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This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

# Design Standards Handbook

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Thirteenth Amendment  
December 2020



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Prepared for: City of Reno

# SHARLANDS PUD Development Standards Handbook *13<sup>th</sup> Amendment*

**Prepared For: The City of Reno**

**Approved: December 9, 2020**

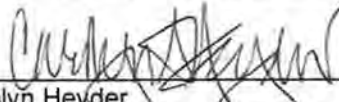
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**NOTICE OF DESIGN GUIDELINES FOR  
SHARLANDS MASTER PLANNED COMMUNITY  
(THIRTEENTH REVISION: DECEMBER 2020)**

Notice is hereby given that the Planned Unit Development for Sharlands, dated June 10, 2020 has been revised, effective December 9, 2020. A copy of the revised guidelines is attached hereto and incorporated.

This revision supersedes and terminates the applicability of the most recent version recorded on October 6, 2020 as document #5087184

Date this 29<sup>th</sup> day of January, ~~2020~~ 2021

  
\_\_\_\_\_  
Carolyn Heyder  
President – The Sharon Corporation

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

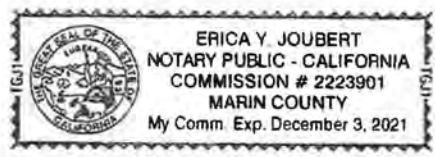
State of California )  
  ) ss  
County of Marin )

On JANUARY 29, 2021, before me, ERICA Y. JOUBERT, NOTARY PUBLIC, (Name of Notary or Officer) personally appeared CAROLYN HEYDER, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

  
\_\_\_\_\_  
Signature of Notary Public



(Seal)

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- APPENDIX F: NRS 278A.550
- APPENDIX G: MAVERIK INC/WINDGATE APARTMENTS, LP et al SETTLEMENT AGREEMENT PERTAINING TO PLANNING UNIT 7

# CHAPTER 1

## GENERAL INFORMATION

### INTRODUCTION

The Sharlands Planned Unit Development (PUD) is a mixed use development containing multifamily residential uses (at 14.5 d.u. per acre), mini- storage, commercial and office uses. Figure 1.1 illustrates the location of the Sharlands PUD. This Development Standards Handbook defines the design parameters within which development will be permitted in the PUD.

By agreeing, in advance, to specific design standards, the developer(s) of the PUD will not be required to obtain special use permits or other city approvals before applying for building permits. Any parcelization will require either a parcel map or a subdivision map, per the state law. At the time of building permit application, the proposed project will be reviewed by the Reno planning staff for conformance with the adopted design standards handbook for the property. To the extent that the design standards specify particular development criteria, these criteria supersede the city's ordinances and policies. Where the PUD's design standards are "silent", the appended city zoning district regulations (current at the time of PUD approval) will govern. If the development issues are not addressed by either the PUD design standards or the appended ordinance, city ordinances and policies, current at the time of building permit approval, will govern development.

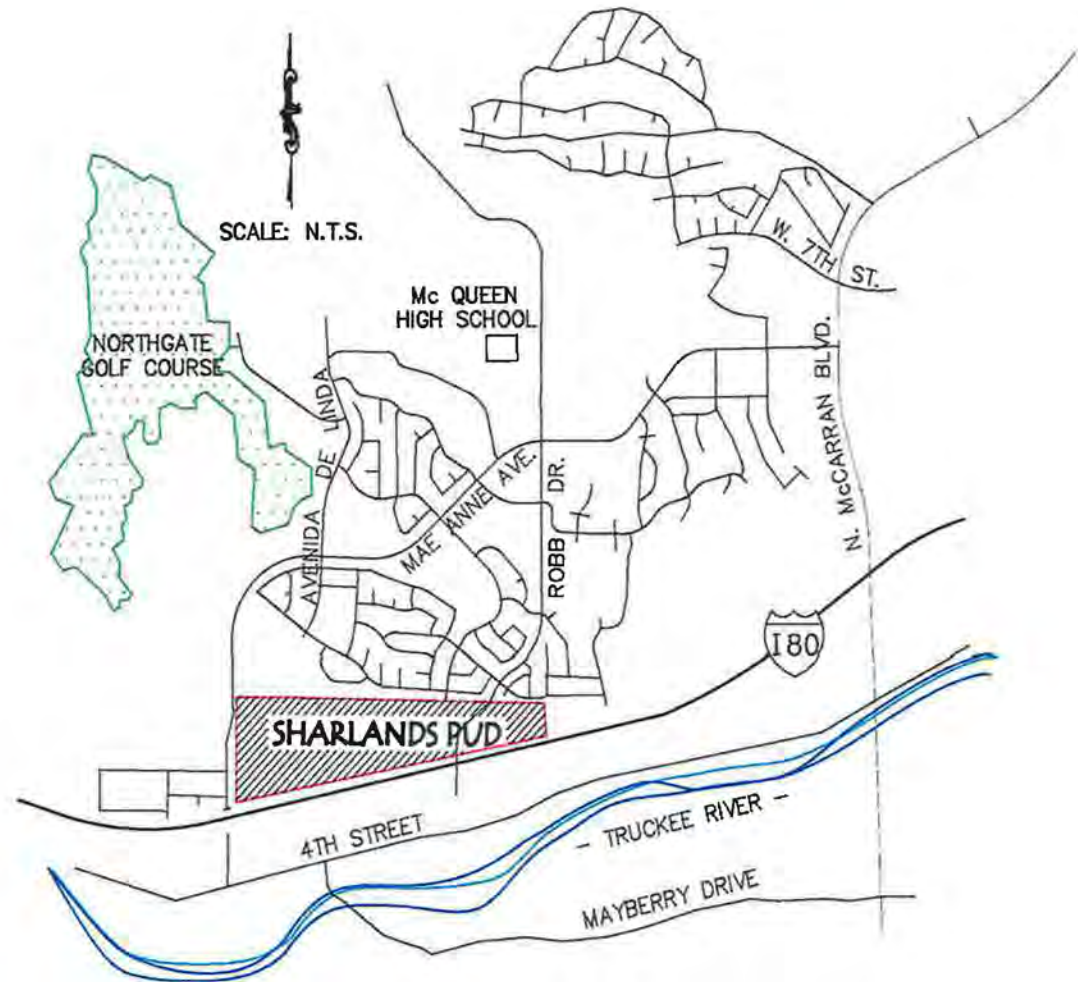


FIGURE 1.1 VICINITY MAP

## PLANNING UNITS

The Sharlands PUD consists of 11 planning units. Figure 1.2 illustrates the location of the planning units. Table 1 shows the size and generalized use for each planning unit. Chapter 2 of this document contains the applicable development standards for each planning unit.

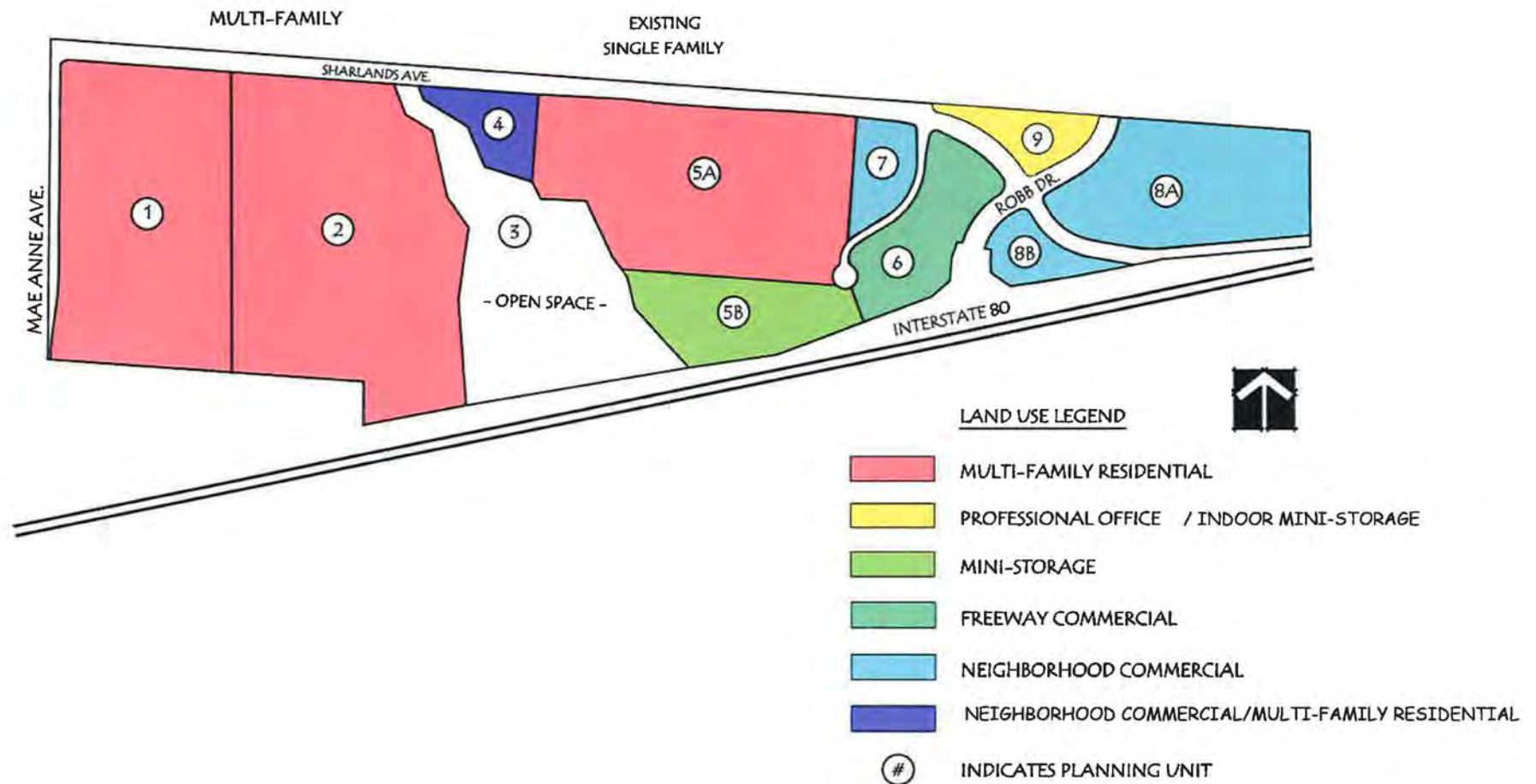


FIGURE 1.2 PLANNING UNITS

**TABLE 1.1 PLANNING UNITS**

| Unit                               |                                     | Area     | Max Units  | Max Sq. Ft.       |
|------------------------------------|-------------------------------------|----------|------------|-------------------|
| 1                                  | MULTI FAMILY RESIDENTIAL            | 20.1     | 312        | 107,000**         |
| 2                                  | MULTI- FAMILY RESIDENTIAL           | 26.2     | 376        |                   |
| 3                                  | OPEN SPACE/RECREATION               | 14.4     |            |                   |
| 4                                  | COMMERCIAL/MULTI-FAMILY RESIDENTIAL | 2.4      |            |                   |
| 5A                                 | MULTI- FAMILY RESIDENTIAL           | 18.8     | 304        |                   |
| 5B                                 | MINI STORAGE                        | 5.8      | 500        |                   |
| 6                                  | FREEWAY COMMERCIAL                  | 5.4      |            |                   |
| 7                                  | NEIGHBORHOOD COMMERCIAL             | 2.3      |            |                   |
| 8A                                 | NEIGHBORHOOD COMMERCIAL             | 11.1     |            |                   |
| 8B                                 | NEIGHBORHOOD COMMERCIAL             | 2.4      |            | 26,140            |
| 9                                  | OFFICE / INDOOR MIN-STORAGE         | 2.2      |            | 44,200            |
| TOTAL AC. OF PLANNING UNITS        |                                     | 111.1    |            |                   |
| TOTAL GROSS ACREAGE                |                                     | 123.2    |            |                   |
| OPEN SPACE ACREAGE                 |                                     |          |            |                   |
|                                    |                                     | 14.6     |            |                   |
| GROSS COMMERCIAL/OFFICE AC.        |                                     | 31.6     |            |                   |
| GROSS RESIDENTIAL ACREAGE          |                                     | 65.1     |            |                   |
| RATIO OF RESIDENTIAL/COMM. ACREAGE |                                     | 2.06     |            |                   |
| MULTI- FAMILY DWELLING UNITS       |                                     | 992 d.u. |            |                   |
| TOTAL DWELLING UNITS               |                                     | 992 d.u. |            |                   |
| POTENTIAL COMM./OFFICE AREA        |                                     |          | 355,140 ft | 417,940 sq. ft.** |

\* The 138,800 square feet maximum (59% site coverage) is for a three story motel use only. Maximum building area will be 58,806 square feet for any other use based on a maximum building coverage of 25% and one story maximum.

‡ 107,000 sq. ft. maximum is allowed for indoor mini-storage use only.<sup>1</sup> A special use permit shall be required to be approved by the Planning Commission for any development requiring cuts of 20 feet or more, fills of 10 feet or more and/or hillside development (refer to Title 18), unless at the time of application for any grading permit within Planning Unit 1 or 2, the applicant can demonstrate that RMC sections 18.09.040(f) and 18.06.315 are not applicable.

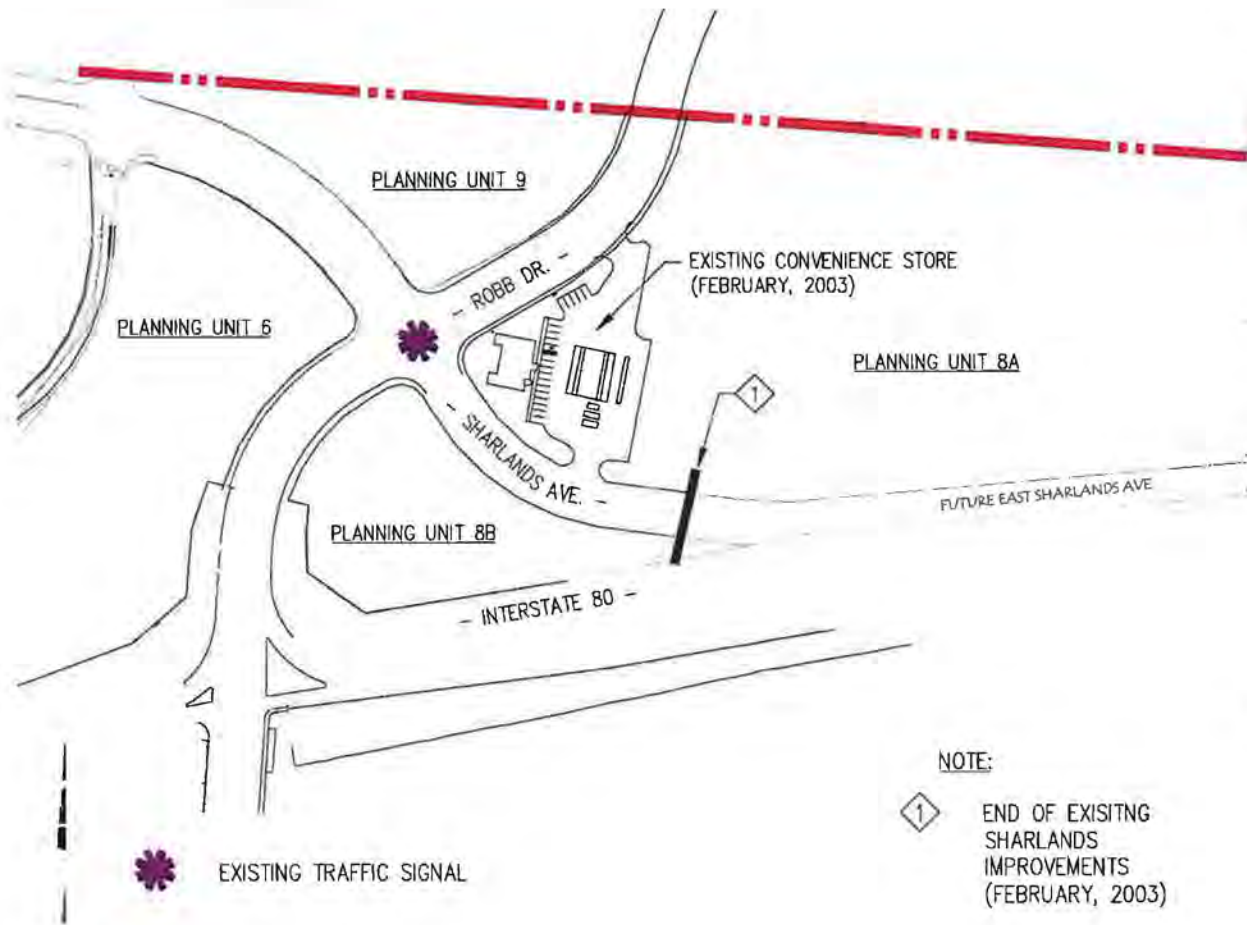
**STREET SYSTEM**

The PUD is served by two principal streets: Robb Drive and Sharlands Avenue. Robb Drive is an arterial street which connects to Interstate 80 at the south border of the Sharlands PUD. Figure 1.3, Page 1-4, illustrates the intersection of Robb Drive and Sharlands Avenue and its proximity to Interstate 80. Sharlands Avenue extends from Mae Anne Avenue on the west to the eastern boundary of the PUD. From Mae Anne to Robb Drive, Sharlands Avenue hugs the north boundary of the property. East of Robb Drive, Sharlands Avenue swings south to the southern boundary of the PUD. The intersection of Sharlands and Robb Dr. is signalized. The street locations are shown on Figure 1.2 relative to the different planning units.

