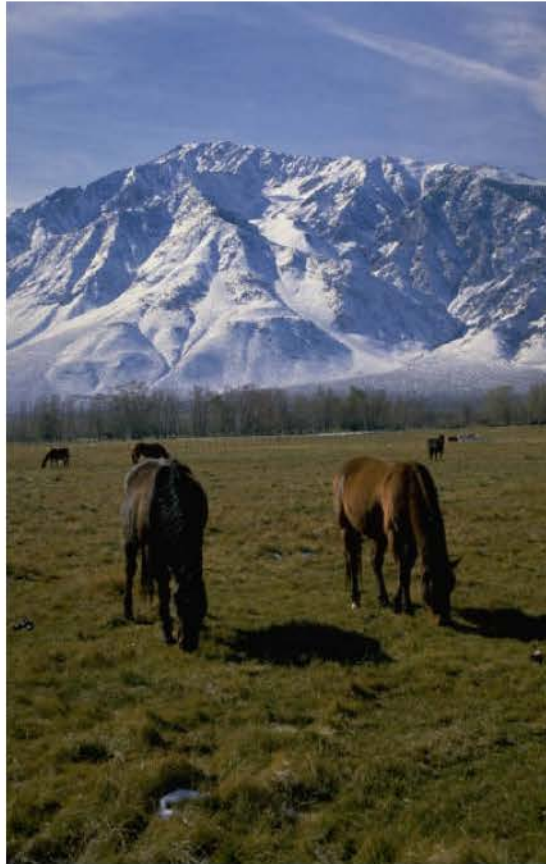


McCARRAN CROSSING



PLANNED UNIT DEVELOPMENT DEVELOPMENT STANDARDS HANDBOOK

Prepared by:



AUGUST 2013

Recording requested by and return to:

Rubicon Design Group, LLC

Attn: Mike Railey

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Reno, Nevada 89509

DOC # 4285575

10/01/2013 11:50:58 AM

Requested By

RUBICON DESIGN GROUP LLC

Washoe County Recorder

Lawrence R. Burtness - Recorder

Fee: \$77.00 RPTT: \$0.00

Page 1 of 36



(for Recorder's use only)

McCarran Crossing

Development Standards Handbook

This page added to provide additional information required by NRS 111.312 Sections 1-2.

(Additional recording fee applies)

This cover page must be typed or printed.

McCarran Crossing

DEVELOPMENT STANDARDS HANDBOOK

Prepared for:

City of Reno

Prepared by:

Rubicon Design Group, LLC

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(775) 425-4800

August 2013

MCCARRAN CROSSING – DEVELOPMENT STANDARDS HANDBOOK

When Recorded Return to:

Rubicon Design Group, LLC
100 California Avenue, Suite 202
Reno, Nevada 89059

**NOTICE OF DESIGN GUIDELINES FOR
MCCARRAN CROSSING PLANNED UNIT DEVELOPMENT**

Notice is hereby given that the Planned Unit Development Guidelines for the McCarran Crossing Planned Unit Development have been established, effective August 28, 2013. A copy of the guidelines are attached hereto and incorporated herein.

DATED this 1st day of OCTOBER, 2013

By William A Manke
William Manke, Owner

State of Nevada)
) ss
County of Washoe)

On this 1st day of OCTOBER, 2013, personally appeared before me, a Notary Public, personally known to me (or proved) to be this 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 my office in the County of Washoe the day and year in this certificate first above written.

Michael S. Railey (Seal)
Signature of Notary Public



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Appendix:

City of Reno Certification of PUD Standards Handbook – August 30, 2013

City of Reno Final Action Order – May 24, 2013

City of Reno Zoning Map Amendment – May 10, 2013



McCARRAN CROSSING – DEVELOPMENT STANDARDS HANDBOOK

I. INTRODUCTION

A. Project Location

McCarran Crossing (AP # 240-032-04) consists of 14.03± acres located on the east side of McCarran Boulevard, just north of its intersection with Pembroke Drive (2690 S. McCarran Boulevard). Figure 1 (below) depicts the project location.

