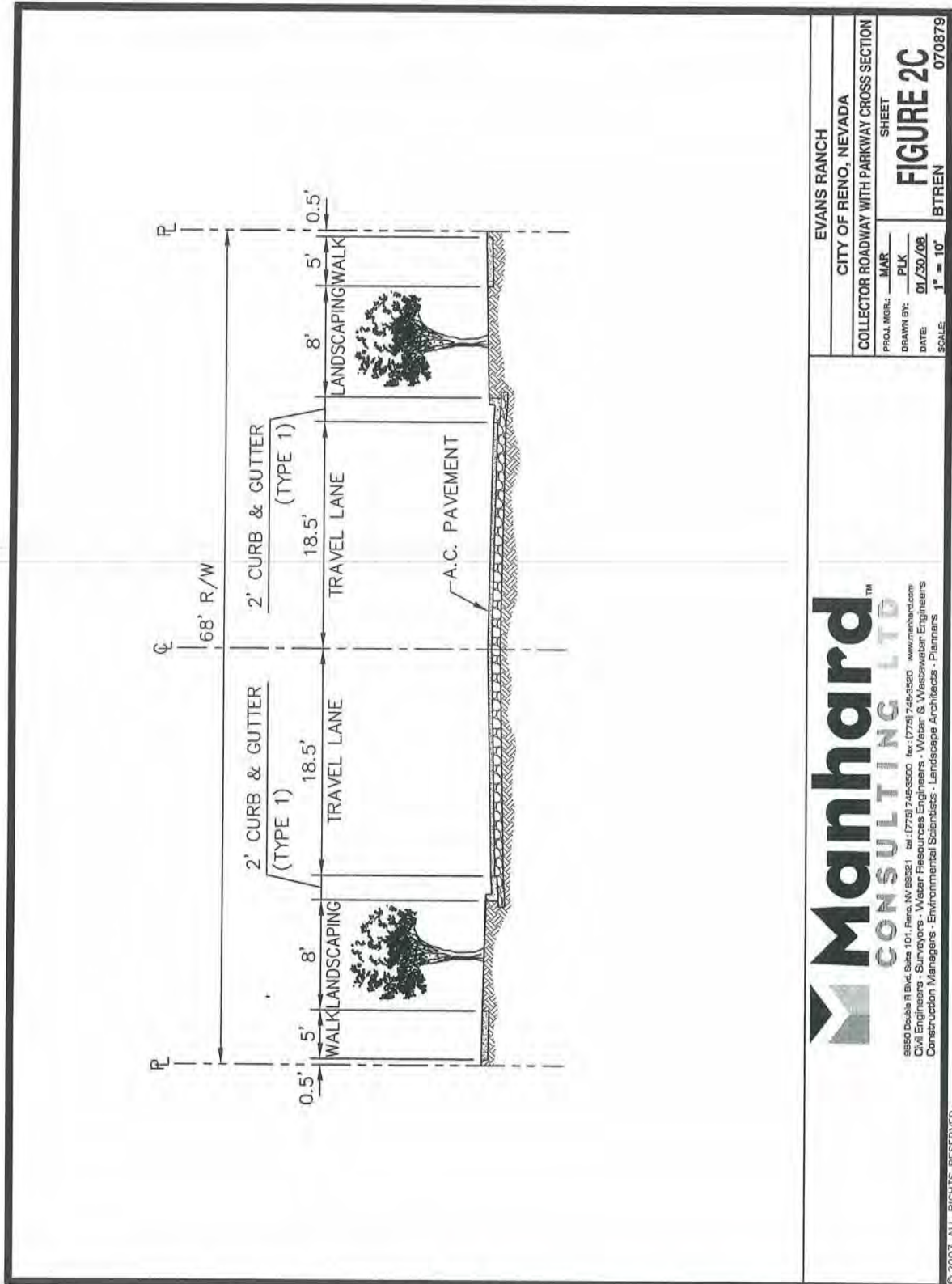
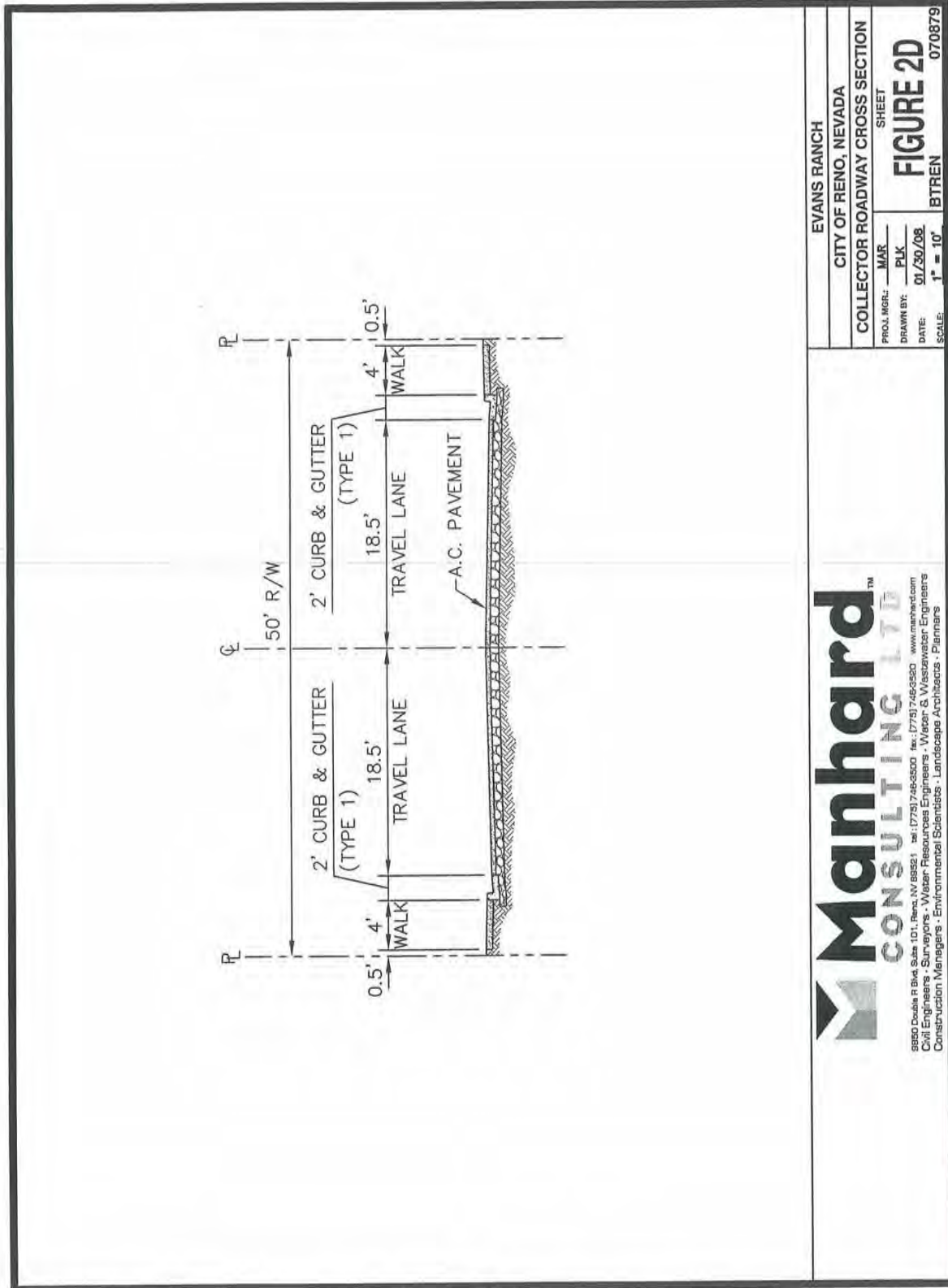


Figure 2D – Collector



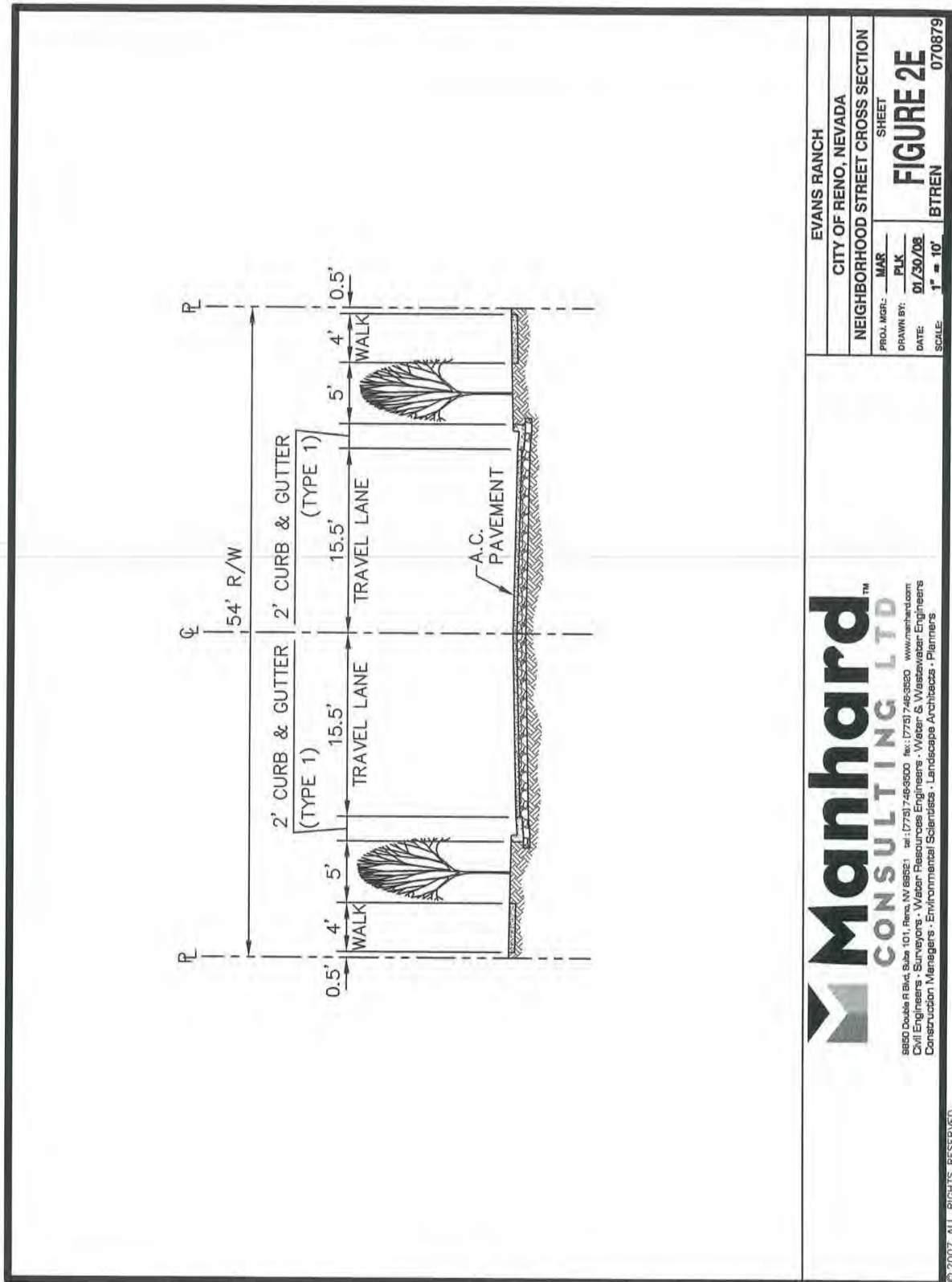
EVANS RANCH	
CITY OF RENO, NEVADA	
COLLECTOR ROADWAY CROSS SECTION	
PROJ. MGR.: MAR	SHEET
DRAWN BY: PLK	FIGURE 2D
DATE: 01/30/08	BTREN
SCALE: 1" = 10'	070879

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Figure 2E – Neighborhood Street

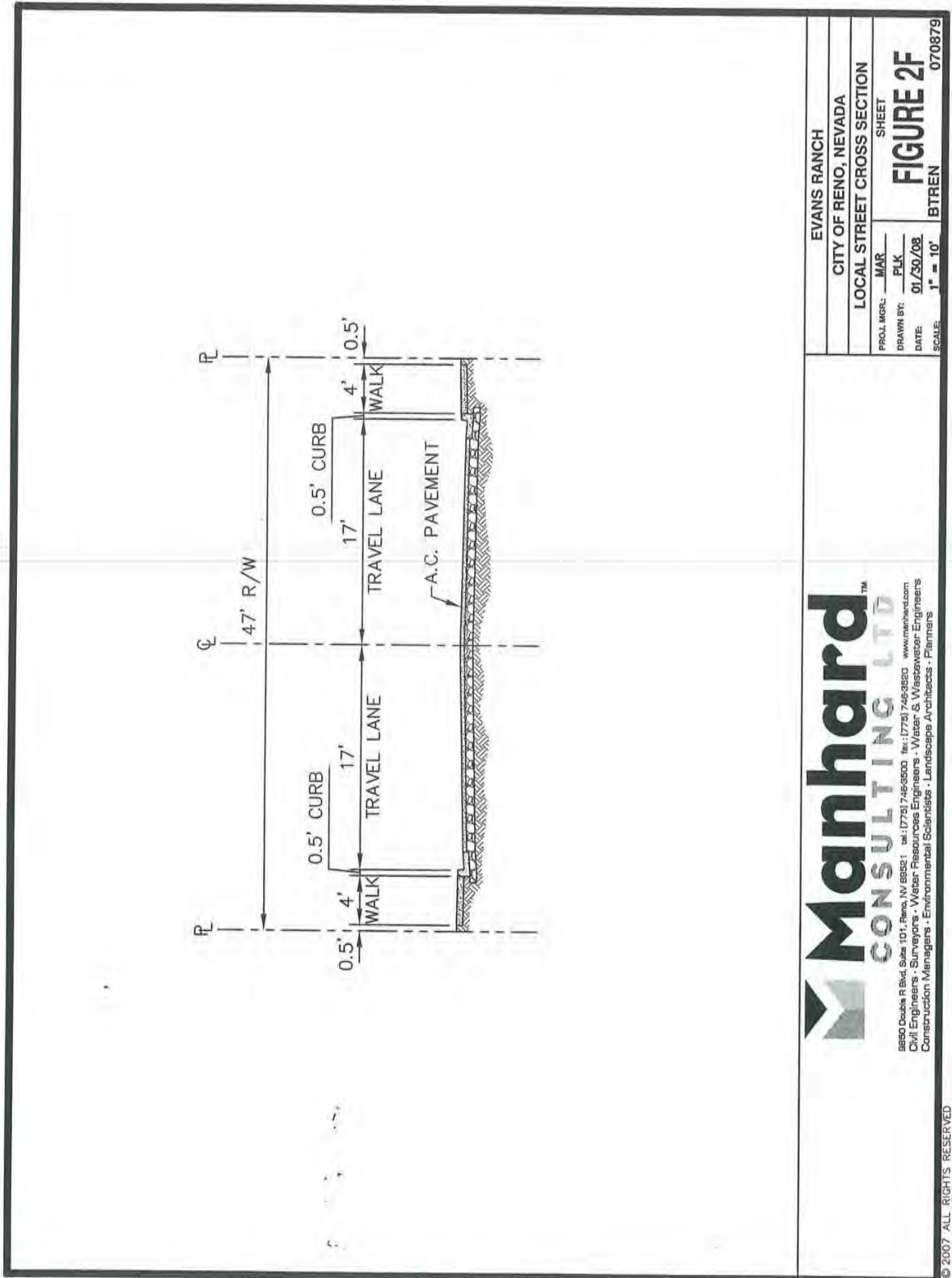


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Figure 2F – Local Street



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EVANS RANCH	
CITY OF RENO, NEVADA	
LOCAL STREET CROSS SECTION	
PROJ. NO.:	MAR SHEET
DRAWN BY:	PLK
DATE:	01/30/08
SCALE:	1" = 10'
FIGURE 2F	
BTREN 070879	

In order to better distribute internal traffic, reduce trip lengths and speeds and encourage pedestrian and bicycle traffic in place of automobile trips, the PUD will include a modified grid street pattern. This street pattern will require modifications to certain existing City standards for intersection spacing and drainage way standards. The City recognizes the gridded street pattern only in the intersection spacing in downtown. Evans Ranch will utilize downtown street spacing standards. City drainage way standards discourage and, in fact, prohibit more than the very minimum of roadway crossings on drainage channels. This results in the concentration of all traffic on these few roads that cross drainage ways. Specific standards that will be used in Evans ranch pertain to intersection spacing and drainage ways are found in the Drainage Way Protection Standards section that follows in this handbook. Development in the Residential Low and Residential Very Low districts will comply with the spacing requirements of the Public Works Design Manual.

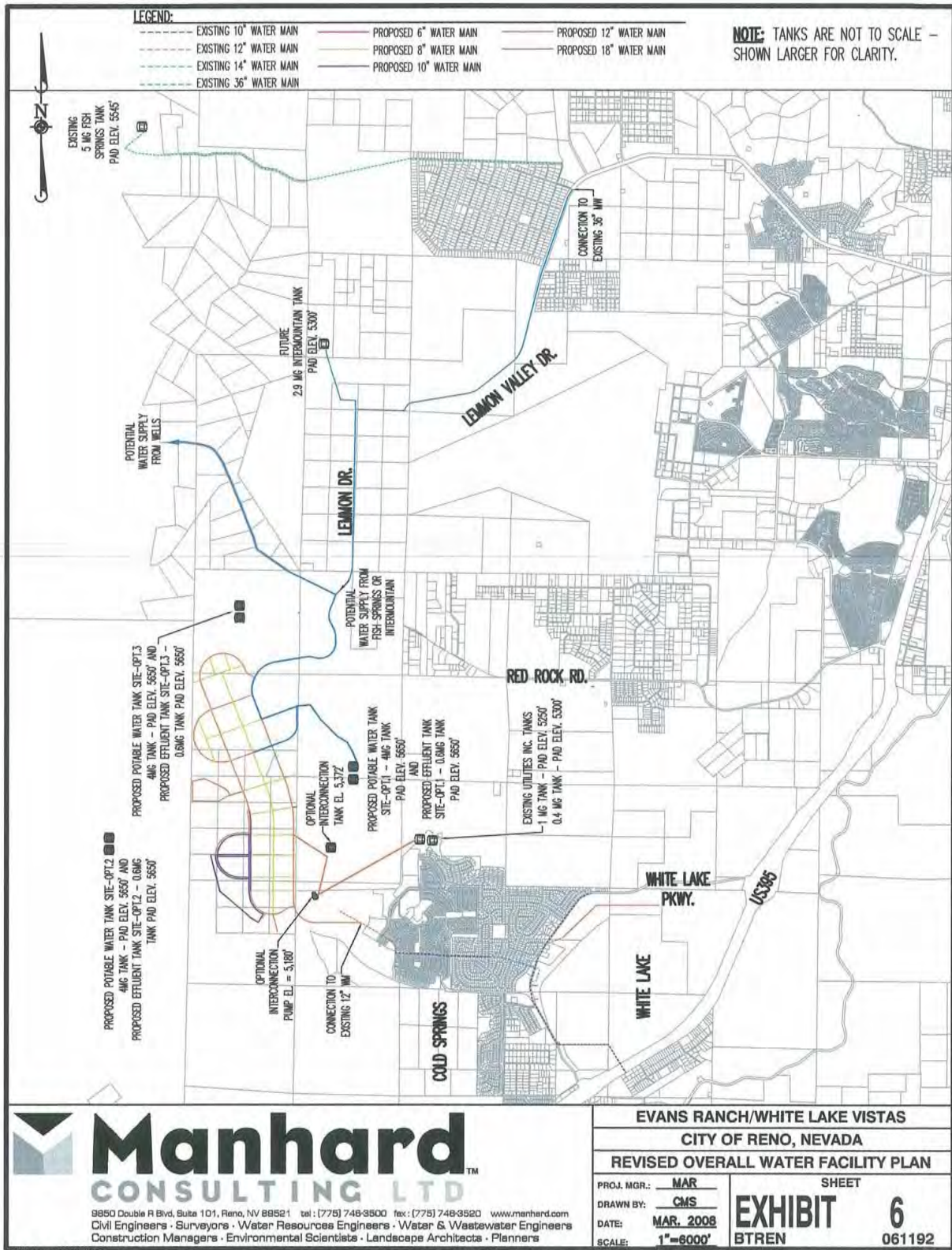
Water.

The Evans Ranch property is currently not served by a community water system. The project will require the importation of water from an external water source. The ultimate projected water demand at build out is estimated to be 2,352 acre feet annually (AFA). Potable water demand could be reduced by maximizing effluent reuse by 1,550 AFA. This would result in a potable water demand of 802 AFA for Evans Ranch.

Potential water resources for use at Evans Ranch include two projects in the North Valleys. These include the Fish Springs Ranch Project (8,000 AFA) and the Intermountain Project (2,000 AFA - in the final design process). Water planning for the site is included in the City of Reno TMSA/FSA Water, Wastewater, and Flood Management Plan (ECO: LOGIC Consulting Engineers- June 2007) which has been adopted by the Regional Water Planning Commission. The appendix of the Evans Ranch PUD also includes a detailed water facility plan for Evans Ranch prepared by Manhard Consulting, LTD.

Evans Ranch is currently in the Washoe County Water Resources service territory. Properties immediately south of Evans Ranch in Cold Springs are within Utilities Inc. of Nevada (UIN) service territory. Utilities Inc. is a PUC regulated public utility. The service provider for Evans Ranch will likely be one of these two providers and will be determined prior to approval of the first final map.

Figure 3 – Water Facility Plan



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EVANS RANCH/WHITE LAKE VISTAS
CITY OF RENO, NEVADA
REVISED OVERALL WATER FACILITY PLAN

PROJ. MGR.: **MAR**
DRAWN BY: **CMS**
DATE: **MAR. 2008**
SCALE: **1"=6000'**

SHEET
EXHIBIT 6
BTREN
061192

All necessary water infrastructure is anticipated to be built by the developers of Evans Ranch. Water tanks will be subject to the approval of a special use permit prior to construction.

The Water Facility Plan for Evans ranch and White Lake Vistas (October 2007) is incorporated as part of this PUD. It will be refined as development of the PUD progresses with design level detail provided at the tentative and final map stages. The current updated version of this study will be kept on file with the Reno Community Development Department. Figure 3-Water Facility Plan details the preliminary design for water system infrastructure necessary to serve Evans Ranch. The plan provides for a possible interconnection between the UIN and Evans Ranch systems. There may be long term benefits to both systems by creating such an intertie such as conjunctive use.

Sewer.

Approximately one mile to the south of Evans Ranch is the Cold Springs Wastewater Reclamation Facility (CSWRF). This treatment plant is operated by the Washoe County Water Resources Department. The Evans Ranch and White Lake Vistas Wastewater Facility Plan (see Appendix) defines how CSWRF could be expanded to treat the 1.8 MGD of flow projected to be generated by Evans Ranch.

CSWRF uses rapid infiltration basins to dispose of the treated effluent that passes through the facility. Both the City of Reno TMSA/FSA Water, Wastewater, and Flood Management Plan (ECO:LOGIC Consulting Engineers- June 2007) and the Evans Ranch facility plan explain different options for the disposal of effluent generated by the project. One of these options includes the creation of an effluent storage reservoir on the southern edge of Evans Ranch within the Lemmon Valley hydrographic basin. This reservoir could be sized to hold more effluent than will be generated by Evans Ranch. The original design plan prepared by The City places the reservoir on two private parcels including Evans Ranch and the adjacent BLM parcel. If the other properties are not used then the reservoir will be contained within Evans Ranch and scaled to accommodate the needs of the PUD. This will greatly reduce the possibility of water imported to serve Evans Ranch ever resulting in flooding in Cold Springs.

The operational concept for the reservoir is that it will be used to store effluent during the winter months when land application is minimal. During irrigation season, the effluent will be applied to parks, schools, parkways, common areas and open space. It is also possible, if necessary governmental approvals are granted (e.g. NDEP), that effluent could be applied to landscaping in the front and rear yards of homes. It is estimated that this would save up to 1,137 AFA in potable water. Evans Ranch will use effluent to the maximum extent

economically and politically feasible. There is also effluent potentially available from the Lemmon Valley area that could be used in Evans Ranch.

Figure 4- Sewer Facility Master Plan identifies the backbone infrastructure necessary to provide sewer service for Evans Ranch. The developers of Evans Ranch construct the infrastructure and plant improvements necessary for the project. Funding and construction of necessary improvements will be addressed with each tentative map.

Fire Services.