This PUD includes modified street sections for the streets within it. Figures 1.4 and 1.5, illustrate street sections which have been developed for the various street segments within the Sharlands PUD.

Specific Traffic Conditions (Note: Traffic conditions which have been addressed by the time of publication of this handbook have been deleted from the following list.):

1. All street and intersection geometrics shall be approved by the City Traffic Engineer prior to issuance of any permit or final map approval.
2. All local and collector street widths shall conform to applicable City Standards.



3. Regional Road impact fees for each project within the PUD will be collected by the City at the time a building permit is issued.
4. Public improvements for properties fronting Robb Drive north of its intersection with Sharlands Avenue shall provide for bicycle lanes and five foot minimum sidewalks. South of Sharlands Avenue, pedestrian access shall be physically prohibited on the east side of Robb Drive. On the west side of Robb Drive, the applicant shall provide a six foot sidewalk between the southwest corner of Sharlands Avenue/Robb Drive and the northwest corner of the interchange. (See pages 2-25 and 2-25A for specific standards)
5. Access requirements for Sharlands Avenue shall be in accordance with minor arterial street standards. No pedestrian access shall be constructed along the north side of the street where it backs onto existing or approved single family housing, except as needed for transit operations.
6. The applicant for each adjacent planning unit shall install the necessary sidewalk, pathways, signs, street lighting, and striping to provide pedestrian and bicycle access between the Robb Drive/I-80 interchange and the north boundary line of the Sharlands PUD as adjacent development occurs.

FIGURE 1.3  
ROBB/SHARLANDS INTERSECTION

7. Driveway locations and design for all individual projects shall be subject to review and approval by the City Traffic Engineer. No driveway will be allowed on Robb Drive between the I-80 interchange and Sharlands Avenue. Prohibited movements shall be physically channelized in addition to signing and striping.
8. Transit facilities, including bus pads and shelters, sidewalk improvements and bus turnouts shall be constructed as required by the City Traffic Engineer with construction of each component for the development. Bus turnouts shall be constructed with Portland cement concrete.
9. Prior to the issuance of the first building permit in each Planning Unit adjacent to Sharlands Avenue, the developer shall offer for dedication to the City, the Sharlands Avenue right-of-way full width to the standards shown on page 1-6 of the Handbook; and construct improvements, including associated landscaping, necessary to serve the development being permitted, prior to issuance of any certificate of occupancy to the satisfaction of City staff.
10. Future traffic volume projections indicate a need for traffic capacity improvements at the Robb Drive/Sharlands Avenue intersection, and possible widening of the segment of Robb Drive between Sharlands Avenue and the Interstate 80 freeway. Improvements identified for the Robb Drive/ Sharlands Avenue intersection include widening to provide additional approach lanes and modification of the traffic signal. Accordingly, additional street right-of-way may be needed adjacent to planning Units 6, 8A, 8B, and/or 9. The determination

of specific improvements needed together with related funding and scheduling considerations will be subject to cooperative planning by the City of Reno, Regional Transportation Commission, and Nevada Department of Transportation. If not already constructed, the 5 foot wide sidewalk in Planning Unit 6 adjacent to

Sharlands Ave, shall be installed by the owner(s) of Planning Unit 6 within 90 days of the completion of the intersection capacity improvements at the Robb Drive/Sharlands Ave intersection (see page 2-25 and Exhibits 2, 2A & 2B on pages 2-25A, 2-25B & 2-25C for sidewalk width and location.)

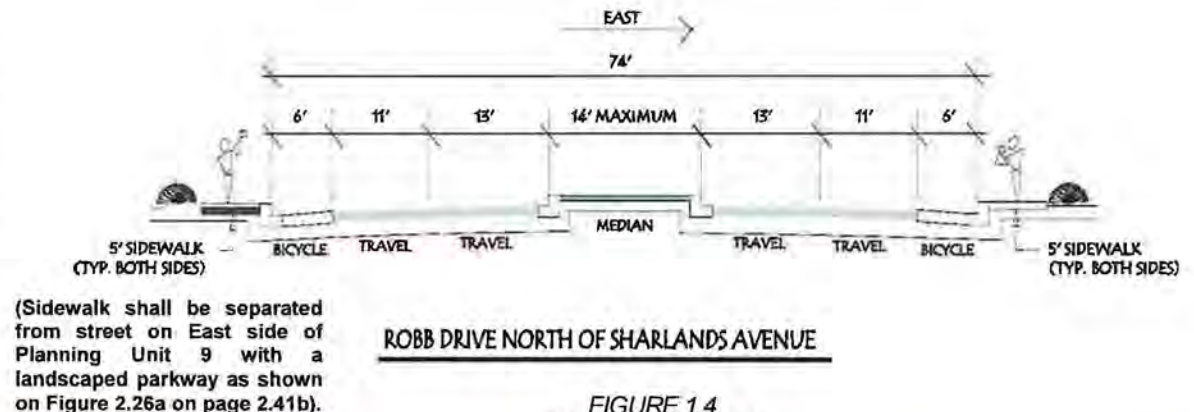
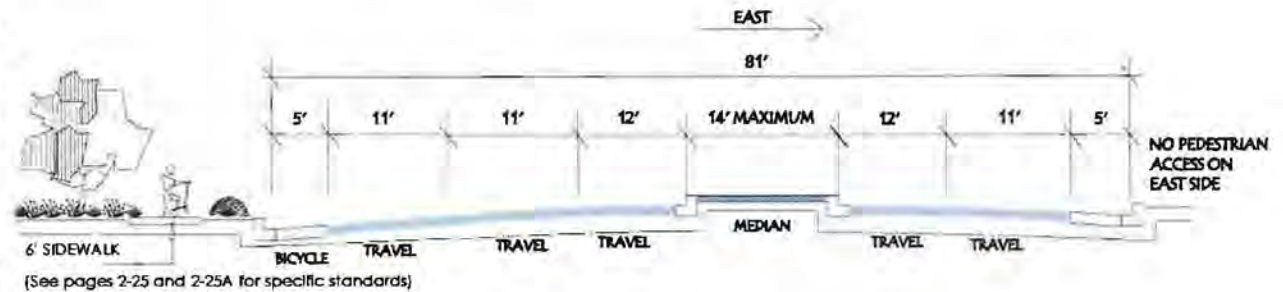
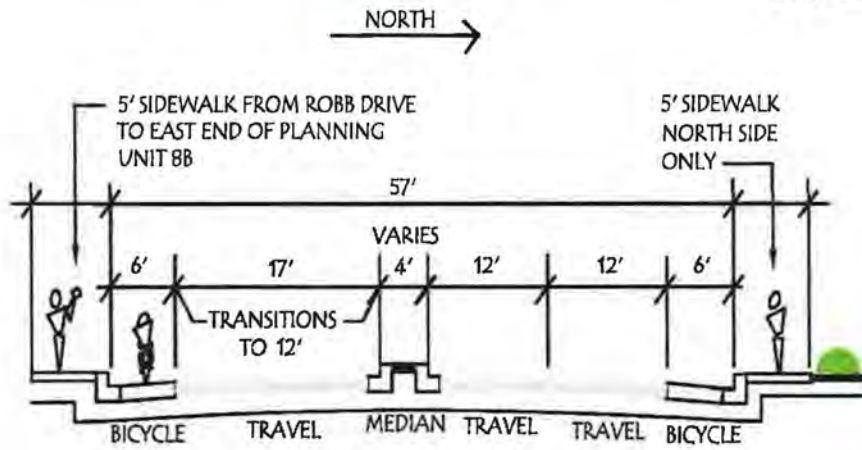


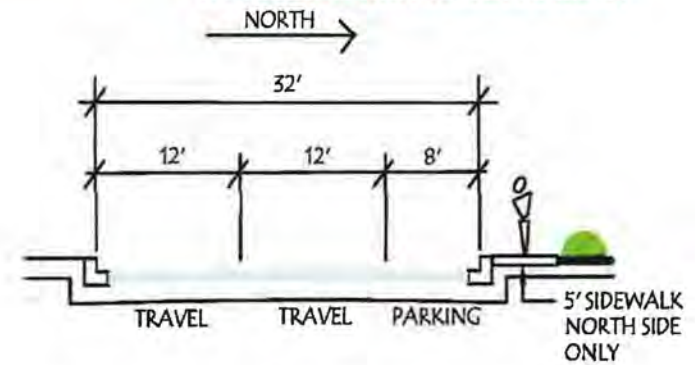
FIGURE 1.4  
STREET SECTIONS

FIGURE 1.5  
STREET SECTIONS

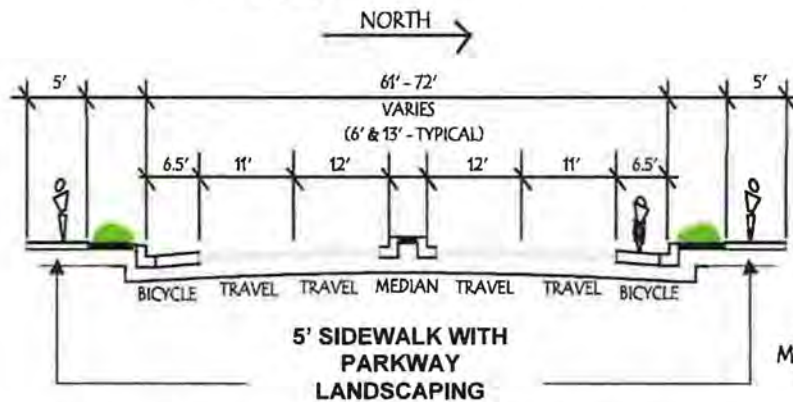


SHARLANDS AVENUE EAST OF ROBB DRIVE  
ADJACENT TO COMMERCIAL DEVELOPMENT

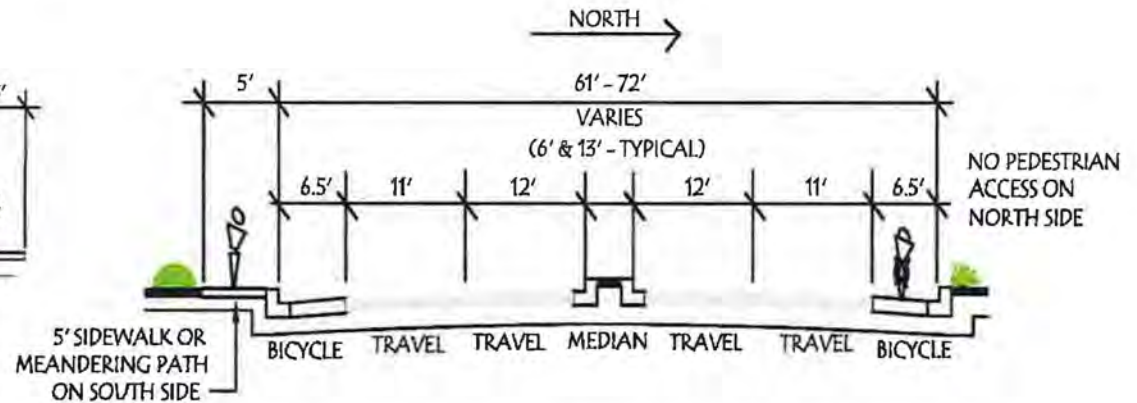
- MEDIAN EXTENDS ONLY 200' (APPROX.) EAST OF ROBB DR.
- BICYCLE LANES END AT EAST END OF PLANNING UNIT 8
- SECOND WESTBOUND TRAVEL LANE BEGINS AT EAST END OF MEDIAN<sup>R</sup>



SHARLANDS AVENUE EAST OF ROBB DRIVE  
AT EASTERLY BOUNDARY



SHARLANDS AVENUE BETWEEN ROBB DRIVE  
AND AMBASSADOR DRIVE

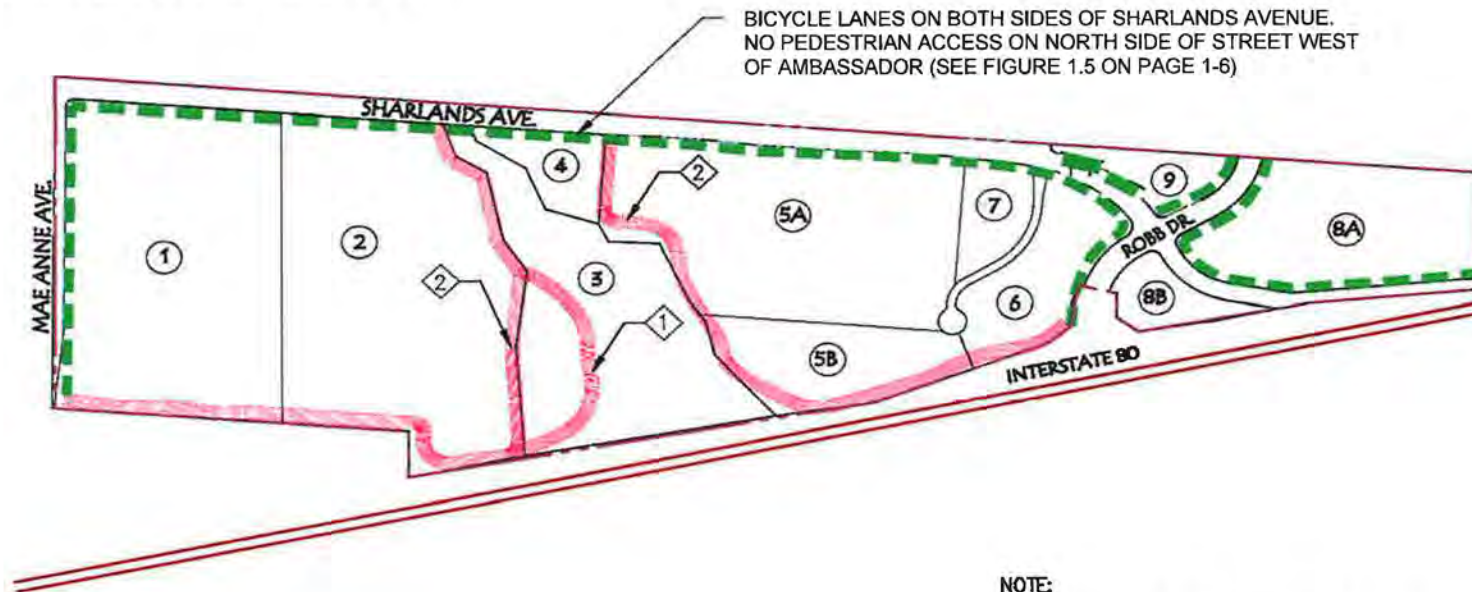





SHARLANDS AVENUE WEST OF AMBASSADOR DRIVE

(See Pages 2-25 and 2-25A for Specific Sidewalk and Landscape Standards Adjacent to Planning Unit 6, page 2-27 for specific standards adjacent to convenience store site in Planning Unit 7 and pages 2-41b and 2-41c for specific standards adjacent to Planning Unit 9)

**PEDESTRIAN TRAILS AND BICYCLE LANES**

Two types of trail/bicycle facilities are proposed: a bicycle lane as part of the street section as shown on Figures 1.4 and 1.5 and a separate decomposed granite hiking path as shown in Figure 1.6, page 1-7. Figure 1.6 illustrates the overall pedestrian/bicycle circulation system. Each trail or bike lane segment will be built in conjunction with the development of the adjacent planning units. Please note that the trails shown in Figure 1.6 are subject to modification during the final design of the



-  DECOMPOSED GRANITE TRAIL
-  TRAIL OR SIDEWALK
-  PLANNING UNIT NUMBER



- NOTE:**
-  LOCATION OF TRAILS AS SHOWN IS SCHEMATIC ONLY. TRAIL LEADING INTO PLANNING UNIT 3 TO BE PROVIDED BY DEVELOPER OF PU2 - SEE TEXT .
  -  DEVELOPERS OF PLANNING UNITS 2, 4, AND 5A TO GRANT A PEDESTRIAN ACCESS EASEMENT BETWEEN THE TRAIL EDGE AND PARCEL BOUNDARY TO ALLOW FOR FUTURE CITY TRAIL CONNECTIONS TO PLANNING UNIT 3.