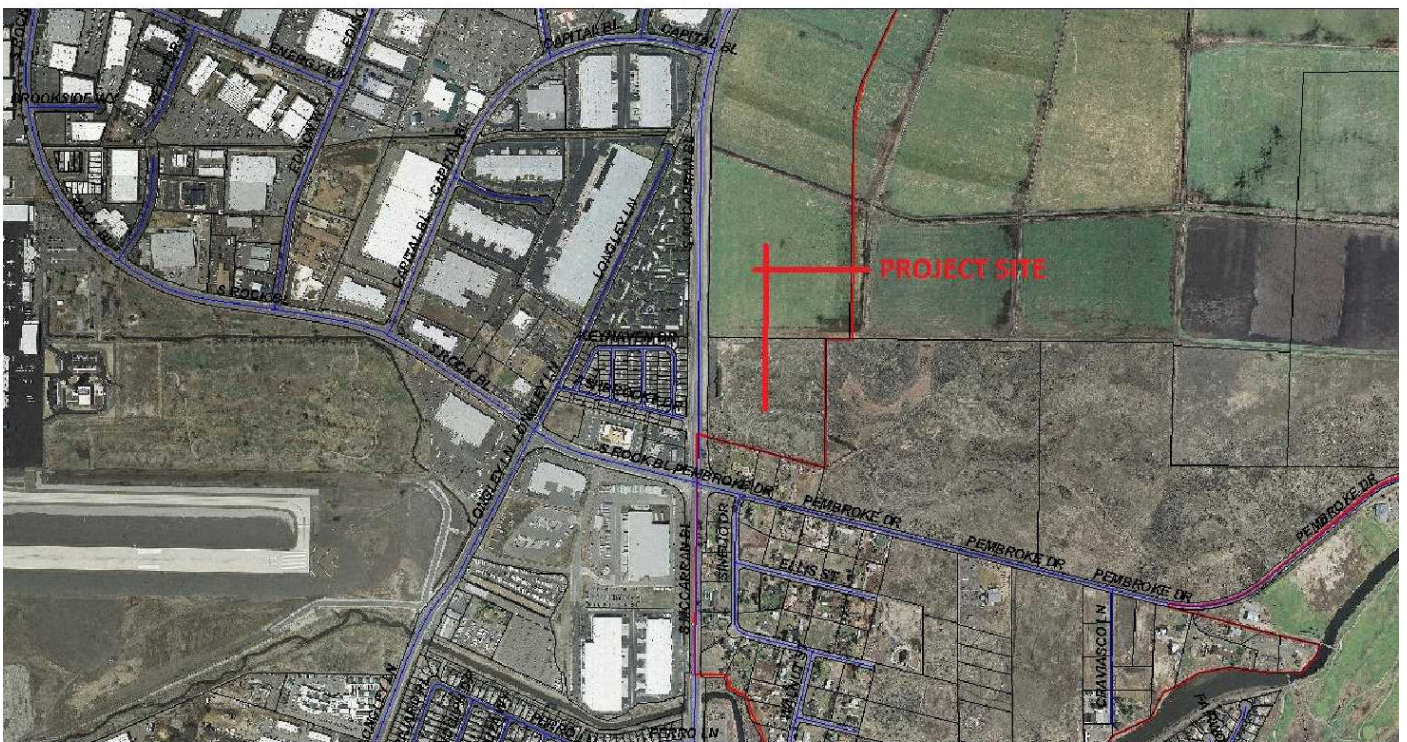


Figure 1 – Vicinity Map

B. Site Description

The McCarran Crossing site is located along one of the busiest arterial roadways in the region (McCarran Boulevard). Property surrounding the project site is developed with a mix of commercial and residential uses with industrial uses located just to the southwest. The University of Nevada Main Station Field Laboratory (University Farms) property is located to the north and northeast. The City of Reno owns the property directly east of McCarran Crossing. This property has yet to be annexed in to the City but there is speculation that the parcel may be used for public recreational purposes (golf course) in the future.

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McCarran Crossing is located directly adjacent to McCarran Boulevard and is accessed by an existing driveway that is legally permitted by the Nevada Department of Transportation (McCarran Boulevard is an NDOT right-of-way). There is also a dedicated left turn lane in to the site from southbound McCarran Boulevard.

Prior to the current owner's acquisition of the property, there was a commercial driving range and golf learning facility located at the site. At the time of acquisition, the golf center was sitting vacant and was subsequently removed. The only remnants of the golf center are the lights used to illuminate the driving range and the paved parking area.

C. Floodwater Management and Developable Area

McCarran Crossing contains two separate FEMA flood zone designations. Areas paralleling McCarran Boulevard are located outside of the 100 year flood zone (limited flooding area – Shaded X), while areas to the east are designated with Zone AE. The total area within Shaded X zone is approximately 58,100± square feet. As detailed later in this Handbook, more intensive uses must be located within Shaded X zone areas.

The City of Reno standards for development within Critical Flood Zone 1 shall be adopted as part of this PUD handbook. Specifically, all standards included within Section 18.12.605 of the Reno Municipal Code shall be implemented as a minimum with development of McCarran Crossing.

Figure 2 (below) depicts the flood zone “split” within the McCarran Crossing PUD area.



Map Source – City of Reno

Figure 2 – Flood Zone Map

McCARRAN CROSSING – DEVELOPMENT STANDARDS HANDBOOK

D. Statement of Purpose and Plan

The purpose of the McCarran Crossing Planned Unit Development is to provide for development of the project site in a manner that is sensitive to and respects the natural constraints of the site. Additionally, the PUD shall provide for a mix of uses which are less intense than those within the “inner” McCarran ring and shall respect the overall land use relationships with adjoining properties. This Handbook sets boundaries and limits on allowable development while allowing the site to function properly, respond to local economic conditions, and provide services to neighborhood and area-wide residents.

E. Goals and Objectives

In order to implement this plan, specific goals have been established for the McCarran Crossing property. The standards set forth in this handbook will serve to implement these goals.

- Goal 1: To ensure proper site development techniques which result in careful site design in order to ensure proper land use relationships.
- Goal 2: To support the Reno Master Plan policies by locating area and neighborhood services along major arterial streets.
- Goal 3: To ensure proper site engineering standards and design in order to address existing floodwater management issues in the area.
- Goal 4: To allow for predictable development patterns in a neighborhood that is likely to see continued growth and change due to McCarran Boulevard expansion and the eventual completion of the Southeast Connector roadway.

II. DEVELOPMENT PLAN

The McCarran Crossing PUD allows for the development of storage, retail, and office uses. This plan recognizes the need to properly manage floodwater movement and incorporates engineering and layout controls to achieve this. The plan is also broken into phases in order to ensure development occurs concurrently with proper management.