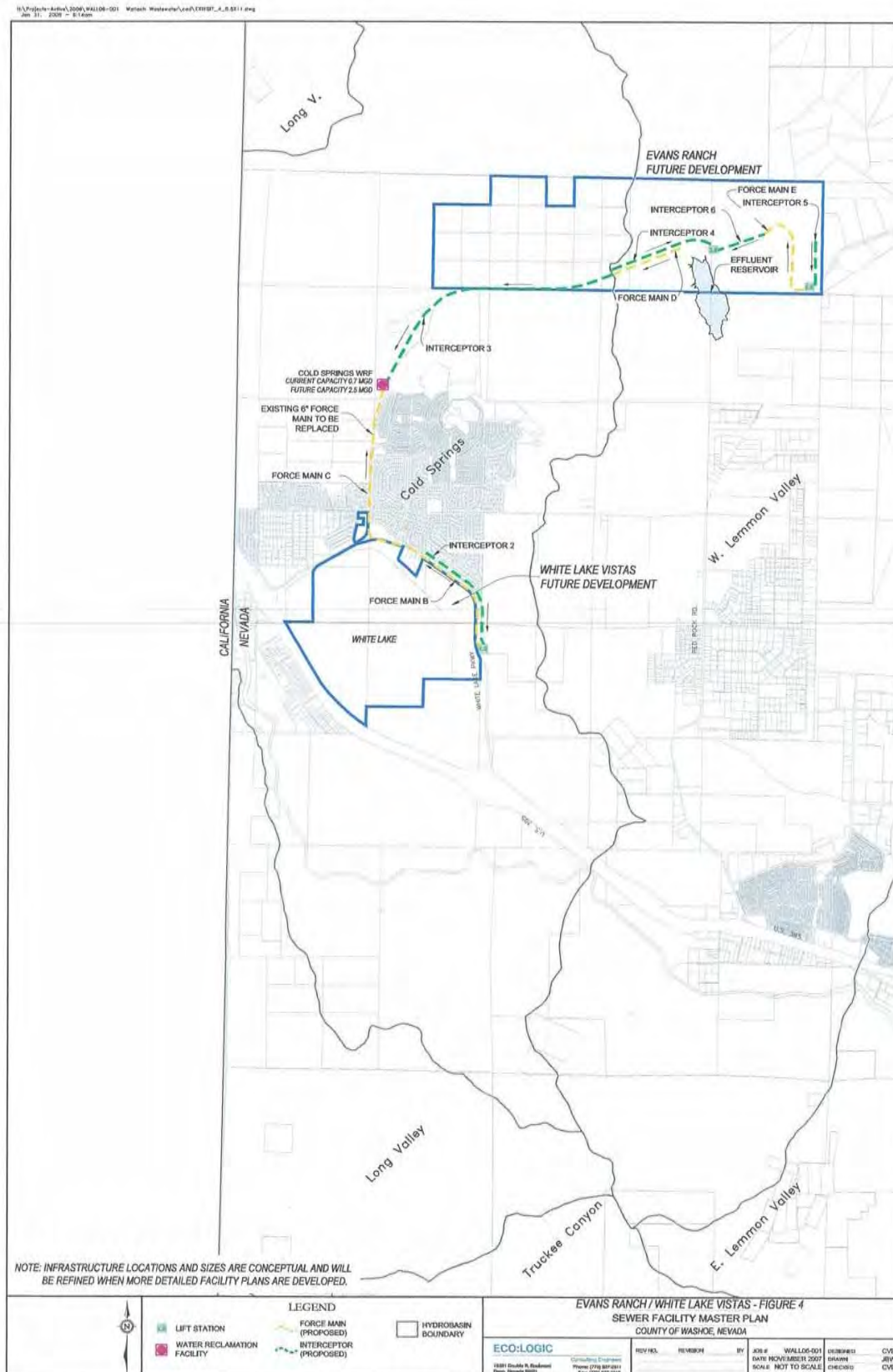
A new fire station will be needed to service Evans Ranch and adjacent properties in the City and the sphere of influence. A fire station site will be dedicated to the City of Reno. Final location of this fire station site will be determined by the City of Reno.

A development agreement between the owners of Evans Ranch and the City may be developed, submitted, and approved with or before the first final map as outlined in the Implementation section on page 78. Additional information regarding fire services is found in the City of Reno Public Services, Facilities, and Infrastructure Plan.

Police Services.

Evans Ranch will be served by the City of Reno Police Department. Planning for future police service demands in the North Valleys area is addressed in the City of Reno Public Services, Facilities, and Infrastructure Plan. Resources to fund future service demand were identified in the Granite, Peterson, Peavine Annexation Fiscal impact Analysis. This analysis accompanied the annexation that included the Evans Ranch. In addition, Evans Ranch will provide a per home fee for police facilities (see Implementation section page 81).

Figure 4 – Sewer Facility Master Plan



Schools.

The Evans Ranch plan includes two elementary school sites. These sites, each 8.5 acres in size, are to be located on The Promenade. They are also located at activity nodes that include an adjacent park and church. The Promenade will connect the schools to the Town Center and neighborhoods. Timing of school construction will be determined by the Washoe County School District (WCSD).

Evans Ranch will enter into an agreement with WCSD prior to the recordation of the first final map. In this agreement, Evans Ranch will provide WCSD with two rough graded sites. It will also extend all utilities to the sites. Both of these improvements, including the land, will be provided at no cost to WCSD.

Parks/Common Areas.

The parks plan for Evans Ranch is based on the principle of providing centrally located, maintenance efficient public parks. The Town Center will include a twenty four (24) acre public community park. This park will serve as a focal point for community interaction. Two eight (8) acre public neighborhood parks (in Villages 2 and 8) will be located to the east and west of the community park and connected to it by a pedestrian sidewalk/trail system. These neighborhood parks may be joint use facilities through an agreement between the City and the Washoe County School District. Smaller pocket parks and improved common areas may be installed within individual developments based on the target market and projected demographics (e.g. empty nesters vs. families) and determined with individual tentative maps. *If installed, these pocket parks will be owned and maintained by a master homeowners association, and shall not be eligible for credits of Residential Construction Taxes.* Additional public or private parks beyond those shown on Figure 6 may be provided with individual subdivisions and determined at the time of the tentative map.

In addition to these public parks, there is a YMCA facility proposed approximately two miles to the south in Woodland Village. There is also an existing regional community center in Cold Springs along White Lake Parkway.

At a minimum, three hundred eighty-five (385) acres (approximately 18%) of the site will be preserved as common area open space. An additional sixty two (62) acres of storm water detention basins will be available as open space during periods between storm events. This will result in minimum total of twenty (20) per cent of the site as open space/ common area. Improvements in these areas will be limited to those which facilitate recreational activities and will be defined with the master trails plan for the project or in the parks agreement, prior to approval of the first final map. Landscaping irrigated by effluent may also be installed in these open space areas.

In the eastern portion of the site an open space corridor of between 1,500 and 2,000 feet in width will be provided for wildlife migration and perpetuation of off road vehicle access. This corridor connects to public open space to the north and south of the property (see Figure 5).

Additional landscaped common areas will be provided along the major roadways and within individual neighborhoods. All common areas and open space will be owned and maintained by a master homeowners association unless it is determined by the property owners and the City that ownership by a public entity would better serve the public interest. The PUD provides for the maintenance of all common areas and open space through a comprehensive set of CC&Rs.

A parks agreement between the developers of the project and the City will be completed before the first final map is approved. This agreement will define the timing of park construction and other matters detailed in the Implementation section of this handbook (page 81).

Trails.

In addition to the extensive internal trail system that will encourage pedestrian traffic within the community, Evans Ranch will provide several public trailheads connecting to adjacent public land. Each trailhead will provide of a minimum of six (6) surfaced parking spaces. These parking areas will be either improved parking lots or public roadway extensions or cul-de-sacs. In no instance will these parking areas be located in front of or immediately adjacent to any single family residence. Separate off-road vehicle (ATV) and equestrian trails will be provided along the west end of Evans Ranch to perpetuate current access to BLM land from Cold Springs. A pedestrian trail will be installed to the south to provide a pedestrian connection to Woodland Village.

Figure 5- Trails Plan details the Evans Ranch trail system. The trail system will consist of sidewalks (4' to 5' in width), decomposed granite or native soil paths or trails (8' minimum), an off-road vehicle trail (native soil at 12' in width), and an equestrian trail (native soil 8' in width). With the first final map, the City will be provided with an overall schematic master trails plan for Evans Ranch consistent with Figure 5. The first final map in each village will include a specific trail plan for that entire village. Trails or trailheads must be installed with the first subdivision adjacent to a trail or trailhead.

The master developer of Evans Ranch will be responsible for assuring that trails, trailheads, and public access points are constructed and maintained either directly or

Figure 5 – Trails Plan

Figure 5. Evans Ranch Trails Plan



Trails Plan

Figure 5. Evans Ranch Trails Plan

LIFESTYLE HOMES TRD, LLC / WALLACH 182, LLC
 RECON

Evans Ranch
 City of Reno, Nevada



through the developer of a particular parcel or subdivision consistent with the master trails plan. All trails and trailheads will be owned and maintained by a master homeowner association and shall not be eligible for credits of Residential Construction Taxes.

3. LAND USE/DEVELOPMENT STANDARDS.

Land Use Designations.

The land plan for Evans Ranch is designed to meet the objectives of this planned unit development. Figure 6- Evans Ranch Master Plan establishes the types and location of the land uses that will be allowed. Specific land use designations include:

- Residential Very Low;
- Residential Low;
- Residential Medium;
- Residential Townhome;
- Town Center / Neighborhood Center; and
- Open Space.

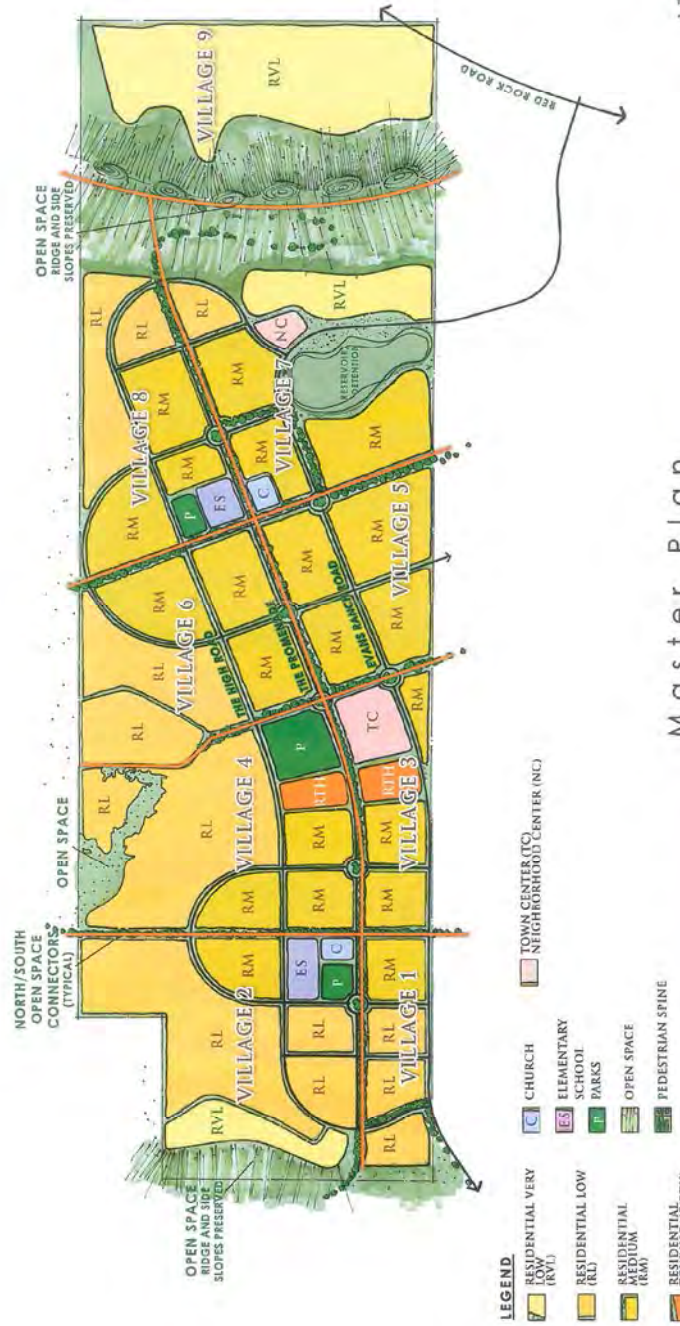
Other land uses shown on the Evans Ranch Master Plan including churches, schools, parks, major roads and the reservoir /detention area are encompassed within these six land use designations.

Zoning Conversions.

City of Reno Annexation and Land Development Code zoning categories are used to further define these land uses. The development standards section of this PUD identifies the permitted uses for each of these categories and establishes design standards. The conversion of each land use category in the Evans Ranch Master Plan to a specific zoning classification will occur according to Table 2- Zoning. The specific process that will be used to implement these zoning conversions is detailed in the Implementation section of this PUD on page 79.

Figure 6 – Evans Ranch Master Plan

Figure 6. Evans Ranch Master Plan



Master Plan

EVANS RANCH
City of Reno, Nevada



Figure 6. Evans Ranch Master Plan

LIFESTYLE HOMES TND, LLC / WALLACH 182, LLC
REYCOM

Table 2 -Zoning

Evans Ranch Master Plan Designation (Figure 6)	Zoning Conversion
Residential Very Low	LLR1 Large Lot Residential--1 acre; LLR.5 Large Lot Residential--.5 acre
Residential Low	SF15 Single Family Residential--15,000 square feet; SF9 Single Family Residential--9,000 square feet; SF6 Single Family Residential--6,000 square feet
Residential Medium	SF6 Single Family Residential--6,000 square feet; SF4 Single Family Residential--4,000 square feet
Residential Townhome	MF14 Multi-Family, MF21 Multi-Family
Town Center / Neighborhood Center	NC Neighborhood Commercial
Open Space	OS Open Space

For planning purposes, Evans Ranch has been broken down into sub units called Villages. The nine villages that comprise Evans Ranch represent a potential sequential development pattern. Generally, they each have a mix of land use densities and/or intensities and are bounded by one or several of the major roads. Table 3- Land Use by Village shows the land use types and amounts for each village. Dwelling units may be transferred between villages with the individual tentative maps except where there are slopes or open spaces present. In no case will the total number of dwelling units within Evans Ranch exceed 5,679. Dwelling units shall not be transferred to properties that abut the external edge of Evans Ranch unless adjacent properties are rezoned to a greater density than is provided for in this PUD for the particular site. The implementation section of this handbook (page 79) defines how the conversion process will be administered.

Table 3 - Land Use by Village

Village (acres)										
	1	2	3	4	5	6	7	8	9	Totals
Land Use										
Residential Very Low		34					54		159	247
Residential Low	53	173		162		101	18	71		578
Residential Medium	27	28.5	80	60	170	129	102	75.5		672
Residential Townhome			17	13						30
Town Center / Neighborhood Center			25				10			35
Open Space	10	40	20	10			100	50	155	385
Parks		8		24				8		40
Schools		8.5						8.5		17
Churches	5						5			10
Major Roads	4	9	8	11	13	13	11	12	9	90
Reservoir/Detention							62			62
Acres	99	301	150	280	183	243	362	225	323	2,166
Dwelling Units	290	732	560	967	752	828	594	556	400	5,679
Density (du/acre)	2.9	2.43	3.73	3.4	4.1	3.4	1.64	2.82	1.23	2.62

Permitted Uses and Standards.

All development standards and procedures not addressed in this PUD will be in accordance with the Reno Land Development Code and Reno Municipal Code as amended. If there is a conflict between City Code and the Evans Ranch PUD, the PUD shall prevail. Additional uses beyond those shown in the following tables may be permitted in accordance with 18.08.201(a)(4) as amended.

The following sections detail the areas where the Evans Ranch Planned Unit Development will depart from standard City Codes. These departures from City Code are necessary to achieve the design objectives of the Evans Ranch Planned Unit Development. Each section references the chapter, article and section as it is listed in the Reno Annexation and Land Development Code.

CHAPTER 18.08-ARTICLE II: PERMITTED USES AND USE REGULATIONS

TABLE 18.08-4: SUMMARY LAND USE TABLE CELL ENTRIES	
SUMMARY LAND USE TABLE CELL ENTRY	MEANING OF SUMMARY LAND USE TABLE CELL ENTRY
"P"	<ul style="list-style-type: none"> The use is permitted as a principal use in the zoning district by right, and is not subject to a discretionary review procedure.
	<ul style="list-style-type: none"> The use shall comply with all applicable use-specific regulations referenced in the "additional regulations" column of the summary use table, and with all general development and design standards applicable to such use and/or zone district as set forth in this chapter and title.
"SUP"	<ul style="list-style-type: none"> The use is permitted in that zoning district only after first obtaining a special use permit (SUP) according to the procedures and criteria set forth in Section 18.06.405, as amended.
	<ul style="list-style-type: none"> The use shall comply with all applicable use-specific regulations referenced in the "additional regulations" column of the summary use table, and with all general development and design standards applicable to such use and/or zone district as set forth in this chapter and title.
	<ul style="list-style-type: none"> Any specific regulations referenced in the summary use tables are the minimum conditions for approval of a special use permit for the subject use. Additional conditions may also be required during the public hearing process to ensure compatibility of that use in relation to surrounding uses and the pattern of development, and as needed to make the findings in Section 18.06.405, as amended.
	<ul style="list-style-type: none"> Uses subject to special use permits that do not have additional regulations referenced in the summary use tables may have conditions placed on the proposed use during the public hearing process to ensure compatibility of the use in relation to surrounding uses and the pattern of development, and as needed to make the findings in Section 18.06.405, as amended.
"SPR"	<ul style="list-style-type: none"> The use is permitted in the zoning district only after first obtaining administrative approval of a site plan review as set forth in Section 18.06.407, as amended.
	<ul style="list-style-type: none"> The use shall comply with all applicable use-specific regulations referenced in the "additional regulations" column of the summary use table, and with all general development and design standards applicable to such use and/or zone district as set forth in this chapter and title.

"A"	•	The use is permitted as an accessory use to a primary use allowed in the zoning district.
	•	Establishment of the specific accessory use listed in the table does not necessarily exclude other land uses that are generally considered accessory to the primary use.
	•	The accessory use shall comply with all applicable use-specific regulations referenced in the "additional regulations" column of the summary use table, with the accessory use and structure standards stated in Section 18.08.203 of this chapter as amended, and with all general development and design standards applicable to such accessory use and/or zone district as set forth in this chapter and title.

Section 18.08.201. Permitted Uses by Base Zone District.

(a) Interpretation of Summary Land Use Tables. Buildings, structures, and land shall be used only in accordance with the uses permitted in the following Summary Land Use Tables, subject to all other applicable requirements of the Reno Annexation and Land Development Code that do not conflict.

(1) Organization of uses and interpretation of table cell entries. The Summary Land Use Tables in the following subsections set forth the principal, accessory, and temporary uses of land, buildings, and structures allowed in each of the base zone districts in the city. Specific uses are organized alphabetically under the following broad use categories:

- a. Residential;
- b. Commercial Sales and Services;
- c. Recreation, Entertainment, and Amusement;
- d. Lodging;
- e. Institutional, Public and Community Service;
- f. Accessory and Temporary Uses.

The entry in each table cell indicates whether the use may be established in the particular zone district and what type of review procedure is applicable prior to establishment of the use. A blank square or cell shall mean that the use is not allowed in that zoning district as a principal, accessory, or temporary use. An entry in the cell indicates the use is allowed in the zoning district subject to compliance with all applicable regulations and with the specific type of review procedure, as indicated by one of the following abbreviations:

(2) Additional regulations and references.

- a. General. All allowed uses, whether permitted by-right, conditionally, or by special use permit or site plan review, are subject to all applicable zoning, development, and design standards in the Evans Ranch PUD and the Reno Annexation and Land Development Code. Where there is a conflict, the Evans Ranch PUD shall prevail.

- b. Base zoning district regulations. Land uses shown in the Summary Land Use Tables may be subject to specific regulations and limitations established in the applicable base zoning district.
 - c. Use-specific regulations. Allowed uses may also be subject to specific use regulations, as referenced in the "Additional Regulations" column of the Summary Land Use Tables. These additional use-specific regulations are found in Sections 18.08.202, 18.08.203, and 18.08.204 as amended immediately following the use tables, and apply in all zoning districts unless otherwise expressly stated.
 - d. All RMC section references listed under additional use regulations in the following tables shall be those in effect at the time of the tentative map application as they may be amended.
- (3) Additional thresholds for special use permit review.
- a. Additional special use permit review thresholds. In addition to the establishment of "special use permit" uses in certain zoning districts as indicated by a "SUP" entry in the Summary Land Use Tables, approval of a special use permit is required for certain categories of uses and development activity, regardless of zoning district, as specified in the applicability and exemption provisions of Section 18.06.405 (Special Use Permit). For example, development of commercial uses in a nonresidential zoning district may trigger special use permit review if located adjacent to a major arterial or if located adjacent to residentially zoned property.
- (4) Similar and prohibited uses.
- a. The uses permitted in this section are classified on the basis of common operational characteristics and land use compatibility. Uses not specifically listed in this section and in the summary use tables below are prohibited. However, additional new and unlisted uses may be permitted by the administrator if it is found that the use is similar to other uses listed and allowed in the same zoning district.
 - b. When considering requests for a new land use, the administrator shall consider the potential effects of the use on adjacent properties in terms of requirements for services, visual impact, traffic generation, parking, the extent to which the use is consistent with other uses allowed in the district, and other issues the administrator deems appropriate.
- (b) Definitions. Unless otherwise defined in this PUD all uses shall be as defined in the Reno Annexation and Land Development Code, as amended.

Summary Land Use Table for Residential Base Zone Districts.

TABLE 18.08-5: USES PERMITTED IN RESIDENTIAL BASE ZONING DISTRICTS											
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT REQUIRED A = Permitted as an Accessory Use									ADDITIONAL USE REGULATIONS (Apply in All Districts Unless Otherwise Noted)	
	RESIDENTIAL BASE ZONING DISTRICTS										
	LLR 1	LLR .5	SF15	SF9	SF6	SF4	MF 14	MF 21			
PRINCIPAL USES											
See Section 18.08.202 (Additional Regulations for Principal Uses)											
RESIDENTIAL											
Cluster Development		SUP	SUP	SUP	SUP	SUP	SUP			§18.08.202(a)(1).	
Group Home		P	P	P	P	P	P	P		§18.08.202(a)(4).	
Hospice		P	P	P	P	P	P	P	P		
Multi-Family						SUP	SUP	P/ SPR/ SUP	P/ SPR/ SUP	§18.08.202(a)(7). All Districts: SUP and parcel/ subdivision plat required for condominium conversions. MF14, MF21, MF30: SPR required if more than 4 and less than 50 units; SUP required if 50 or more units.	
Nursing Home/Assisted Living Facility								SUP	SUP	§18.08.202(a)(8).	
Single-Family, Attached/ Condominium Townhouse					P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	§18.08.202(a)(9). All Districts: SPR required if more than 4 units and less than the SUP review threshold. SF6, SF9, SF4, MF14, MF21, MF30: SUP required if 50 or more units.	
Single-Family, Detached		P	P	P	P	P	P	P	P		
Single-Family, Zero Lot Line		P	P	P	P	P	P	P			

TABLE 18.08-5: USES PERMITTED IN RESIDENTIAL BASE ZONING DISTRICTS											
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT REQUIRED A = Permitted as an Accessory Use										ADDITIONAL USE REGULATIONS (Apply in All Districts Unless Otherwise Noted)
	RESIDENTIAL BASE ZONING DISTRICTS										
		LLR 1	LLR .5	SF15	SF9	SF6	SF4	MF 14	MF 21		
PRINCIPAL USES											
See Section 18.08.202 (Additional Regulations for Principal Uses)											
COMMERCIAL, RECREATION, ENTERTAINMENT, AND AMUSEMENT											
Child Care Center						SPR	SPR	SPR	SPR		18.08.202(b)(6)
Community Center, Private		SUP	SUP	SUP	SUP	SUP	SUP	SUP			
Country Club, Private		SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP		§18.08.202(c)(1).
Public Park or Recreation Area		P	P	P	P	P	P	P	P		
Stable (Commercial) or; Riding Academy		SUP									
Stable (Private)		P	P	P							§18.08.202(c)(4).
LODGING											
Bed & Breakfast Inn					SPR	SPR		P	P		§18.08.202(d)(1).

TABLE 18.08-5: USES PERMITTED IN RESIDENTIAL BASE ZONING DISTRICTS											
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT REQUIRED A = Permitted as an Accessory Use									ADDITIONAL USE REGULATIONS (Apply in All Districts Unless Otherwise Noted)	
	RESIDENTIAL BASE ZONING DISTRICTS										
	LLR 1	LLR .5	SF15	SF9	SF6	SF4	MF 14	MF 21			
PRINCIPAL USES											
See Section 18.08.202 (Additional Regulations for Principal Uses)											
INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICE											
Church/House of Worship			SUP	SUP	SUP	SUP	SUP	SUP	SUP		
Communication Facility, Equipment Only		SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(5).	
Electric Generating Plant		SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(6).	
Electric Utility Substation		SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	§18.08.202(e)(6).	
Public Transit or School Bus Shelter		P	P	P	P	P	P	P	P		
School, Primary (Public or Private)		SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	§18.08.202(e)(10).	
School, Secondary (Public or Private)		SPR	SPR	SPR	SPR	SPR	SPR			§18.08.202(e)(11).	
Utility Box/Well House, Back-up Generator, Pumping or Booster Station		P	P	P	P	P	P	P	P	§18.08.202(e)(14).	
Utility Installation, Other than Listed		SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR		
Utilities, Major		SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(13).	
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION											
Mini-warehouse				SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(f)(8).	