FIGURE 1. 6  
PEDESTRIAN/BICYCLE TRAILS

## **APPROVALS PROCESS**

As portions of the project are submitted for building permits, the planning staff shall evaluate the projects for conformance with this adopted set of development standards. If each Planning Unit is in substantial conformance with the standards handbook, no further site plan review, planning commission or city council actions shall be required, and a building permit shall be issued. In the event subdivisions are proposed as a part of this PUD, they will require tentative and final map approval by the Reno Planning Commission and City Council.

## **PROJECT HISTORY**

The original PUD final plan and Design Standards Handbook was recorded on 12/23/94 as Document #1859098. The first amendment was recorded as document 2156714 (handbook) on November 25, 1997. An amended map was recorded as document 2160480 on December 9, 1997. The Second Amendment was approved by the City Council on June 11, 2002. Eight subsequent amendments have been approved by the Reno City Council and recorded between 6/11/02 and 03/27/2013. This document is the 11<sup>th</sup> Amendment to the approved Design Standards Handbook and consists of the amendment for Planning Unit 6, certified by Council on August 26, 2015.

## **ENFORCEMENT AND BUILDING PERMIT PROCESS**

The Sharon Corporation and the Madera-Nevada Corporation (Sharon-Madera) is the Master Developer for this Planned Unit Development. The Master Developer will provide each Planning Unit Developer with a copy of the approved Development Standards Handbook and a checklist of items to be addressed by the Planning Unit

Developer. These documents are to be reviewed carefully by each Planning Unit Developer.

The Master Developer shall review all proposed plans for development prepared pursuant to this planned development prior to their submission to the City of Reno. Any plan submitted to the City of Reno must be accompanied by a letter and checklist from the Master Developer stating how the proposed development is in conformance with the Development Standards Handbook including architectural provisions. A flow chart illustrating the approval process is included in this book as Appendix "D".

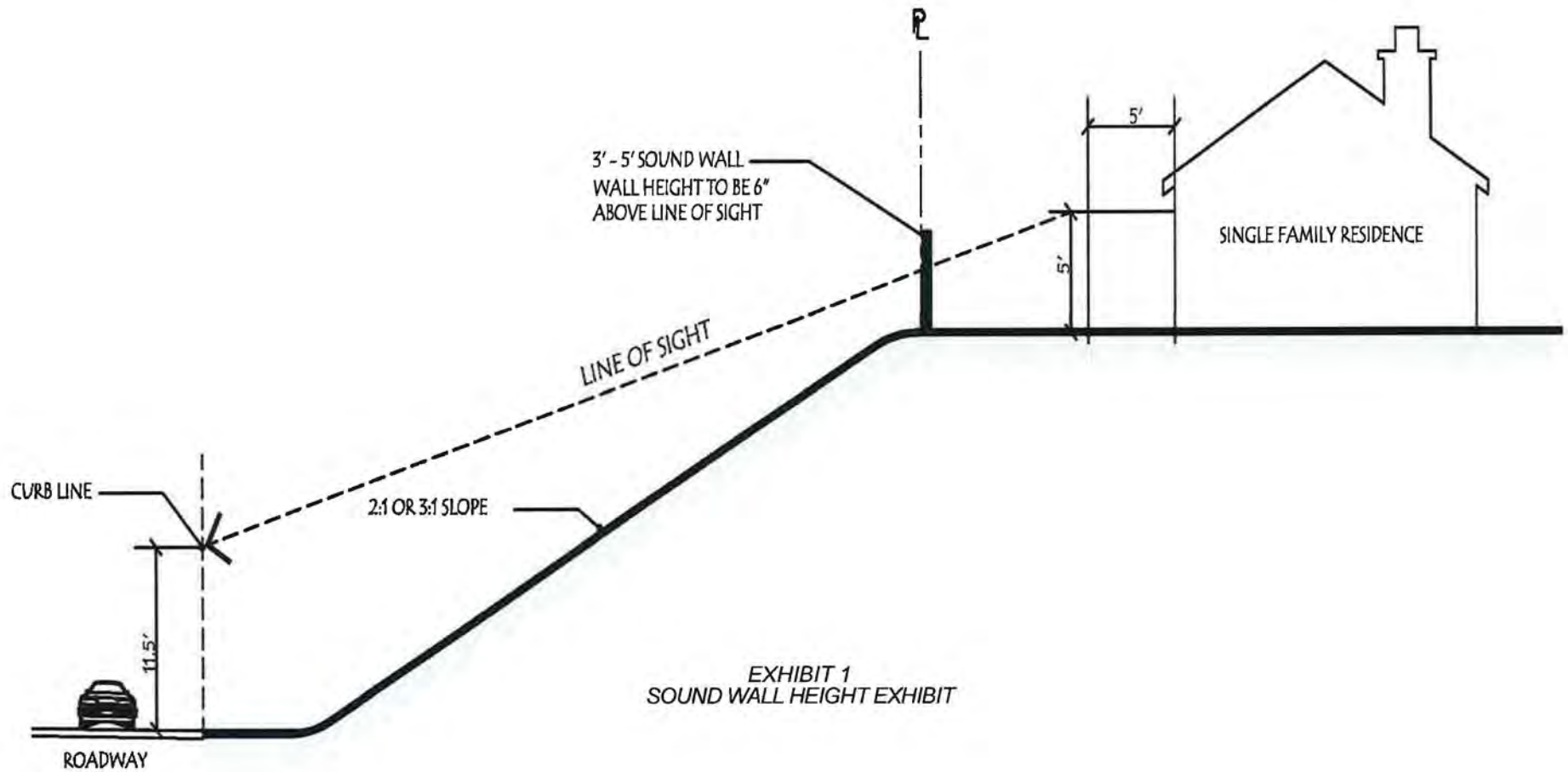
Such letter by the Master Developer does not imply that the portion of the project under consideration is in compliance with all applicable city codes, ordinances, or other regulations. Each Parcel Developer is responsible for submittal and processing of all plans and permits required by the city prior to the commencement of construction. If the city staff determines that the plans are not in substantial compliance with the final plan, the appeal procedure shall be as outlined in NRS 278A.550 (Appendix "F") for final plan approval.

The only provisions of the plan which run in favor of the residents of a residential planning unit of the Sharlands Planned Development shall be those pertaining to the Design Guidelines applying to that particular residential unit. No portions of the plan applying to the nonresidential portion, including common open space, shall run in favor of the residents of any residential portion. Further, residents of each residential planning unit may modify, remove, or release some or all of their rights to enforce provisions of the plan by written instrument, executed either before or after the commencement of residency, with prior consent of the City of Reno.

The provisions of the plan will govern development of the Sharlands Planned Unit Development and are intended to further the mutual interests of both the owners and residents of the development and of the public in the preservation of the integrity of the plan as finally approved (NRS 278A.380). Where the provisions of the plan do not address a specific subject, the provisions of the Reno Zoning Ordinance (Chapter 18 - as attached) for each specific planning unit shall prevail. If a particular development issue is not addressed either by the PUD plan or the attached ordinance sections, the Reno ordinances, in effect at the time of building permit application, will apply. The provisions outlined in NRS 278A.390 must run in favor of and are enforceable by the City of Reno.

## **PHASING PROGRAM**

The Sharlands PUD could take up to 30 years from the opening of the interchange to reach full build-out. To effectuate the amended PUD zoning and to comply with NRS 278A.510, a final plan that encompasses the entire site and a final plan handbook was recorded within 6 months of the City Council approval of this amendment to the PUD. The project is intended to be developed in no more than 11 phases which represents the developer's best estimate. It should be understood that this phasing schedule is tentative and may change depending on market conditions. As of March, 2015 there are remaining undeveloped properties located in Planning Units 4, 6 and 9.



## CHAPTER 2 SHARLANDS PUD PLANNING UNITS PERMITTED USES AND DEVELOPMENT STANDARDS

### GENERAL INFORMATION AND DEFINITIONS:

The following notes and definitions apply to all planning units.

1. Building Height: the vertical distance from the average level of the highest and lowest points of that portion of the lot covered by the building to the ceiling line of the topmost floor (definition from the Reno Municipal Code, Section 18.06.030, updated 4/17/92)
2. Parking areas within all planning units will include handicap parking facilities which meet Reno ordinances in effect at the time of building permit application.
3. The maximum building height for each planning unit is specified within text of each Planning Unit.
4. The decorative buffer wall along the northern PUD boundary from Robb Dr. east to the eastern PUD boundary was installed with the first building within Planning Unit 8A . The landscape buffer and associated irrigation system will be installed with the first building in planning unit 8A within 150 feet of the north boundary of the PUD.
5. A. Selected photographs of representative architectural styles are included as Figures 2.1 through 2.5 on pages 2-2 thru 2-4. These photographs represent the architectural styles to be used in the PUD for commercial and residential planning units (Planning Units 1-9, excluding planning unit 3).  
  
B. The master developer does not intend to allow generic, franchise buildings which do not reflect the upscale tone of the PUD. All architecture will be reviewed by an architectural committee for consistency with architectural approvals for each planning unit within the PUD prior to application for a building permit.  
  
C. All architecture within a planning unit shall be consistent in style. Each development application shall be accompanied by a letter from the master developer which describes how the proposed architecture for the Planning Unit meets the test of consistency of architectural style. For example, the letter may detail the consistent use of color, roof style, exterior materials, the repetition of architectural forms, etc. which demonstrate that the proposed building will complement the established architectural style for a particular planning unit.
6. Any City right-of-way landscaping, not contained on individual parcels, shall be consistently maintained through the use of a maintenance management association or other means acceptable to staff (note that landscaping on the north side of Sharlands Avenue will be maintained by City staff).
7. All landscaping and walls within setback/landscape buffer areas shall be consistently maintained by each individual property owner with respect, but not limited to irrigation, mulches, pruning, mowing, clean up, aeration, thatching, graffiti removal, general repairs, etc., in accordance with industry standards.



The individual structures do not have to be identical in detail if a recurring design motif is present



FIGURE 2.1  
COMMERCIAL ARCHITECTURE

A distinctly different restaurant building introduced into the architectural scheme could make perfect design sense.



FIGURE 2.2  
COMMERCIAL ARCHITECTURE



Fast food restaurants can also incorporate many of the important design elements.



Big "boxes" can be humanized with attention to architectural detail

FIGURE 2.3  
COMMERCIAL ARCHITECTURE



These single story offices are perfectly compatible with residential architecture.



FIGURE 2.4  
OFFICE COMMERCIAL ARCHITECTURE



Multi-family architecture can continue a theme with color and tone, or with a more obvious repetition of design details.

*FIGURE 2.5  
MULTI-FAMILY RESIDENTIAL  
ARCHITECTURE*

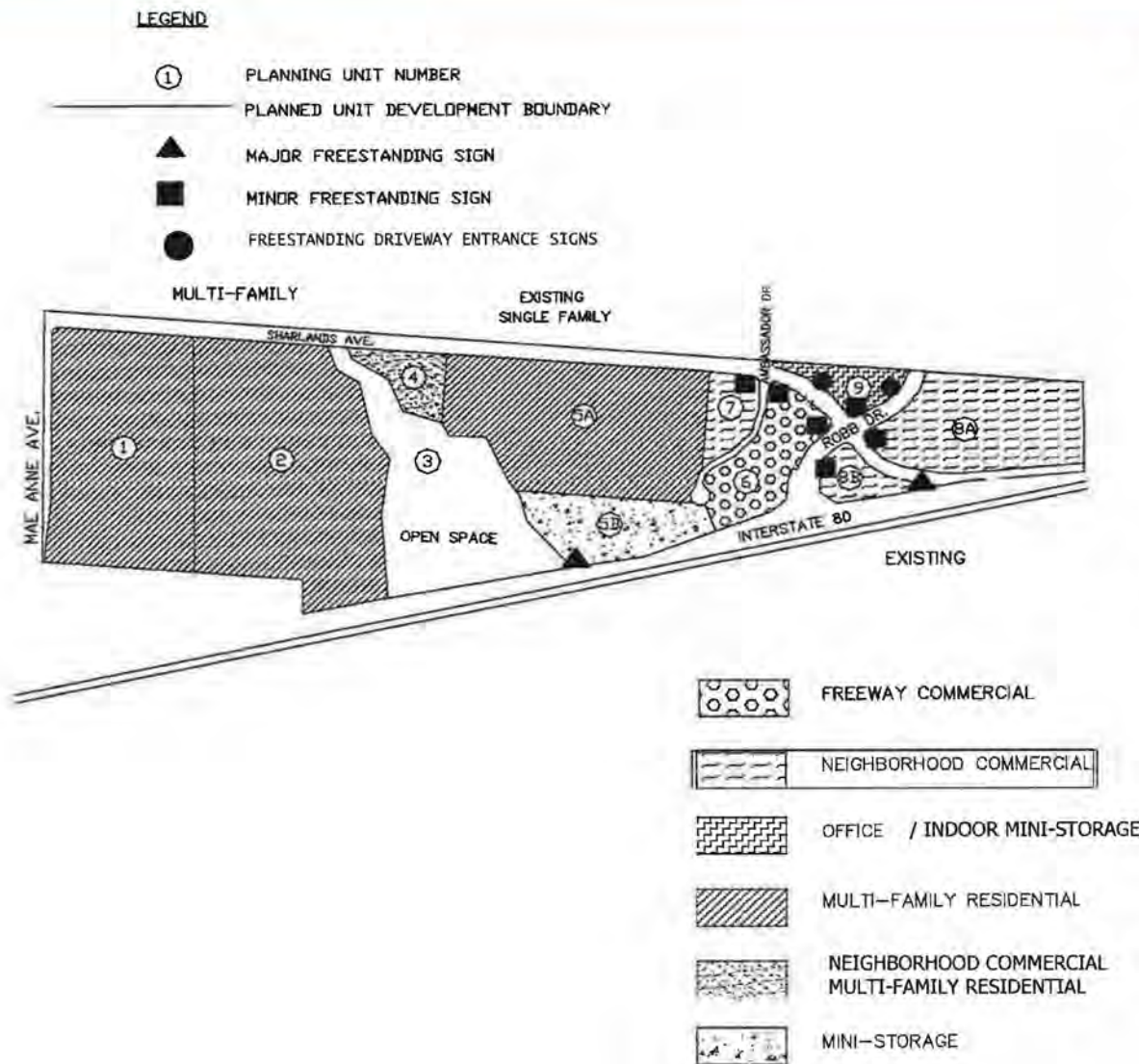


FIGURE 2.6  
FREESTANDING SIGN LOCATIONS

- A. General Criteria: Signs shall be individually lighted letters or freestanding letters (or logos) applied to the face of the building. No "can" signs are allowed except as required by national chains or franchises. Lighting shall be internal or from the rear of lettering on building facades. Low level "foot lighting" is allowed for freestanding signs. Informational and directional signs, as defined in current City code, shall not count toward the total permitted sign area. No rotating, flashing, or moving signs will be allowed except time and temperature signs. No signs may project above the top of the parapet wall of any building.
- B. Free-standing Signs: The approximate location of proposed free-standing signs is shown on Figure 2.6, Page 2-5. These signs are of two types: Major and minor. The 2 major signs will not exceed twenty five feet in height and will have a maximum sign area of 250 square feet per face. Of the 6 permitted minor signs, 5 (within Units 6, 7, 8B and 9) will not exceed 8 feet in height or 60 square feet of sign area per face (refer to Figure 2.8). The sixth sign in Planning Unit 8A shall be permitted a maximum of 10 feet in height with 60 square feet of sign area per face. These signs will be located at entrances to planning units on streets interior to the PUD. In addition, a maximum of two freestanding driveway entrance signs are permitted in Planning Unit 9. Driveway entrance signs will not exceed 8 feet in height nor 60 square feet of sign area per face (Refer to Figure 2.8).