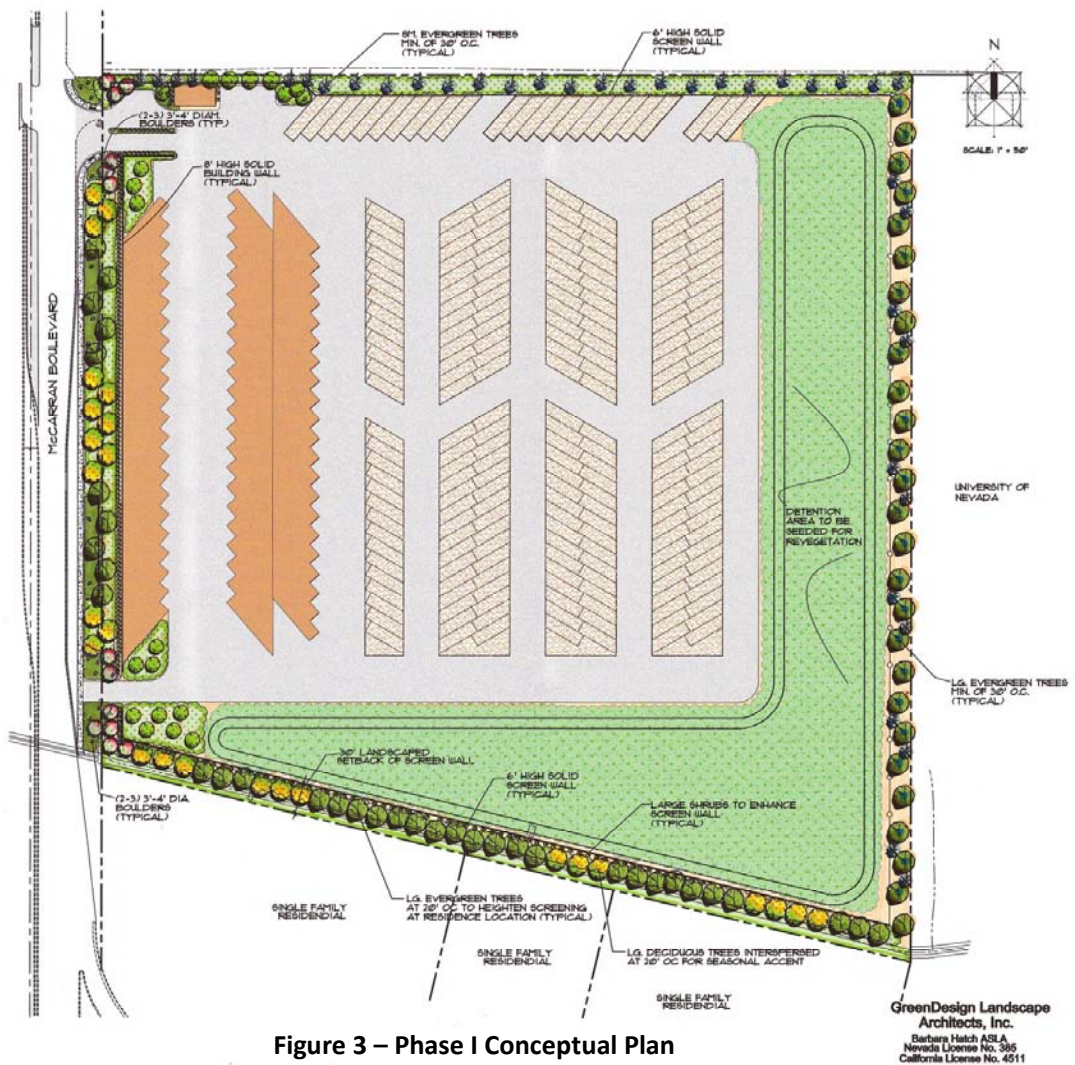
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A. Phase I

Phase I of McCarran Crossing includes:

- construction of a detention basin paralleling the east and south property lines.
- construction of a mini-storage facility providing both covered and uncovered storage spaces.
- installation of required landscaping; installation of perimeter fencing; installation of trees specifically located to provide maximum screening from Pembroke Drive residential sites.

Phase I is scheduled to begin construction as soon as possible following adoption of the PUD. The Phase I conceptual site plan is included in Figure 3 (below).



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B. Phase II

As market conditions warrant, an overall expansion plan is provided for uses within McCarran Crossing. This may include the construction of commercial and/or office space within the Shaded X zone area paralleling McCarran Boulevard.

Phase II is intended to allow for a mix of uses on the site, including retail space, office space, and mini-storage. Included in the retail area is the possibility for a small restaurant/coffee shop use. Phase II is to include:

- removal/replacement of western-most storage units to allow for the construction of retail/office space. The allowable area for these uses is the section of the site along McCarran Boulevard and is delineated on the site plan.
- construction of additional storage space, constructed to the same standards as that in Phase I.

Phase II is to begin when it has been demonstrated to the City of Reno's satisfaction that site engineering is functioning properly, specifically that Phase I construction adhered to the City's stormwater management standards and that no undue impacts have been placed on nearby properties; and when the property owner has determined that economic conditions are suitable and all infrastructure is in place for Phase II uses.

Additional commercial development may be permitted within Shaded X zone areas should flood designations be amended or further mitigation options become available. All uses within any future phase shall conform to the provisions of this Handbook.

The Phase II site plan is depicted in Figure 4 (following page).

III. DESIGN STANDARDS

The McCarran Crossing PUD emphasizes organized development through thoughtful and comprehensive design standards. The standards included in this handbook are meaningful and specific, providing assurances that future development of the site will follow predictable forms. Although the handbook provides for options, there is little flexibility in terms of allowed uses and development intensity.

The Development Standards promote compatibility with adjacent uses, properly relate to the surrounding environment, provide proportional sizes/arrangements of buildings, ensure adequate parking, and ensure proper setbacks and site screening.