TABLE 18.08-5: USES PERMITTED IN RESIDENTIAL BASE ZONING DISTRICTS										
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT REQUIRED A = Permitted as an Accessory Use									ADDITIONAL USE REGULATIONS (Apply in All Districts Unless Otherwise Noted)
	RESIDENTIAL BASE ZONING DISTRICTS									
	LLR 1	LLR .5	SF15	SF9	SF6	SF4	MF 14	MF 21		
ACCESSORY USES										
See Section 18.08.203 (Standards for Accessory Uses and Structures)										
Accessory Dwelling Unit (ADU)		A	A							§18.08.203(e)(1).
Caretaker Quarters (permanent)		A	A					A	A	§18.08.203(e)(1). Accessory to a principal multi-family or nonresidential use only.
Child Care, In Home (1–6 Children)		A	A	A	A	A	A	A	A	§18.08.202(e)(3).
Child Care, In Home (7–12 Children)		A-SUP	A-SUP	A-SUP	A-SUP	A-SUP	A-SUP	A-SUP	A-SPR	§18.08.202(e)(3). Permitted as an accessory use subject to SUP or SPR review procedure as shown.
Community Center, Private		A	A	A	A	A	A	A	A	Reviewed as part of a tentative map
Guest Quarters or Guest House		A	A	A	A	A	A	A		§18.08.203(e)(1). Accessory only to a principal single-family detached dwelling unit.
Home Occupation		A	A	A	A	A	A	A	A	§18.08.203(e)(3).
Satellite Dish		A	A	A	A	A	A	A	A	§18.08.203(e)(4).
Stable (Private)		A	A	A						§18.08.202(c)(4).
Tennis Courts		A	A	A	A	A	A	A	A	§18.08.202(c)(5).
TEMPORARY USES										
See Section 18.08.204 (Standards for Temporary Uses and Structures)										
Garage Sales		P	P	P	P	P	P	P	P	§18.08.204(d)(1).
Temporary Asphalt or Concrete Batch Plant		SUP	SUP	SUP	SUP	SUP	SUP			
Temporary Construction Structures		P	P	P	P	P	P	P	P	§18.08.204(d)(5).
Temporary Real Estate Sales Office		P	P	P	P	P	P	P	P	§18.08.204(d)(6).

Temporary caretakers quarters / Recreational Vehicle		SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	One within all of Evans Ranch as a temporary use for a caretaker/ security associated with the plant nursery
Plant Nursery		SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	For on-site project landscaping materials. No retail sales.

TABLE 18.08-6: USES PERMITTED IN NC NEIGHBORHOOD COMMERCIAL DISTRICT		
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE	ADDITIONAL USE REGULATIONS
PRINCIPAL USES		
See Section 18.08.202 (Additional Regulations for Principal Uses)		
RESIDENTIAL		
Congregate Care Facility	P/ SUP	18.08.202(a)(2). SUP if 100 or more units; SUP required if 200 or more beds in a dormitory project.
Hospice	P	
Multi-Family	P/ SPR/ SUP	§18.08.202(a)(7). SUP and parcel/subdivision plat required for condominium conversions. SPR required for >4 units <20 units. SUP for ≥ 20 units.
Nursing Home/ Assisted Living Facility	P	§18.08.202(a)(8).
Single- Family, Attached/ Condominium Townhouse	P/ SPR/ SUP	§18.08.202(a)(9). SPR required for >4 units <20 units. SUP for ≥ 20 units.
PRINCIPAL USES		
See Section 18.08.202 (Additional Regulations for Principal Uses)		
COMMERCIAL		

Animal Clinic, Shelter, Hospital or Boarding/ Kennel	P	18.08.202(b)(2)
Antique/ Collectible Store	P	
TABLE 18.08-6: USES PERMITTED IN NC NEIGHBORHOOD COMMERCIAL DISTRICT		
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE	ADDITIONAL USE REGULATIONS
Bakery	P	18.08.202(b)(4).
Bar	SUP	
Barber/ Beauty Shop	P	
Car Wash	SPR	
Child Care Center	P	18.08.202(b)(6).
Cleaners, Commercial	P	18.08.202(b)(7).
Convenience Store	SUP	
Copy Center	P	
Custom & Craft Work	P	18.08.202(b)(9)
Drive-through Facility	SUP	18.08.202(b)(10).
Financial Institution	SPR	SUP for drive through facility
Freestanding Automated Teller Machine	P	18.08.202(b)(13).
General Personal Service	P	
General Retail Store or Commercial Use Other than Listed	P	18.08.202(b)(15).

TABLE 18.08-6: USES PERMITTED IN NC NEIGHBORHOOD COMMERCIAL DISTRICT		
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE	ADDITIONAL USE REGULATIONS
Household Goods, Light	P	18.08.202(b)(16)
Laundry, Drop-off/ Pickup	P	18.08.202(b)(18).
Laundry, Self Service	P	
Medical Facility, Day Use Only	P	
Office, Other Than Listed	P	
Pet Store	SUP	18.08.202(b)(23)
Plant Nursery/ Garden Supply	P	18.08.202(b)(24)
Restaurant with Alcohol Service	P	18.08.202(b)(24).
Restaurant without Alcohol Service	P	
Sale of Low Volume Bulky Goods	SUP	
Service Station	SUP	18.08.202(b)(25).
TV Broadcasting & Other Communication Service	P	18.08.202(b)(26).
Fitness Center	P	
Night Club	p	18.08.301 (c) (2)
Public Park or Recreation Area	p	

TABLE 18.08-6: USES PERMITTED IN NC NEIGHBORHOOD COMMERCIAL DISTRICT		
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE	ADDITIONAL USE REGULATIONS
Tennis Courts	P	
Theater (No Drive-in)	SUP	
Video Arcades	P	
PRINCIPAL USES		
See Section 18.08.202 (Additional Regulations for Principal Uses)		
LODGING		
Bed & Breakfast Inn	SPR	18.08.202(d)(1).
PRINCIPAL USES		
See Section 18.08.202 (Additional Regulations for Principal Uses)		
INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICE		
Church/ House of Worship	P	18.08.202(e)(4).
Communication Facility, Equipment Only	P	18.08.202(e)(5).
Electric Utility Substation	SUP	18.08.202(e)(6).
Government Facility	P	
Library, Art Gallery or Museum	P	
Post Office	SPR	
Public Transit or School Bus Shelter	P	
Utility Box/Well House, Back- up Generator, Pumping or Booster Station	P	18.08.202(e)(14).
Utility Installation, Other than Listed	SPR	
Utilities, Major	SUP	18.08.202(e)(13).

TABLE 18.08-6: USES PERMITTED IN NC NEIGHBORHOOD COMMERCIAL DISTRICT		
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE	ADDITIONAL USE REGULATIONS
ACCESSORY USES		
See Section 18.08.203 (Standards for Accessory Uses and Structures)		
Caretaker Quarters	A	18.08.203(e)(1). Accessory to a principal multi-family or non-residential use only.
Child Care, In Home (1--6 Children)	A	18.08.202(e)(3).
Child Care, In Home (7--12 Children)	A	18.08.202(e)(3). Permitted as an accessory use to a principal residential use.
Child Care Center	SPR	18.08.202(b)(6).
Gaming Operation, Restricted	A	18.08.202(c)(2).
Home Occupation	A	18.08.203(e)(3).
Indoor Storage, incidental to a permitted use	A	
Sidewalk Cafes	A	18.08.203(e)(5).
TEMPORARY USES		
See Section 18.08.204 (Standards for Temporary Uses and Structures)		
Temporary Christmas Tree Sales Lot & Similar Uses	P	18.08.204(d)(4).
Temporary Construction Structures	P	18.08.204(d)(5).

BULK/DIMENSIONAL, DENSITY AND INTENSITY STANDARDS. (CHAPTER 18.12-ARTICLE I)

Section 18.12.102. Standards for Single-Family Residential Base Zoning Districts.

(a) Summary Table--Single-Family Residential Zoning Districts.

(1) The Single-Family Residential Districts--Bulk/Dimensional and Density Standards Table (Table 18.12-1) sets out maximum standards for density and building height, and the minimum standards for setbacks, site area and lot width in the LLR2.5, LLR1, LLR.5, SF15, SF9, SF6, and SF4 Zoning Districts.

(2) The following table shall establish the minimum requirements for these elements.

TABLE 18.12-1: SINGLE-FAMILY RESIDENTIAL DISTRICTS-- BULK/DIMENSIONAL & DENSITY STANDARDS BLANK CELL = STANDARD NOT APPLICABLE IN ZONING DISTRICT									
		LLR1	LLR.5	SF15	SF9	SF6	SF4	SMALL LOT (1)	ADDITIONAL REGULATIONS (2) as amended
Max. Base Density (# dwelling units per acre)		1 du per acre	2 du per acre	2.90 du per acre	4.84 du per acre	7.26 du per acre	10.89 du per acre		
Min. Lot Size		1 acre	.5 acre	15,000 sf	9,000 sf			2,400 sf	
Corner Lot						7,000	5,000		
Interior Lot						6,000	4,000		
Min Lot Width (ft.)		120	100	80	70				
Corner Lot						70	50	30	
Interior Lot						60	40	30	
Min. Front Yard (ft.) (3)		30	30	30	10	10	10	10	
Adjacent to Arterial Roadway					20 feet				
Porches								5	
Min. Side Yard (ft.) (3)		12	10	5	5	5	5	0, 5	All Districts: §18.12.102(b)(2). Small Lots: §18.12.102(b)(3).

	LLR1	LLR.5	SF15	SF9	SF6	SF4	SMALL LOT	
Min. Rear Yard (ft.) (3)	30	30	30	20	20	20	10	All Districts: §18.12.102(b)(2). SF4: §18.12.102(b)(1).
Canopies							5	
Min. useable yard				400 sf	400 sf	400 sf	400 sf	
Max slope of usable yard				7:1	7:1	7:1	7:1	
Min. dimension (ft.) of usable yard				8	8	8	8	
Max. Building Coverage (all principal and accessory buildings)				40% of each lot				
Max. Stories	3	3	2.5	2.5	2.5	2	2	
Max. Building Height (ft.) (Principal buildings only)	45	45	35	35	35	30	30	Accessory structure height is regulated in Section 18.08.201--203 of this Code, as amended.
Min. Garage Setback (front setback to face of garage)	30	30	30	20	20	20	20	
Notes to Table 18.12-1:								
(1) "Small lot" modifies the minimum lot size; the density of the underlying district does not change unless modified by approval of a cluster development.								
(2) Additional regulations apply in all zoning districts unless otherwise specified.								
(3) See Figure 18.12-1 for yard determination regulations.								

(b) Additional Standards for Single-Family Districts.

(1) Rear Yards in the SF-4 Zoning District with Zero Lot Line Development.

1. When the proposed rear yard abuts the rear yard of an existing single-family zoned lot, such yard shall be at least as deep as the minimum required rear yard of the existing single-family lot.

2. The rear yard may be ten feet if one side yard is at least 20 feet wide and contains a minimum of 400 square feet having a maximum slope of seven to one (7:1).

(2) Setback Requirements when a Use is Permitted by Special Use Permit. Any use permitted by the approval of a special use permit in a single-family residential zoning district, except for cluster developments, must have a minimum 20-foot setback from any property line that adjoins a single-family dwelling use.

(3) Side Yards in Small Lot Developments. The principal residential building shall either be placed on the property line, or setback a minimum of five feet. However, if the building is located immediately adjacent to a property that is not designated a "small lot" according to this title, the setback shall be a minimum of five feet.

Section 18.12.103. Standards for Multi-Family Residential Base Zoning Districts.

(a) Summary Table--Multi-Family Residential Zoning Districts.

(1) The Multi-Family Districts--Bulk/Dimensional and Density Standards Table (Table 18.12-2) sets out maximum standards for density and building height, and the minimum standards for setbacks, open space area, and lot width.

(2) The table shall establish the minimum requirements for these elements.

Table 18.12-2

TABLE 18.12-2: MULTI-FAMILY RESIDENTIAL ZONING DISTRICTS-- BULK/DIMENSIONAL & DENSITY STANDARDS			
BLANK CELL = STANDARD NOT APPLICABLE IN ZONING DISTRICT			
	MF14	MF21	ADDITIONAL REGULATIONS (1)
Max. Residential Density (# dwelling units per square feet of lot area)	1 du/ 3,000 sf	1 du/ 2,000 sf	
Min. Lot Area (sq. ft.)	3,000	3,000	All Districts: §18.12.103(b)(1)
Min. Lot Width (ft.)	40	50	
Zero Lot Line Development.	0	0	All Districts: §18.12.103(b)(1)
Min. Front Yard (ft.)	15	15	All Districts:
Adjacent to arterial street or freeway	15 multi-family; 20 single family	15 multi-family; 20 single family	§18.12.103(b)(1) The minimum front yard setback shall be fully landscaped except for the minimum amount required for driveways according to §18.12.1205.
Min. Side Yard (ft.)	5	5	
Projects with 2 or more units--side yard adjacent to SF zoned property	10	10	All Districts: §18.12.103(b)(1).
Zero Lot Line Development	10 ft. on one side and 0 ft. on other.	10 ft. on one side and 0 ft. on other.	
Min. Rear Yard (ft.)	20/10	10	All Districts: §18.12.103(b)(1). MF14: §18.12.103(b)(2).
Max. Stories	4	4	
Max. Building Height (ft.) (Principal buildings only)	45	45	Accessory structure height is regulated in Section 18.08.201—203, as amended.
Min. Useable Open Space (sf per unit)	100 sf/unit	100 sf/unit	"Open space" shall include patio areas and balconies and exclude parking areas and other paved areas. Except for patio areas and balconies, open space area shall be landscaped or improved with outdoor recreational facilities.
Min. Building Separation	10 feet between main buildings on the same lot		
Notes to Table 18.12-2: (1) Additional regulations apply in all zoning districts unless otherwise indicated.			

(b) Additional Standards for Multi-Family Districts.

(1) Additional Regulations for Uses Allowed by Special Use Permit.

a. Reduction of standards with special use permit. Required lot area and width may be reduced or eliminated as part of a special use permit for multi-family dwellings or cluster development.

b. Setback requirements when a use is permitted by special use permit. Any use permitted by the approval of a special use permit in a multi-family residential zone must have a minimum 20-foot setback from any property line that abuts single-family zoned property. For purposes of this provision, "abut" means sharing a common property line, but not including properties separated by a road right-of-way, drainage easement, or alley.

(2) Rear Yards in the MF-14 Zoning District.

a. The rear yard shall be 20 feet for each parcel, with a minimum useable rear yard of 400 square feet and a maximum slope of seven to one (7:1).

b. The rear yard for each parcel may be ten feet if one side yard is at least 20 feet wide and contains a minimum of 400 square feet having a maximum slope of seven to one (7:1).

Section 18.12.104. Standards for Nonresidential Zoning Districts.

(a) Summary Table--Nonresidential Districts.

(1) The Nonresidential Districts Bulk/Dimensional and Intensity Standards Table (Table 18.12-3) set out maximum standards for intensity and building height, and the minimum standards for setbacks, site area and lot width.

(2) The following table shall establish the minimum requirements for these elements.

TABLE 18.12-3: COMMERCIAL AND MIXED USE ZONING DISTRICTS-- BULK/DIMENSIONAL & INTENSITY STANDARDS BLANK CELL = STANDARD NOT APPLICABLE IN ZONING DISTRICT		
Min. Lot Width (ft.)	50	
Min. Front Yard (ft.)	10	All minimum yard setbacks shall be landscaped except for the minimum amount required for driveways according to 18.12.1205 as amended.
Min. Side Yard (ft.)	0 or 10	
Min. Rear Yard (ft.)	0 or 10	
Max. # Stories	3	May be increased to 4 stories with residential above non-residential.
Max. Building Height (ft.)	45	
Min. Building Separation	10	

(b) Additional Standards for Nonresidential and Mixed Use districts.

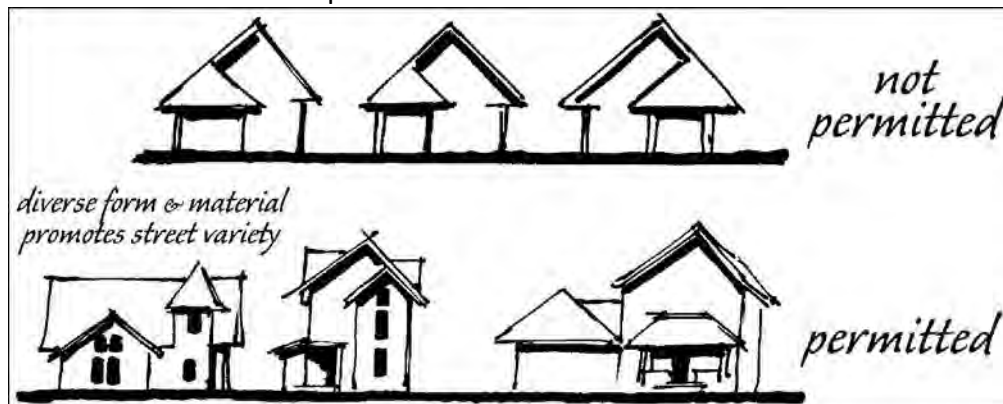
(1) Side and Rear Yards in the NC District. The building shall either be placed on the property line, or setback a minimum of ten feet. However, if the building is located immediately adjacent to a residentially zoned property, the minimum setback shall be ten feet, and subject to residential adjacency standards in Section 18.12.304 as amended.

Site and Building Design Standards. (CHAPTER 18.12 – ARTICLE III)

Section 18.12.302. Residential Site and Building Design Standards.

(a) Repetition of Residential Facades. A detached single-family dwelling that has the same appearance or a mirrored reverse appearance as another detached single-family dwelling facing the same street may not be constructed adjacent to or across the street from that single-family dwelling. A different appearance for purposes of this section involves a different roof line and/or footprint. See Figure 18.12-5.

Figure 18.12-5
Repetition of Residential Facades



(b) General Residential Design Standards Applicable to SF4, SF6, and SF9 Zoning Districts.

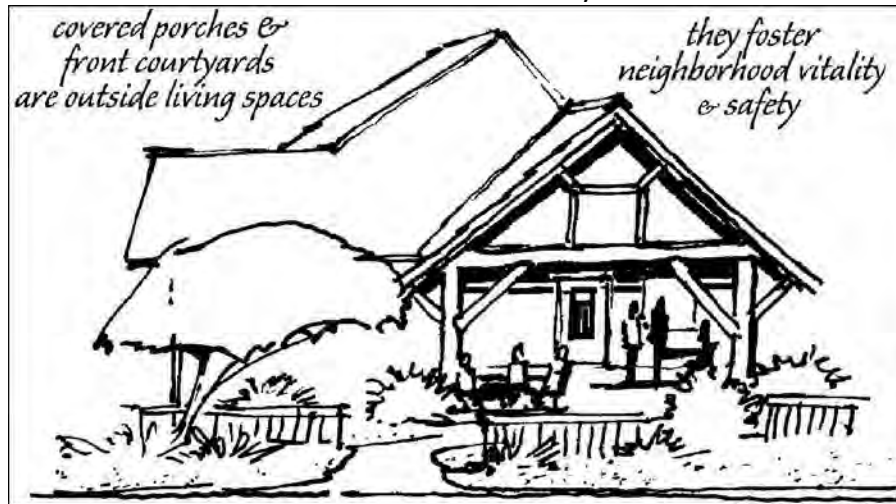
- (1) Applicability. The standards in this section shall apply to the SF4, SF6 and SF9 Districts. When not in direct conflict, all other provisions of this section and other city ordinances and policies shall apply. Required lot area and width may be modified or waived with a special use permit to those shown on Table 18.12-1 (Section 18.12.102 as amended) under "small lot."
- (2) Sidewalks. A minimum four-foot sidewalk shall be provided on at least one side of the street. Cul-de-sacs of more than 20 lots shall have sidewalks on both sides of the street unless an alternative plan for access is provided at the time of the tentative map application. Topography, property shape, or proximity to the trail system may justify sidewalks on only one side of the street
- (3) Parkway. Landscaped parkways shall be provided consistent with Figures 2A-2C and 2E

(c) Street Image Standards for New Single-Family Residential Structures.

- (1) Applicability. This subsection's street image standards shall apply to all new single-family (detached and attached) residential structures in all zoning districts.

- (2) Standard Street Image Features. Unless alternative street image plans are approved in accordance with subsections (3) or (4) below, new detached single-family residential structures on lots 70 feet or wider shall utilize a minimum of three of the following techniques, and new detached single-family residential structures on lots narrower than 70 feet shall utilize a minimum of two of the following techniques to reduce the prominence of garages, promote pedestrian activity, and create visual diversity in single-family neighborhoods:
- a. House forward. Living areas shall extend a minimum of three feet in front of the garage face. See Figure 18.12-9.
 - b. Front porches. A 60 square foot or larger covered front porch shall be provided and shall extend a minimum of three feet in front of the living area. See Figure 18.12-6.
 - c. Courtyards. A 60 square foot or larger front yard courtyard with a hard finished floor surface (concrete, wood, brick, pavers, etc.) and walls not exceeding three feet in height shall be provided and shall extend a minimum of three feet in front of the garage face.
 - d. Varied front setbacks. Front setbacks of adjacent homes on the same side of the street shall vary by a minimum of three feet. See Figure 18.12-7.
 - e. Garage orientation. Garage doors shall not face the street (i.e., provide side loaded garages) and front elevations of garages shall be architecturally consistent with the living area front elevation.
 - f. Reduced garage width. Garages shall not exceed 40 percent of the front elevation.
 - g. Hillside adaptive architecture. Within hillside developments and on properties with an average slope exceeding ten percent, homes shall be built on existing grade. This option may be used if the development requires minor grading for driveways, rear yards and other features but may not be used in projects that mass grade sites to provide flat foundations and yards. See Figure 18.12-8.

Figure 18.12-6
Front Porches and Courtyards



- h. Enhanced landscaping. On lots narrower than 70 feet, a minimum of one additional code size tree shall be provided in the front yard. On lots 70 feet or wider, a minimum of two additional code size tree shall be provided in the front yard. Where code provides tree size options, the larger option shall be required. In addition, the entire front yard area shall be landscaped and irrigated. A maximum of ten percent of the front yard landscaping may consist of empty shrub beds with landscape fabric and irrigation to provide homebuyers with landscaping options. Bare dirt shall be prohibited in front yards.
- i. Wide parkway strips. Parkway strips between the street and sidewalk shall be increased to a minimum of eight feet in width.
- j. Front door path. A three-foot or wider path that is physically separated from the driveway shall be provided from the sidewalk to the front door.
- k. Structure articulation. A minimum of four separate roof planes shall be incorporated within the front elevation and the front elevation shall contain a minimum of two wall planes that are offset by a minimum of three feet.
- l. Architectural modification. Custom designed homes shall be utilized or a minimum of eight model homes shall be available to customers. Minor facade, material and roof style modifications shall not qualify as separate models.

Figure 18.12-7
Varied Front Yard Setbacks

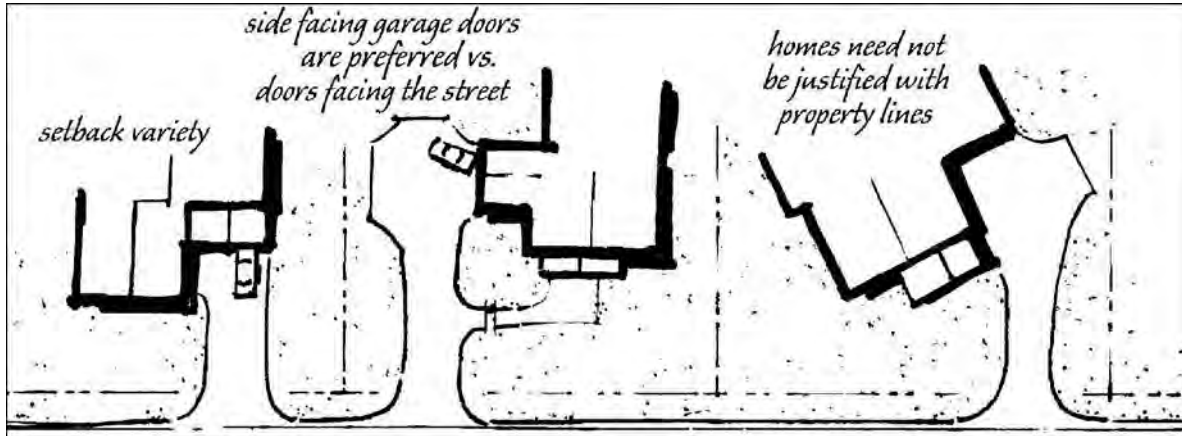


Figure 18.12-8
Hillside Adaptive Architecture

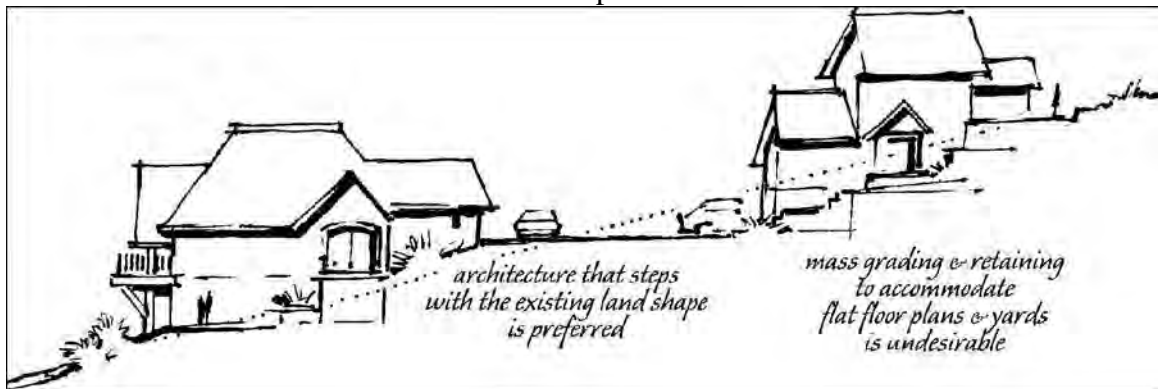
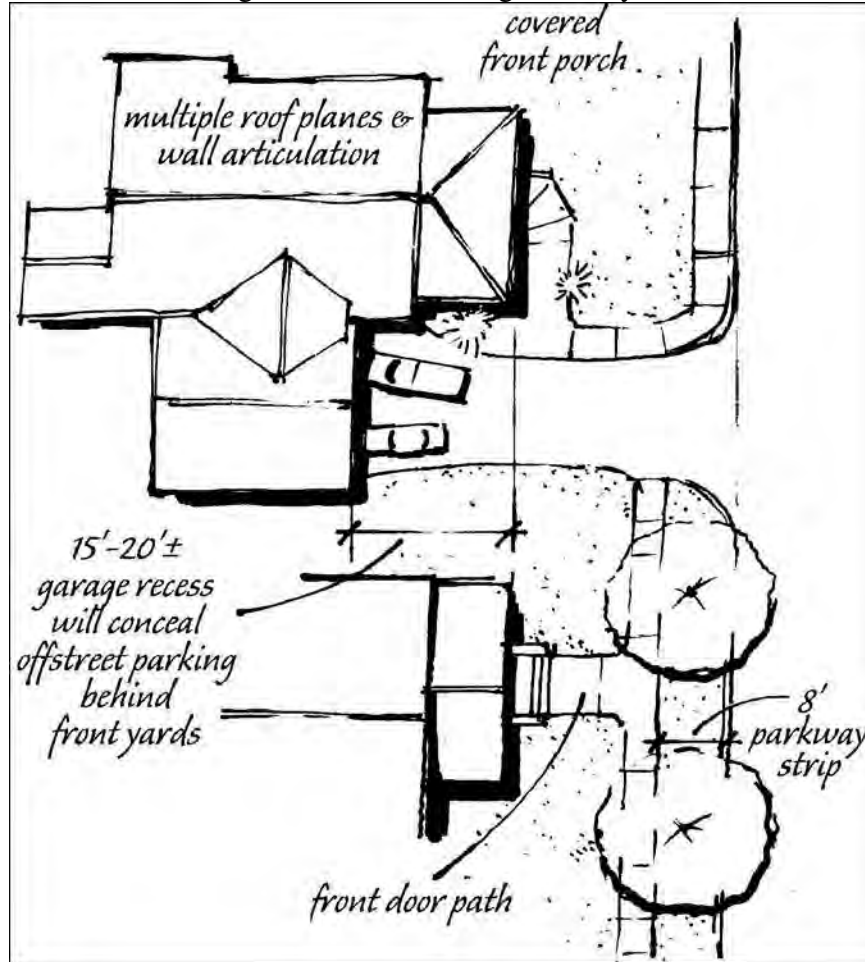


Figure 18.12-9
Street Image Standards for Single Family Structures



(3) Neotraditional Design. If vehicular access is provided exclusively from rear yard alleys, street image requirements shall be satisfied. To promote neotraditional development and compensate for the otherwise developable land that is used for alleys, minimum lot sizes and dimensions may be reduced by 20 percent, maximum lot coverage may be increased to 50 percent, and garage setbacks from alleys may be reduced to zero feet if access is provided exclusively from alleys.