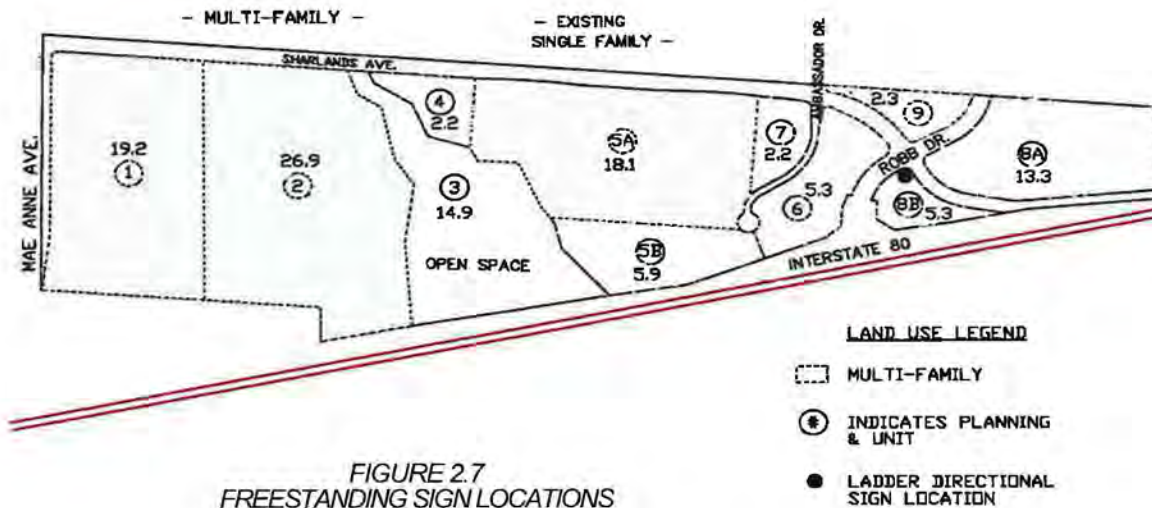
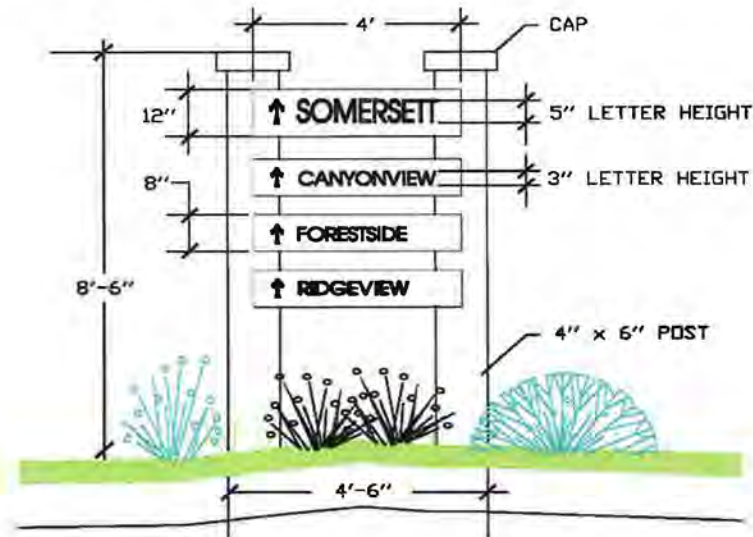


FIGURE 2.7  
FREESTANDING SIGN LOCATIONS



- C. Building-Mounted Signs: The allowable building-mounted signs per business are computed as follows: The total length of any sign shall not exceed 75 percent of the length of the business frontage with an average character (letter, symbol, or logo) height of 3.5 feet. Notwithstanding the percentage calculation, each sign shall allow for a minimum of 2 feet of wall space at each end of the sign.
- D. Freeway Signs: The provision of restaurant, service station, lodging, and other such freeway exit information is most effectively conveyed to the traveling public with a uniform system of freeway signs carrying the name/number of the upcoming freeway exit and the names/logos of service providers located at that exit. Such systems of signs are in use in other states and are effective in simultaneously reducing "signs clutter" and providing needed information well in advance of the exit. The applicant will pursue the possibility of the installation of such signs on I-80 with NDOT (See Figure 2.9, Page 2-7).
- E. Directional Sign: Directional signage may be erected on private property for the purpose of directing motorists and pedestrians to uses and facilities at other locations within PUD. The purpose of the directional sign is to assist the public in finding intended destinations within the Sharlands PUD and to discourage the use of "bootleg" signs. Improvement in traffic safety, public convenience and a reduction in congestion are anticipated byproducts of a directional signing program.

**Directional Sign Specifications:**

A Ladder Sign is permitted at one (1) location within Planning Unit 8B.

Maximum display area is 16 SF. This sign shall temporarily display project names during initial project sell-out or leasing periods. See Figure 2.7 for design specifications and location.

The Zoning Administrator may approve minor variations in location and design.

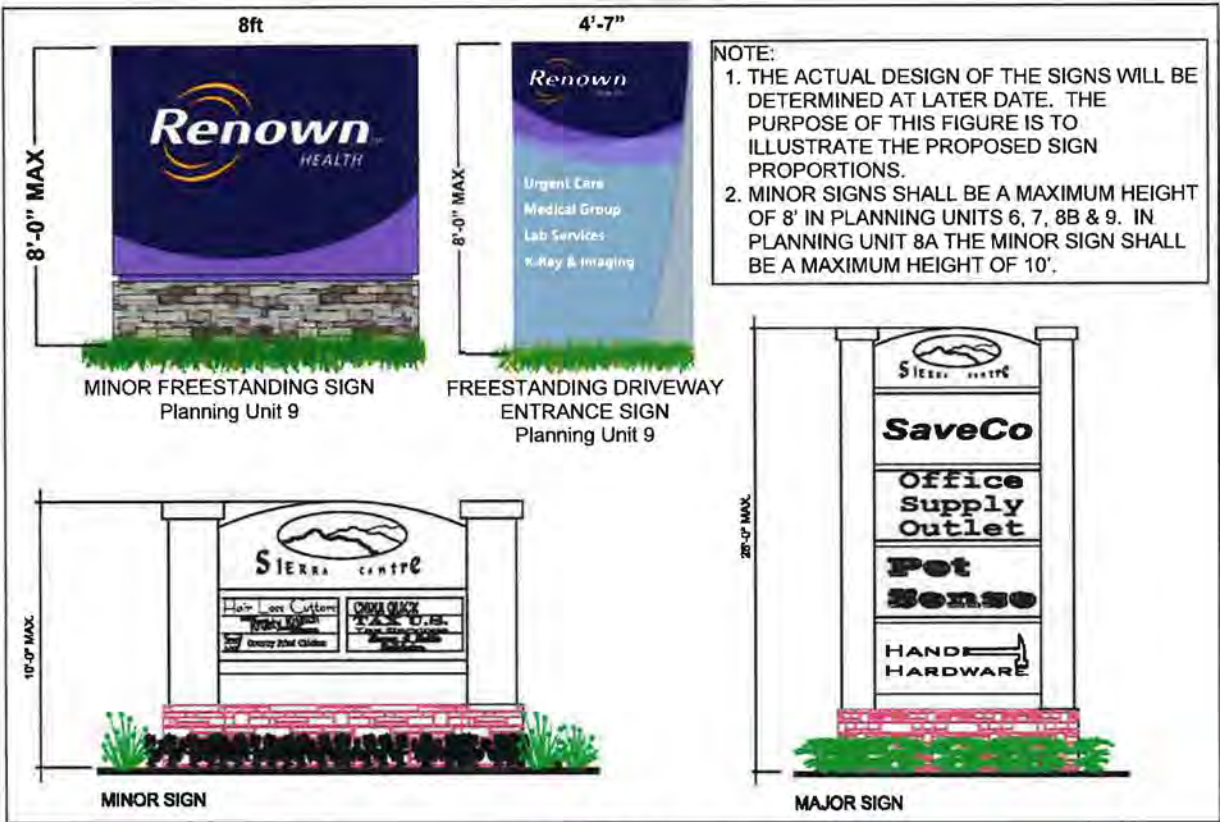


FIGURE 2.8  
FREESTANDING SIGN DETAILS



FIGURE 2.9  
FREEWAY INFORMATION SIGN

- F. Multi-Family Project Signs (Planning Units 1, 2, 4, and 5A): A project identification sign (not to exceed 60 square feet in size and 6 feet in height) shall be permitted at each multi-family project entrance. No more than 2 such signs are permitted per multi-family project phase within each planning unit (i.e., 1, 2, 4, and 5A). These signs may be free-standing or affixed to a wall. Low level lighting is permitted subject to approval by City staff.
- G. RV and Mini-Storage Signs (Planning Unit 5B): Signs: One maximum 70 square foot, 8-foot tall monument sign, building sign, or wall mounted sign oriented to face north or east towards Robb Drive shall be permitted. The sign shall include a maximum of 36-inch individual letters and may be illuminated (internally or indirectly).

The sign shall not be oriented towards or visible from Interstate 80. Planning Unit 5B may only attain site identification/advertisement along I-80 on the free standing signs referenced in 8. B. on page 2-5.

- H. Sharlands Mixed-Use Parcel (Planning Unit 4): One maximum 8-foot tall, 48 sq ft (each side), double sided monument sign along Sharlands Ave, and a maximum of 40 sq ft of wall sign area on each commercial building shall be permitted. Sign architecture must match the building architecture, and all signs may be illuminated (internally or indirectly).
- I. Cellular Tower Criteria: The purpose of the following standards is to treat telecommunication providers equitably while promoting community aesthetics. Communication facilities (a.k.a. telecommunication facilities) include satellite, microwave, cellular telephone, and other radio transmission devices.
- J. Telecommunication facilities shall meet the following criteria:
  - a. A primary use on the parcel must be established, unless the facilities are incorporated into a Major Free Standing Sign (as that term is defined in Chapter 2). Cellular towers will only be located within Planning Unit 8A (a maximum of two (2) towers adjacent to the gasoline station); in conjunction with a Major Sign, located within Planning Unit 5B and 8B (as depicted by Figure 2.6, page 2-5, of the Sharlands PUD); and in conjunction with a hotel in Planning Unit 6, except where preempted by state and/or federal regulations.
  - b. The mechanical equipment shall be buried, integrated into the primary building by virtue of its location inside the building or as an addition to the structure unless an alternate means such as landscaping, camouflage and/or screening is proposed to the satisfaction of the Master Developer and Community Development staff. Additions shall be architecturally compatible with the primary building utilizing the same siding (color and materials), roof covering and similar roof lines;
  - c. Antenna(s) may be located on existing poles used for lighting or power, or on architecturally compatible pole; or architecturally integrated into a hotel in Planning Unit 6.
  - d. All poles are designed to be integrated into their surroundings;
  - e. The pole and antennas shall be setback 4' for every 1' in overall height from residentially zoned property, school, parks, or commercial day care centers;
  - f. Overall antenna and pole height shall not exceed 55', except antennas which are attached to a Major Sign shall not exceed the height of the sign to which they are attached.
  - g. All towers installed at grade shall be non-climbable or fenced for security;
  - h. All antennas and towers shall meet applicable requirements of the FAA, the FCC, City, county, state, or federal government with the authority to regulate towers and antennas. If such requirements are changed, then the owners of the towers and antennas governed by this ordinance shall bring such towers or antennas into compliance with such revised standards and regulations within the compliance schedule mandated by the controlling agency.
  - i. After notification of "non-compliance" by the Master Developer or by an agency with regulatory jurisdiction, failure to bring towers and antennas into compliance with such revised standards and regulations shall constitute grounds for the removal of the tower or antenna at the owner's expense. The owner of the tower or antenna shall send a letter to the Master Developer certifying that changes have been made to bring the tower or antenna into compliance within the compliance period specified by the regulatory agency or within 90 days, whichever is longer.
  - j. All towers constructed under these provisions shall allow collocation with other providers. If collocation at existing and applied for telecommunications facilities sites would result in less visual impact than the visual impact of a proposed facility, applications must justify why such collocation is not being proposed.

- k. Applicants must identify all available telecommunication facilities sites within the proposed coverage area, including applications currently on file with the City of Reno Community Development Department. If the proposed site is in a residential district and there are alternate sites in commercial and/or industrial districts within the proposed coverage area, applicants must justify why those alternate sites have not been proposed.
- k. Each commercial telecommunications facility site will be clearly marked with signs which indicate the use of the facility and an emergency contact name(s) and telephone number(s). Signs shall be the minimum size (approximately 4" x 12") required to provide the above information.
- l. A telecommunication tower that is not operated for a continuous twelve (12) month period shall be considered abandoned; and the owner of such facility shall remove the same, at the expense of the owner, within 60 days of receipt of notice from the Master Developer and the City of Reno.
- m. The applicant shall submit written documentation demonstrating that emissions from the proposed project are within the limits set by the FCC.

#### **MODIFICATION OF DEVELOPMENT STANDARDS**

It is anticipated that these Development Standards will need to be periodically modified and updated. Modifications that are in substantial compliance with the overall character and design of the project may be requested by Sharon Corporation or its successor with final approval by the Zoning Administrator. The Zoning Administrator will be responsible for determining whether or not a proposed modification is in substantial compliance with the overall project character. Modifications that are not in substantial compliance with the overall character and design of the project must be approved by the Planning Commission and the City Council.

Some examples may help to clarify the intent of the term substantial compliance. Modifications that would be considered to be in substantial compliance with the overall character of the project include minor changes to the building setbacks, modifications to the street standards, or changes in signage, fencing, or walls. Additional land uses that did not exist at the time this zoning ordinance was adopted (e.g., internet service) may be approved by the Zoning Administrator after a finding is made that the new use is consistent with the uses already allowed within the respective planning unit and that it will not adversely impact adjacent properties. Modifications that would not be in substantial compliance with the overall character of the project include changes in land use (e.g., changing a site from office to commercial) or a substantial reduction (i.e., greater than 10 percent) in the amount of open space. Notwithstanding the foregoing, the Zoning Administrator shall not approve modification of the buffering, setback or use limitations that apply to Planning Units 8A or 9 adjacent to residential properties, located north of the PUD.

The table 2-1 (page 2-10) summarizes which modifications the Administrator may approve and those which require City Council approval.

TABLE 2.1

| Sharlands Modification Authority  |   |
|---|---|
| Administrative:   | Requires Council Approval:  |
| Administrative modifications to standards in substantial compliance:  | Modifications not in substantial compliance:  |
| (1) Setbacks - minor changes up to 10%  | (1) Change of use (e.g., office to commercial)  |
| (2) Parking - minor changes up to 10%   | (2) Addition of a land use not in compliance with intent of Planning Unit uses (e.g., commercial to multi-family or SF to MF) |
| (3) Landscaping - minor changes up to 10%   | (3) Changes to development standards over 10% (e.g., setbacks, parking, landscaping)  |
| (4) Fencing standards   |   |
| (5) Addition of a use which is substantially in character with an individual Planning Unit  |   |
| <b>Note:</b> No changes to the buffering, setback, operational restrictions, or use limitations for Planning Units 8A and 9 will be permitted |   |

## PLANNING UNIT 1

AREA: 20.1 AC.  
GENERALIZED LAND USE: MULTI FAMILY RESIDENTIAL

**PERMITTED USES:**

Multi-Family Residential, Small Lot Single Family Detached (Per the MF-14 Zoning Ordinance Attached).

Total Potential Units: 312

**DEVELOPMENT STANDARDS:**

**A. MULTI-FAMILY DEVELOPMENT STANDARDS:**

(See attached MF-14 Zoning Ordinance for standards not addressed below)

Architecture: An architectural style will be selected which is compatible with the single family residential development in the McQueen area with respect to roof pitch, exterior color and materials. These units will be a maximum of two story garden-type apartments or condominiums with non-combustible roofs (tile, concrete tile, or other material acceptable to the Reno Fire Department). The multi-family architecture shall be compatible with the adjacent McQueen Area single family dwelling architecture to the satisfaction of the Reno planning staff. The photographs in Figure 2.5 illustrate two examples of multi-family units. One example makes a strong Spanish or Mediterranean statement. The other represents a more contemporary approach

to multi-family architecture. Either of these types can be effectively used within the PUD and be compatible with existing single family units. See the discussion on architectural consistency, page 2-1, paragraph 5C.

**Mass and Bulk:** Large multifamily buildings should be designed to appear as a collection of smaller buildings to provide interest, variety, and a more intimate sense of scale. This can be accomplished by offsetting exterior walls, altering building height, or installing mullions on windows using columns, recessed entries, and balconies. Two or more individual projects must be constructed in combined Planning Units 1 and 2 with no more than 363 units constructed per project. To minimize the appearance of mass and bulk, a variety of architectural features such as bay windows, chimneys, and porches shall be used to provide human scale and to break up building mass and bulk.