A. Standards Not Addressed

Any development standards not specifically addressed in this handbook, shall be subject to the requirements set forth in the City of Reno Municipal Code in effect at the current time. The Neighborhood Commercial (NC) or equivalent zoning standards shall be applied.

B. Allowed Uses

The PUD establishes specific uses that shall be permitted within McCarran Crossing. These uses have been selected as appropriate for the site and the allowed area and intensity for these uses are further defined in the plan. The uses listed below constitute the allowed uses for McCarran Crossing. Specific definitions for these uses shall be as contained in the City of Reno Municipal Code.

Allowed uses for McCarran Crossing are:

- Mini-Storage
- Boat and RV Storage
- Stand-alone guard station/office and/or manager's quarters to support storage operations
- General Retail
- Personal Service (i.e. salon, dry cleaner, financial services, etc.)
- Restaurant without alcohol service
- Professional Office
- Medical Office
- Child Care Center
- Uses ancillary to those listed above

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Uses requiring the approval of a Special Use Permit:

- Restaurant with alcohol service
- Businesses operating between the hours of 11:00 pm and 6:00 am
- Drive-thru facilities
- Car Wash
- Retail uses in excess of 10,000 sq.ft.

Prohibited Uses:

- Stand-alone bars
- Tattoo parlors
- Retail uses in excess of 25,000 sq.ft.

C. Development Intensity

Setbacks

The standards included here are intended to complement adjacent properties and provide separation from residential uses. Table 1 provides a summary of the required perimeter building setbacks.

Table 1 – Setbacks

Location	Requirement
Adjacent to McCarran Blvd. (West)	20 feet
South	30 Feet
North	10 Feet
East	20 feet

Refer to Landscaping section of this handbook for required landscape/streetscape improvements within setback areas.

Building Height

1. Maximum building height within McCarran Crossing shall be two stories or 35 feet.
2. Building height shall be measured per the definitions contained in the City of Reno Municipal Code.

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Parking

1. Parking within McCarran Crossing shall be provided per the requirements of the City of Reno Municipal Code. However, at the owner's discretion and subsequent acceptance by the City of Reno, parking standards may be modified through the completion of a parking study analyzing existing and proposed uses.
2. Any use not specifically defined by the City of Reno Municipal Code shall be subject to interpretation by the Administrator or his/her designee.
3. Joint non-concurrent use of parking facilities shall be permitted with approval by the Administrator or his/her designee.

Refuse Collection Areas

1. All outdoor refuse containers shall be visually screened with a solid enclosure. A 6-foot minimum height shall be required to fully screen trash dumpsters.
2. Trash enclosures shall be painted to match the primary colors of the building in which they serve.
3. Trash enclosure openings shall include gates that provide for a minimum 80% screening of dumpster areas. Trash compactor units shall not be subject to this standard.

Access and Circulation Standards

Access and circulation standards developed for McCarran Crossing are intended to promote safe and efficient vehicular and pedestrian access to/from and within the project.

1. Emergency vehicle access to all portions of the site shall be provided and any existing emergency vehicle access points on adjoining sites will be maintained.
2. General access and circulation routes shall be safe and obvious. This includes major building entrances and walking destinations.

Fences and Walls

1. Maximum fence height for any perimeter fencing shall be eight (8) feet. Perimeter fencing may consist of wood, vinyl, split-rail, chain link or masonry.
2. For security purposes, perimeter fencing for storage uses may include a six (6) to eight (8) foot masonry wall with a wrought iron cap extension as approved by the Administrator. Figure 5 (following page) depicts a typical example

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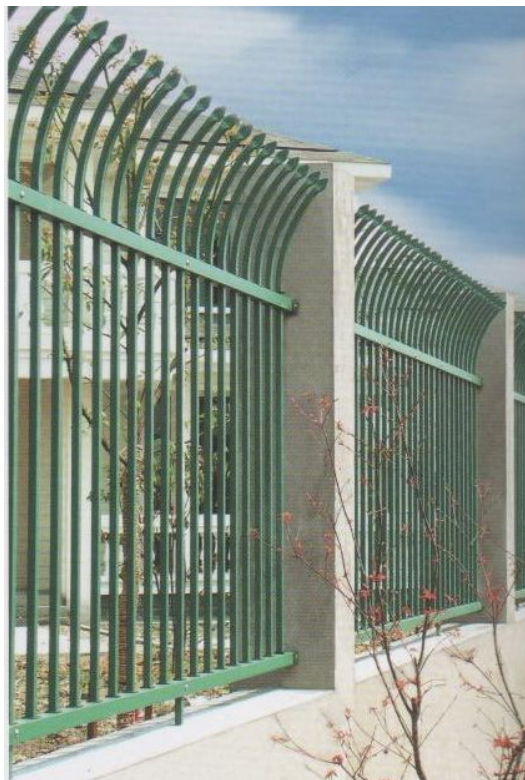
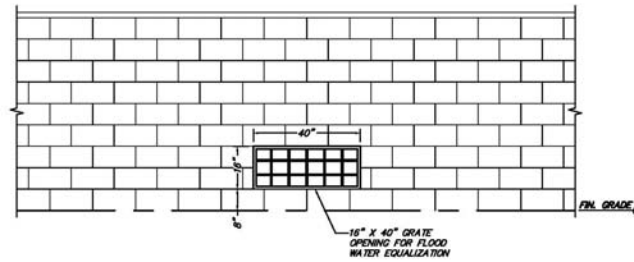