(4) Custom Street Image Plans. Custom street image plans may be approved by special use permit. In order to approve a special use permit for custom street image plans, the planning commission shall make the standard special use permit findings and an additional finding that the proposed street image plan meets the intent of reducing the prominence of garages, promoting pedestrian activity and creating visual diversity in single-family neighborhoods.

(5) Landscaping. Each village shall include a concept landscape plan with landscape themes provided with the application for each tentative map. These plans shall include a minimum of 3 different front yard landscape designs.

Streets. (CHAPTER 18.12-ARTICLE VII)

Section 18.12.701. Street Design – General Standards

(a) Incorporation of the City of Reno Public Works Design manual. The City of Reno Public Works Design Manual (June 30, 2007), as amended, is hereby incorporated by reference and made part of this PUD.

(b) Minimum Street Design Requirements. All street Design shall conform to Figures 2A through 2E of this PUD, the Public Works Design manual, and city standards. Where there is a conflict between the Design Manual, City standards, and this PUD, the PUD shall prevail.

(c) Reduction of Street Widths. On-street parking lanes may be omitted from streets when the result is a substantial decrease in cutting and/or filling or will reduce vehicle speeds. Off-street parking areas shall provide one additional space for each dwelling unit that does not front an on-street parking lane. Local streets may be reduced to 20 feet in width for one-way travel, 24 feet in width for two-way travel (with no on-street parking), or 34 feet from front face of curb to front face of curb for local streets (parking on both sides). Any reductions in street width must include proper justification and be presented at the time of the tentative map application.

Section 18.12.702. Sound Barriers.

(a) While they are effective in reducing noise, long sound barrier walls are aesthetically unattractive and often result in increased vehicular speed. Since they serve to amplify the dominance of the motor vehicle on arterial streets, sound walls tend to create an environment that feels uncomfortable and unsafe for pedestrians and bicyclists. As an alternative to sound barriers, Evans Ranch will include a series of design options that integrate the major roads with the residential community. Figure 7 shows where these street treatments will be applied. The treatments include the following design solutions that will be applied. The treatments include the following design solutions that will be applied at the time of each tentative map application:

(1) Side facing homes (Figures 8 and 9). Single family homes adjacent to Evans Ranch Road and The Promenade will be oriented such that sides of homes face the street with a minimum 20' front yard building setback from the sidewalk on these two streets to the structure. Fencing adjacent to these two streets will be limited to an area that includes only the rear yard and a small (5' max) overlap portion of the side yard; or

(2) Side facing alley loaded (Figure 10). Homes will be oriented such that the front or side of the structure faces Evans Ranch Road or The Promenade with a minimum 20' setback from the sidewalk and vehicle access provided from alleys to the side or rear of the home. Fencing adjacent to these two streets will be limited to an area that includes only the rear yard and a small (5' max) overlap portion of the side yard; or

(3) Townhomes (Figure 11). The fronts of townhomes will face these streets with a minimum 30' setback from the edge of pavement and 15' from the sidewalk; or

(4) Cluster homes (Figure 12). Attached or small lot single family detached homes will be clustered on private courts adjacent to Evans Ranch Road or The Promenade. The sides (defined as a front yard) of these homes will face these two streets and will have a minimum setback of 20' from the sidewalk. Fencing adjacent to these two streets will be limited to an area that includes only the rear yard and a small (5' max) overlap portion of the side yard.

(b) Where the treatments described in (a) above are used in place of a sound barrier adjacent to a minor arterial the builder shall demonstrate that construction measures will be used that assure an interior noise level of 45Ldn or better and all such homes shall be provided with air conditioners.

(c) When sound barriers are to be provided, they shall be along arterial streets within a public improvement easement in residential areas with required landscaping and variations in setback to the satisfaction of the administrator or designee.

Section 18.12.703. Street/Intersection Spacing.

Street spacing and intersection placement shall be as follows:

TABLE 18.12-6: STREET SPACING AND INTERSECTION PLACEMENT*		
CLASSIFICATION	MINIMUM DISTANCE BETWEEN INTERSECTIONS	
Minor arterial	900 feet	
Commercial collector	600 feet	
Residential collector	300 feet	
Local	200 feet	

*NOTE: Any roadways associated with development located in RL and RVL zoning shall meet intersection spacing requirements in the public works design manual.

Figure 7 – Major Street Treatments

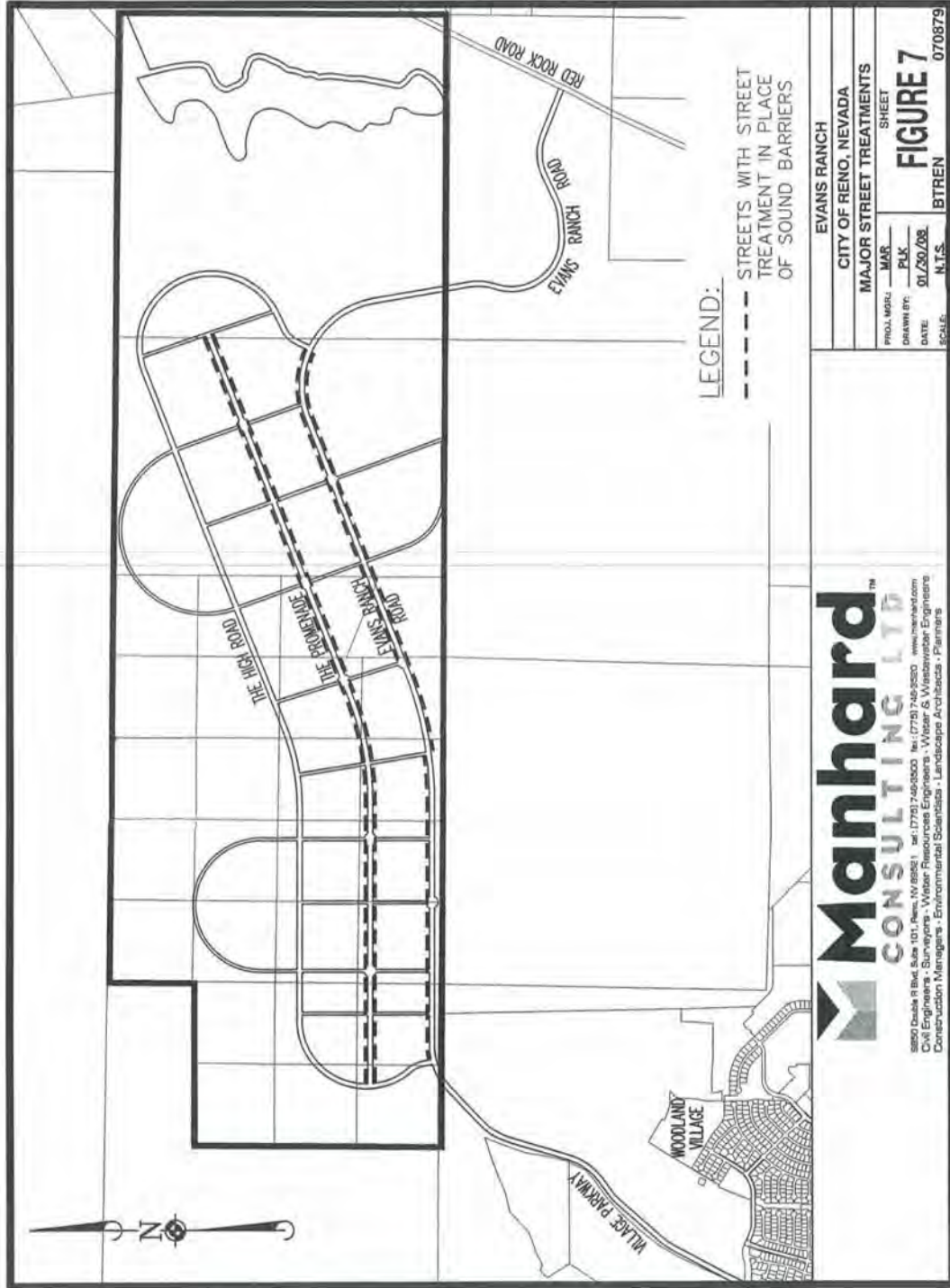


Figure 8 – Side Facing Homes Plan

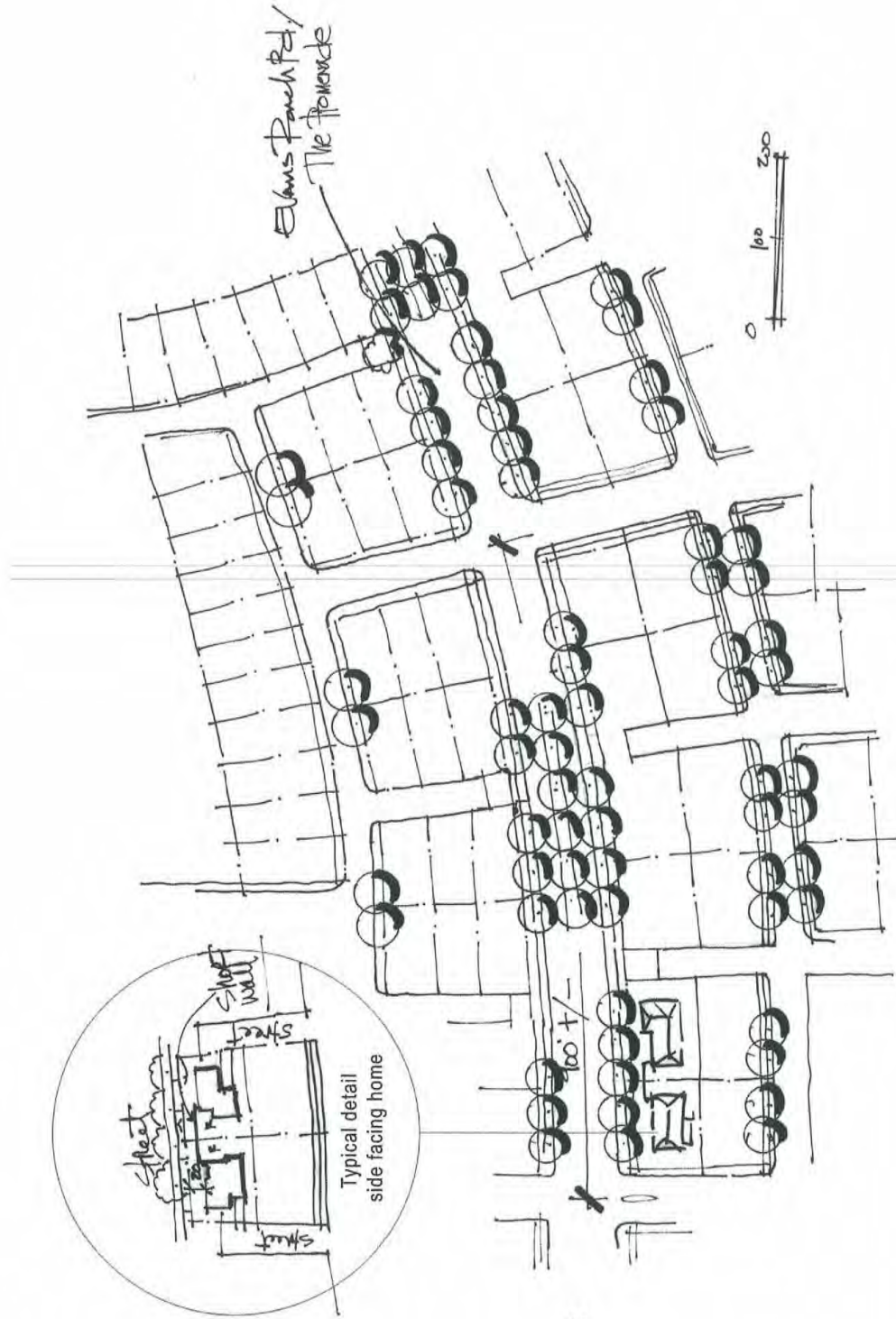


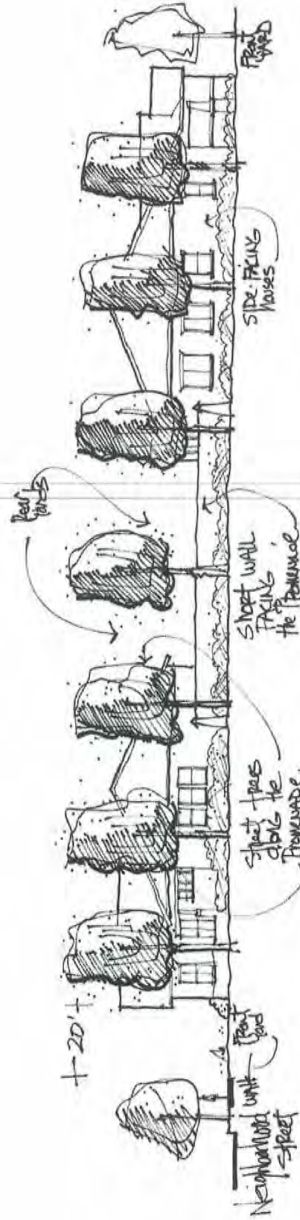
Figure 8. Side Facing Homes Plan (Evans Ranch Road/The Promenade)

LIFESTYLE HOMES TND, LLC/WALLACH 1&2, LLC.
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Evans Ranch
City of Reno, Nevada

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Figure 9 – Side Facing Homes Profile



Note:
 Short walls at a maximum height of 6' will be permitted along Evans Ranch Road/The Promenade only where they enclose front, rear and side yards and may overlap the structure by no more than 5' as shown in this graphic.

Figure 9. Side Facing Homes Profile (Evans Ranch Road/The Promenade)

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 City of Reno, Nevada

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Figure 10 – Side Facing Alley Loaded Homes

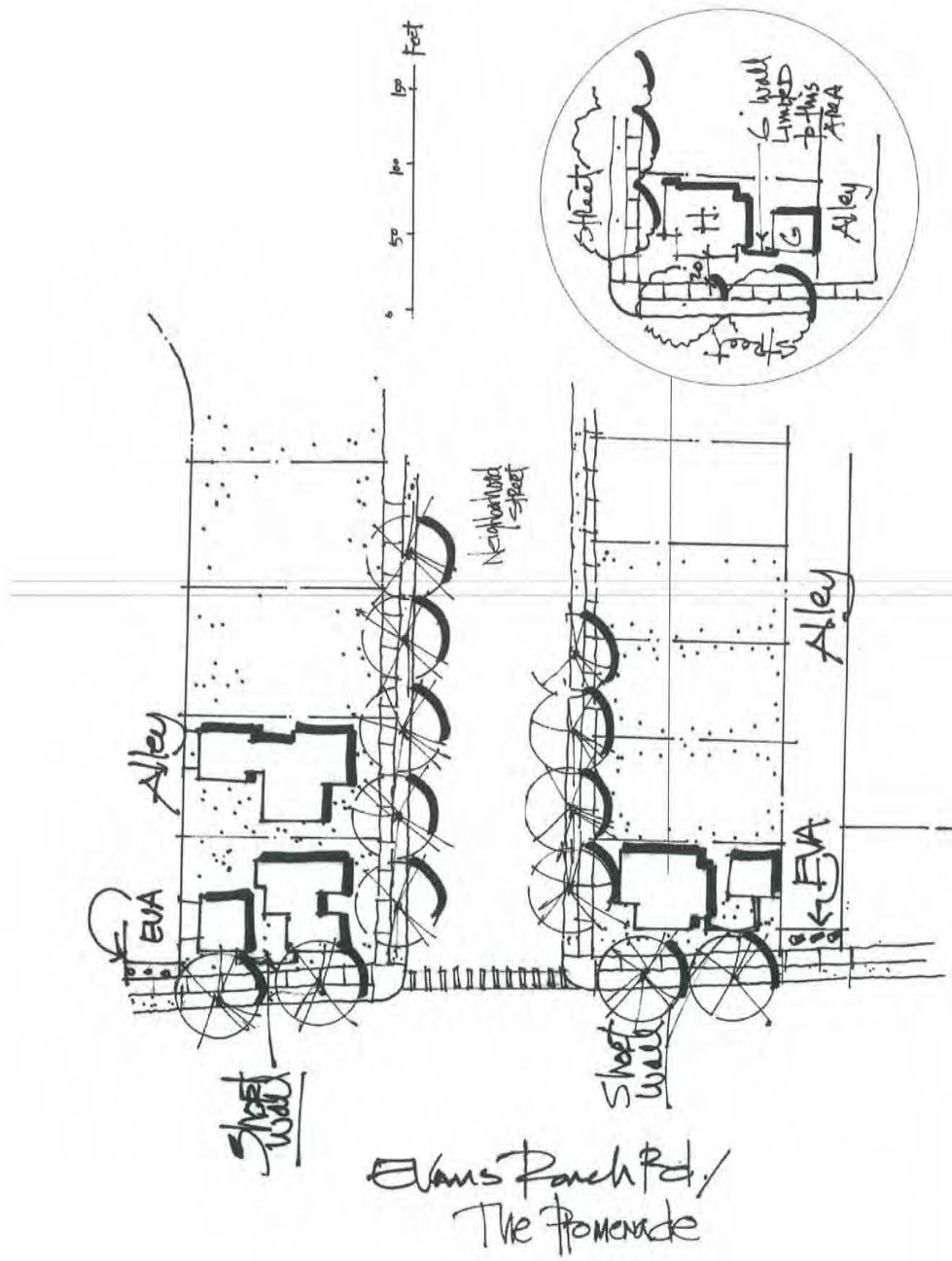


Figure 10. Side Facing Alley Loaded Homes

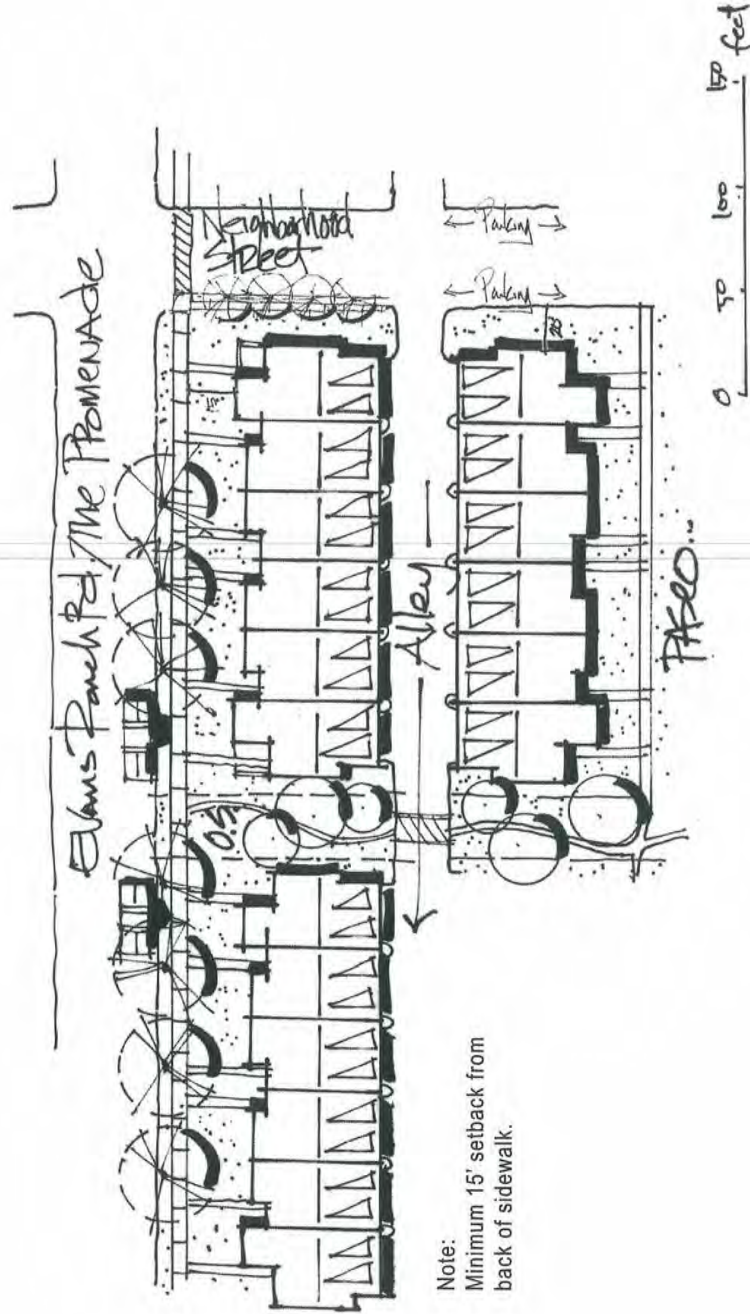
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Figure 11 – Townhomes



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Figure 11. Townhomes Plan

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City of Reno, Nevada

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Figure 12 – Cluster Homes

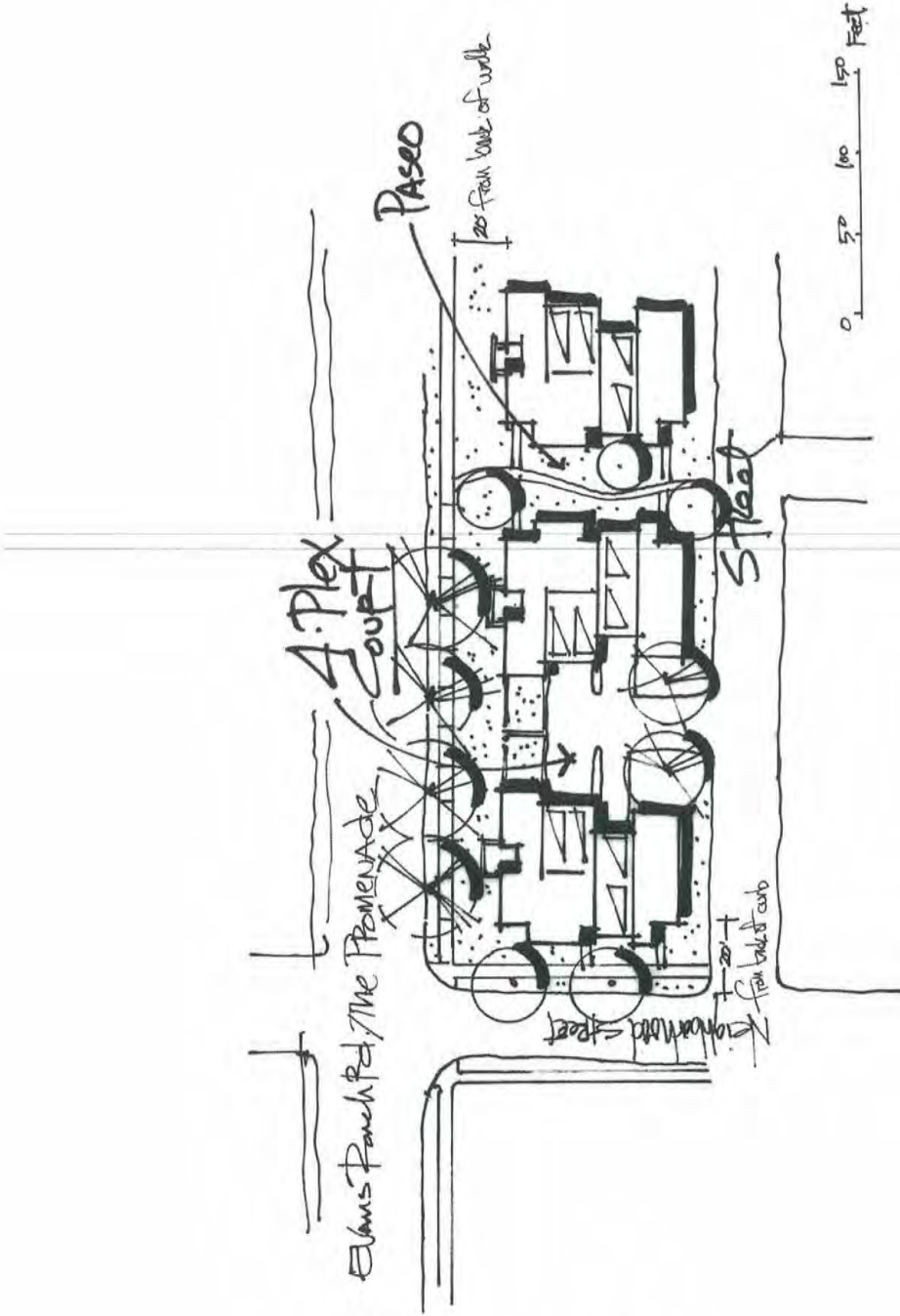


Figure 12. Cluster Homes

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Section 18.12.705. Private Streets.