**Building Facades:** Long, unbroken building facades and simple box forms shall be avoided, whereas articulated building faces will be used because they help establish interest and scale. Medium earth tones should be selected as the predominant color which will make buildings appear to blend in or drop out of view from off site areas and will reduce the apparent mass. Other colors, (such as gray, dark green, dark brown, white, light cream, chablis) may also be used when coupled with the proper architecture and landscaping design.

**Building Height:** Building heights should be varied to avoid a monotonous appearance. This will be accomplished by including buildings of different levels and varying the roof pitches, angles and shapes. Maximum

building height shall be 25 feet as defined on page 2-1 of this handbook.

**Building Entrances:** Each attached unit shall have an attractive private or semi-private entry that allows the opportunity for individual households to add decorative features (such as plants, pottery, or baskets,) which further distinguish their units from their neighbors. As many ground level, private entrances as possible should be provided, particularly for units likely to be occupied by families with children. Where an entrance must be shared, the number of residents sharing it should be limited to four (4) households. These entry courts should be clearly defined and easily identified.

Entrances to units should be recessed or clustered using appropriate architectural elements at front entries to help define the entry.

When a building faces a street, architectural elements shall be used to establish a transition between the building and the street.

**Privacy:** Consideration shall be given to the impact of new development on the privacy of surrounding properties. The use of grade changes shall be explored as a means to obscure direct public view to private spaces. Such a grade change is an effective way to provide privacy to private open space areas from publicly used areas.

**Details, Materials, and Colors:** Building details which convey a sense of scale such as doors, balconies, windows, steps, and handrails shall be emphasized. Changes in building materials shall generally not occur on the same plane. Piecemeal and frequent

changes in materials, shall be avoided. All building facades shall have an integrated appearance by using materials, and details of similar quality.

**Roofs:** The form, color, and texture of a roof shall be designed as an integral part of the building. It is recommended that roof surfaces generally be dark in color, with a low reflectivity so the roof more easily blends into the surrounding area. To break up large continuous roof planes, roof forms shall be articulated using gables, hips, clear stories, dormers, and mansard roofs to break up large continuous roof planes. Garages or structures which create shade, define spaces and extend architectural lines into the landscape are encouraged in multifamily projects and shall be designed with compatible architectural design. Garages shall be consistent with main building. Covered parking structures shall be consistent with main building's roof colors and building materials. Roof pitches on garages shall be compatible with roof pitches on residential buildings.

**Trash Enclosures:** Trash enclosures in multifamily housing shall have walls consistent in design with the surrounding buildings and structures. In the event that the dumpster is visible from adjacent residential units, roofs for trash enclosures shall be required. Lighting shall be provided at all trash enclosure locations.

**Lighting:** Light standards, poles and other decorative site lighting shall complement the architectural theme. A final site lighting plan shall be approved by staff prior to issuance of building permit.

**Landscaping:** A minimum of 20% of the multi-family site will be landscaped. This landscaping will be designed in a resource efficient manner. This means that turf will be used only where practical and usable. Drip irrigation and drought-adaptable shrubs and trees will be used throughout the project. Of the on-site landscaping, 20% may be decks, patios, pathways and other hardscaping.

**Buffers/Sound Mitigation:** The planting buffer on the south side of Sharlands Avenue and along the east side of Mae Anne Avenue, and along the south edge of Planning Unit 1 (Figure 2.10, Page 2-13) shall consist of tree plantings either regularly or irregularly spaced at an average of 20' intervals using a minimum 65% evergreen trees, 75% of which are 6' tall, 25% are 7' tall, and 2" minimum caliper deciduous trees (size at time of planting). Portions of the area shall also contain a meandering 3' tall earth berm with 3:1 maximum side slopes and with groupings of shrub plantings which consist of a minimum of 50%, 5 gallon size at time of planting. Planting buffers shall provide 65% vegetative cover within three years of installation. Buffers shall be consistent with building setback requirements along Mae Anne Avenue and the south edge of this Planning Unit that shall be landscaped entirely. The buffer width along Sharlands Avenue is addressed in the building setback requirements for that Planning Unit. (See Figure 2.10, Page 2-13)

Sound mitigation measures such as a sound wall, landscape strip, and/or berming shall be installed when necessary as determined by the administrator, upon application for a building permit.

The planting buffers will be located within the building setback areas.

Prior to the issuance of a building permit within Planning Units 1 and 2, the developer shall provide proof to the satisfaction of City staff that he has contacted the owners of the adjacent County parcels, located to the south regarding installation of fencing along the north property line of these County properties. Should the property owner(s) accept the developer's offer to construct said fencing, then the fence shall be constructed, prior to issuance of a certificate of occupancy within Planning Units 1 and 2 as applicable.

**Amenities:** An amenity package shall be provided in the final design process which shall include laundry facilities, a tot lot and a minimum of 100 square feet of usable open space (i.e. landscape area) per unit. A community room, exercise room, picnicking facilities, sports areas, tennis courts, trails, and swimming pools (or some combination of these amenity elements) shall also be provided. The amenities provided shall be appropriately sized for each development to the satisfaction of City staff.

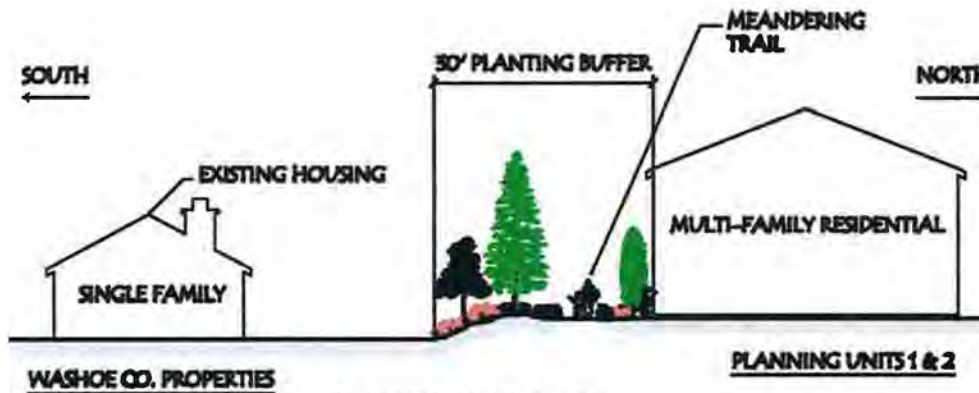
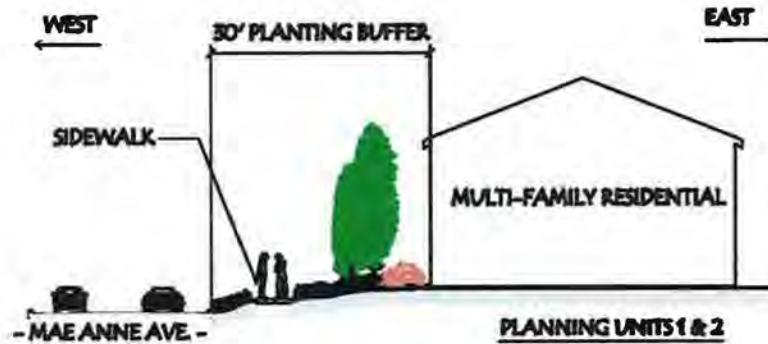
**Parking:** Parking will be provided on the basis of 1 parking space per bedroom per unit with a maximum of 3 spaces per unit. Additionally, 1 guest parking space will be provided for each 10 multi-family units. A minimum of one space per unit will be covered.

**Maintenance:** The planning unit must have at least one 24 hour on-site manager. The planning unit shall be consistently maintained, throughout with regard to amenities, landscaping and building exteriors.

**Building Setbacks:** Building setbacks adjacent to Sharlands Ave. and Mae Anne shall be 30 ft. measured from the property line to the building, which shall be entirely landscaped in accordance with code requirements.

**Signs:** Lighted central project directory sign at each major entrance, building address signs, and building identification signs shall be provided within the planning unit. (See paragraph 9 on Page 2-7 for project identification sign criteria).

**Trail Connections:** The developer for this planning unit shall provide a southerly trail connection between the sidewalk/trail along Mae Anne Avenue and the east boundary of this Planning Unit. This trail will be located along the south edge, meandering within the 30' landscaped planting buffer area, which shall connect to the trail in Planning Unit 2. See Figure 1.5 and Attachment " D ", Appendix E for location and trail specifications.



PLANNING UNITS 1 & 2  
FIGURE 2.10 BUILDING SETBACKS

## PLANNING UNIT 2

AREA: 26.2 AC.

GENERALIZED LAND USE: MULTI-FAMILY RESIDENTIAL

PERMITTED USES:

Multi-Family Residential, Small Lot Single Family Detached (Per the MF-14 Zoning Ordinance Attached):

Total Potential Units: 376

### A. MULTI-FAMILY DEVELOPMENT STANDARDS:

(See attached MF-14 Zoning Ordinance for standards not addressed below)

**Architecture:** An architectural style will be selected which is compatible with the single family residential development in the McQueen area with respect to roof pitch, exterior color and materials. These units will be two story (maximum) garden-type apartments or condominiums with incombustible roofs (tile, concrete tile, or other material acceptable to the Reno Fire Department). The multi-family architecture shall be compatible with the adjacent McQueen Area single family dwelling architecture to the satisfaction of the Reno planning staff. The photographs in Figure 2.5 illustrate two examples of multi-family units. One example makes a strong Spanish or Mediterranean statement. The other represents a more contemporary approach to multi-family architecture. Either of these types can be effectively used within the PUD and be compatible with existing single family units. See the discussion on architectural consistency, page 2-1, paragraph 5C.

**Mass and Bulk:** Large multifamily buildings should be designed to appear as a collection of smaller buildings to provide interest, variety, and a more intimate sense of scale. This can be accomplished by offsetting exterior walls, altering building height, or installing mullions on windows; and using columns, recessed entries, and balconies. Two or more individual projects must be constructed in combined Planning Units 1 and 2 with no more than 363 units constructed per project.

To minimize the appearance of mass and bulk, a variety of architectural features such as bay windows, chimneys, and porches shall be used to provide human scale and to break up building mass and bulk.

**Building Facades:** Long, unbroken building facades and simple box forms shall be avoided where ever possible, whereas articulated building faces will be used because they help establish interest and scale. Medium earth tones or any other color consistent with the provisions herein should be selected as the predominant color which will make buildings appear to blend in or drop out of view from off site areas and will reduce the apparent mass. Other colors,(such as gray, dark green, dark brown, white, light cream, chablis) may also be used when coupled with the proper architecture and landscaping design.

**Building Height:** Building heights should be varied to avoid a monotonous appearance. This will be accomplished by including buildings of different levels and varying the roof pitches, angles and shapes. Maximum building height shall be 25 feet as defined on page 2-1 of this handbook.

**Building Entrances:** Each attached unit shall have an attractive private or semi-private entry that allows the opportunity for individual households to add decorative features (such as plants, pottery, or baskets), which further distinguish their units from their neighbors. As many ground level, private entrances as possible should be provided, particularly for units likely to be occupied by families with children. Where an entrance must be shared, the number of residents sharing it should be limited to four (4) households. These entry courts should be clearly defined and easily identified.

Entrances to units should be recessed or clustered using appropriate architectural elements at front entries to help define the entry.

When a building faces a street, architectural elements shall be used to establish a transition between the building and the street.

**Privacy:** Consideration shall be given to the impact of new development on the privacy of surrounding properties. The use of grade changes shall be explored as a means to obscure direct public view to private spaces. Such a grade change is an effective way to provide privacy to private open space areas from publicly used areas.

**Details, Materials, and Colors:** Building details which convey a sense of scale such as doors, balconies, windows, steps, and handrails shall be emphasized. Changes in building materials shall generally not occur on the same plane. Piecemeal and frequent changes in materials, shall be avoided. All building facades shall have an integrated appearance by using materials, and details of similar quality.

**Roofs:** The form, color, and texture of a roof shall be designed as an integral part of the building. It is recommended that roof surfaces generally be dark in color, with a low reflectivity so the roof more easily blends into the surrounding area. To break up large continuous roof planes, roof forms shall be articulated using gables, hips, clear stories, dormers, and mansard roofs to break up large continuous roof planes.

Garages or structures which create shade, define spaces and extend architectural lines into the landscape are encouraged in multifamily projects and shall be designed as an extension of the residential building complex with compatible architectural design. Covered parking structures shall include roof colors and building materials consistent with main buildings. Roof pitches on garages shall be architecturally compatible with roof pitches on residential buildings.

**Trash Enclosures:** Trash enclosures in multi family housing shall have walls consistent in design with the surrounding buildings and structures. In the event that the dumpster is visible from adjacent residential units enclosure roofing shall be required. Lighting shall be provided at all trash enclosure locations.

**Lighting:** Light standards, poles and other decorative site lighting shall complement the architectural theme. A final site lighting plan shall be approved by staff prior to issuance of building permit.

**Landscaping:** A minimum of 20 percent of the multifamily site will be landscaped. This landscaping will be designed in a resource

efficient manner. This means that turf will be used only where practical and usable. Drip irrigation and drought-adaptable shrubs and trees will be used throughout the project. Of the on-site landscaping, 20 percent may be decks, patios, pathways and other hardscaping.

**Buffers/Sound Mitigation:** The planting buffer on the south side of Sharlands Avenue (30', see Figure 2.10, page 2-13) and along the south edge of this Planning Unit shall consist of tree plantings either regularly or irregularly spaced at an average of 20' intervals using a minimum of 65% evergreen trees, 75% of which are 6' tall, 25% are 7' tall, and 2" minimum caliper deciduous trees (size at time of planting). Portions of the area shall also contain a meandering 3' tall earth berm with 3:1 maximum side slopes and with groupings of shrub plantings which consist of a minimum of 50%, 5 gallon size at time of planting. Planting buffers shall provide 65% vegetative cover within three years of installation. The buffer along the south edge of this Planning Unit shall be 30 ft. in width. (See Figure 2.11, page 2-16).

Sound mitigation measures such as a sound wall, landscape strip, and/or berming shall be installed when necessary as determined by the administrator, upon application for a building permit.

The planting buffers will be located within the building setback areas and shall be installed with construction of the buildings within this planning unit.

The boundary line separating Planning Units 1 and 2 has not been defined, and may vary due to site planning flexibility needs.

Prior to the issuance of a building permit within Planning Units 1 and 2, the developer shall provide proof to the satisfaction of City staff that he has contacted the owners of the adjacent County parcels, located to the south regarding installation of fencing along the north property line of these County properties. Should the property owner(s) accept the developer's offer to construct said fencing, then the fence shall be constructed, prior to issuance of a certificate of occupancy within Planning Units 1 and 2 as applicable.

**Amenities:** An amenity package shall be provided in the final design process which shall include laundry facilities, a tot lot and a minimum of 100 square feet of usable open space (i.e. landscape area) per unit. A community room, exercise room, picnicking facilities, sports areas, tennis courts, trails, and swimming pools (or some combination of these amenity elements) shall also be provided. Amenities provided shall be appropriately sized for each development to the satisfaction of City staff.

**Parking:** Parking will be provided on the basis of 1 parking space per bedroom per unit with a maximum of 3 spaces per unit. Additionally, 1 guest parking space will be provided for each 10 multifamily units. A minimum of 50% of the required resident parking spaces will be covered. For senior housing, parking shall be provided in accordance with RMC 18.06.340(w)d.

**Building Setbacks:** Landscaped building setbacks adjacent to Sharlands Avenue shall be 30 feet measured from the property line to the building which shall be entirely landscaped.

**Maintenance:** The planning unit must have one or more 24 hour on-site managers. The planning unit shall be consistently maintained, throughout with regard to amenities, landscaping and building exteriors.

**Drainage Way Maintenance:** The project developer of this planning unit shall provide (to the satisfaction of the City) access from this planning unit into planning unit 3 for drainage way maintenance purposes. This access shall be in place prior to the issuance of the first certificate of occupancy for this planning unit.

**Signs:** Lighted central project directory sign at each major entrance, building address signs, and building identification signs shall be provided within the planning unit. (See paragraph 9 on Page 2-8 for project identification sign criteria).

**Trail Connections:** The developer for this planning unit shall provide a southerly trail connection between Planning Unit 1 and the west boundary of Planning Unit 3 (Open Space). The developer shall also be responsible for completing trail improvements from Sharlands Avenue to the trail on the south end of Planning Unit 2 if Planning Unit 2 develops prior to Planning Unit 1. The trail shall be aligned between the projects. The project developer for this planning unit must also provide a looped trail connection through planning unit number 3. See Planning Unit 3, Page 2-16 and Figure 1.6. The developer of this planning unit shall grant to the City, a pedestrian access easement between the east property line and trail edge to allow for future City trail connections. See Figure 1.6 and Attachment "D" in Appendix E.