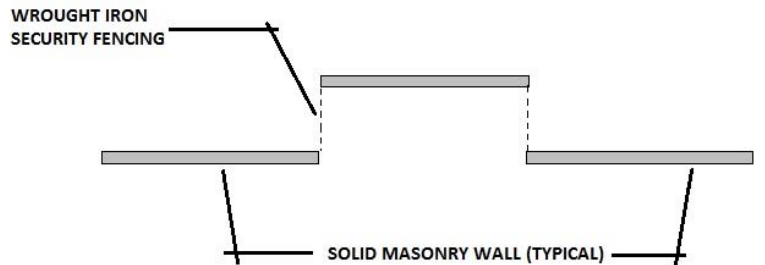
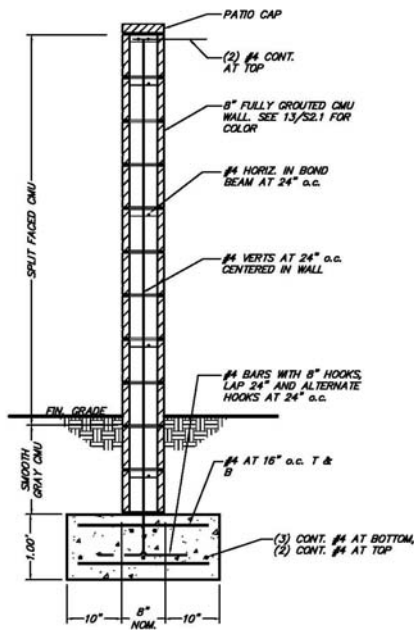
Figure 5 – Typical Security Fencing Concepts

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- All perimeter and security fencing/walls shall allow for passage of storm/flood waters. Options include integrated stormwater grates and/or a hinged fencing panel system to the approval of the Administrator. Refer to Figure 6 (below) for a typical wall detail.



C SCREEN WALL ELEVATION WITH FLOOD OPENING
SCALE: NTS



FINAL WALL OFFSET TO BE DETERMINED BY CITY OF RENO ENGINEERING DEPARTMENT.

Note: Offset wall standard to be implemented on the south and east sides of the project.

Figure 6 – Typical Wall Detail

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4. Fences and walls adjacent to buildings shall be architecturally integrated. This can be accomplished through color/finish, materials, etc.

Architecture

As Phase I is composed solely of storage, architecture shall be determined primarily by the industry standards for enclosed storage facilities. This includes metal-sided buildings and/or carport structures.

1. Enclosed storage units may include pre-fabricated metal buildings, not to exceed 20-feet in height.
2. All metal buildings shall be located behind a screen wall and further screened through the use of landscaping, as depicted in Figure 7 (below)
3. Metal carport structures, not to exceed 20-feet may be permitted internal to the storage use. Examples of acceptable parking cover canopies are depicted in Figure 8 (following page).

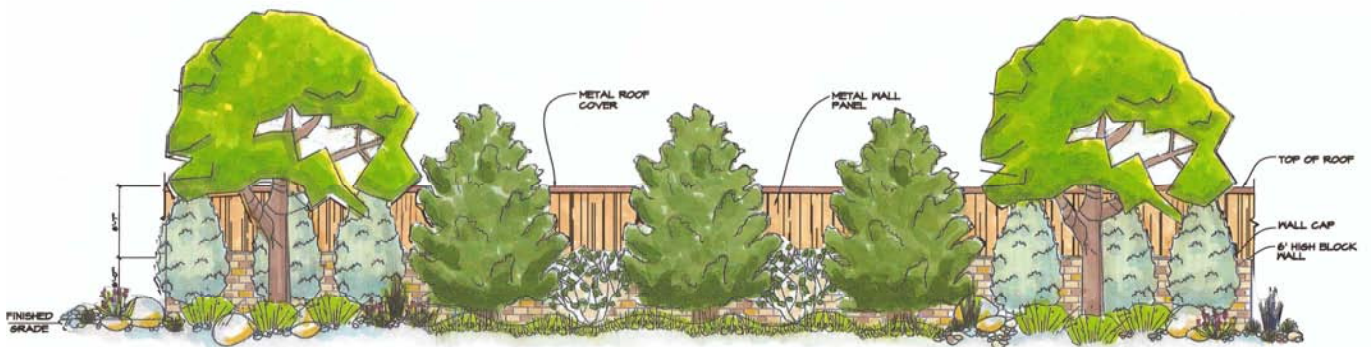


Figure 7 – Metal Building Screening Concept

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Figure 8 – Typical Covered Parking Canopies

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- **General Guidelines**

1. A western architectural theme is adopted by the McCarran Crossing PUD.
2. Primary building entries shall be readily identifiable and accessible. Major building entries shall be highlighted by features such as overhangs, awnings, trellises, or special plantings/planters.
3. Stylized façade treatments which complement the intended architectural character shall be permitted.
4. Exterior building colors shall incorporate the use of earth tones, consistent with the architectural styles and renderings already exhibited in the area. Vibrant colors may be used as accents to extenuate architectural features, project entries, etc. Additionally, vibrant colors may be used in conjunction with business logos but shall not be the prominent color of the façade.
6. Exterior elements and materials (to include masonry, stucco, rock, brick, and wood) shall be limited in number and be compatible with one another, while being in scale with the building. Care shall be taken to ensure that materials shall not detract from the building's overall appearance or become visually complicated.
7. All buildings shall incorporate rock and/or brick accents which shall be in addition to the primary stucco, wood, or batten board siding finishes.
8. Acceptable roofing materials include composite shingles, concrete tile, metal, or architectural weathered tin. Spanish tile roofing shall be prohibited as it is not compatible with the western theme.
9. Enclosed storage buildings shall be exempt from the architectural standards but shall be predominantly screened from the view of McCarran Boulevard through perimeter fencing/walls and landscaping, as described under the Landscape section. The manager's quarters/office building associated with storage uses shall be subject to all provisions of the architectural standards.