(a) Applicability. Developments with private streets instead of public streets may be allowed if the development complies with the requirements of this section. A special use permit will not be required for a private street development. Variances to these requirements shall not be permitted. The use of private streets shall be identified with the respective tentative map.

(b) Design and Construction Standards. Private streets shall conform to the same standards regulating the design and construction of public streets. These standards shall include, but are not limited to the following:

- (1) Circulation chapter of the master plan;
- (2) Public streets ordinance;
- (3) Public works design manual and standard details for public works construction; and
- (4) Street naming and addressing policies.

(c) Streets Excluded. Streets shown on Figure 2 of this PUD shall not be used, maintained, or constructed as private streets. The planning commission may, in the tentative map process, deny the creation of any private street if in the planning commission's judgment the private street would:

- (1) Negatively affect traffic circulation on public streets;
- (2) Impair access to property either on site or off-site to the development;
- (3) Impair access to or from public facilities including schools, parks, libraries; or
- (4) Delay the response time of emergency vehicles.

(d) Property Owners' Association Required

(1) Mandatory Association. Developments with private streets shall have a mandatory property owners association which includes all property served by private streets. The association shall own and be responsible for the maintenance of private streets and appurtenances. Such documents must be reviewed and approved with the final map that proposes the use of private streets.

(2) Association Standards. The association documents shall be filed of record prior to the approval of the final map. Lot deeds must convey membership in the association and provide for the payment of dues and assessments required by the association. The association may not be dissolved without the prior written consent of the City. Nor may

any portion of the association documents pertaining to assessments and the maintenance of the private streets be amended without the written consent of the City.

(e) Private Street Lot. Private streets must be constructed within a separate lot owned by the property owners' association. This lot must conform to the City's standards for public street right-of-way and this PUD. An easement covering the street lot shall be granted to the City and utility companies providing unrestricted use of the property for utilities and utility maintenance. The right shall extend to all utility providers including telecable companies and emergency services operating within the City. The easement shall also provide the City with the right of access for any purpose related to the exercise of a governmental service or function, including, but not limited to, fire and police protection, inspection and code enforcement. The easement shall permit the City to remove any vehicle or obstacle within the street lot that impairs emergency access.

(f) Construction and Maintenance Cost. The City shall not pay for any portion of the cost of constructing or maintaining a private street including street signs and regulatory signage. Costs incurred for construction will not offset any impact fee charge.

(g) Utilities. Sewer, drainage facilities, and signs placed within the private street shall be installed to City standards. Dedication to the City shall occur prior to acceptance of the development and/or release of securities. All City regulations relating to infrastructure financing, developer cost participation and capital cost recovery shall apply to developments with private streets.

(h) Plans and Inspections. Developments proposed with private streets must submit the same plans and engineering information required to construct public streets and utilities. Requirements pertaining to inspection and approval of improvements prior to final map approval shall apply. Fees charged for these services shall also apply. The City may periodically inspect private streets and require repairs necessary to insure emergency access. The City may take legal action to insure necessary repairs are made and/or perform the repairs and charge the owners actual costs.

(i) Access Restrictions. The entrances to all private streets shall be marked with a sign stating that it is a private street. Guard houses, access control gates, and cross arms may be constructed. All restricted access entrances shall be manned 24 hours every day, or provide an alternative means of ensuring access to the development by the City and other utility service providers with appropriate identification. If the association fails to maintain reliable access as required to provide the City services, the City may enter the development and remove any gate or device which is a barrier to access at the sole expense of the association. The association documents shall contain provisions in conformity with this paragraph which may not be amended without the written consent of the City.

(j) Access Restricted Entrance Design Standards. Any private street which has an access control gate or cross arm must have a minimum uninterrupted pavement width of 22 feet at the location of the access control device. If an overhead barrier is used, it must be a minimum

of 14 feet in height above the road surface. All gates and cross arms must be of a break-away design. A turnaround space must be located in front of any restricted access entrance to allow vehicles denied access to safely exit onto public streets. The location and design of gates is subject to City approval.

(k) Waiver of Services. The subdivision final map or other final development plan or permit, property deeds and property owner association documents shall note that certain City services shall not be provided on private streets. All private traffic regulatory signs shall conform to the Manual of Uniform Traffic Control Devices. Depending on the characteristics of the proposed development, services may not be provided.

(l) Petition to Convert to Public Streets. The property owner association documents shall allow the association to request the City to accept private streets and associated property as public street and right-of-way upon written notice to all association members and the favorable vote of a majority of the membership. However, in no event, shall the City be obligated to accept the streets as public. Should the City elect to accept the streets as public, the City may inspect the private streets and assess the lot owners for the expense of needed repairs concurrent with the City's acceptance of the streets. The City will be the sole judge of whether repairs are needed. The City may also require, at the association's expense, removal of guard houses, access control devices, landscaping or other aesthetic amenities located within the street lot. The association documents shall provide for the City's right to such assessment. Those portions of the association documents pertaining to the subject matter contained in this paragraph shall not be amended without the written consent of the City.

Drainage Way Protection Standards. (CHAPTER 18.12-ARTICLE XIX)

Section 18.12.1903. Drainageways Applicability/Delineation.

The Evans Ranch site is characterized by several major natural drainage channels that are not clearly defined because water crosses the site at shallow depths. These drainage courses are wide, move over time, and are hard to physically define on the property. In Evans Ranch, the desire to protect drainage ways is balanced with the desire for water quality enhancements and the desire to improve traffic flow by creating a gridded street pattern. The result of this balance is depicted on Figure 13 – Major Drainage Ways. All drainage ways shown on Figure 13 with 100 year flood limits are natural. Where these natural drainage ways are relocated or modified they will meet the landscaped drainage way standards in this section with necessary studies provided at the time of the tentative map. The plan presumes that landscaped drainage ways will replace natural drainage ways as shown with 100 year limits on Figure 13. Alteration of these drainage ways will be reviewed for consistency with the findings outlined in the Reno “Major Drainageways Plan” at the time of tentative map review.

For the purposes of this PUD, a “major drainage way” is a drainage way shown on Figure 13 and classified as:

(a) "Natural" – drainage ways which will not be altered and shall have widths defined consistent with the Reno "Major Drainageways Plan"; or

(b) "Landscaped" - drainageways which will be improved and altered with landscaping and may include turf or non-native plant species and are designed to address aesthetics. They also include water quality, storm water management and recreation functions where appropriate. These landscaped drainage ways shall be designed to improve water quality with the inclusion of low flow channels, check dams, and use of appropriate plant materials. Figures 13A-13D provide plans and cross section details that explain how these landscaped drainage ways will be constructed.

Section 18.12.1905. Additional Standards for Natural Drainageways.

(a) All drainage courses within project sites that are shown on Figure 13 and are designed as "Natural" or "Landscaped". These drainage ways must be preserved and maintained as open space.

(b) All "Natural" drainage ways shall remain undisturbed except for enhancements to existing vegetation.

(c) No grading shall occur within a "Natural" drainage way except for that which is required for the construction of bicycle/pedestrian paths or necessary roadway or utility crossings.

(d) Whenever development comes in contact with a "Natural" drainage way, the drainage way shall be marked and restricted as a non-construction area during construction (i.e. no stock piling of materials, no parking of equipment, no dumping of refuse, soils, or rocks, and no construction roads). Sediment fencing or other suitable treatment shall be employed to protect the channel from sediment loaded runoff into the drainage way.

(e) The fencing of properties adjacent to the "Natural" drainage way shall be open view and no more than six feet in height and shall be wooden split-rail, ornamental iron or an acceptable alternative (no chain link). Such alternative treatment shall be described in detail at the time the tentative map is presented to the planning staff. Vegetative screening is permissible. Solid wooden fences are strongly discouraged adjacent to drainage ways; but may be allowed under certain circumstances such as limited utility screening, roadway buffering, etc. as determined appropriate with review of the associated tentative map. Ornamental iron with sharp protrusions will not be allowed in drainage ways that are adjacent to the wildlife corridor or public land that functions as open space. Any development adjacent to a drainage way shall submit a detailed fencing plan for approval with the associated tentative map.

(f) Native and drought-tolerant or riparian vegetation, whichever is deemed most appropriate, shall be used in the "Natural" drainageway.

Figure 13 – Major Drainage Ways

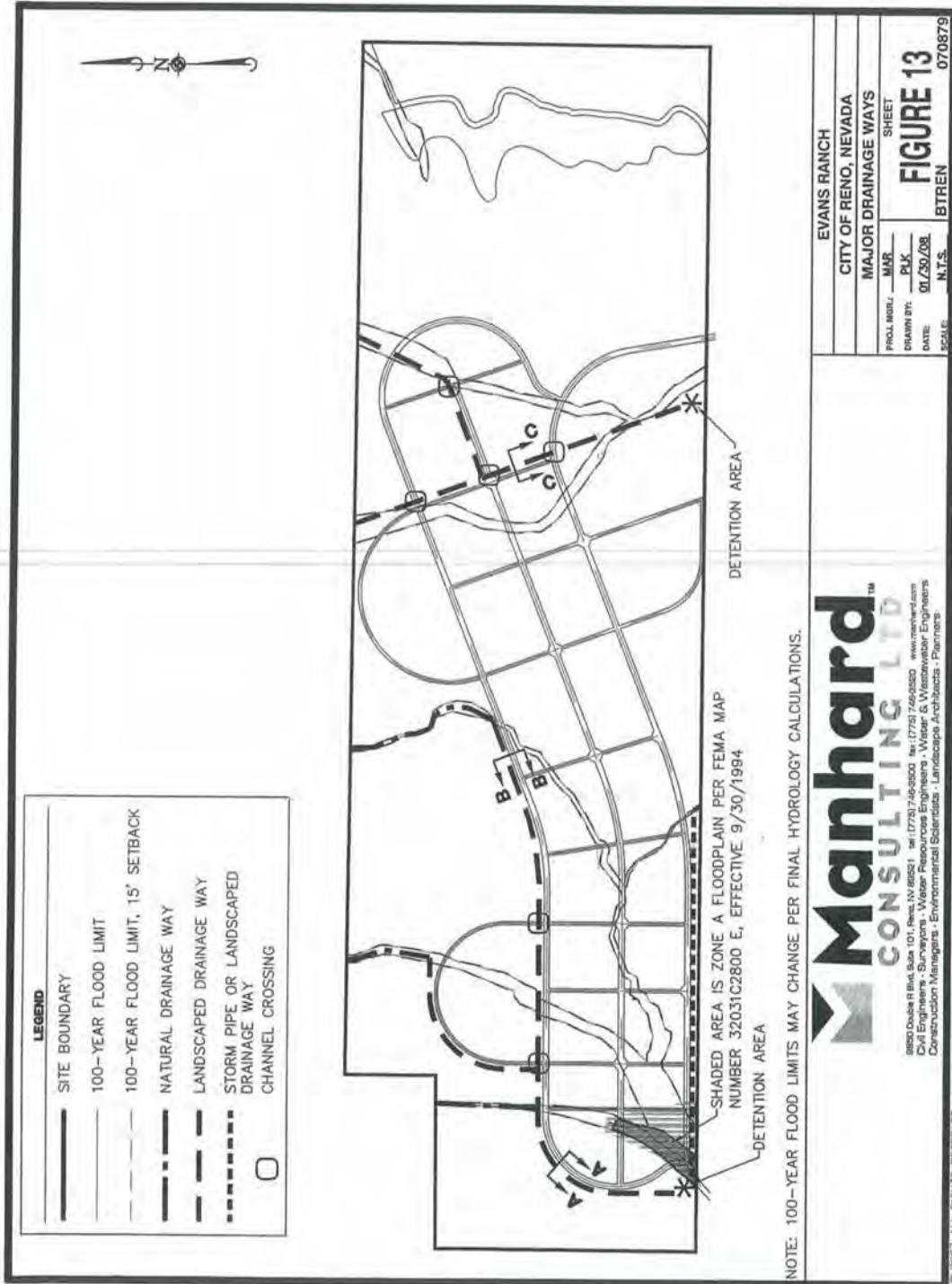


Figure 13B – Drainage Way Section A-A

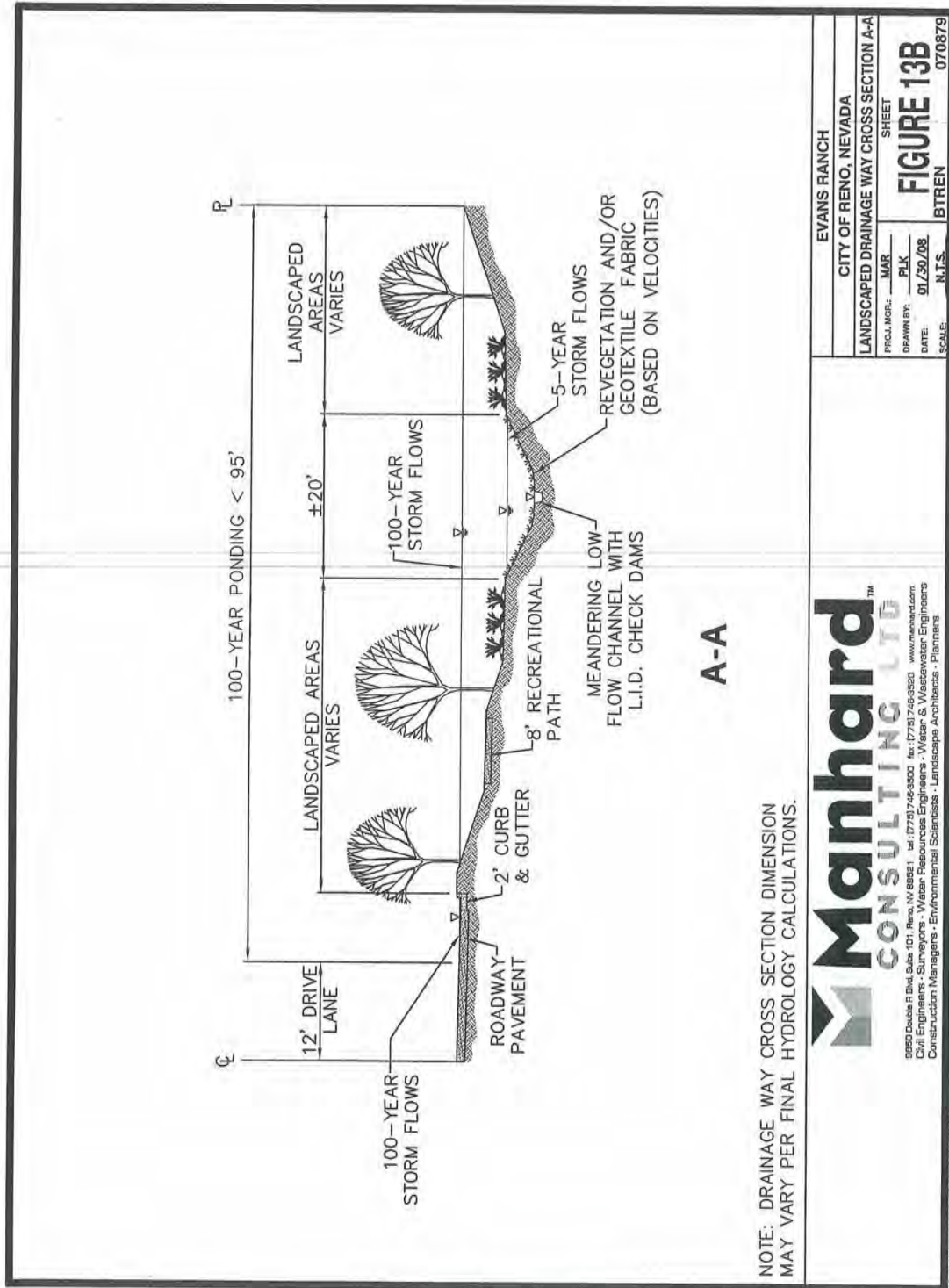


Figure 13C – Drainage Way Section B-B

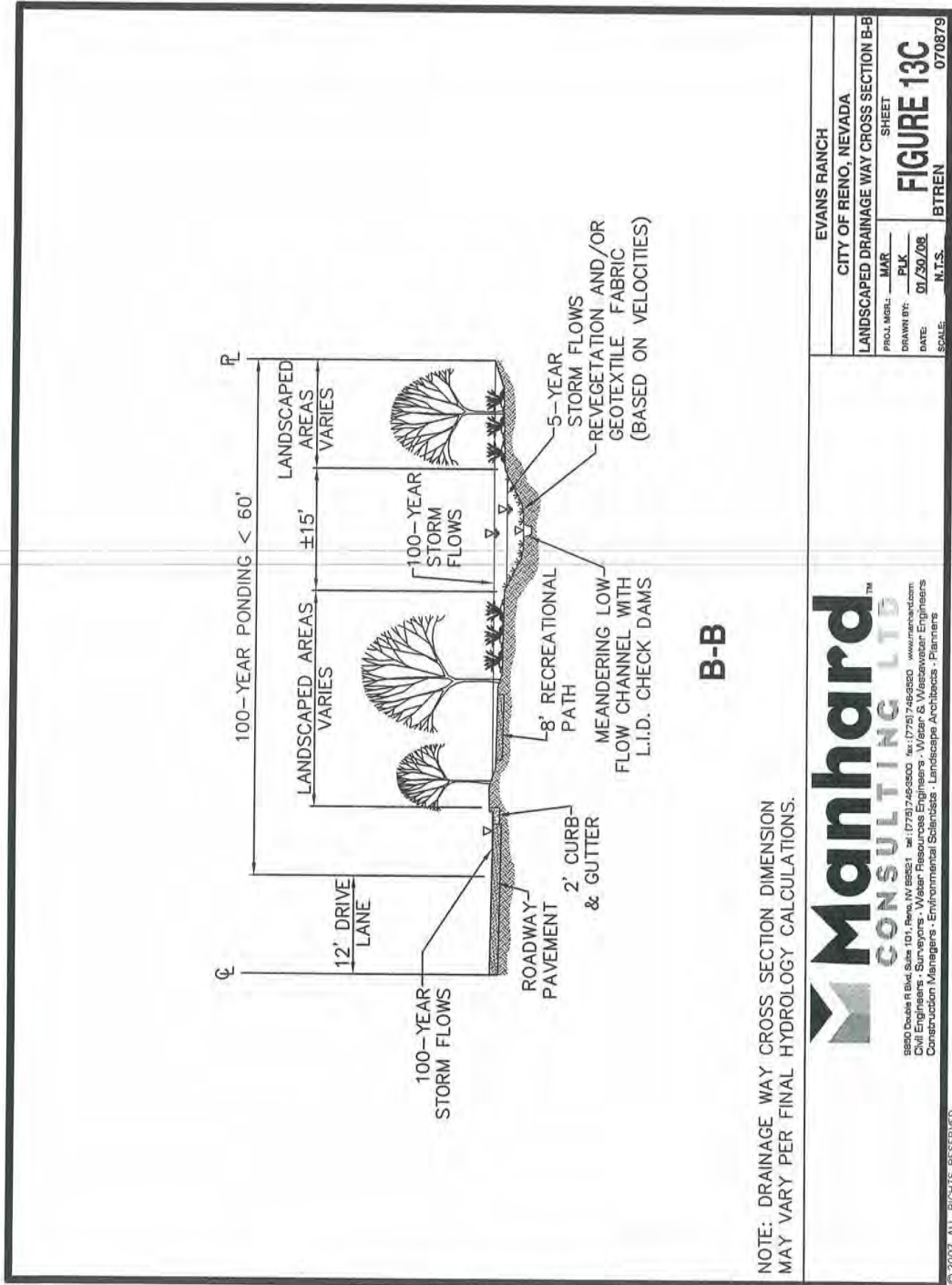
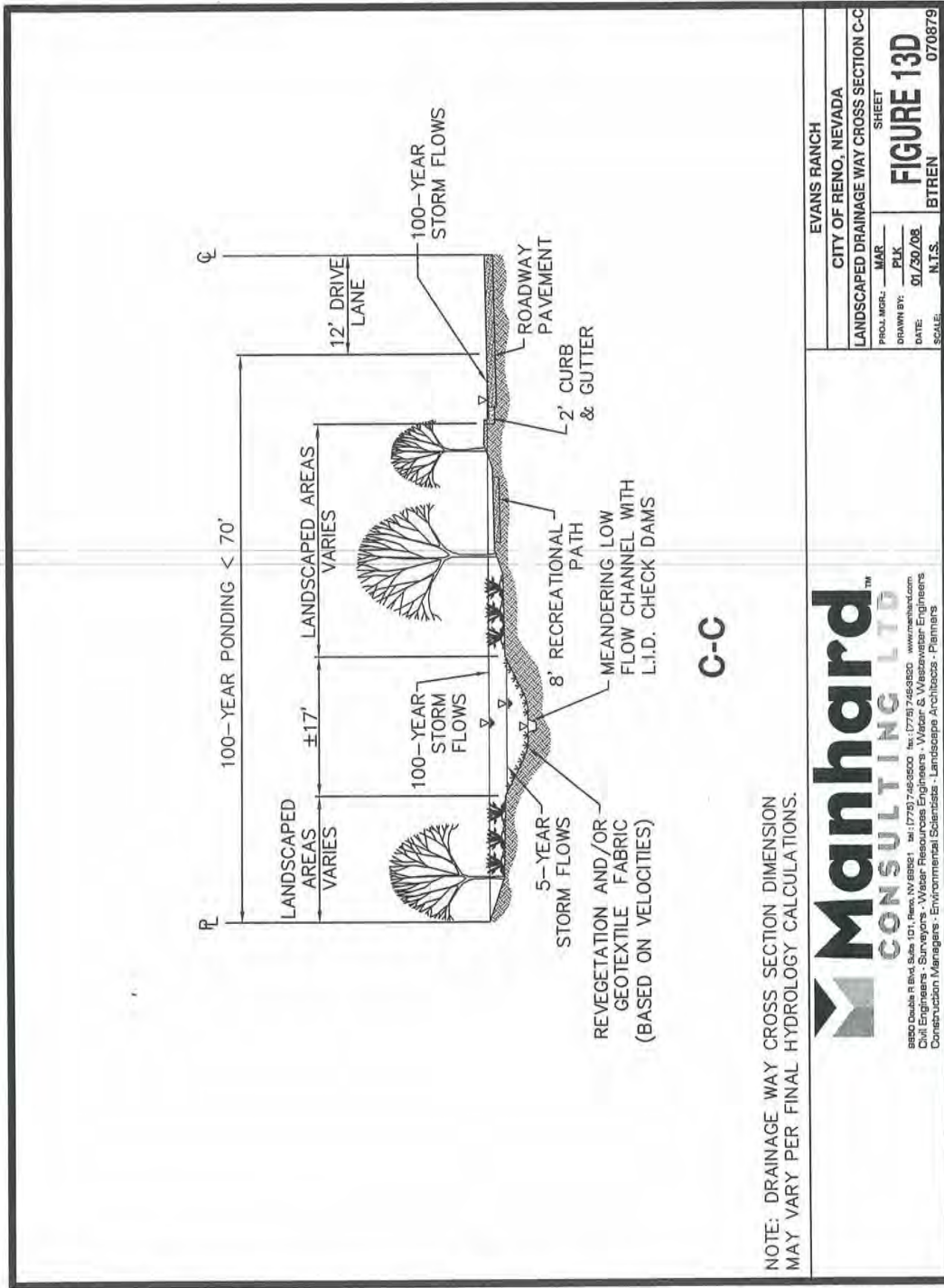


Figure 13D - Drainage Way Section C-C



(g) If channelization of a “Natural” drainage course is deemed necessary by the City, natural materials must be utilized. If deemed to be necessary with the tentative map review, piping shall be minimized.

(h) In the event that a natural or landscaped drainageway is disturbed during development activity, (e.g. stripping of natural vegetation), the developer will be required to:

- (1) Perform analysis of soils including pH, texture, depth, type, and compaction;
- (2) Identify the direction of exposure (i.e. southern) of all surfaces and slopes of the drainage way;
- (3) Prepare discussion of the characteristic behavior of water and moisture in the drainage way;
- (4) Except for drainage ways designed to be “landscaped”, prepare listing of diversified plant communities, with an emphasis on shrubs and forbs and consideration of wildlife needs, proposed for planting in the drainage way and the methods for irrigation;
- (5) Submit above with any other information explaining process by which the drainage way will be enhanced or the natural condition reestablished for review and approval by planning staff;
- (6) If the rehabilitation or modification is deemed acceptable, the owner/developer shall deposit a bond or letter of credit in the amount determined by the City to assure the plantings within the natural drainage way will be permanently established. The security shall remain in effect until the City determines that plantings have been permanently established, or for a period of not more than four years; and
- (7) In the event the City determines that rehabilitation and plantings have not been permanently established within the four-year period following construction, the City will determine the cost to replace and permanently establish such plantings. Such costs shall be deducted from the security and retained by the City for rehabilitating the drainage way. Any remaining security will be returned to the owner/developer.