**SOUTH**  
←

**NORTH**  
→

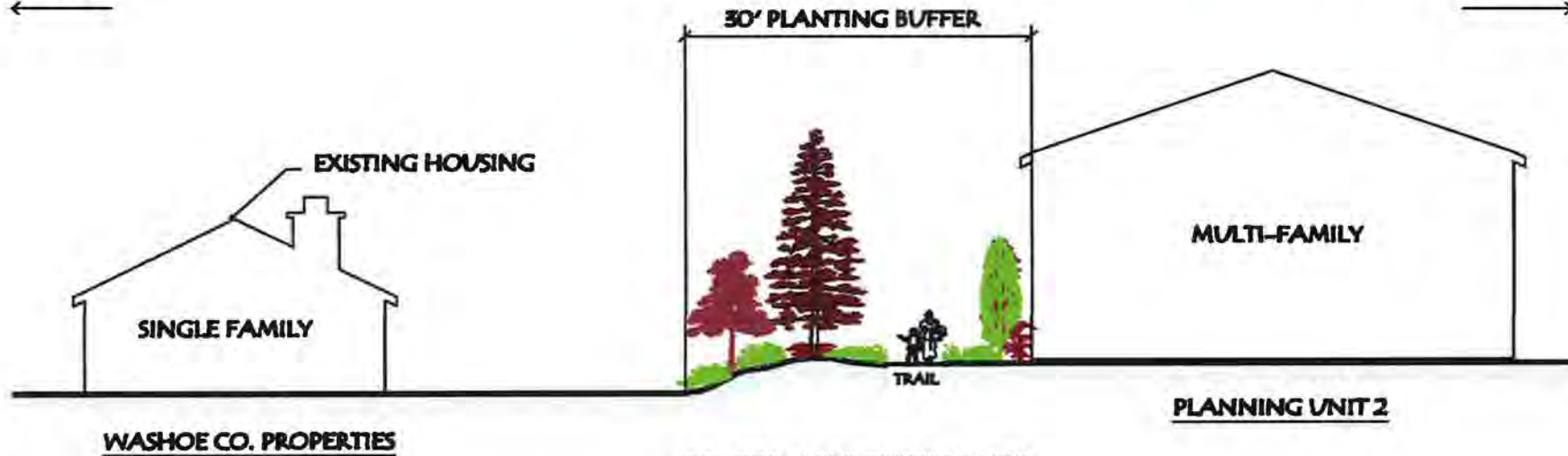


FIGURE 2.11 BUILDING SETBACKS

### PLANNING UNIT 3

AREA: 14.4 AC.  
GENERALIZED LAND USE:  
OPEN SPACE/RECREATION  
PERMITTED USES:

- A. Undeveloped open space and drainage way
- B. Passive recreation facilities such as foot/ bicycle paths and benches
- C. Active recreation facilities which may be developed by the city following dedication of this planning unit to the city.

### DEVELOPMENT STANDARDS:

This planning area will be dedicated to the City of Reno. Its primary purpose is to preserve a major drainage way in conformance with the City of Reno's adopted drainage way plan. Associated slope areas and some flatter areas (particularly on the west side of the drainage way) are included in this planning unit. This area offers open space for the passive and active enjoyment of neighborhood residents. A terrace on the west side of the drainage way may be developed by the city or one of the project developers for tennis courts, volleyball courts, and the like. Any of the amenities installed by a private developer shall not be counted towards required on-site amenities and shall be approved by City Community Development and Parks staff. The entire planning unit shall be linked to the remainder of the site by paved pedestrian trails as discussed within the other planning units.

The project developer of planning unit 2 or the project developer of planning unit 5A (depending upon which planning unit is developed first) shall provide a pedestrian connection between planning units 2 and 5A. This may be accomplished as follows:

1. An eight foot wide sidewalk, constructed on the south side of Sharlands Avenue, between planning units 2 and 5A shall be built.

In addition to the above, the developer of Planning Unit Number 2 shall construct the trail loop through Planning Unit Number 3 as discussed on page 2-15.

## PLANNING UNIT 4

AREA: 2.4 ACRES  
GENERALIZED LAND USE:  
MIXED COMMERCIAL/RESIDENTIAL  
PERMITTED USES:

- A. All uses allowed in the Neighborhood Commercial (NC) Zone.
- B. Multi-Family Residential – Maximum 21 units per acre.
- C. Interior mini-storage.

### DEVELOPMENT STANDARDS:

This site is intended for the development of commercial services and/or residential uses, compatible in design with surrounding development.

**Site Coverage:** Total combined building footprint shall not exceed 35 percent of the gross site area.

**Parking Requirement:** 0.16 stalls per 1000 sq ft gross interior mini-storage space. All others per RMC Title 18.

**Architecture:** If developed as a commercial or mixed commercial/residential development, architecture shall be consistent with a professional business park development, and be compatible with, or complimentary to, the adjoining multi-family developments to the east and west. Exterior materials (excluding windows and doors) shall be primarily masonry, stucco/EIFS, and/or hardie board, with other materials allowed as accents. The roof pitch shall be consistent with a professional business park development (including flat roof and/or pitched roof). All flat roof sections shall be screened with a parapet simulating the materials of the rest of

the building, and the flat roof surface shall be a neutral, non-white color to reduce glare.

If multi-family units are developed in a structure or structures independent from a mixed-use or commercial building, an architectural style shall be selected which is compatible with, or complimentary to, the single-family residential development in the McQueen area with respect to roof pitch, exterior color, and exterior materials. These units will be primarily garden-type or townhouse units. The architecture, including roof pitch and materials, shall be compatible with the adjacent McQueen Area single family dwelling architecture. See the discussion on architectural consistency, Page 2-1, Paragraph 5. **Landscaping:** A minimum of 20 percent of the gross site area shall be landscaped. There shall be a minimum of 10 feet of landscaping along Sharlands Ave, and a minimum of 5 feet of landscaping between any parking or drive area and any side or rear property boundary.

**Buffers:** The planting buffer on the south side of Sharlands Ave shall conform to the provisions set forth under Buffers on Page 2-19 and shall account for the ultimate width of Sharlands Ave. (See Condition Number 9 on Page 1-5.)

**Lighting:** Site lighting shall be fully shielded and utilize current dark skies lighting techniques, with site lighting in commercial areas dimmed by at least 40% from 10:00pm to dawn daily. Light standards shall not exceed 15' in height. No light spillage shall be allowed

Onto adjacent residential areas.

**Building Height:** Due to the varying slopes of the property and to encourage context sensitive development, the maximum building height shall be 25 feet as measured from the 4912' elevation.

**Building Setbacks:** Building setbacks adjacent to Sharlands Avenue shall be 30 feet measured from the back face of curb. Building setbacks adjacent to all other property boundaries shall be 10 feet.

**Signs Permitted:** Signs shall be designed as part of the architectural design program to present a unified appearance. Signs will be consistent with the Commercial Planning Unit Signs section of the General Information and Definitions in Chapter 2 on Page 2-5 of this handbook.

## PLANNING UNIT 5A

AREA: 18.8 ACRES  
GENERALIZED LAND USE: MULTIFAMILY  
RESIDENTIAL  
PERMITTED USES: MULTIFAMILY RESIDENTIAL  
TOTAL POTENTIAL UNITS: 304

### STANDARDS:

(See attached MF-14 Zoning Ordinance for standards not addressed below)

**Architecture:** An architectural style will be selected which is compatible with the single family residential development in the McQueen area with respect to roof pitch, exterior color and materials. These units will be two story (maximum) garden-type apartments or condominiums with incombustible roofs (tile, concrete tile, or other material acceptable to the Reno Fire Department). The multifamily architecture shall be compatible with the adjacent McQueen Area single family dwelling architecture to the satisfaction of the Reno planning staff. The photographs in Figure 2.5 illustrate two examples of multifamily units. One example makes a strong Spanish or Mediterranean statement. The other represents a more contemporary approach to multifamily architecture. Either of these types can be effectively used within the PUD and be compatible with existing single family units. See the discussion on architectural consistency, page 2-1, paragraph 5C. See Figure 2.5 (Multifamily Architecture).

**Mass and Bulk:** Large multifamily buildings should be designed to appear as a collection of smaller buildings to provide interest, variety, and a more intimate sense of scale. This can be accomplished by offsetting exterior walls, altering building height, or installing muttons on windows; and using columns, recessed entries, and balconies.

To minimize the appearance of mass and bulk, a variety of architectural features such as bay windows, chimneys, and porches shall be used to provide human scale and to break up building mass and bulk.

**Building Facades:** Long, unbroken building facades and simple box forms shall be avoided, where ever possible, whereas articulated building faces will be used because they help establish interest and scale. Medium earth tones, or any other color consistent with the provisions herein should be selected as the predominant color which will make buildings appear to blend in or drop out of view from off site areas and will reduce the apparent mass. Other colors, (such as gray, dark green, dark brown, white, light cream and chablis) may also be used when coupled with the proper architectural and landscape design.

**Building Height:** Building heights should be varied to avoid a monotonous appearance. This will be accomplished by including buildings of different levels and varying the roof pitches, angles and shapes. Maximum building height shall be 25 feet as defined on page 2-1 of this handbook.

**Building Entrances:** Each attached unit shall have an attractive private or semi-private entry that allows the opportunity for individual households to add decorative features (such as plants, pottery, or baskets,) which further distinguish their units from their neighbors. As many ground level, private entrances as possible should be provided, particularly for units likely to be occupied by families with children. Where an entrance must be shared, the number of residents sharing it should be limited to four (4) households. These entry courts should be clearly defined and easily identified.

Entrances to units should be recessed or clustered using appropriate architectural elements at front

entries to help define the entry.

When a building faces a street, architectural elements shall be used to establish a transition between the building and the street.

**Privacy:** Consideration shall be given to the impact of new development on the privacy of surrounding properties. The use of grade changes shall be explored as a means to obscure direct public view to private spaces. Such a grade change is an effective way to provide privacy to private open space areas from publicly used areas.

**Details, Materials, and Colors:** Building details which convey a sense of scale such as doors, balconies, windows, steps, and handrails shall be emphasized. Changes in building materials shall generally not occur on the same plane. Piecemeal and frequent changes in materials, shall be avoided. All building facades shall have an integrated appearance by using materials, and details of similar quality.

**Roofs:** The form, color, and texture of a roof shall be designed as an integral part of the building. It is recommended that roof surfaces generally be dark in color, with a low reflectivity so the roof more easily blends into the surrounding area. To break up large continuous roof planes, roof forms shall be articulated using gables, hips, dear stories, dormers, and mansard roofs to break up large continuous roof planes.

Garages or structures which create shade, define spaces and extend architectural lines into the landscape are encouraged in multi family projects and shall be designed as an extension of the residential building complex with compatible architectural design. Covered parking structures shall include roof colors and building materials consistent with main buildings. Roof pitches on

garages shall be architecturally compatible with roof pitches on residential buildings.

**Trash Enclosures:** Trash enclosures in multifamily housing shall have walls consistent in design with the surrounding buildings and structures. In the event that the dumpster is visible from adjacent residential units, enclosure roofing shall be required. Lighting shall be provided at all trash enclosure locations.

**Lighting:** Light standards, poles and other decorative site lighting shall complement the architectural theme. A final site lighting plan shall be approved by staff prior to issuance of building permit.

**Landscaping:** A minimum of 20 percent of the multifamily site will be landscaped. This landscaping will be designed in a resource efficient manner. This means that turf will be used only where practical and usable. Drip irrigation and drought-adaptable shrubs and trees will be used throughout the project. Of the on-site landscaping, 20 % may be decks, patios, pathways and other hardscaping.

**Buffers/Sound:** The planting buffer on the south side of Sharlands Avenue and the buffer between Planning Units 5A and 513 shall consist of tree plantings either regularly or irregularly spaced at an average of 20' intervals using a minimum 65% evergreen trees, 75% of which are 6' tall, 25% are 7' tall, and 2" minimum caliper deciduous trees (size at time of planting). Portions of the area shall also contain a meandering 2' -3' tall earth berm with 3:1 maximum side slopes and with groupings of shrub plantings which consist of a minimum of 50%, 5 gallon size at time of planting. Planting buffers shall provide a minimum 65% vegetative cover within 3 years of installation. The 15' perimeter landscape buffer planted in Planning

Unit 5A along the north side of Planning Unit 513 shall serve in conjunction with the perimeter building or masonry wall constructed in 513 as the required buffer between Units 5A and 513. (See Figure 2.12, on page 2-20).

Sound mitigation measures such as a sound wall, landscape strip, and/or berming shall be installed when necessary as determined by the administrator, upon application for a building permit.

A six foot wide landscape strip will be planted between the back face of curb and property line on the north side of Sharlands Avenue, prior to the issuance of a Certificate of Occupancy. A mix of three or four species of 2" minimum caliper deciduous trees shall be spaced between 15' and 25' on center (average = 20'), depending on tree size. Two of the tree species shall be flowering types for spring or early summer color. A mix of low growing shrubs, ground cover, and mulch shall be used between trees to provide a minimum of 65% landscaped coverage within three years of completion of the 6' landscape area.

**Amenities:** An amenity package shall be provided in the final design process which shall include laundry facilities, a tot lot and a minimum of 100 square feet of usable open space (i.e. landscape area) per unit. A community room, exercise room, picnicking facilities, sports areas, tennis courts, trails, and swimming pools (or some combination of these amenity elements) shall also be provided. Amenities provided shall be appropriately sized for each development to the satisfaction of staff.

**Parking:** Parking will be provided on the basis of 1 parking space per bedroom per unit with a maximum of 3 spaces per unit. Additionally, 1 guest parking space will be provided for each 10 multifamily units. A minimum of 50% of the required resident parking spaces will be covered.

**Building Setbacks:** Landscaped building setbacks adjacent to Sharlands Avenue shall be 30 feet measured from the property line to the building, which shall be entirely landscaped in accordance with code requirements. (See Figure 2.13, page 2-20, and Condition No. 9 on Page 1-5).

**Maintenance:** The planning unit must have one or more 24 hour on-site managers. The planning unit shall be consistently maintained, throughout with regard to amenities, landscaping and building exteriors.

**Drainage Way Maintenance:** The project developer shall provide (to the satisfaction of the City) access from planning unit 5A into planning unit 3 for drainage way maintenance purposes. This access shall be in place prior to the issuance of the first certificate of occupancy for this planning unit.

**Signs:** Lighted central project directory sign at each major entrance, building address signs, and building identification signs shall be provided within the planning unit. (See paragraph 9 on Page 2-8 for project identification sign criteria).

**Trail Connections:** The developer shall be responsible for completing all trail improvements internal to this Planning Unit as noted on Figure 1.5. The project developer for this planning unit must provide a trail connection between planning units 2 and 5A in cooperation with the developer of Planning Unit 2 if not already constructed. See Planning Unit 3 Page 2-16. Also, see attachment "D", Appendix E for trail specs and location.