Figure 9 (following pages) depicts typical architectural styles that would be permitted within McCarran Crossing. These are provided for illustrative purposes in order to show acceptable materials, colors, etc.. Final elevations will vary but must comply with the Design Standards included with this handbook, as well as the articulation standards outlined in the Reno Municipal Code.

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Figure 9 – Typical Architecture Style and Acceptable Materials

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Figure 9 – Typical Architecture Style and Acceptable Materials (continued)

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- **Building Massing and Form**

1. All buildings should be designed to a pedestrian scale. In order to accomplish this, buildings must provide articulation in order to add visual interest, windows (real or false), etc. in order to break-up large building masses.
2. To the extent possible, retail and office building exterior walls shall incorporate:
 - a. Design that gives the appearance of multiple structures when functionally possible.
 - b. Offsetting building planes through wall step backs.
 - c. Treatment with varied materials in order to provide visual interest.
 - d. Clustering small-scale elements such as planter walls, pilasters, columns, etc. around the major form.
3. Rear and side elevations on smaller, stand-alone structures shall include articulation and consistent wall treatments with that of the primary façade, when visible from any public right-of-way(s).
4. Rear or side facades on office and retail buildings should incorporate the same design elements as the front façade to the extent possible. This shall occur for facades abutting public rights-of-way. Measures to address side and rear articulation include the use of varied colors, architectural articulation such as pillars or posts, awnings, trellises, etc.

- **Mechanical Equipment**

1. Exterior mechanical equipment shall be kept to a minimum and designed in an orderly, compact manner. Equipment shall be painted a color to blend with the architecture of the building or to blend with the natural background, whichever is appropriate.
2. All roof-mounted mechanical equipment shall be architecturally screened from the view of adjoining rights-of-way and adjacent properties.
3. Photo voltaic panels and windmills may be installed in the location that provides the greatest functionality.
4. Whenever possible, exterior mounted electrical equipment shall be mounted in a location where it is least visible from the property frontage. Exterior electrical equipment shall not be mounted on the public street side of any building unless located behind a screening wall or other structure, or hidden through non-deciduous plantings.

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- **Signs**

1. A single illuminated monument sign, not to exceed twenty (20) feet in height shall be permitted with Phase I. The total area of the sign face shall not exceed 25 square feet.
2. Phase II may include a second twenty (20) foot monument sign. A center identification panel, not to exceed 20 square feet may be included with up to five (5) tenant panels not to exceed 12 square feet each. All lighting shall be indirect or internal.
3. Flashing and/or animated signs shall be prohibited. One exception to this shall be a small “ticker” reader-board may be located on the Phase I sign and shall not exceed 12 inches in height and 4 feet in length.
4. The use of neon shall be for accent purposes only.
5. All building signs located within McCarran Crossing shall conform to City of Reno Municipal Code in terms of size and quantity, as per the Neighborhood Commercial (NC) zoning standards.

Lighting

Lighting will be designed to enhance safety and function within McCarran Crossing.

1. Light standards and fixtures shall be selected to be integral with the overall site concept.
2. Lighting shall be used to encourage and discourage movements within the site, as appropriate. Greater illumination shall occur within areas more intensely developed such as activity centers, or in areas where people tend to gather.
3. All lighting shall conform to City of Reno Dark Skies requirements. All fixtures shall include the use of cut-off shields to ensure that lighting does not spill-over to adjoining parcels.
4. Exterior security lighting may be located along perimeter walls of the storage facility but shall conform to standard 3 above.
5. Parking lot lighting shall not exceed 15 feet in height.
6. Lighting design standards not addressed shall conform to City of Reno Municipal Code requirements (NC zoning).

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Landscaping

The purpose of the landscaping standards is to provide an aesthetically pleasing appearance and streetscape, while providing for effective buffering to properties along the southern boundary of the project.

- **Southern Perimeter**

1. The entire setback area (30 feet minimum) along the southern perimeter shall be landscaped.
2. Clustering of trees shall occur in areas adjoining existing residences. This shall include a minimum of five (5) evergreen trees, minimum ten (10) feet in height at time of planting. These trees shall be in addition to those already required per the standards contained herein. Location of clustered trees shall be determined based on maximum screening. However, the developer shall be required to individually contact adjoining property owners to the south in order for the individual residents to determine where they want the trees planted, should they desire to provide input.
3. Large evergreen trees (10 foot minimum at planting) shall be installed 20-feet on center within the southern setback area. Additionally, large deciduous trees (2 ½" minimum caliper) shall be interspersed at 20-feet on center for seasonal accent.
4. Shrubs (5 gallon minimum) shall be used to screen the perimeter wall, as depicted in the preliminary landscape plan (attached).

- **North and East Perimeter**

1. The entire setback area along the eastern (20 feet minimum) and northern (10 feet minimum) perimeters shall be landscaped.
2. Evergreen trees (10 foot minimum at planting) shall be installed 30-feet on center within the eastern setback area. 6-foot minimum evergreen trees shall be planted 30-feet on center within the northern landscape setback.
3. Plantings of deciduous trees and shrubs within these areas shall conform to the City of Reno landscape standards as they apply to the Neighborhood Commercial zoning district.