(i) All crossings of drainage ways shall include culvert arches, con span bridges, or acceptable alternatives that provide an exterior treatment that mimics a bridge. Design details for crossings shall be provided with the applicable tentative map.

(j) All other procedures and standards of Article XIX that are not in conflict with sections 18.12.1903 and 18.12.1905 as contained in this PUD shall apply.

Adjacency Standards. (Section 18.08.404 (c) (3))

(a) Purpose. The purpose of these adjacency standards is to apply regionally accepted standards for buffering and transitions to development that presently exists adjacent to the exterior boundary of this PUD.

(b) Applicability. This subsection's adjacency standards shall apply to new development located within 500 feet of the existing platted lots exterior to the boundary of this PUD.

(c) Wherever, in the opinion of the Reno Zoning Administrator, a natural barrier (e.g., ridgeline, open space, or natural terrain change) buffers the existing built environment or platted lots from the proposed new development, these compatibility and adjacency standards shall not apply. This determination will be made at the time each tentative map is processed.

(d) Internal density transfers allowed. If these standards would result in a development density along the edge of the property that is less than would be allowed in the approved zoning designation, any loss of development units may be transferred to an area not on the edge of the property, but within Evans Ranch. In no event shall the total number of dwelling units in the PUD exceed 5,679.

(e) Lot adjacency standards:

(1) General Rural (GR)-to-Large Lot Residential (LLR). To provide adequate transition between varying sizes of single-family residential parcels designated one dwelling unit per forty (40) acres to large lot residential, the minimum adjacent lot size shall be one acre.

(2) General Rural (GR) to Single Family Residential (SFR). To provide adequate transition between varying sizes of single-family residential parcels designated as one dwelling unit per forty acres acre to any SFR zone, with the exception of Village 9, one of the following methods shall be utilized:

a. Minimum parcel size. The minimum lot sizes at the edge of the proposed subdivision abutting the existing residence or platted lot shall be one (1) acre; or

b. Buffer. A "buffer zone" shall be established. When the buffer remains natural vegetation, the buffer zone shall be 100 feet in depth between the closest lot line and the exterior property boundary of the PUD. The buffer zone must be common open space for the proposed subdivision and may include paths, trails or other amenities as determined appropriate at the time the associated tentative map is approved.

(3) Village 9. All lots along the exterior boundary of Village 9 that are adjacent to privately owned parcels shall be a minimum of 1 acre in size.

(f) Height. Lots proposed within a new subdivision that share a common property line with an established subdivision shall not contain structures that exceed the maximum height of the equivalent zoning or land use district.

(g) Grading adjacency standards. All grading for subdivision improvements, minor or major special use permits, or other discretionary or building permits adjacent to lots up to five acres in size shall:

(1) Not result in slopes on fill in excess of, or steeper than, three horizontal to one vertical (3:1).

(2) For a distance of 50 feet from the shared common property line with an existing residence (see RMC Figure 18.08.19), fills shall not differ from the natural grade by more than 48 inches and may not exceed a slope of three horizontal to one vertical (3:1).

(3) Not result in slopes that differ from the natural grade by more than 20 feet within 500 feet of a shared common property line with existing development.

(4) Within 500 feet of the shared property line, be limited on cut slopes to be equal to, or less than, a slope of three to one (3:1). However, major cut slopes, in excess of 100 lineal feet, shall be permitted when the cut slopes include stepped-back structural containment in the form of benches and terraces that include landscaping on the terraces. Rockery walls used to create benches are limited to a maximum vertical height of six feet. The resulting terraces shall include a minimum horizontal width of six feet to provide for the landscaped bench. An exception may be allowed for cuts into stable rock, supported by a geotechnical report.

(5) Utilize a gradual transition or "rounding or contouring" of the manufactured slope at the intersection of a manufactured cut or fill slope and a natural slope.

(6) Visually integrate all slope faces (cut or fill) into the natural terrain by a gradual transition or "contouring/rounding" of the man-made land forms into the natural terrain to add sinuosity to the grading of the site.

(7) Prohibit the use of riprap and gabions as a mechanical stabilization for cut slopes, except where essential for safe access, for passage within the rights-of way of public roads and for storm drainage control device(s).

(8) Address compatibility with adjacent lots, demonstrate visual impacts to the community, and propose design criteria, landscaping and buffering to mitigate impacts on adjacent property owners and the community's scenic character, if the applicant proposes cut, fills or slopes in excess of the requirements. Alternative materials and procedures supported by adequate engineering documentation may be approved, provided that they meet the aesthetic intent of these requirements and incorporate mitigation. All mitigation shall be reviewed and approved by the Reno Zoning Administrator.

(h) Light and glare. This subsection sets forth criteria to mitigate impacts caused by lighting and glare. Where this subsection and the following exterior lighting section conflict the most restrictive standards shall apply

(1) Light. All light sources shall be located and installed in such a way as to prevent spillover lighting onto adjoining properties. The following provisions shall apply to all existing and proposed development:

a. Any lighting facilities shall be so installed as to reflect away from adjoining properties. Covers must be installed on all lighting fixtures and lamps must not extend below the bottom of the cover.

b. Within 100 feet of residential zones, light standards shall not exceed 12 feet in height. Additional height for standards may be permitted by the administrator provided such lights are a sharp cutoff lighting system.

c. No permanent rotating searchlights shall be permitted except that an administrative permit may be issued by the administrator for a period not to exceed three days for a temporary searchlight. The administrative permit shall be limited to a maximum of three times in any one calendar year.

d. Lighting design.

The style and intensity of lighting shall consider not only function and appearance, but shall reflect the existing character of surrounding areas and shall replicate natural light as much as possible.

e. Glare.

Reflected glare on nearby buildings, streets or pedestrian areas shall be avoided by incorporating overhangs and awnings, using non-reflective building materials for exterior walls and roof surfaces, controlling angles of reflection, and placing landscaping and screening in appropriate locations.

f. Interior lighting.

Where residential uses abut nonresidential uses, interior lighting of the nonresidential uses shall be controlled at night through the use of timers, window blinds, or other acceptable means. This provision shall apply to all existing and proposed development.

g. Conflict with other portions of Title 18.

Where another provision of Title 18 may conflict with the provisions of this subsection, the more restrictive provision shall control.

Exterior Lighting.

(a) The following standards are intended to follow “Dark Sky” principles. In addition to the standards herein applying to private development, the Reno Zoning Administrator is authorized to further reduce lighting impacts by reducing the amount and placement of street lights that might be otherwise required by City Code. Lighting plans shall be provided with each tentative map or special use permit showing how “Dark Sky” best practices are being used.

(b) All exterior lighting shall be full cut-off fixtures with the light source fully shielded, with the following exceptions:

(1) Luminaires that have a maximum output of 260 lumens per fixture, regardless of number of bulbs, (equal to one 20 watt incandescent light), may be left unshielded provided the fixture has an opaque top to keep light from shining directly up.

(2) Luminaires that have a maximum output of 1,000 lumens per fixture, regardless of number of bulbs, (equal to one 60 watt incandescent light) may be partially shielded, provided the bulb is not visible, and the fixture has an opaque top to keep light from shining directly up.

(3) Flood lights with external shielding may be angled provided that no light escapes above a 25 degree angle measured from the vertical line from the center of the light extended to the ground, and only if the light prevents glare and does not shine on adjacent property or public rights-of-way. Flood lights with directional shielding are encouraged. Photocells with timers that allow a floodlight to go on at dusk and off by 11:00 p.m. are encouraged.

(4) Holiday lights are exempt from the requirements of this Ordinance for a two month period from November 15th to January 15th. Holiday lights shall be turned off after 11pm and after close of business with the exception of Christmas Eve.

(5) Sensor activated lighting may be unshielded provided it is located in such a manner as to prevent direct glare and lighting into properties of others or into a public right-of-way, and provided the light is set to only go on when activated and to go off within five minutes after activation has ceased, and the light shall not be triggered by activity off the property.

(c) Vehicular lights and all temporary emergency lighting needed by the Fire and Police Departments, or other emergency services shall be exempt from these requirements.

(d) All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.

(e) Parking area lights are encouraged to be greater in number, lower in height and lower in light level, as opposed to fewer in number, higher in height and higher in light level.

(f) Uplighting is prohibited in all zoning districts, except in cases where the fixture is shielded by a roof overhang or similar structural shield from the sky and a Nevada licensed architect or engineer has stamped a prepared lighting plan that ensures that the light fixture(s) will not cause light to extend beyond the structural shield.

Fencing.

Each tentative map application shall include a fencing plan detailing the location and types of fencing proposed within the subdivision. Once the fencing plan is approved through the final map process, the fencing plan shall control the placement and types of fencing allowed within the particular subdivision. The following limitations shall apply to these plans:

(a) All fencing adjacent to Evans Ranch Road and The Promenade shall be consistent with Figures 8 through 11 of the PUD.

(b) No front yard fencing will be allowed in Evans Ranch except along the Promenade and Evans Ranch Road. Front yard fencing along these two roads shall be limited to 4.5' in height and must be open view (e.g. picket or ornamental iron) but not chain link. At the time each tentative map is reviewed a determination must be made that such front yard fencing provides an acceptable demarcation between public and private space and also contributes to the aesthetic quality of the streetscape. Failure to make such findings will result in the preclusion of front yard fencing within the particular development.

(c) No ornamental iron or other metal fencing with protrusions will be allowed on properties that adjoin public lands and open space north and west of villages 1 & 2 unless the applicant submits a letter from the Nevada Department of Wildlife (NDOW) that the proposed fencing has been determined by NDOW to be safe for wildlife.

(d) Fencing must follow all rules and standards for fencing in City Code that are not contrary to this PUD.

(e) Open Space. Fencing abutting open space must be open view, no more than six feet in height and shall be wooden, split-rail, ornamental iron or an acceptable alternative (no chain link). Such alternative treatment shall be described in detail at the time the tentative map is presented to the planning staff. Vegetative screening is permissible. Solid wood fences are strongly discouraged adjacent to open space; but may be allowed under certain

circumstances such as limited utility screening, roadway buffering, etc. as determined appropriate with review of the associative tentative map. Ornamental iron with sharp protrusions will not be allowed in drainage ways that are adjacent to the wildlife corridor or public land that functions as open space.

Wildlife.

Mule deer winter on the Petersen Mountain Range that borders the west end of the site. During harsh winters, these deer move along the base of the Petersen Mountains. There is also a spring in the northwest portion of the property that is used by deer and other wildlife.

To address or off-set potential impacts to wildlife resulting from the development of the property, a Wildlife Interface Plan will be completed in coordination with the Nevada Department of Wildlife to the satisfaction of City staff. The adjacent property owners shall be invited to participate in the preparation of the Wildlife Interface Plan. This plan will be completed and submitted for approval by the Planning Commission with the first tentative map for Villages 1 or 2 or prior to any drainage improvements in Village 2. It will include the following elements:

- Determination of appropriate buffer areas around the spring and the determination of an interface area at the base of the Petersen Range on the west edge of the project site; and/or
- Methods to protect these areas and mitigate the impacts of development which may include, but are not limited to creation of open space, setbacks, fencing, signing, reduced residential densities, configuration of adjacent residential lots, or other mitigation measures.

4. IMPLEMENTATION.

Administration.

The Evans Ranch 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. *It is intended that some of the details of this implementation section may be modified by subsequently approved development agreements. Such development agreements may not change the amount of development (i.e. number of units), density or location of developments as specified in this PUD handbook. Development agreements will be limited to the timing, method of implementation, scale and nature of the infrastructure and services associated with the project.*

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:

- To prescribe and administer methods and procedures to ensure and control the quality of development that occurs in Evans Ranch;
- Maintain all common area improvements, storm drain channels, detention basins and other flood control facilities;
- Construct, or have constructed, all pathways, trails, and sidewalks.

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

Zoning.

With each development application, except parcel maps establishing roadways or creating large parcels for further subdivision or building permit, the applicant shall provide the City with the following:

- A copy of a title report identifying the owner of record of the subject property;
- A letter from the property owner of record selecting a zoning designation as set forth in Table 2- Zoning in the Evans Ranch PUD consistent with Figure 6- Evans Ranch Master Plan that is to apply to the property that is the subject of the application or permit;
- A letter from the Declarant of the adopted CC&Rs for Evans Ranch or the Evans Ranch Homeowners Association explaining the number of dwelling units or acreage of non-residential use the application or permit is entitled to under Table 3-Land Use by Village. This letter shall also include a running total of the dwellings units or non-residential acres remaining in the applicable Village and Evans Ranch as a whole and map depicting such;
- A legal description and a drawing showing the boundaries of the subject property in digital format to the specifications of the City;
- Pay any fee established by the City to pay for the direct costs of completing this process.

Once this process and the development described in the permit or application has been completed for a particular property, then the zoning selected shall be the zoning for that property from that day forward. In other words, this process shall only be used one time for each

property unless the subject permit application is not perfected. In that instance the process may be repeated for the property.

Public Safety Facility Agreement.

Prior to approval of the first final map for the project, excluding parcel maps, the developer of Evans Ranch will either: (i) execute a Public Safety Facility Agreement with the City as described below; or (ii) in lieu of (i), elect to submit to any generally applicable, comprehensive fire impact fee program or ordinance adopted by the City Council in accordance with NRS 278B in effect at the time of the approval of the first final map for the project.

Unless the parties agree otherwise, the Public Safety Facility Agreement will include the following provisions:

- Prior to the approval of a final map which contains the **1,700th** lot in Evans Ranch a fire station shall be completed at a location selected by the City with reasonable consideration given to the presentation of desired locations by the developer;
- The developer will dedicate *up to 2.5 acres for a fire station site at no cost to the City, the location of which shall be selected or approved by the Reno Fire Department;*
- The developers will build a 7,200 square foot station *with two apparatus bays* on the selected site that is comparable in size, materials and fixtures to the two-bay Cold Springs Fire Station (Station # 18). *The station shall be delivered turnkey with all FF&E such that it is immediately available to be inhabited and operated as a fire station upon acceptance by the City of Reno.* An additional 600 square feet of *turnkey, furnished, and equipped* office space for police services will be added to the fire station along with 4 additional parking spaces. *The police space shall be fully self-contained, be ADA compliant, and have its own secured entrance and contain rest-room facilities. The security requirements for the police and fire stations shall be included in any bond or other type of security for the public safety facility site;*
- The developer will provide a Model 14 Brush Truck and Triple Combination Fire Pumper;
- *Prior to the issuance of a building permit to construct any new structure in the Evans Ranch PUD, the developer shall extend Echo Avenue from its current west terminus to the west to connect with Osage Road. The extension of Echo Avenue shall be constructed to City standards. This extension may be considered as "emergency vehicle access only" and designated in a method and manner approved by the fire chief or his designate.*
- A "defensible space" program to the satisfaction of the Reno Fire Department.
- *If the Developer: (i) fails to execute a mutually agreeable Public Safety Facility Agreement ("PSF Agreement") prior to the first final map for the project; or (ii) defaults in the performance or observance of any term, covenant, condition or agreement on its part to be performed or observed under the PSF Agreement, then, the City shall notify the Developer in writing of the violation and allow the Developer fifteen (15) business days to cure. In the event Developer fails to cure within fifteen business (15) days, the City shall be entitled to pursue all its rights and remedies under the PUD ordinance and PSF Agreement, including without limitation, the suspension, revocation or withholding of existing or pending building permits.*

- Any per lot fire facilities fee as established in the *Public Safety Facility Agreement* shall be paid prior to the recordation of each final map based on the total number of lots within the final map.
- A fee of \$500 per home for police capital facilities to be established in a *Public Safety Facility Agreement* or any per residential lot or commercial acreage fee established with the adoption of a citywide Police Department Facilities fee, with credit given for the cost of the 600 square feet of office space and 4 parking spaces provided in the *Public Safety Facility*, shall be paid prior to recordation of each final map based on the total number of lots within the final map, unless the *Public Safety Facility Agreement* and/or citywide Police Department Facilities fee establishes a different time of payment; and
- Any and all other generally applicable fees adopted by ordinance or resolution of the City Council unless such fees duplicate either of the two previously mentioned fees to include dedications and contributions referenced in the *Public Safety Facility* agreement.
- *The City shall exercise its best efforts to fairly distribute the costs of constructing the fire/police station among all new development in the public safety station service area. The reimbursement will be due the developer who constructs the public safety station and shall be a proportional amount of the whole fire/police station cost based upon the ratio of Evans Ranch and other dwelling/commercial units within the proposed fire station’s service area. The calculation and payment of these fees shall be facilitated by inclusion in any development agreement, tentative map, final map, PUD, SUP, etc. obtained by any property owner(s) and/or developer(s) in the public safety station service area and paid at the issuance of a building permit. The reimbursement period shall equal the life of this PUD.*

Parks Development and Maintenance Agreement

Parks within the PUD shall be designed and constructed pursuant to a Park Development and Maintenance agreement between the City of Reno and the developers of Evans Ranch. This agreement will be completed and approved by the City Council prior to the approval of the first final map within the project. At a minimum, the developer will identify *and donate* land for neighborhood parks at **2.5** acres per 1,000 residents at build-out. *The trails system built by the developer will count as an additional 1 acre of park per 1,000 residents.* Acreage of community parks will be determined in accordance with the City Master Plan with final details defined in the Park Development and Maintenance Agreement *or an approved development agreement.* Consistent with RMC 18.14.405 as amended, the parks will include all or a combination of the following elements per park:

LOCAL BASIC PARK ELEMENTS	ACRES
Children’s play apparatus and area	.50 to .75
Landscape park-like and quiet areas	.50 to 1.0
Family picnic area	.25 to .75
Game court area	.25 to .50
Turf playfield	1.0 to 3.0

The Park Development and Maintenance *or development* agreement shall also include the following provisions:

- A schedule for completion of parks;
- An approved budget for construction of the parks;
- Parks will be constructed by the developers of Evans Ranch or the City. If they are constructed by the developer then a schedule for reimbursement of Residential Construction Tax dollars generated within the Park District shall be prepared;
- Method of dedication and the responsibility for maintenance;
- RCT funds generated within the PUD will be restricted for parks within Evans Ranch;
- An appropriate level of active facilities such as baseball/football/soccer fields within the designated parks, *which may include lighting for approved league play up to 10:00 pm*;
- Park design will include landscaping and irrigation as appropriate for the planned uses as approved by the City of Reno and as determined with review of the construction plans. It is intended that these parks will be irrigated with treated effluent.
- If the Developer: (i) fails to execute a mutually agreeable Park Development and Maintenance Agreement ("PDM Agreement") prior to the first final map for the project; or (ii) defaults in the performance or observance of any term, covenant, condition or agreement on its part to be performed or observed under the PDM Agreement, then, the City shall notify the Developer in writing of the violation and allow the Developer fifteen (15) business days to cure. In the event Developer fails to cure within fifteen business (15) days, the City shall be entitled to pursue all its rights and remedies under the PUD ordinance and PDM Agreement, including without limitation, the suspension, revocation or withholding of existing or pending building permits.

Essential Workers Discount.

Prior to approval of the first final map, the applicant shall submit an Essential Workers Discount Plan to determine if it can be legally established. If the plan can be legally established, it shall contain provisions such as but not limited to: the amount of discount provided (\$2,000/home); who can qualify, the number of residential units to which it can be applied and a procedure for resale of affected units. It is intended to apply to those who are employed in one of the following public or community service occupations:

- Public or private primary or secondary school teacher;
- Police or Sheriff's officer
- Childcare worker.

The purpose of this discount is to assist what are considered herein to be essential workers within the community who may have, based on income, difficulty in obtaining homeownership. Evans Ranch may create qualification and compliance criteria and procedures to achieve this objective.

Affordable Housing.

In recognition of the importance of expanding homeownership opportunities to all members of the City and region, Evans Ranch will prepare and submit an affordable housing program. This program will assure that 2% of the homes (up to 113 units) within Evans Ranch will be sold to qualified individuals or families with moderate incomes. The program will be submitted to the City prior to the recordation of the first final subdivision map (does not apply to parcel maps). The program will be administered by the master developer or their designee and will assure that any funds generated as a result of the implementation of the program are used to further the objective of providing affordable housing.

Project Design Flexibility.

Redistribution of dwelling units and commercial acreage shall be permitted between parcels within Evans Ranch through the tentative map or special use permit process. This will allow more flexibility in responding to individual site characteristics and constraints, changes in market conditions, and desires of future homeowners, changes in technology and better overall site design. Redistribution of units and commercial acreage shall be subject to the following limitations:

1. Redistributed residential units or commercial acreage shall not be transferred into edge parcels unless the adjacent property is rezoned to a density that is equal to or greater than the density allowed in this PUD. The transfer of units from these edge parcels to internal parcels will be permitted; and
2. Redistribution of units or commercial acreage shall not result in an increase of the overall unit count beyond 5,679 or more than 35 acres of commercial;

Green Development Practices.

Evans Ranch will include leading edge practices for the reuse of effluent. Low Impact Development (LID) best practices will be used in the design and construction of all commercial or residential developments to increase water infiltration and improve water quality. Any ordinances the City develops that prescribe green building practices will be employed in Evans Ranch, as they become effective. Plans demonstrating application of best practices or conformance with adopted standards shall be provided with each tentative map, special use permit and/or building permit as applicable.

Water and Effluent Tanks.

The Water and Wastewater Facility Plans of this PUD identify three options for the general location of water and effluent tanks to serve the project. Final locations will be determined with utility designs completed prior to the approval of the associated tentative map(s). All tanks will be subject to the approval of a Site Plan Review prior to construction. Tank placement and design shall, at a minimum, consider the following:

1. Mitigation of the visual impacts of grading;
2. Selection of an appropriate color consistent with the area in which the tank is placed;
3. Appropriate screening which may include landscaping, revegetation, or other suitable methods; and
4. Application of the most current design requirements of RMC related to Hillside Development and cuts of 20' and fills of 10' or more.

Hours of Operation.

Hours of operation for exterior construction activity shall be limited as follows:

1. Monday – Friday 6 AM to 8 PM;
2. Saturday 9 AM to 6 PM;
3. No exterior construction activity on Sundays.
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, the time of year or nature of the particular activity (e.g. concrete pours, roadway paving, utility installation, etc.)

Design Review Process.

Each tentative map submitted shall include evidence that the developer hosted a meeting or meetings to engage community members in the design process. At a minimum, the following groups will be invited to attend these meetings:

- Red Rock Estates Property Owners Association;
- Silver Lake Property Owners Association;
- Woodland Village Association; and
- Rancho Haven Property Owners Association.

Each association shall be responsible for providing the contact information for their association to the Master Developer of Evans Ranch.

5. LEGAL DESCRIPTION.

EVANS RANCH

PUD ZONING

APN 087-021-23, 556-010-01 THRU 05

APN 087-021-09,087-021-10,087-021-11,087-491-01,087-491-02

APN 087-491-03 THRU 19

OCTOBER 3, 2007

Description Revised January 29, 2014

A portion of Sections 1, 2, 3, and 4, Township 21 North, Range 18 East, M.D.M., Reno, Washoe County, Nevada, and more particularly described as follows:

Beginning at the South 1/4 corner of said Section 4; thence North 01°23'34" East, along the North South centerline of said Section 4, a distance of 3963.86 feet to the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of said Section 4; thence South 89°29'57" East, along the East West centerline of the Northeast 1/4 of said Section 4, a distance of 2575.78 feet to the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of said Section 4; thence North 00°38'33" East a distance of 1360.63 feet to the Northeast corner of said Section 4; thence South 89°08'51" East a distance of 2632.60 feet to the North 1/4 corner of said Section 3; *thence South 89°08'49" East a distance of 1316.30 feet to the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 3*; thence South 89°08'49" East a distance of 1316.30 feet to the Northeast corner of said Section 3; thence South 89°09'30" East a distance of 2632.65 feet to the North 1/4 corner of said Section 2; thence South 89°09'05" East a distance of 2634.50 feet to the Northeast corner of said Section 2; thence South 89°05'32" East a distance of 2589.95 feet to the North 1/4 corner of said Section 1; thence South 89°05'32" East a distance of 2589.95 feet to the Northeast corner of said Section 1; thence South 00°44'59" West a distance of 2661.42 feet to the East 1/4 corner of said Section 1; thence South 00°53'21" West a distance of 2627.32 feet to the Southeast corner of said Section 1; thence North 89°03'39" West a distance of 5226.49 feet to the Southwest corner of said Section 1; thence North 89°35'40" West a distance of 5232.44 feet to the Southwest corner of said Section 2; thence North 88°25'59" West a distance of 2607.33 feet to the South 1/4 corner of said Section 3; thence North 89°40'43" West a distance of 2630.04 feet to the Southwest corner of said Section 3; thence North 89°37'58" West a distance of 2627.72 feet to the Point of Beginning

BASIS OF BEARINGS: Annexation Tract Map Number 4479.

NOTE: This description was prepared from information from various sources and does not represent a filed survey. This description should only be used for the purpose of describing the proposed zoning.

Description Prepared By:

Ryan G. Cook PLS 15224

Summit Engineering Corp.