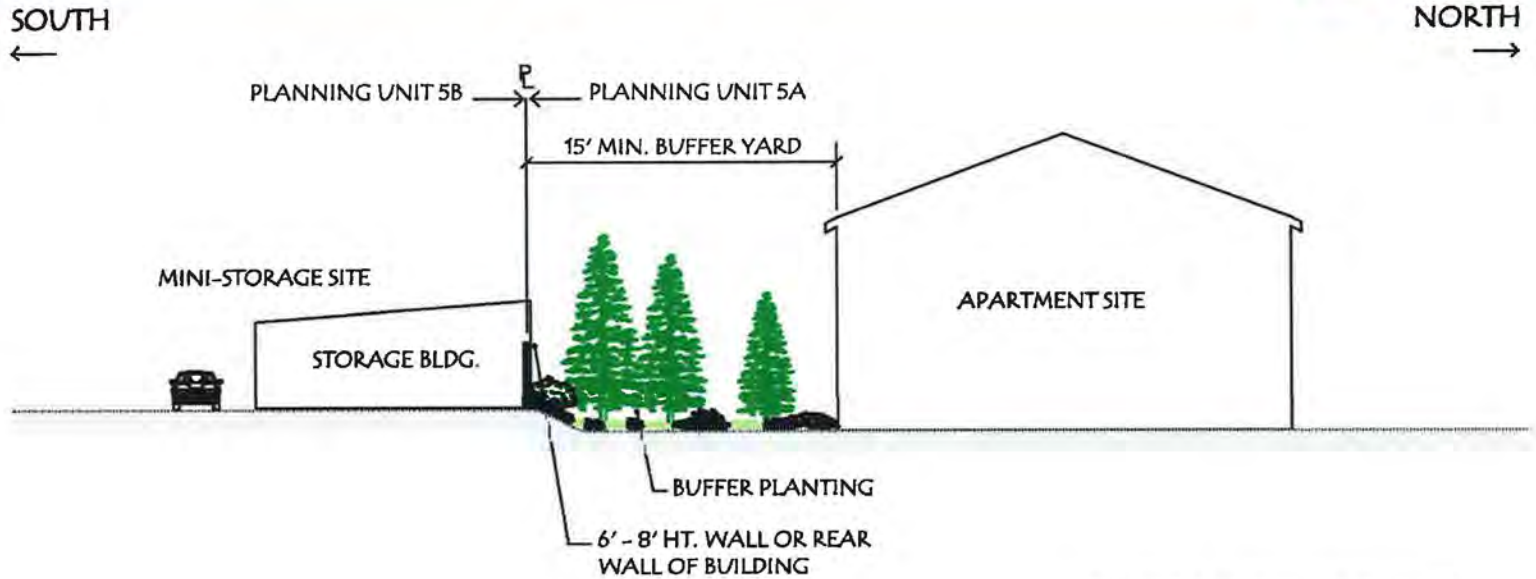


FIGURE 2.12 PLANNING UNITS 5A/5B BUFFER

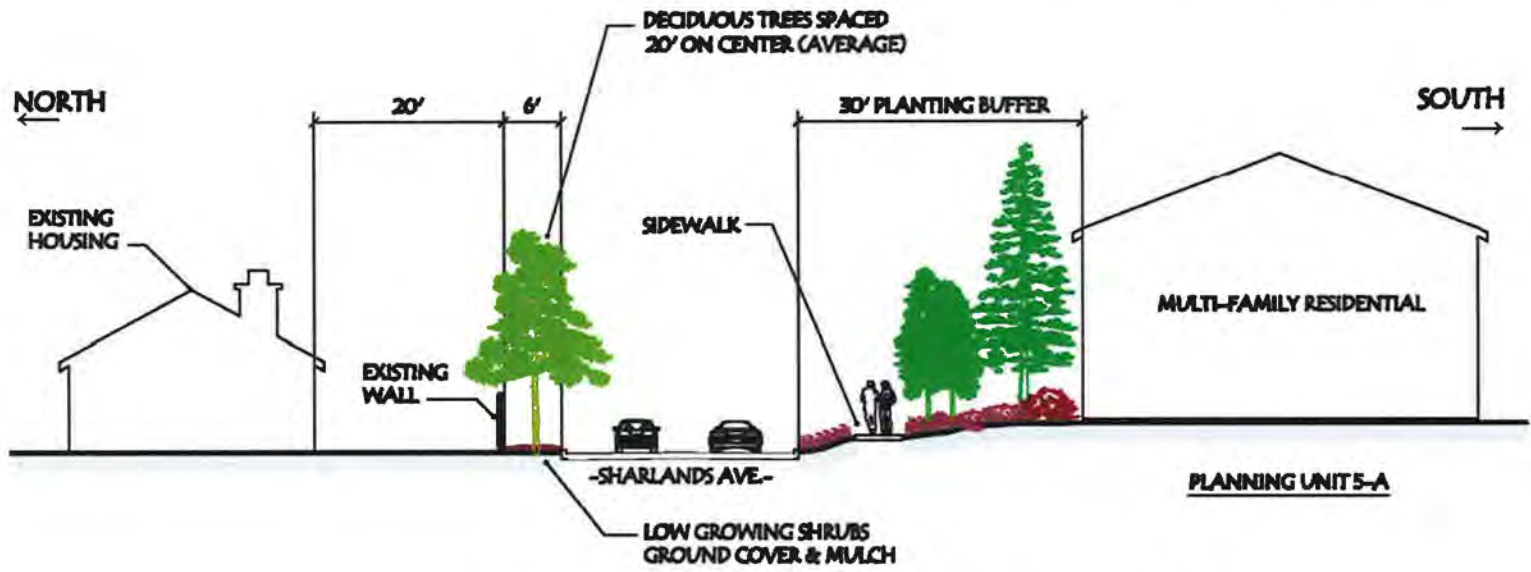


FIGURE 2.13 BUILDING SETBACKS PLANNING UNIT NUMBER 5A

## PLANNING UNIT 5B

AREA: 5.8

GENERALIZED LAND USE: MINI-STORAGE

PERMITTED USES:

- A. RV, mini-storage, and residential quarters for on-site manager (No outside storage is allowed, maximum 500 storage units).
- B. Cellular Facilities\*

Note that no grading or building permit shall be issued for Planning Unit 5B until construction has commenced on Planning Unit 5A.

\*See Chapter 2, page 2-8, paragraph 12, for development criteria.

### DEVELOPMENT STANDARDS:

**Location:** Mini storage for Unit 5B will be located near the south terminus of the Ambassador Drive cul-de-sac. It will be bound by Planning Unit 6 to the east, I-80 to the south, Planning Unit 3 to the west, and Planning Unit 5A to the north.

**Screening:** All storage areas including RV's shall be screened from view from the freeway, public streets or other planning units by a minimum 6' high decorative masonry wall adjacent to Planning Units 5A, 7 and 6, and dark green or black vinyl clad chain link fencing adjacent to Planning Unit 3 and the freeway, to include intensive landscape screening. Any portions of the fence that can be seen from the freeway must provide solid view screening using two way diagonal slats with colors consistent with Planning Unit 5B building colors and to the satisfaction of staff based on cross sections or details provided at the time of a building permit.

**Architecture:** The architecture, including roof lines and materials, shall be compatible with the Planning Unit 5A multifamily project. No metal buildings except roofs may be visible from any public street or the freeway. Roofs shall be high quality, standing seam metal (no corrugated metal roofs are allowed). Landscape planting may be used to screen metal buildings from the freeway in lieu of solid view screening fence if it can be demonstrated with cross sections that the buildings will not be visible from the freeway to the satisfaction of staff. Building materials for perimeter walls shall be medium earth tone colors. Accent, roof, and trim colors shall be darker earth tones, including black or green, or dark brown. Minor use of accent colors may be considered if unobtrusive from surrounding off-site areas. Landscape, colors, and exterior treatment shall be consistent with that depicted in photographs on Page 2-23.

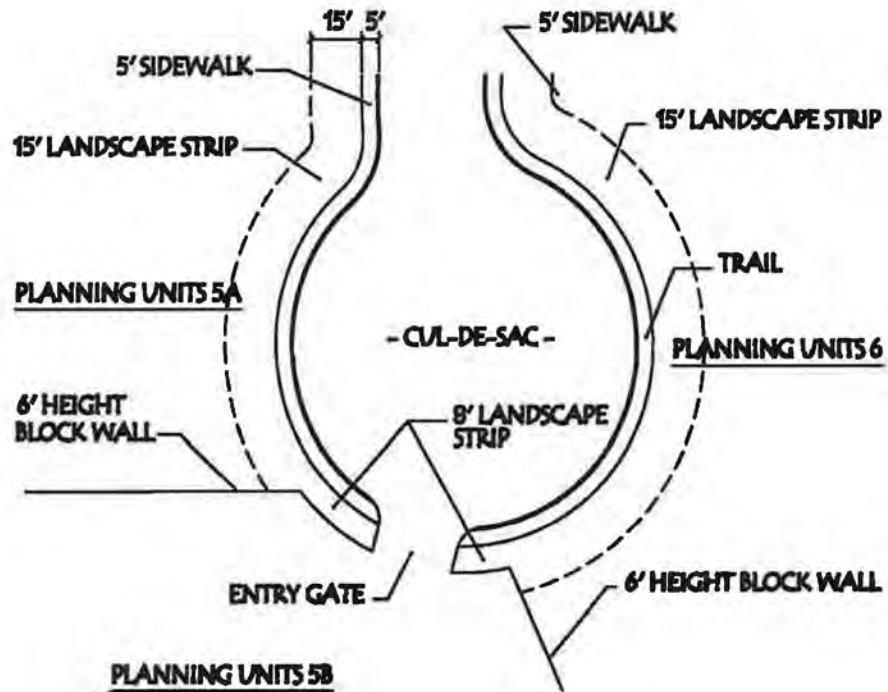
**Building Height:** Maximum building height within Planning Unit 5B shall be limited to one story (15') on the exterior row of buildings and two story (20') on interior units, if it can be demonstrated with cross sections that the two story units (excluding roofs) cannot be seen from the freeway, to the satisfaction of staff.

**Landscaping:** Minimum 2" caliper deciduous and minimum 6' high evergreen trees shall be used in combination with drought-adaptable shrubs and ground covers.

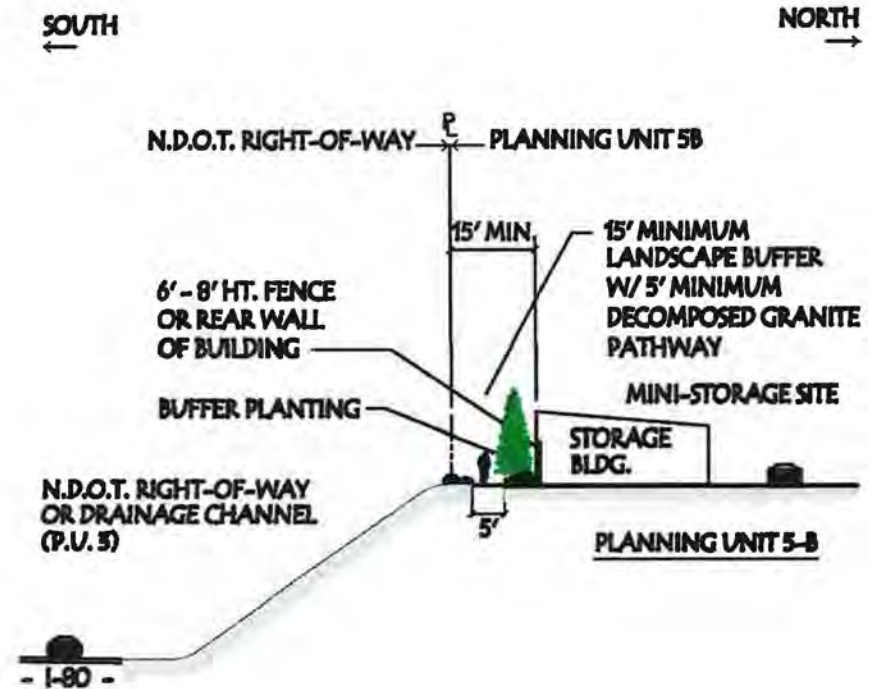
**Buffers:** The planting buffer around all exterior sides of the planning unit, except entry (See Figure 2.13, page 48), shall consist of tree planting either regularly or irregularly spaced at an average of 20' intervals using 65% or more evergreen trees, 75% of which are 6' tall, 25% are 7' tall, and 2" minimum caliper deciduous trees (size at time of planting), and with groupings of shrub plantings which consist of a minimum, of 50%, 5 gallon size

at time of planting. The exterior landscape buffer shall be a minimum of 15 feet in width on all sides of this Planning Unit except at the project entry and between sidewalks and adjacent walls. The 15' landscape buffer planted with Planning Unit 5A shall serve as the required buffer along the north side of Unit 5B. Refer to buffer/sound text on page 2-19 within Planning Unit 5A for building/wall buffer required between Units 5A and 5B (see Figure 2.12 on page 2-20). Figure 2.15, page 2-23 provides photographic examples that indicate the desired look of the buffer areas in mature state - refer to Figures 2.12, 2.14, & 2.15.

**Storage Area Lighting:** Lighting on the storage lot shall be designed by a professional lighting designer to provide the minimum necessary light levels for security purposes. Light standards (poles) shall be as short as practical. Fixtures shall be fully shielded and adjustable to aim the light strictly onto the storage lot. No light spillage shall be allowed on any adjacent residential area. A final lighting plan shall be approved by the Planning Staff prior to issuance of a building permit.



**ENTRY WALL & LANDSCAPE TREATMENT  
AT PROJECT ENTRY PLAN VIEW**



**SOUTHERLY & WESTERLY BUFFER/LANDSCAPE TREATMENT**

FIGURE 2.14 BUILDING SETBACKS PLANNING UNIT NUMBER 5B



FIGURE 2.15 MINI-STORAGE LANDSCAPE BUFFERS

## PLANNING UNIT 6

AREA: 5.4 Ac.

GENERALIZED LAND USE: FREEWAY-ORIENTED  
COMMERCIAL PERMITTED USES:

- A. Motels/Hotels (with gaming as permitted by State and local ordinance, casinos prohibited)\*
- B. Private clubs and lodges
- C. Professional offices
- D. Quick copy establishments
- E. Financial institutions
- F. Fitness centers
- G. Convenience stores\*
- H. Drive-through facilities
- I. Freestanding Automated teller machines
- J. Pet stores, pet grooming establishments, veterinarian offices (no outside kenneling)
- K. Plant nurseries
- L. Barber and beauty salons
- M. Uses permitted in this planning unit may operate more than 17 hours per day
- N. Video rental stores
- O. Car washes\*
- P. Restaurants, with or without cocktail lounges
- Q. Video arcades (only if within a hotel/motel use) with no gaming devices
- R. Wholesale or retail sales establishments (as defined in RMC 18.06.250)
- S. Child care
- T. Cultural facilities
- U. Cellular facilities in conjunction with a hotel (see hotel special development standards for Planning Unit Six)
- V. Other uses consistent with freeway oriented commercial centers as determined appropriate by the administrator.

### PROHIBITED USES:

- A. Boarding House
- B. Multi Family
- C. Group Home
- D. SRO
- E. Auto Repair, Paint and Body Shop
- F. Auto Sales and Rentals
- G. Truck, Mobile Home, RV, Boat & Trailer Sales
- H. Bars
- I. Lumber Yard/Building & Landscaping Materials

- J. Tattoo Parlor
- K. Outdoor Commercial Amusement
- L. Gun Range (Indoor)
- M. Nightclub
- N. Sports Arena/Track
- O. Commercial Stables
- P. RV Park
- Q. Blood Plasma/Donor Center
- R. Halfway House
- S. Helipad
- T. Crematorium
- U. Rental Store with Outdoor Storage
- V. Open Lot Parking
- W. Pawn Shop

### \*Notes:

1. Uses A, G, and O are not permitted within 200 feet of the north property line of this planning unit.
2. A maximum of one high turnover (fast food) restaurant with drive through window is allowed within this planning unit, subject to traffic conditions a, b, and c on page 2-25f.
3. Use A, a maximum of 15 slot machines per business.
4. In order to consider institution of uses not listed on the allowed uses list but allowed in the N C, CC, and AC zones per Table 18.06-6 - Non-Residential and Mixed Use Base Zoning Districts as amended, the applicant shall appear before the Ward 5 NAB for their input and recommendations, which will be forwarded in writing to the Administrator of the Community Development Department for consideration when allowing each unlisted use. If the use is considered appropriate by the Administrator, then the applicant may institute the use subject to any conditions, special use permit or site plan review requirements as outlined on Table 18.08-06. Uses specifically listed as prohibited in this Planning Unit are not allowed.

### DEVELOPMENT STANDARDS:

(See attached CC Zoning Ordinance for standards not addressed below)

Development within the northern 200 feet: All buildings constructed within the northern 200 feet of this planning unit shall face south, southwest, or southeast with parking placed on the south side of the building(s). The architecture of the buildings shall be consistent with the design standards for this planning unit. All facades of buildings within this area shall be consistent (i.e. no "blank" walls) including roof lines, roof treatments, and walls.

**Architecture:** Selected photographs of representative architectural styles are included as Figures 2.1 through 2.5. These photographs represent the architectural styles to be used in the PUD for commercial and residential planning units (planning units 1 - 9, excluding planning unit 3).

The master developer does not intend to allow generic, franchise buildings which do not reflect the upscale tone of the PUD. All architecture will be reviewed by an architectural committee for consistency with architectural approvals for each planning unit within the PUD prior to application for a building permit.

All architecture within a planning unit shall be consistent in style. Each development application shall be accompanied by a letter from the master developer which describes how the proposed architecture for the project meets the test of consistency of architectural style. For example, the letter may detail the consistent use of color, roof style, exterior materials, the repetition of architectural forms, etc. which demonstrate that the proposed building will complement the established architectural style for a particular planning unit.