- **McCarran Boulevard Streetscape**

1. The McCarran Boulevard Streetscape shall include a mix of evergreen and deciduous trees in order to provide visual interest in all seasons. These shall be accented with shrubs and landscape features such as boulders.
2. Sizes shall vary in order to provide for visual interest and a natural appearance, as shown on the attached preliminary landscape plan.

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- **General Landscape Standards**

1. Vegetation best suited for the local microclimate shall be used whenever possible.
2. Water conservation shall be pursued through established conservation principles and practices, and through proper landscape and irrigation planning, design and management.
3. Plantings within the McCarran Crossing shall include those approved and listed within the planting palette included in the City of Reno Municipal Code.
4. Xeriscaping and drought tolerant native plantings are highly encouraged.
5. Turf areas shall not exceed 50% of the total landscape area.
6. The use of effluent water (if available) for landscape irrigation is highly encouraged.
7. All landscape areas shall incorporate an automatic irrigation system.

- **Parking Lot Landscaping**

1. A mix of deciduous ($\pm 75\%$) and evergreen ($\pm 25\%$) trees shall be used throughout parking areas to create shade and break-up the mass of parking areas, creating a smaller feel.
2. A minimum of one tree per every 10 parking spaces shall be provided within parking lot islands. Interior landscaped parking islands shall be a minimum of 9 feet wide (exterior) and protected by a minimum 6-inch curb.
3. Deciduous trees within parking lots shall be a minimum 1 inch caliper, with evergreen trees at a 6-foot minimum.
4. These standards shall not apply within loading areas or storage facilities which are screened or enclosed behind a fence/wall.

Maintenance

1. Maintenance of common areas, parking lots, flood control facilities, perimeter landscaping, streetscape, etc. as well as the general upkeep of the center shall be the responsibility of the Master Developer. An owner/tenants association may also be formed to provide maintenance to the above mentioned items.

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Flood Mitigation

1. Flood mitigation shall be per City of Reno requirements for Phases I and II. Specifically, all standards/requirements of Section 18.12.605 of the Reno Municipal Code shall be implemented (as a minimum) with the development of McCarran Crossing.
2. All development within McCarran Crossing (including Phases I and II) shall demonstrate a positive flood impact to adjoining properties to the south.
3. Any future expansion of uses within McCarran Crossing shall be required to provide a minimum flood mitigation ratio of 1.5:1. This may be achieved through the joint use of flood detention areas with adjoining property owners, as approved by the Administrator.

Parking

1. Parking shall be provided per the standards outlined in Reno Municipal Code, section 18.12.1101.

Paving

1. Paving within storage yards may utilize alternative paving methods in order to promote Low Impact Development (LID) initiatives adopted by the City of Reno and allow for greater infiltration of storm waters, as approved by the Administrator. Examples of alternative paving methods include the use of asphalt grindings, compacted road base, “green crete,” etc.
2. All paving within commercial/office areas shall be to City of Reno standards.

Access

McCarran Boulevard is owned and maintained by the Nevada Department of Transportation (NDOT). All access points must be reviewed and approved by NDOT. McCarran Crossing will coordinate with NDOT and RTC as necessary in order to provide access in accordance with applicable standards and future widening plans. Evidence of this shall be provided to the City of Reno at the time of building permit

Traffic Generation

1. Any proposed use with McCarran Crossing that results in a cumulative traffic impact that exceeds 80 peak hour trips shall be required to conduct a traffic impact analysis per the requirements of the Reno Municipal Code.

IV. ADMINISTRATION

A. Definitions

There are a variety of words and phrases that are used commonly throughout this Design Standards Handbook. The following is a brief list defining the terms that are carried on throughout this document:

1. **Administrator:** - “Administrator” shall mean the City of Reno Community Development Director or his/her lawfully designated representative.
2. **City:** - “City” shall mean City of Reno, Nevada.
3. **Code:** - “Code” shall refer to the City of Reno Municipal Code.
4. **Conformance:** Any building/structure erected, placed, established, relocated, created or maintained in the subject site shall conform to all standards, procedures, exemptions and all other requirements of the City of Reno Municipal Code.
5. **Design Standards:** - “Design Standards” shall refer to the contents of this handbook and any subsequent revisions approved by the City.
6. **Master Developer:** - “Master Developer” shall mean the owners or subsequent owners, of all or part of this project, collectively referred to as “Master Developer.”
7. **Plan:** - The provisions for development of a PUD, including a plat of subdivision, all covenants relating to use, location and bulk of buildings and other structures, intensity of use or density of development, private streets, driveways and parking facilities, common open space and public facilities. The phrase “provisions of the plan” means the written and graphic materials referred to herein.

B. Supplemental Operational Standards

1. The operator of the storage facility shall be required to have the ability to relocate all vehicles and/or vessels stored within the facility within 48-hours of a predicted flood event. Leases for storage space within the facility shall require owners to relocate vehicles/vessels upon 48-hour notice from the operator, or provide the operator with the means to do so (i.e. supply a set of keys and sign a disclaimer permitting operator to drive/move vehicle as necessary).
2. Storage of inoperable vehicles is prohibited.
3. The operator of the storage use shall be required to submit an emergency evacuation plan to the Administrator for review and approval on an annual basis.