5405 Mae Anne Avenue

Reno, Nevada 89523

J:\WPDATA\LEGALS\CSZONE1.LGL

6. APPENDIX I

A. Certifications / Notices of Final Action / Zoning Ordinances

**B. Exhibit B: Engineering / Traffic / Trails / Essential Workers Discount /
Health Department Conditions of Approval**

C. BLM Conditions

**A. Certifications / Notices of Final Action /
Zoning Ordinances**

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

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



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

May 15, 2014

FILED THIS DATE
5 / 15 / 14
BY: BBB
CITY CLERK

Lifestyle Homes TND, LLC
P.O. Box 7548
Reno, NV 89510

RE: Case No. LDC10-00030 (Evans Ranch PUD Amendment) – Certification of Amended Planned Unit Development Handbook

Dear Applicant:

At a regular meeting held May 14, 2014, the City Council certified the Evans Ranch Planned Unit Development (PUD) Handbook. The amendments were tentatively approved by the City Council on January 15, 2014.

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

Sincerely,


Lynnette R. Jones
City Clerk

LRJ:bbb

xc: Community Development
Vern Kloos, Community Development
Jeff Mann, Parks, Recreation and Community Development
Thomas Gallagher, Summit Engineering Corporation
Wallach IX, LLC

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

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



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

January 30, 2014

FILED THIS DATE
1 / 30 / 14
BY: BBB
CITY CLERK

Lifestyle Homes TND, LLC
P.O. Box 7548
Reno, NV 89510

RE: Case No. LDC10-00030 (Evans Ranch PUD Amendment) – PUD & Zoning Map
Amendment – **NOTICE OF FINAL ACTION, DECISION OR ORDER**

Dear Applicant:

At a regular meeting held January 29, 2014, the City Council passed and adopted Ordinance No. 6315, approving the above referenced Planned Unit Development (PUD) and zoning map amendment.

Sincerely,


Lynnette R. Jones
City Clerk

LRJ:bbb

xc: Community Development
Vern Kloos, Community Development
Jeff Mann, Parks, Recreation and Community Development
Thomas Gallagher, Summit Engineering Corporation
Wallach IX, LLC

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

BILL NO. 6881
ORDINANCE NO. 6315

AN ORDINANCE TO AMEND TITLE 18, CHAPTER 18.08 OF THE RENO MUNICIPAL CODE, ENTITLED "ZONING", SECTION 18.08.102(b).1300, TO CHANGE THE TEXT IN THE PUD DEVELOPMENT DESIGN STANDARDS TO: 1) AMEND THE ZONING MAP FROM ±41.31 ACRES OF UT40 (UNINCORPORATED TRANSITION - 1 UNIT/40 ACRES) TO PUD (PLANNED UNIT DEVELOPMENT); AND 2) AMEND THE TEXT AND GRAPHICS OF THE PUD HANDBOOK TO: a) ADD ±41.31 ACRES AND 123 DWELLING UNITS TO THE EXISTING 5,556 DWELLING UNITS APPROVED (5,679 TOTAL UNITS); b) INCORPORATE AGREEMENTS INTO THE PUD TO DEFINE THE TIMING AND EXTENT OF FIRE, POLICE, PARKS AND OTHER INFRASTRUCTURE IMPROVEMENTS AS THE PROJECT DEVELOPS; AND c) MODIFY THE TIMING IN WHICH TO CONSTRUCT THE FIRE STATION. THE +/-2,166.3 ACRE SITE IS LOCATED TO THE NORTH AND WEST OF RED ROCK ROAD, ±5.63 MILES NORTH OF ITS INTERSECTION WITH US 395 AND GENERALLY NORTH AND EAST OF THE BLACKJACK LANE/JACKPOT ROAD INTERSECTION, ±4,500 FEET (.85 MILES) NORTH OF THE DEVELOPED PORTION OF COLD SPRINGS IN THE PUD ZONE; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

SPONSORED BY: RENO CITY PLANNING COMMISSION

THE CITY COUNCIL OF THE CITY OF RENO DOES ORDAIN:

SECTION 1. Chapter 18.08 of the Reno Municipal Code is hereby amended by adding thereto a new section to be known as Section 18.08.102(b).1300 relating to a ±2,166.3 acre site, which includes the addition of ±41.31 acres located to the north and west of Red Rock Road, ±5.63 miles north of its intersection with US 395 and generally north and east of the Blackjack Lane/Jackpot Road intersection, ±4,500 feet (.85 miles) north of the developed portion of Cold Springs in the PUD zone and more particularly described in the attached "Exhibit A"; and to change the text in the PUD Development Design Standards Handbook to: 1) amend the zoning map from ±41.31 acres of UT40 (Unincorporated Transition - 1 unit/40 acres) to PUD (Planned Unit Development); and 2) amend the text and graphics of the PUD Handbook to: a) add ±41.31 acres and 123 dwelling units to the existing 5,556 dwelling units approved (5,679 total units); b) incorporate agreements into the PUD to define the timing and extent of fire, police, parks and other infrastructure improvements as the project develops; and c) modify the timing in which to construct the fire station, the same to read as follows:

CASE NO. LDC10-00030 (Evans Ranch PUD Amendment)

Sec. 18.08.102(b).1300. The zoning of the City of Reno as heretofore established is hereby amended in the manner shown on the map labeled Case No. LDC10-00030, thereby changing the use of land indicated therein, relating to a ±2,166.3 acre site, which includes the addition of ±41.31 acres located to the north and west of Red Rock Road, ±5.63 miles north of its intersection with US 395 and generally north and east of the Blackjack Lane/Jackpot Road intersection, ±4,500 feet (.85 miles) north of the developed portion of Cold Springs in the PUD zone, and more particularly described in the attached "Exhibit A"; to change the text in the PUD Development Design Standards Handbook to: 1) amend the zoning map from ±41.31 acres of UT40 (Unincorporated Transition - 1 unit/40 acres) to PUD (Planned Unit Development); 2) amend the text and graphics of the PUD Handbook to: a) add ±41.31 acres and 123 dwelling units to the existing 5,556 dwelling units approved (5,679 total units); b) incorporate agreements into the PUD to define the timing and extent of fire, police, parks and other infrastructure improvements as the project develops; and c) modify the timing in which to construct the fire station.

SECTION 2. This Ordinance shall be in effect from and after its passage, adoption and publication in one issue of a newspaper printed and published in the City of Reno; and upon certification by City Council of the amended PUD Development Design Standards Handbook for Case No. LDC10-00030 and recordation of the amended PUD Development Design Standards Handbook for Case No. LDC10-00030.


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.

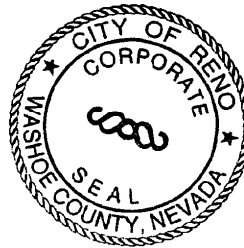
PASSED AND ADOPTED this 29th day of January, 2014, by the following vote of the Council:

AYES: Dortch, Zadra, Schieve, Delgado, Jardon, Cashell
NAYS: Brekhus
ABSTAIN: None ABSENT: None

APPROVED this 29th day of January, 2014.


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: January 31, 2014.

LEGAL DESCRIPTION.

Exhibit A

EVANS RANCH

PUD

APN 087-021-23, 556-010-01 THRU 05

APN 087-021-09, 087-021-10, 087-021-11, 087-491-01, 087-491-02

APN 087-491-04 THRU 19

APN 087-491-03

Revised September 17, 2013

A portion of Sections 1, 2, 3, and 4, Township 21 North, Range 18 East, M.D.M., Reno, Washoe County, Nevada, and more particularly described as follows:

Beginning at the South 1/4 corner of said Section 4; thence North 01°23'34" East, along the North South centerline of said Section 4, a distance of 3963.86 feet to the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of said Section 4; thence South 89°29'57" East, along the East West centerline of the Northeast 1/4 of said Section 4, a distance of 2575.78 feet to the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of said Section 4; thence North 00°38'33" East a distance of 1360.63 feet to the Northeast corner of said Section 3; thence South 89°08'51" East a distance of 2632.60 feet to the North 1/4 corner of said Section 3; *thence South 89°08'49" East a distance of 1316.30 feet to the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 3;* thence South 89°08'49" East a distance of 1316.30 feet to the Northeast corner of said Section 3; thence South 89°09'30" East a distance of 2632.65 feet to the North 1/4 corner of said Section 2; thence South 89°09'05" East a distance of 2634.50 feet to the Northeast corner of said Section 2; thence South 89°05'32" East a distance of 2589.95 feet to the North 1/4 corner of said Section 1; thence South 89°05'32" East a distance of 2589.95 feet to the Northeast corner of said Section 1; thence South 00°44'59" West a distance of 2661.42 feet to the East 1/4 corner of said Section 1; thence South 00°53'21" West a distance of 2627.32 feet to the Southeast corner of said Section 1; thence North 89°03'39" West a distance of 5226.49 feet to the Southwest corner of said Section 1; thence North 89°35'40" West a distance of 5232.44 feet to the Southwest corner of said Section 2; thence North 88°25'59" West a distance of 2607.33 feet to the South 1/4 corner of said Section 3; thence North 89°40'43" West a distance of 2630.04 feet to the Southwest corner of said Section 3; thence North 89°37'58" West a distance of 2627.72 feet to the Point of Beginning

BASIS OF BEARINGS: Annexation Tract Map Number 4479.

NOTE: This description was prepared from information from various sources and does not represent a filed survey. This description should only be used for the purpose of describing the proposed zoning.

Description Prepared By:

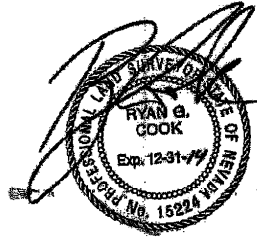
Ryan G. Cook PLS 15224

Summit Engineering Corp.

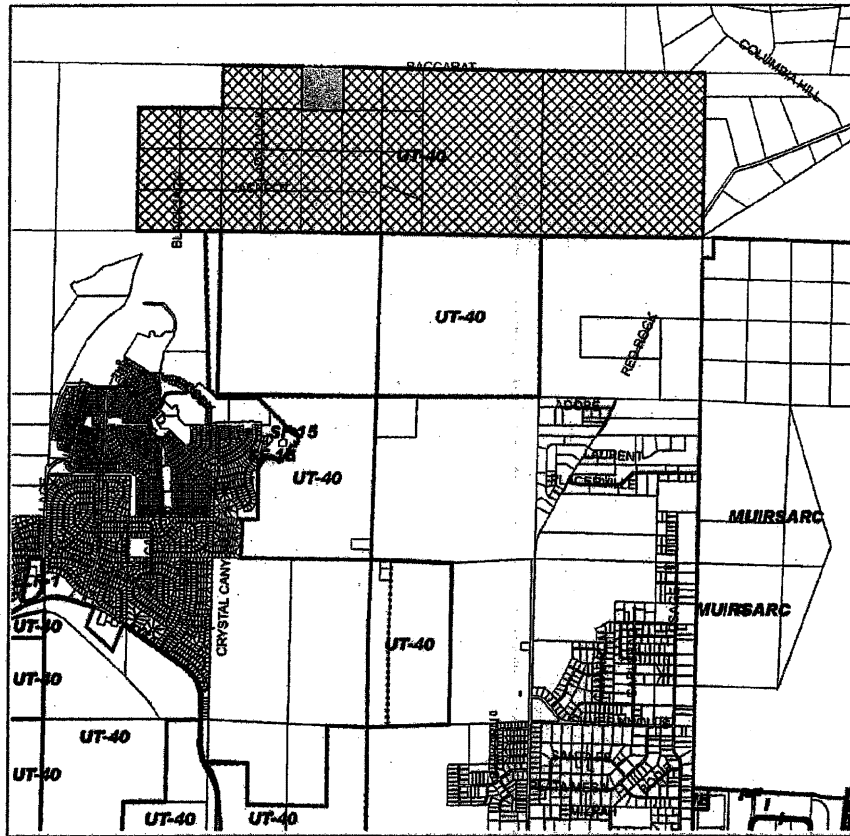
5405 Mae Anne Avenue

Reno, Nevada 89523





J:\WPDATA\LEGALS\CSZONE1.LGL




12-10-2013




LDC10-00030
Evans Ranch,
PUD Amendment

 Original PUD Site
 41.3 Acres Proposed to be Added to the PUD
 Zoning
 City Limits



The information hereon is approximate and is intended for display purposes only. Reproduction is not permitted. For additional information, please contact the City of Reno Community Development Department
 Map Produced: February 9, 2010



Community Development Department
 450 Sincilar Street Phone: 334-2093
 P.O. Box 1900 Fax: 334-2043
 Reno, NV 89505 www.cityofreno.com

FILE: G:\PLANS\2010\Planning Case Maps\16LDC10-00030

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



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

May 21, 2014

FILED THIS DATE
5 / 21 / 14
BY: BBB
CITY CLERK

Lifestyle Homes TND, LLC
P.O. Box 7548
Reno, NV 89510

RE: Case No. LDC10-00030 (Evans Ranch PUD Amendment) – PUD & Zoning Map Amendment –
AMENDED EXHIBIT A

Dear Applicant:

At a regular meeting held January 15, 2014, and following a public hearing thereon, the City Council upheld the recommendation of the Planning Commission and approved the request: 1) for a zoning map amendment from ± 41.31 acres of UT40 (Unincorporated Transition - 1 unit/40 acres) to PUD (Planned Unit Development); 2) to amend the text and graphics of the PUD Handbook to add ± 41.31 acres and 123 dwelling units to the existing 5,556 dwelling units approved (5,679 total units); 3) to incorporate agreements into the PUD to define the timing and extent of fire, police, parks and other infrastructure improvements as the project develops; and 4) to modify the timing in which to construct the fire station, by ordinance and subject to Condition A.

The $\pm 2,166.3$ acre site, which includes the addition of ± 41.31 acres, is located to the north and west of Red Rock Road, ± 5.63 miles north of its intersection with US 395 and generally north and east of the Blackjack Lane/Jackpot Road intersection, $\pm 4,500$ feet (.85 miles) north of the developed portion of Cold Springs in the PUD zone. The site has Master Plan land use designations of Unincorporated Transition, Special Planning Area and Single Family Residential.

CONDITION A:

Approval of the zoning map amendment and the amendment to the Evans Ranch PUD Handbook are subject to the modifications to the Handbook and conditions as noted in Exhibits A (*attached Exhibit A has been amended to reflect the January 15, 2014 Council approval*) and B attached to the December 5, 2013 memo to the Planning Commission; and any modifications made by the Planning Commission and City Council at their respective public hearings. The revisions shall be incorporated into the PUD Handbook and submitted to staff in both paper and two electronic versions (Word & PDF) for review within two (2) months of the date of City Council approval; and certified by the City Council within four (4) months of the date of City Council approval. Failure by the applicant to conform to either time deadline shall render this approval null and void.

Lifestyle Homes TND, LLC
Case No. LDC10-00030 (Evans Ranch PUD Amendment) – PUD & Zoning Map Amendment –
AMENDED EXHIBIT A
May 21, 2014
Page 2

Sincerely,

for Lynnette R. Jones
City Clerk

LRJ:bbb

xc: Community Development
Vern Kloos, Community Development
Jeff Mann, Parks, Recreation and Community Development
Thomas Gallagher, Summit Engineering Corporation
Wallach IX, LLC

2 Enclosures – *Amended Exhibit A and Exhibit B*

EXHIBIT "A"

The operational concept for the reservoir is that it will be used to store effluent during the winter months when land application is minimal. During irrigation season, the effluent will be applied to parks, schools, parkways, common areas and open space. It is also possible, if necessary governmental approvals are granted (e.g. NDEP), that effluent could be applied to landscaping in the front and rear yards of homes. It is estimated that this would save up to 1,137 AFA in potable water. Evans Ranch will use effluent to the maximum extent economically and politically feasible. There is also effluent potentially available from the Lemmon Valley area that could be used in Evans Ranch.

Figure 4- Sewer Facility Master Plan identifies the backbone infrastructure necessary to provide sewer service for Evans Ranch. The developers of Evans Ranch construct the infrastructure and plant improvements necessary for the project. Funding and construction of necessary improvements will be addressed with each tentative map.

Fire Services.

~~An existing City of Reno fire station is located approximately two miles to the south of Evans Ranch. With the connection of Evans Ranch Road to Village Parkway, the first phases of Evans Ranch (Villages 1, 3 and a portion of 2) should be within a 4-6 minute response time range. Ultimately, a new fire station will be needed to service in Evans Ranch and adjacent properties in the City and the sphere of influence. A fire station site in the Town Center or next to the neighborhood commercial site on the east side of Evans Ranch will be dedicated to the City of Reno. Final location and timing of construction of this fire station site will be determined by the City of Reno.~~

A development agreement between the owners of Evans Ranch and the City may will be developed, submitted, and approved with or before the first tentative map as outlined in the Implementation section on page 76. Additional information regarding fire services is found in the City of Reno Public Services, Facilities, and Infrastructure Plan.

Police Services.

Evans Ranch will be served by the City of Reno Police Department. Planning for future police service demands in the North Valleys area is addressed in the City of Reno Public Services, Facilities, and Infrastructure Plan. Resources to fund future service demand were identified in the Granite, Peterson, Peavine Annexation Fiscal Impact Analysis. This analysis accompanied the annexation that included the Evans Ranch. In addition, Evans Ranch will provide a per home for police facilities fee (see Implementation section page 77).

(link). Such alternative treatment shall be described in detail at the time the tentative map is presented to the planning staff. Vegetative screening is permissible. Solid wood fences are strongly discouraged adjacent to open space; but may be allowed under certain circumstances such as limited utility screening, roadway buffering, etc. as determined appropriate with review of the associative tentative map. Ornamental iron with sharp protrusions will not be allowed in drainage ways that are adjacent to the wildlife corridor or public land that functions as open space.

Wildlife.

Mule deer winter on the Petersen Mountain Range that borders the west end of the site. During harsh winters, these deer move along the base of the Petersen Mountains. There is also a spring in the northwest portion of the property that is used by deer and other wildlife.

To address or off-set potential impacts to wildlife resulting from the development of the property, a Wildlife Interface Plan will be completed in coordination with the Nevada Department of Wildlife to the satisfaction of City staff. The adjacent property owners shall be invited to participate in the preparation of the Wildlife Interface Plan. This plan will be completed and submitted for approval by the Planning Commission with the first tentative map for Villages 1 or 2 or prior to any drainage improvements in Village 2. It will include the following elements:

- Determination of appropriate buffer areas around the spring and the determination of an interface area at the base of the Petersen Range on the west edge of the project site; and/or
- Methods to protect these areas and mitigate the impacts of development which may include, but are not limited to creation of open space, setbacks, fencing, signing, reduced residential densities, configuration of adjacent residential lots, or other mitigation measures.

2. IMPLEMENTATION.

Administration.

The Evans Ranch 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. **It is intended that some of the details of this implementation section may be modified by subsequently approved development agreements. Such development agreements may not change the amount of development (i.e. number of units), density or location of developments as specified in this PUD handbook. Development agreements will be limited to the timing, method of implementation, scale and nature of the infrastructure and services associated with the project.**

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:

- To prescribe and administer methods and procedures to ensure and control the quality of development that occurs in Evans Ranch;
- Maintain all common area improvements, storm drain channels, detention basins and other flood control facilities;
- Construct, or have constructed, all pathways, trails, and sidewalks.

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

Zoning.

With each development application, except parcel maps establishing roadways or creating large parcels for further subdivision, or building permit, the applicant shall provide the City with the following:

- A copy of a title report identifying the owner of record of the subject property;
- A letter from the property owner of record selecting a zoning designation as set forth in Table 2- Zoning in the Evans Ranch PUD consistent with Figure 6- Evans Ranch Master Plan that is to apply to the property that is the subject of the application or permit;
- A letter from the Declarant of the adopted CC&Rs for Evans Ranch or the Evans Ranch Homeowners Association explaining the number of dwelling units or acreage of non-residential use the application or permit is entitled to under Table 3-Land Use by Village. This letter shall also include a running total of the dwellings units or non-residential acres remaining in the applicable Village and Evans Ranch as a whole and map depicting such;
- A legal description and a drawing showing the boundaries of the subject property in digital format to the specifications of the City;
- Pay any fee established by the City to pay for the direct costs of completing this process.

Once this process and the development described in the permit or application has been completed for a particular property, then the zoning selected shall be the zoning for that

property from that day forward. In other words, this process shall only be used one time for each property unless the subject permit application is not perfected. In that instance the process may be repeated for the property.

Fire Services Agreement-Public Safety Facility Agreement.

—The developers of Evans Ranch and the City will complete a Fire Services **Public Safety Facility Agreement** prior to approval of the first final map (excludes parcel maps) for the project. This agreement will include the following provisions:

Prior to approval of the first final map for the project, excluding parcel maps, the developer of Evans Ranch will either: (i) execute a Public Safety Facility Agreement with the City as described below; or (ii) in lieu of (i), elect to submit to any generally applicable, comprehensive fire impact fee program or ordinance adopted by the City Council in accordance with NRS 278B in effect at the time of the approval of the first final map for the project.

Unless the parties agree otherwise, the Public Safety Facility Agreement will include the following provisions:

- Prior to the approval of a final map which contains the 1,400th **1,700th** lot in Evans Ranch a fire station shall be completed at a location selected by the City with reasonable consideration given to the presentation of desired locations by the developer;
- The developer will dedicate the up to 2.5 acres for a fire station site at no cost to the City, **the location of which shall be selected or approved by the Reno Fire Department;**
- The developers will build a 7,200 square foot station with two apparatus bays on the selected site that is comparable in size, materials and fixtures to the two-bay Cold Springs Fire Station (Station # 18). The station shall be delivered turnkey with all FF&E such that it is immediately available to be inhabited and operated as a fire station upon acceptance by the City of Reno An additional 600 square feet of turnkey, furnished, and equipped office space for police services will be added to the fire station along with 4 additional parking spaces. The police space shall be fully self-contained, be ADA compliant, and have its own secured entrance and contain rest-room facilities. The security requirements for the police and fire stations shall be included in any bond or other type of security for the public safety facility site;
- The developer will provide a Model 14 Brush Truck and Triple Combination Fire Pumper;
- Prior to the issuance of a building permit to construct any new structure in the Evans Ranch PUD, the developer shall extend Echo Avenue from its current west terminus to the west to connect with Osage Road.-The extension of Echo Avenue shall be constructed to City standards. This extension may be considered as "emergency vehicle access only" and designated in a method and manner approved by the fire chief or his designate.
- A "defensible space" program to the satisfaction of the Reno Fire Department.
- If the Developer: (i) fails to execute a mutually agreeable Public Safety Facility Agreement ("PSF Agreement") prior to the first final map for the project; or (ii) defaults in the performance or observance of any term, covenant, condition or agreement on its part to be performed or observed under the PSF

Agreement, then, the City shall notify the Developer in writing of the violation and allow the Developer fifteen (15) business days to cure. In the event Developer fails to cure within fifteen business (15) days, the City shall be entitled to pursue all its rights and remedies under the PUD ordinance and PSF Agreement, including without limitation, the suspension, revocation or withholding of existing or pending building permits.

Fees.

The applicant shall pay the following fees to the City of Reno:

- Any per lot fire facilities fee as established in the Fire Services **Public Safety Facility** Agreement shall be paid prior to the recordation of each final map based on the total number of lots with the final map.
- A fee of \$500 per home for police capital facilities to be established in a Police Department Services **Public Safety Facility** Agreement or any per residential lot or commercial acreage fee established with the adoption of a citywide Police Department Facilities fee, with credit given for the cost of the 600 square feet of office space and 4 parking spaces provided in the fire station **Public Safety Facility**, shall be paid prior recordation of each final map based on the total number of lots within the final map, unless the Service **Public Safety Facility** Agreement and/or citywide Police Department Facilities fee establishes a different time of payment; and
- Any and all other generally applicable fees adopted by ordinance or resolution of the City Council unless such fees duplicate either of the two previously mentioned fees to include dedications and contributions referenced in the fire-services **Public Safety Facility** agreement.
- The City shall exercise its best efforts to fairly distribute the costs of constructing the fire/police station among all new development in the public safety station service area. The reimbursement will be due the developer who constructs the public safety station and shall be a proportional amount of the whole fire/police station cost based upon the ratio of Evans Ranch and other dwelling/commercial units within the proposed fire station's service area. The calculation and payment of these fees shall be facilitated by inclusion in any development agreement, tentative map, final map, PUD, SUP, etc. obtained by any property owner(s) and/or developer(s) in the public safety station service area and paid at the issuance of a building permit. The reimbursement period shall equal the life of this PUD.

Parks Development and Maintenance Agreement

Parks within the PUD shall be designed and constructed pursuant to a Park Development and Maintenance agreement between the City of Reno and the developers of Evans Ranch. This agreement will be completed and approved by the City Council prior to the approval of the first final map within the project. At a minimum, the developer will identify and donate land for neighborhood parks at 3.5 2.5 acres per 1,000 residents at build-out. The trails system built by the developer will count as an additional 1 acre of park per 1,000 residents. Acreage of community parks will be determined in accordance with the City Master Plan with final details defined in the

Park Development and Maintenance Agreement or an approved development agreement. Consistent with RMC 18.14.405 as amended, the parks will include all or a combination of the following elements per park:

LOCAL BASIC PARK ELEMENTS	ACRES
Children's play apparatus and area	.50 to .75
Landscape park-like and quiet areas	.50 to 1.0
Family picnic area	.25 to .75
Game court area	.25 to .50
Turf playfield	1.0 to 3.0

The Park Development and Maintenance or development agreement shall also include the following provisions:

- A schedule for completion of parks;
- ~~Joint use of parks adjacent to elementary schools;~~
- An approved budget for construction of the parks;
 - Parks will be constructed by the developers of Evans Ranch or the City. If they are constructed by the developer then a schedule for reimbursement of Residential Construction Tax dollars generated within the Park District shall be prepared;
 - Method of dedication and the responsibility for maintenance;
 - RCT funds generated within the PUD will be restricted for parks within Evans Ranch;
 - An appropriate level of active facilities such as baseball/football/soccer fields within the designated parks, which may include lighting for approved league play up to 10:00 pm;
 - Park design will include landscaping and irrigation as appropriate for the planned uses as approved by the City of Reno and as determined with review of the construction plans. It is intended that these parks will be irrigated with treated effluent.
 - If the Developer: (i) fails to execute a mutually agreeable Park Development and Maintenance Agreement ("PDM Agreement") prior to the first final map for the project; or (ii) defaults in the performance or observance of any term, covenant, condition or agreement on its part to be performed or observed under the PDM Agreement, then, the City shall notify the Developer in writing of the violation and allow the Developer fifteen (15) business days to cure. In the event Developer fails to cure within fifteen business (15) days, the City shall be entitled to pursue all its rights and remedies under the PUD ordinance and PDM Agreement, including without

limitation, the suspension, revocation or withholding of existing or pending building permits.