C. Infrastructure Financing and Management

1. Project financing shall be the responsibility of the Master Developer. All necessary infrastructure to serve the site shall be constructed at the expense of the developer and dedicated to the City as appropriate.
2. Any agreement made between a future tenant/user and the City of Reno for alternative financing of infrastructure, etc. shall be permitted if agreeable to all parties.
3. McCarran Crossing shall be required to pay all applicable development impact fees as mandated by the City of Reno, the Regional Transportation Commission, and Nevada Revised Statutes.
4. Where the present infrastructure is effectively serving existing operations, it shall remain in place, at the owner's discretion.
5. The use of an engineered septic system shall be permitted for Phase I and storage facilities only. Any other commercial or office use shall be required to connect to sanitary sewer at the expense of the Master Developer. Septic systems must be reviewed and approved by the Washoe County District Health Department.
6. Phase I storage facilities shall be required to provide "dry line" sewer infrastructure for connection to a future sanitary sewer system once in place.

D. Administrative Approval for Minor Revisions

The Administrator shall have the authority at his/her discretion to administratively approve minor deviations in the plans, standards, and guidelines as requested by the Master Developer prior to the submission of a final development plan for each phase or pad area. Minor deviations include, but are not limited to building heights, setback conditions, etc. (up to 20%). Any deviation or modification that exceeds 20% will require an amendment of this Development Standards Handbook.

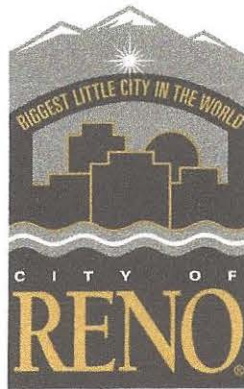
E. Design Flexibility

The final development plan, standards, and regulations contained in this handbook are intended to depict the general nature and intensity of the development proposed within McCarran Crossing. Sufficient flexibility shall be allowed to permit detailed planning and design at time of actual development.

F. Omissions

In cases where the handbook does not specifically address a standard/subject, the provisions of the City of Reno Municipal Code in effect at the time shall prevail. The standards applied shall be those that pertain to the Neighborhood Commercial (NC) zoning district.

APPENDIX



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) 334-2293

August 30, 2013

FILED THIS DATE
8 / 30 / 13
BY: BBB
CITY CLERK

Manke Family Trust
2500 Longley Lane
Reno, NV 89502

RE: Case No. LDC13-00025 (Planned Unit Development (PUD) – McCarran Crossing)
– Certification of PUD Standards Handbook

Dear Applicant:

At a regular meeting held August 28, 2013, the Reno City Council certified the McCarran Crossing PUD Standards Handbook. The amendment was tentatively approved by the Council on May 22, 2013.

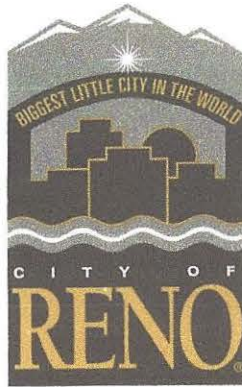
In order to effectuate the PUD, the Handbook must be recorded at the Washoe County Recorder's Office in accordance with NRS 278A.

Sincerely,

for Beverly Beaty-Benadom
Lynnette R. Jones
City Clerk

LRJ:bbb

xc: Community Development
Nathan Gilbert, Community Development
Jeff Mann, Parks, Recreation & Community Services
Mike Railey, Rubicon Design Group, LLC



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

FILED THIS DATE
5/24/13
BY: BBB
CITY CLERK

May 24, 2013

Manke Family Trust
2500 Longley Lane
Reno, NV 89502

RE: Case No. LDC13-00025 (Planned Unit Development – McCarran Crossing) – Zoning Map
Amendment – ***NOTICE OF FINAL ACTION, DECISION OR ORDER***

Dear Applicant:

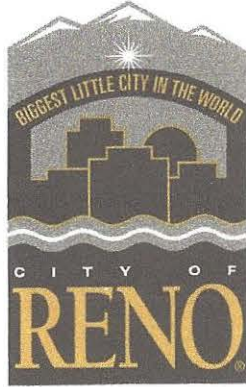
At a regular meeting held May 22, 2013, the Reno City Council passed and adopted Ordinance No. 6289, approving the zoning map amendment for the above referenced case.

Sincerely,

Lynnette R. Jones
City Clerk

LRJ:bbb

xc: Community Development
Nathan Gilbert, Community Development
Jeff Mann, Parks, Recreation & Community Services
Mike Railey, Rubicon Design Group, LLC



Lynnette R. Jones
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Beverly Beaty-Benadom
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Beaty-BenadomB@reno.gov

May 10, 2013

Manke Family Trust
2500 Longley Lane
Reno, NV 89502

RE: Case No. LDC13-00025 (Planned Unit Development – McCarran Crossing) – Zoning Map Amendment

Dear Applicant:

At a regular meeting held May 8, 2013, the Reno City Council upheld the recommendation of the Planning Commission and approved the request for a zoning map amendment from ± 3.79 acres of UT40 (Unincorporated Transition – 40 Acres) and ± 10.24 acres of OS (Open Space) to PUD (Planned Unit Development – McCarran Crossing) in order to allow for development of a ministorage facility and commercial and office spaces with site specific standards in two phases of development, by ordinance, subject to Condition A as follows:

- A. Approval of the McCarran Crossing Planned Unit Development is subject to 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 electronic versions for review within two months of the date of an approval. Failure by the applicant to adhere to this deadline shall render this approval null and void.

Sincerely,

Beverly Beaty-Benadom
for Lynnette R. Jones
City Clerk

LRJ:bbb

xc: Community Development
Nathan Gilbert, Community Development
Jeff Mann, Parks, Recreation & Community Services
Mike Railey, Rubicon Design Group, LLC

Office of the City Clerk
Central Cashiering (775) 334-2032
Parking Tickets (775) 334-2293

FILED THIS DATE

5 / 10 / 13

BY: BBB
CITY CLERK