Essential Workers Discount.

Prior to approval of the first final map, the applicant shall submit an Essential Workers Discount Plan to determine if it can be legally established. If the plan can be legally established, it shall contain provisions such as but not limited to: the amount of discount provided (\$2,000/home); who can qualify, the number of residential units to which it can be applied and a procedure for resale of affected units. It is intended to apply to those who are employed in one of the following public or community service occupations:

- Public or private primary or secondary school teacher;
- Police or Sheriff's officer; "Post" Certified law enforcement officer
- Childcare worker.

The purpose of this discount is to assist what are considered herein to be essential workers within the community who may have, based on income, difficulty in obtaining homeownership. Evans Ranch may create qualification and compliance criteria and procedures to achieve this objective.

Affordable Housing.

In recognition of the importance of expanding homeownership opportunities to all members of the City and region, Evans Ranch will prepare and submit an affordable housing program. This program will assure that 2% of the homes (up to 1134 units) within Evans Ranch will be sold to qualified individuals or families with moderate incomes. The program will be submitted to the City prior to the recordation of the first final subdivision map (does not apply to parcel maps). The program will be administered by the master developer or their designee and will assure that any funds generated as a result of the implementation of the program are used to further the objective of providing affordable housing.

Project Design Flexibility.

Redistribution of dwelling units and commercial acreage shall be permitted between parcels within Evans Ranch through the tentative map or special use permit process. This will allow more flexibility in responding to individual site characteristics and constraints, changes in market conditions, and desires of future homeowners, changes in technology and better overall

EXHIBIT B

Engineering and Traffic Conditions As revised by Council approval of LDC10-00030 January 15, 2014

1. Prior to the approval of each final map, the applicant shall have an approved Sewerage Report in accordance with the Public Works Design Manual. Adequate access shall be provided for all sanitary sewer improvements per the Public Works Design Manual. All required on-site and off-site sanitary sewer improvements necessary to serve the project shall be complete and functional prior to the issuance of any certificate of occupancy.
2. All proposed on-site sewer facilities and improvements shall be privately owned and maintained and shall be designed and constructed, with adequate access, in accordance with the City's minimum standards as set forth in the Public Works Design Manual.
3. Prior to the approval of each final map, the applicant shall have an approved Hydrology Report addressing on-site and off-site storm water flows and facility capacities for the pre-development and post-development site conditions.
4. On-site storm water management facilities and appurtenances will be privately owned and maintained. Adequate maintenance access shall be provided for all storm water management improvements per the Public Works Design Manual.
5. Prior to approval of each final map or permit, applicant shall demonstrate how flood waters are to be accommodated through the building/site design in accordance with FEMA and City regulations.
6. Site circulation design, traffic control devices, and operational characteristics of the site accesses, common use driveways, on-site drive aisles, emergency accesses, fire access lanes, pedestrian routes, sidewalks, and parking areas shall be in accordance with the Public Works Design Manual and shall meet with the approval of the City Fire and Community Development Departments.
7. The applicant shall provide sidewalks and demonstrate accessible and ADA compliant pedestrian routes from all adjacent public rights-of-way to the on-site buildings.
8. Prior to the approval of each final map, the applicant shall demonstrate adequate street lighting exists or shall propose street lighting in accordance with City standards for the project entrances and adjoining properties.
9. Prior to the approval of each final map or building permit, the applicant shall submit an updated total of all residential units generated by this and all previously submitted final maps and building permits associated with the Evans Ranch project.
10. Prior to the approval of the first final map, the applicant shall have approved a Capital Contribution Front End Agreement (CCFEA) traffic study for the project as reviewed by City and RTC staff, to the satisfaction of City staff. This study shall

evaluate background and project traffic patterns, site accesses, and pedestrian routes and review of the roadway capacities, intersection levels of service for the roadway network included in the project. Prior to issuance of any certificate of occupancy for this final map, the applicant shall have plans approved and securities in place for all recommended roadway or intersection improvements and/or shall provide alternate traffic mitigation plans as identified in the City/RTC approved CCFEA traffic study.

11. Prior to the approval of a final map for the 1,420th residential unit (25% development), the applicant shall have City approved traffic study for the project. This update shall evaluate background and project traffic patterns, site accesses, and pedestrian routes and review of the roadway capacities, intersection levels of service for the roadway network included in the project master traffic report. Prior to issuance of any certificate of occupancy for the associated final map, the applicant shall have approved plans and securities in place for all recommended roadway or intersection improvements and/or shall provide alternate traffic mitigation plans as identified in the City approved 25-percent residential unit traffic study update.
12. Prior to the approval of a final map for the 2,840th residential unit (50% development), the applicant shall have City approved traffic study for the project. This update shall evaluate background and project traffic patterns, site accesses, and pedestrian routes and review of the roadway capacities, intersection levels of service for the roadway network included in the project master traffic report. Prior to issuance of any certificate of occupancy for the associated final map, the applicant shall have approved plans and securities in place for all recommended roadway or intersection improvements and/or shall provide alternate traffic mitigation plans as identified in the City approved 50-percent residential unit traffic study update.
13. Prior to the approval of a final map for the 5,110th residential unit (90% development), the applicant shall have City approved traffic study for the project. This update shall evaluate background and project traffic patterns, site accesses, and pedestrian routes and review of the roadway capacities, intersection levels of service for the roadway network included in the project master traffic report. Prior to issuance of any certificate of occupancy for the associated final map, the applicant shall have approved plans and securities in place for all recommended roadway or intersection improvements and/or shall provide alternate traffic mitigation plans as identified in the City approved 90-percent residential unit traffic study update.
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15. Prior to approval of the first final map, the applicant shall develop a Trip Reduction Program (TRP) for the project, including an implementation schedule, in accordance with the requirements of RTC to the satisfaction of the Community Development Department staff. This TRP shall be continuously maintained and updated as each tentative map/special use permit for residential units are processed. The TRP shall be valid for the lifetime of the project unless it is determined by City staff in consultation with RTC staff that the program is no longer necessary.
16. Prior to approval of each final map, the applicant shall demonstrate all necessary on-site and off-site easement vacations, relocations, and grants are complete or in place. These easements include, but are not limited to; project construction, site access and cross access, utility access, emergency access, maintenance access, sewer lines, surface drainage, storm drains, irrigation ditches, and utility improvements. All required access, sewer, storm drainage, and utility improvements shall be constructed prior to the issuance of any certificates of occupancy.
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18. Prior to the approval of each permit, the applicant shall have a preconstruction meeting and an approved Construction Management Plan. This plan shall include provisions for on-site and off-site construction material storage, employee parking and construction activity phasing and staging. The plan shall also depict the proposed construction transportation and delivery routes within the project vicinity. Access to adjacent businesses and properties shall be maintained during construction.
19. Prior to approval of the final map that, collectively, will generate one-third (1,875) of the total residential units, the applicant shall develop a rehabilitation plan in conjunction with requirements established by engineering staff to determine the extents and nature of upgrades, repairs, renovations, or reconstruction of the pavement structure and surface for the roadways identified as construction transportation and delivery routes within the project vicinity as depicted in the Construction Management Plan and all updates thereto. The rehabilitation plan shall establish milestone traffic generating occupancies for completion of the required roadway rehabilitation. Prior to the issuance of any certificate of occupancy associated with the improvements required by the rehabilitation plan, the applicant shall complete all pavement structure and roadway surface improvements necessary to sustain minimum roadway functional classifications within the project vicinity resulting from construction and project traffic impacts. The applicant shall replace all roadway markings and striping affected or displaced by the pavement improvements.
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Trails

21. Prior to approval of the Schematic Master Trail map, the applicant shall develop and have approved an appropriate set of standards relating to trail operations including but not limited to: consistent signs, intended users of each trail type, restoration of unused/unauthorized trails/roads and a management plan to provide maintenance and weed abatement.

Housing Discount for Essential Workers

22. Prior to approval of the first final map, the applicant shall submit an Essential Workers Discount Plan to determine if it can be legally established. If the plan can be legally established, it shall contain provisions such as but not to: the amount of discount to be provided (if not \$2,000.00); who can qualify, the number of residential units to which it can be applied; resale of affected units, etc.

District Health Department

23. Prior to approval of each final map or grading permit as applicable, the applicant shall utilize landscaping and grading techniques which minimize water run-off onto adjacent impervious surfaces.
24. Prior to approval of each final map or grading permit, as applicable, the applicant shall demonstrate that all drainageway and detention facilities have been designed to minimize the ponding of water within these facilities.
25. Prior to approval of the first final map in each village, the applicant shall incorporate language into the project CC&R's to require home owners association (HOA) maintenance of the detention basins and low flow channels by removing all vegetation , debris and blockages in these areas at least once every two years.

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

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



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

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

June 19, 2008

Wallach IX, LLC
P. O. Box 5667
Incline village, NV 89450

FILED THIS DATE
6/19/08
BY: [Signature]
CITY CLERK

RE: Case No. LDC08-00150 (Evans Ranch) - **NOTICE OF FINAL ACTION, DECISION OR ORDER**

Dear Applicant:

On April 23, 2008, the City Council adopted Ordinance No. 6020, to become effective upon a determination of conformance by the Regional Planning Commission. On June 11, 2008, the Regional Planning Commission (RPC) held a public hearing and determined that the above matter conforms to the comprehensive Regional Plan. Please see attached letter dated June 12, 2008, from the Regional Planning Commission.

Sincerely,

Carmi Gundersen for

Lynnette R. Jones
City Clerk

LRJ:cdg

xc: Community Development
Traffic Design Engineer
Terry Zeller, Parks, Recreation & Community Services
Patrice Echola, Regional Transportation Commission
Marchon Miller, Regional Transportation Commission
Bill Thomas, Reycon, LLC
Michael P. Branch, Appellant

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

BILL NO. 6574

ORDINANCE NO. 6020

AN ORDINANCE TO AMEND TITLE 18, CHAPTER 18.08 OF THE RENO MUNICIPAL CODE, ENTITLED "ZONING," REZONING A ±2,125 ACRE SITE LOCATED TO THE NORTH AND WEST OF RED ROCK ROAD, ±5.63 MILES NORTH OF ITS INTERSECTION WITH US 395 AND GENERALLY NORTH AND EAST OF THE INTERSECTION OF THE BLACKJACK LANE/JACKPOT ROAD INTERSECTION, ±4,500 FEET (±.85 MILES) NORTH OF THE DEVELOPED PORTION OF COLD SPRINGS FROM UT40 (UNINCORPORATED TRANSITION – 40 ACRES) TO PUD (PLANNED UNIT DEVELOPMENT) TO ALLOW DEVELOPMENT OF 5,556 RESIDENTIAL UNITS ON ±1,496 ACRES, 35 ACRES OF TOWN CENTER/NEIGHBORHOOD COMMERCIAL USES; 10 ACRES FOR CHURCH SITES; 17 ACRES FOR ELEMENTARY SCHOOL SITES; 40 ACRES OF PARKS; 375 ACRES OF OPEN SPACE; 90 ACRES FOR MAJOR ROADS AND 62 ACRES FOR RESERVOIR/DETENTION; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

SPONSORED BY: RENO CITY PLANNING COMMISSION

THE CITY COUNCIL OF THE CITY OF RENO DO ORDAIN:

SECTION 1. Chapter 18.08 of the Reno Municipal Code is hereby amended by adding thereto a new section to be known as Section 18.08.102(b).1237 relating to a ±2,125 acre site located to the north and west of Red Rock Road, ±5.63 miles north of its intersection with US 395 and generally north and east of the intersection of the Blackjack Lane/Jackpot Road intersection, ±4,500 feet (±.85 miles) north of the developed portion of Cold Springs and more particularly described in the attached "Exhibit A" and rezoning said property from UT40 (Unincorporated Transition – 40 acres) to PUD (Planned Unit Development) to allow development of 5,556 residential units on ±1,496 acres, 35 acres of Town Center/Neighborhood Commercial uses; 10 acres for church sites; 17 acres for elementary school sites; 40 acres of parks; 375 acres of open space; 90 acres for major roads and 62 acres for reservoir/detention, the same to read as follows:

Sec. 18.08.102(b).1237. The zoning of the City of Reno as heretofore established is hereby amended in the manner shown on the map labeled Case No. LDC08-00150, thereby changing the use of land indicated therein, relating to a ±2,125 acre site located to the north and west of Red Rock Road, ±5.63 miles north of its intersection with US 395 and generally north and east of the intersection of the Blackjack Lane/Jackpot Road intersection, ±4,500 feet (±.85 miles) north of the developed portion of Cold Springs and more particularly described in the attached "Exhibit A" and rezoning said property from UT40 (Unincorporated Transition – 40 acres) to PUD (Planned Unit Development) to allow development of 5,556 residential units on ±1,496 acres, 35 acres of Town Center/Neighborhood Commercial uses; 10 acres for church sites; 17 acres for elementary school sites; 40 acres of parks; 375 acres of open space; 90 acres for major roads and 62 acres for reservoir/detention.

-1-

CASE NO. LDC08-00150 (Evans Ranch)

APN NO. 087-021-09, 10, 11, 23; 556-010-01 through 05, 087-491-01, 02 & 04 through 19

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 for Case No. LDC08-00150 (Evans Ranch), certification by City Council of the PUD Handbook for LDC08-00150, recordation of the PUD Handbook for LDC08-00150; the annexation of the Evans Ranch territory to the City of Reno by the Nevada Supreme Court, Case No. 45906, and the District Court amending its order to allow development on the property.

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 23rd day of April, 2008, by the following vote of the Council:

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

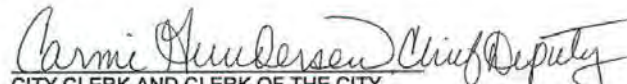
NAYS: None

ABSTAIN: None ABSENT: Cashell

APPROVED this 23rd day of April, 2008.


MAYOR OF THE CITY OF RENO

ATTEST:


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

EFFECTIVE DATE: June 21, 2008



EXHIBIT "A"

LEGAL DESCRIPTION
EVANS RANCH
PROPOSED PUD ZONING
APN 087-021-23, 556-010-01 THRU 05
APN 087-021-09, 087-021-10, 087-021-11, 087-491-01, 087-491-02
APN 087-491-04 THRU 19
OCTOBER 3, 2007

A portion of Sections 1, 2, 3, and 4, Township 21 North, Range 18 East, M.D.M., Reno, Washoe County, Nevada, and more particularly described as follows:

Beginning at the South 1/4 corner of said Section 4; thence North 01°23'34" East, along the North South centerline of said Section 4, a distance of 3963.86 feet to the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of said Section 4; thence South 89°29'57" East, along the East West centerline of the Northeast 1/4 of said Section 4, a distance of 2575.78 feet to the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of said Section 4; thence North 00°38'33" East a distance of 1360.63 feet to the Northeast corner of said Section 4; thence South 89°08'51" East a distance of 2632.60 feet to the North 1/4 corner of said Section 3; thence South 00°40'13" West a distance of 1362.66 feet to the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 3; thence South 89°06'12" East a distance of 1313.03 feet to the southwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 3; thence North 00°48'29" East a distance of 1363.66 feet to the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 3; thence South 89°08'49" East a distance of 1316.30 feet to the Northeast corner of said Section 3; thence South 89°09'30" East a distance of 2632.65 feet to the North 1/4 corner of said Section 2; thence South 89°09'05" East a distance of 2634.50 feet to the Northeast corner of said Section 2; thence South 89°05'32" East a distance of 2589.95 feet to the North 1/4 corner of said Section 1; thence South 89°05'32" East a distance of 2589.95 feet to the Northeast corner of said Section 1; thence South 00°44'59" West a distance of 2661.42 feet to the East 1/4 corner of said Section 1; thence South 00°53'21" West a distance of 2627.32 feet to the Southeast corner of said Section 1; thence North 89°03'39" West a distance of 5226.49 feet to the Southwest corner of said Section 1; thence North 89°35'40" West a distance of 5232.44 feet to the Southwest corner of said Section 2; thence North 88°25'59" West a distance of 2607.33 feet to the South 1/4 corner of said Section 3; thence North 89°40'43" West a distance of 2630.04 feet to the Southwest corner of said Section 3; thence North 89°37'58" West a distance of 2627.72 feet to the Point of Beginning.

BASIS OF BEARINGS: Annexation Tract Map Number 4479.

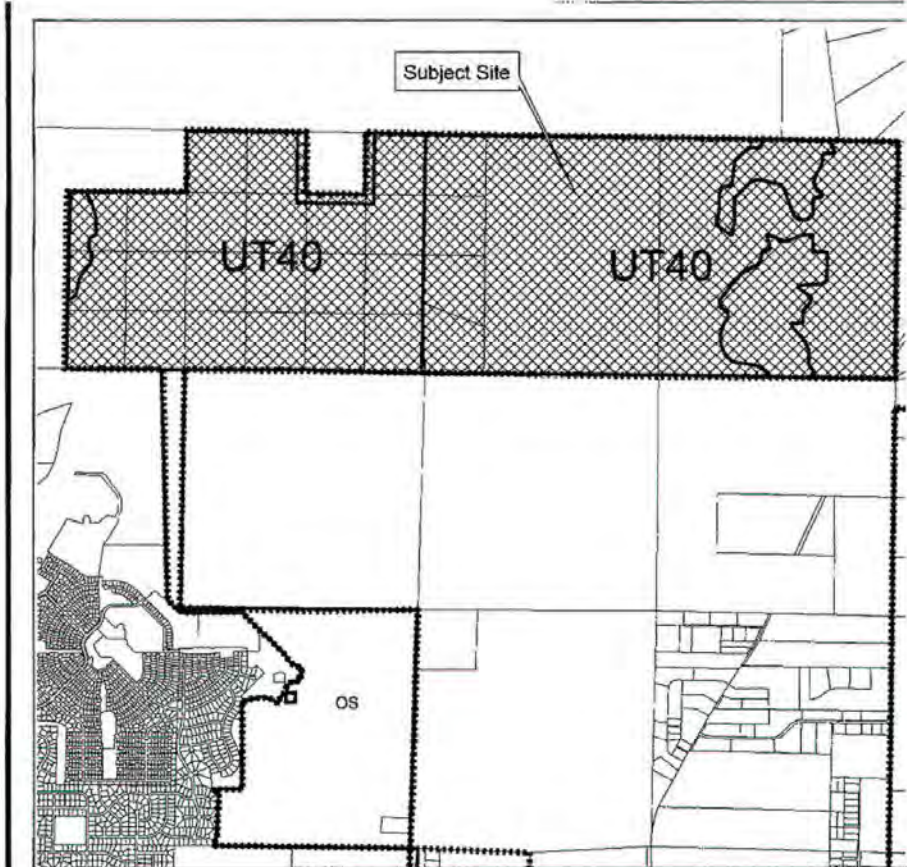
NOTE: This description was prepared from information from various sources and does not represent a filed survey. This description should only be used for the purpose of describing the proposed zoning.

Description Prepared By:
Don M. McHarg PLS 4787
Summit Engineering Corp.
5405 Mae Anne Avenue
Reno, Nevada 89523


\\PDATA\LEGALS\CE\0911.LGL





10-16-07



LDC08-00150
Evans Ranch

 Subject Site for a Zoning Map Amendment from UT40 to PUD (Planned Unit Development)

 City Limits

 Zoning



0 425 810 1,620 2,430 3,240 Feet

The information herein is approximate and is intended for display purposes only. Reproduction is not permitted. For additional information, please contact the City of Reno Community Development Department. Map Produced: January 10, 2008



Community Development Department

450 Sandler Street Phone: 334-2083
 P.O. Box 1600 Fax: 334-2043
 Reno, NV 89505 www.cityofreno.com

DATE & PLANNING/Planning Code Map 08.LDC08-00150



REGIONAL PLANNING COMMISSION

MEMBERS

William Weber, Chair
Kendall Mattina, Vice-Chair
Scott Barnes
Tom Lean
Christy Magers
Jim Newberg
Dennis Romeo
Dian VanderWell
Kevin Welske
Rosanna Coombes, Director

June 12, 2008

Rosanna Coombes
Clerk of the Regional Planning Commission
One East First Street, Suite 1100
Reno, Nevada 89501

RECEIVED
JUN 12 2008

REGIONAL PLANNING AGENCY

Dear Ms. Coombes:

On June 11, 2008, the Regional Planning Commission (RPC) held a public hearing and determined that the following matter conforms with the comprehensive Regional Plan:

Regional Plan Conformance Review – Project of Regional Significance, Evans Ranch (CR08-013) – a Project of Regional Significance for a) sewage generation of more than 187,500 gallons per day; b) traffic generation of more than 6,250 average daily trips; c) water demand in excess of 625 acre feet per year; and, d) the creation of more than 625 housing units. The ±2,125 acre site is located to the north and west of Red Rock Road and generally north and east of the intersection of the Blackjack Lane/Jackpot Road intersection.

This letter has been filed with the Clerk of the Regional Planning Commission on this date and constitutes notice of final action under NRS 278.0235, "Actions against Agency: Commencement."

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

Sincerely,

A handwritten signature in cursive script, appearing to read "Sienna Reid".

Sienna Reid
Regional Planner

cc: File CR08-013
John Hester, City of Reno
Carmi Gunderson, City of Reno
Margaret Powell, City of Sparks
Adrian Freund, Washoe County
Debra Goodwin, RTC

One East First Street, Suite 1100, Reno, NV 89501-1625
775-321-8385; Fax 775-321-8386
<http://www.tmrpa.org>

**B. Exhibit B: Engineering / Traffic / Trails /
Essential Workers Discount / Health Department
Conditions of Approval**

EXHIBIT B

Engineering and Traffic Conditions As revised by Council approval of LDC10-00030 January 15, 2014

1. Prior to the approval of each final map, the applicant shall have an approved Sewerage Report in accordance with the Public Works Design Manual. Adequate access shall be provided for all sanitary sewer improvements per the Public Works Design Manual. All required on-site and off-site sanitary sewer improvements necessary to serve the project shall be complete and functional prior to the issuance of any certificate of occupancy.
2. All proposed on-site sewer facilities and improvements shall be privately owned and maintained and shall be designed and constructed, with adequate access, in accordance with the City's minimum standards as set forth in the Public Works Design Manual.
3. Prior to the approval of each final map, the applicant shall have an approved Hydrology Report addressing on-site and off-site storm water flows and facility capacities for the pre-development and post-development site conditions.
4. On-site storm water management facilities and appurtenances will be privately owned and maintained. Adequate maintenance access shall be provided for all storm water management improvements per the Public Works Design Manual.
5. Prior to approval of each final map or permit, applicant shall demonstrate how flood waters are to be accommodated through the building/site design in accordance with FEMA and City regulations.
6. Site circulation design, traffic control devices, and operational characteristics of the site accesses, common use driveways, on-site drive aisles, emergency accesses, fire access lanes, pedestrian routes, sidewalks, and parking areas shall be in accordance with the Public Works Design Manual and shall meet with the approval of the City Fire and Community Development Departments.
7. The applicant shall provide sidewalks and demonstrate accessible and ADA compliant pedestrian routes from all adjacent public rights-of-way to the on-site buildings.
8. Prior to the approval of each final map, the applicant shall demonstrate adequate street lighting exists or shall propose street lighting in accordance with City standards for the project entrances and adjoining properties.
9. Prior to the approval of each final map or building permit, the applicant shall submit an updated total of all residential units generated by this and all previously submitted final maps and building permits associated with the Evans Ranch project.
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C. BLM Conditions

BLM Conditions

- a. Prior to approval of each tentative map or other development which requires installation of any facilities or utilities on adjacent BLM property such as, but not limited to, roads, water storage tanks, utility lines, effluent storage ponds, etc., the applicant shall provide suitable verification that all such facilities/utilities proposed to be installed on BLM property have received all necessary approvals from BLM, to the satisfaction of City of Reno Community Development staff. Surface mounted facilities such as water/effluent tanks, shall be subject to standards contained in the implementation section on Page 80 of this PUD, to address grading, color, visual impact, slope restoration, etc.
- b. Prior to approval of the first tentative map and/or grading associated with an on-site major drainageway, the applicant shall have plans approved for appropriate perimeter fencing designed to restrict livestock from residential areas within the project. This plan shall be prepared in coordination with BLM, NDOW and City staff, to the satisfaction of City of Reno Community Development staff.
- c. Prior to approval of the first tentative map, the applicant shall have a trails, trailhead and public access plan approved for all access points to adjoining public lands. The plan shall be prepared in coordination with BLM, City staff and the developer to the satisfaction of City staff. This plan shall provide standards, restrictions and identify the types of uses allowed at each access point to public land.

7. APPENDIX II (BOOK 2) (This document is on file with the City of Reno Community Development Department).

- A. Declaration of Covenants, Conditions, and Restrictions**
- B. Traffic Analysis – Evans Ranch / White lake Vistas – Solaegui Engineers, November 14, 2007;**
- C. Water Facility Plan for Evans Ranch and White Lake Vistas – Manhard Consulting LTD, October 2007;**
- D. Wastewater Facility Report – ECO:LOGIC Engineering, November 2007;**
- E. Drainage Letter for Evans Ranch – Manhard Consulting LTD, November 2007**