**Landscaping:** The landscaped areas will be designed by a registered Landscape Architect. A minimum of 15 percent of the gross site will be landscaped. Additionally, the following conditions apply:

1. A 15 foot wide average landscape strip, which includes a 6 foot wide sidewalk, shall be provided adjacent to Robb Drive and the freeway frontage. In no area will the setback be less than 9 feet. (See page 2-25A for specific standards and locations.)
2. Landscape islands shall average 5 feet in width (interior dimension). If these islands are to contain trees they shall contain an area which will accommodate a five foot diameter circle. See Figure 2.16, Page 2-26.
3. Turf may not be planted in any planter less than 8 feet wide.
4. Landscaping may be provided adjacent to buildings to complement the architecture.
5. Minimum 2" caliper deciduous and minimum 6' high evergreen trees shall be used in combination with drought-adaptable shrubs and ground covers. Turf will be used only where it can be practically maintained and efficiently watered. Resource-efficient landscape principles will be employed throughout.

**Buffers:** The planting buffer along I-80 shall consist of tree plantings either regularly or irregularly spaced at an average of 20' intervals using 65% or more evergreen trees, 75% of which are 6' tall, 25% are 7' tall, and 2" minimum caliper deciduous trees (size at time of planting), with groupings of shrub plantings. Buffers shall provide a minimum 65% vegetative cover within 3 years of installation

**Lighting:** Lighting will be designed by a professional lighting designer to provide adequate lighting for security purposes with a minimum of stray light emission. Light standards (poles) shall be as short as is practical. Fixtures shall be fully shielded and no light spillage shall be allowed on any adjacent residential area.

**Building Height:** Maximum building height shall be 25 feet as defined on page 2-1 of this handbook. Two story structures shall be permitted. A hotel/motel located at least 600 feet from the nearest single family property line shall not exceed three stories maximum 45' in height. The main roof element of the hotel shall not exceed 4,968' above mean sea level. Cupolas and other similar hotel architectural features are not subject to this elevation limitation.

**Signs:** All signs will be designed as part of the architectural design program to present a unified and compatible appearance. All signs are subject to the standards discussed in the Commercial Planning Unit Signs section of the General Information and Definitions in Chapter 2, on Page 2-1 of this handbook.

**Mechanical and Electrical Equipment:** All mechanical equipment shall be screened from view from public streets, the freeway, and adjacent residential areas. Alternatives for screening include parapet walls for rooftop screening and masonry walls (or other opaque building material consistent with the building architecture) with landscaping for ground level applications.

**Parking:** Parking will be provided in the following ratios:

**Commercial Uses:** 1 space for each 200 square feet of leasable area

**Office and Financial Uses:** 1 space for each 250 square feet of leasable area. Financial institutions with drive-through tellers may count drive-through lanes as required parking at the ratio of 1 space per 25 linear feet of drive.

**Restaurant Uses:** 1 space per 100 square feet of dining area plus 1 space per employee on the largest shift.

**Motel/Hotel Uses:** 0.72 spaces per room plus parking for other uses within the hotel as defined by the Off-Street Parking Requirements of the Reno Development Code. All parking facilities must meet prevailing standards for disabled accessible parking.

**Building Setbacks:** Landscaped building setbacks adjacent to Sharlands Avenue shall be an average of 18 feet wide, which includes a 5 foot wide sidewalk, measured from the property line to the building. In no area will the setback be less than 15 feet. The 5 foot wide sidewalk adjacent to Sharlands Ave. shall be installed per condition 10 on page 1-5 (See pages 2-25A, 2-25B & 2-25C for specific landscape and sidewalk standards and locations) (See Condition 9 on Page 1-5).

**Hotel/Motel Special Standards:** In Planning Unit 6 (Freeway Commercial) a hotel/motel located at least 600 feet from the nearest single family property line shall not exceed 45 feet in height.

**Buffering-** Prior to the issuance of a certificate of occupancy for a hotel or motel, the required front yard landscaping and sidewalk improvements along Robb Drive and Sharlands Avenue in Planning Unit 6 shall be installed.

**Landscaping:** The size of trees installed in the required 18 foot average landscaped setback adjacent to Sharlands Ave. and the average 15 foot landscape setback adjacent to Robb Drive shall be consistent with City code (RMC 18.12.1209 (c) (3) as amended) at the time the permit to install the landscaping is submitted. A minimum of 14,740 square feet of landscaping, including at least 49 code size trees and 294 shrubs, shall be installed adjacent to Robb Drive and Sharlands Ave. in the area shown on Exhibits 2, 2A, & 2B. This area shall include a 2 foot to an 8 foot wide landscape parkway between the curb and the sidewalk, a 5 foot wide sidewalk on Sharlands Ave., a 6 foot wide sidewalk on Robb Drive, and 2 feet to 20 feet of landscaping behind the sidewalk. The landscape and sidewalk shall be constructed in substantially the same location as shown in Exhibits 2A & 2B which are to scale.

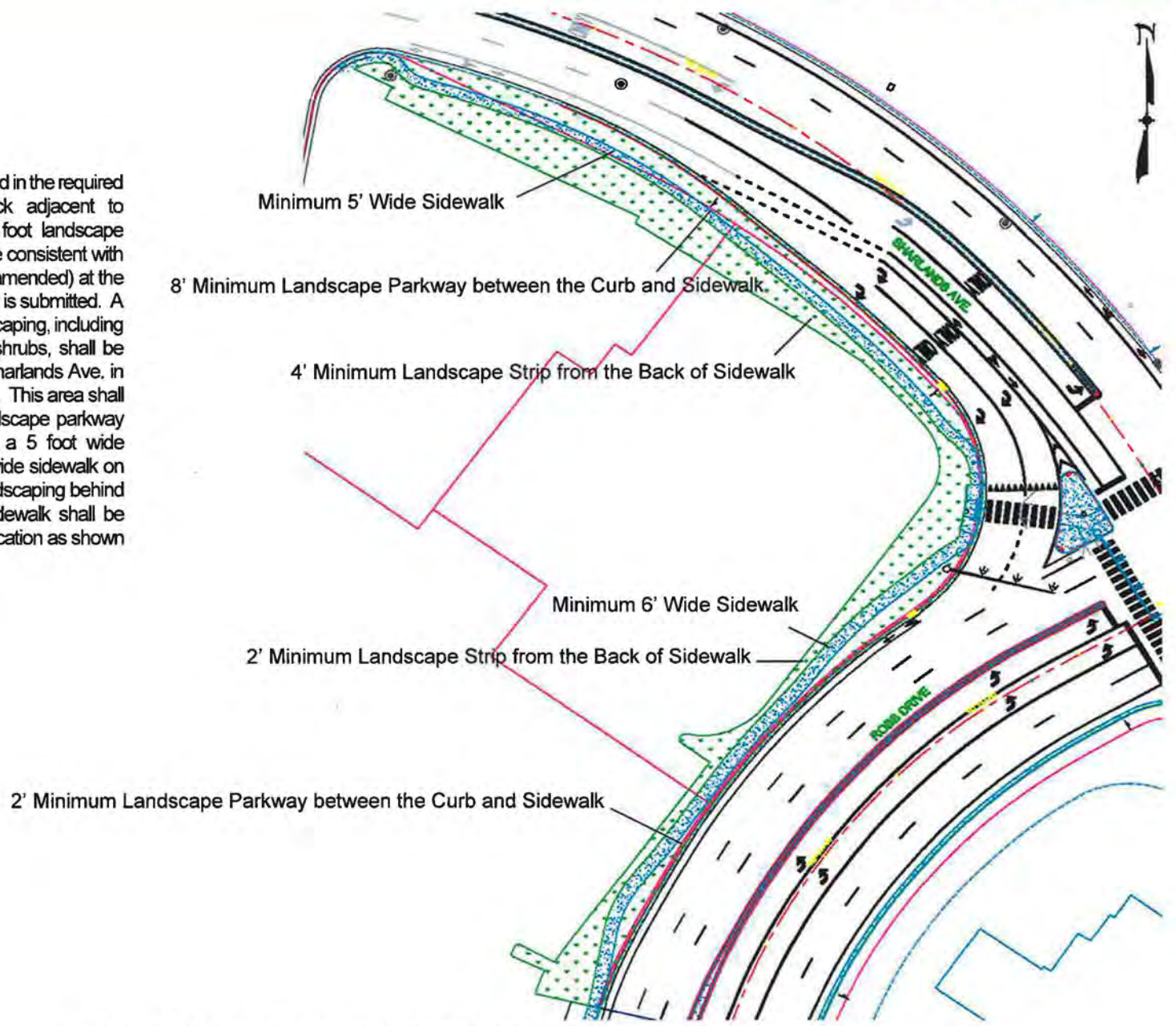


EXHIBIT 2 PLANNING UNIT 6 FRONTAGE LANDSCAPING

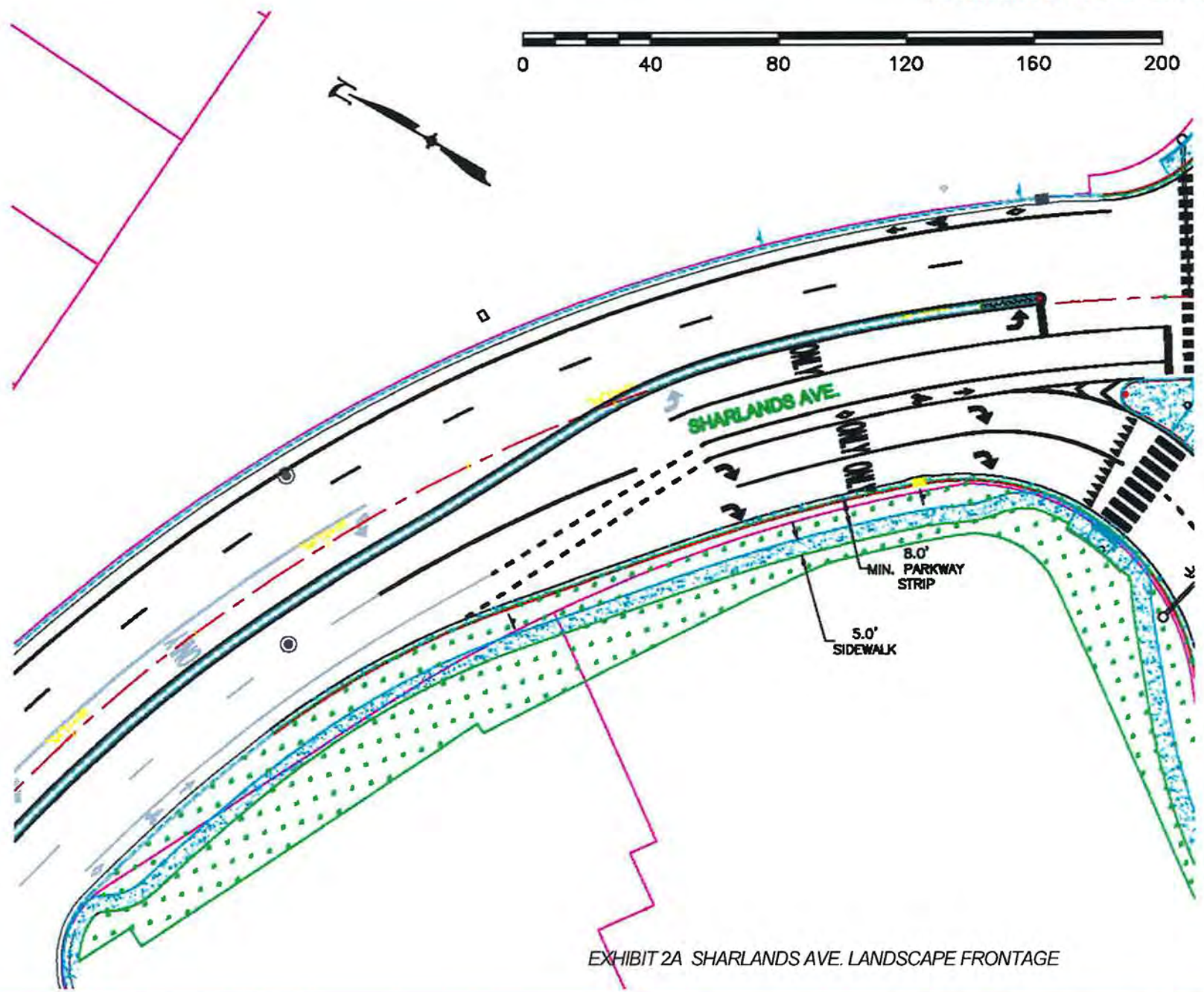


EXHIBIT 2A SHARLANDS AVE. LANDSCAPE FRONTAGE

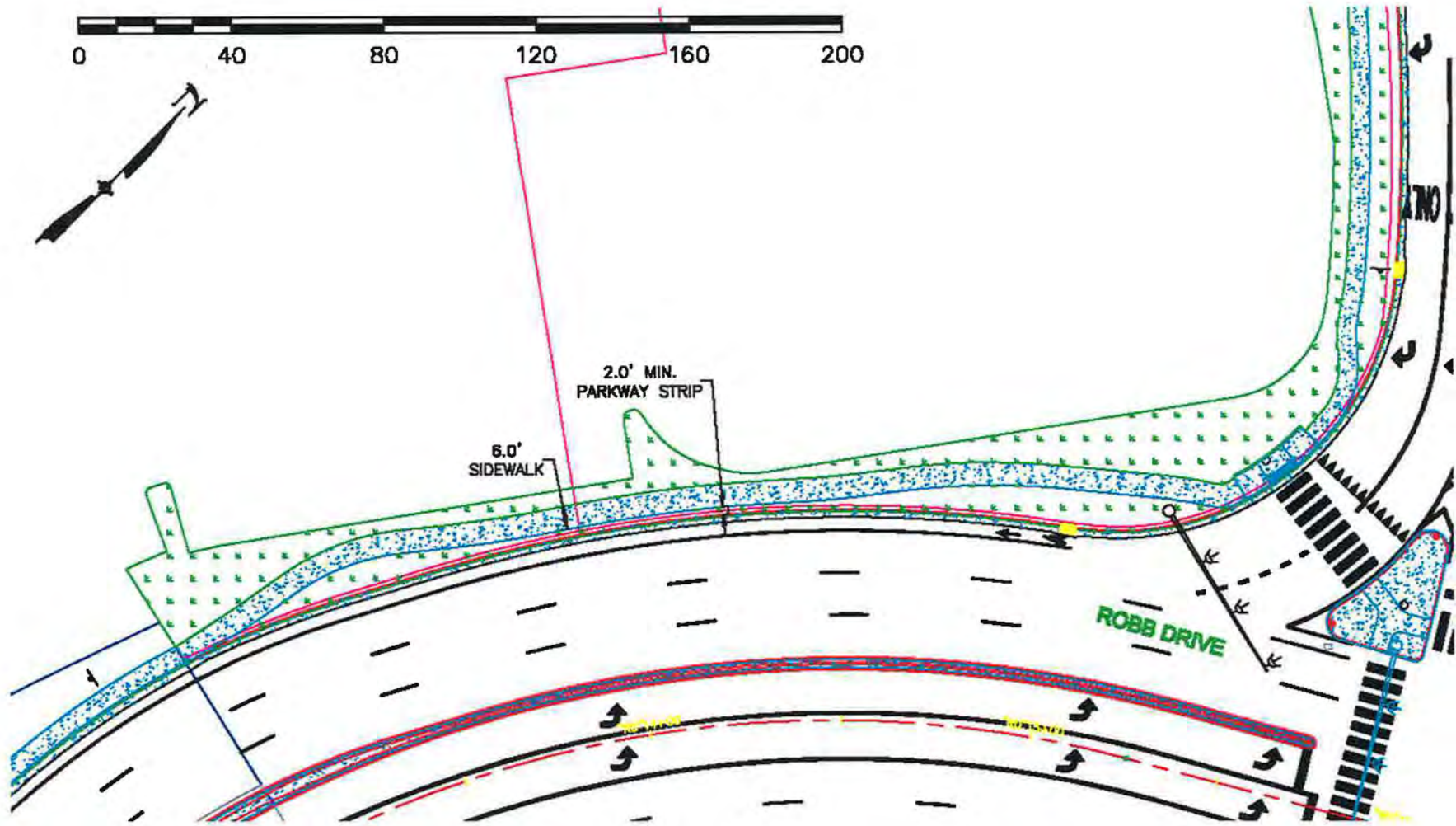


EXHIBIT 2B ROBB DRIVE LANDSCAPE FRONTAGE

LANDSCAPING TO BLOCK CAR HEADLIGHTS IN DRIVE-THRU  
TO ONCOMING TRAFFIC



Landscaping shown is  
Diagrammatic in nature only

Official landscaping plans  
Will meet RMC standards  
and PUD standards.

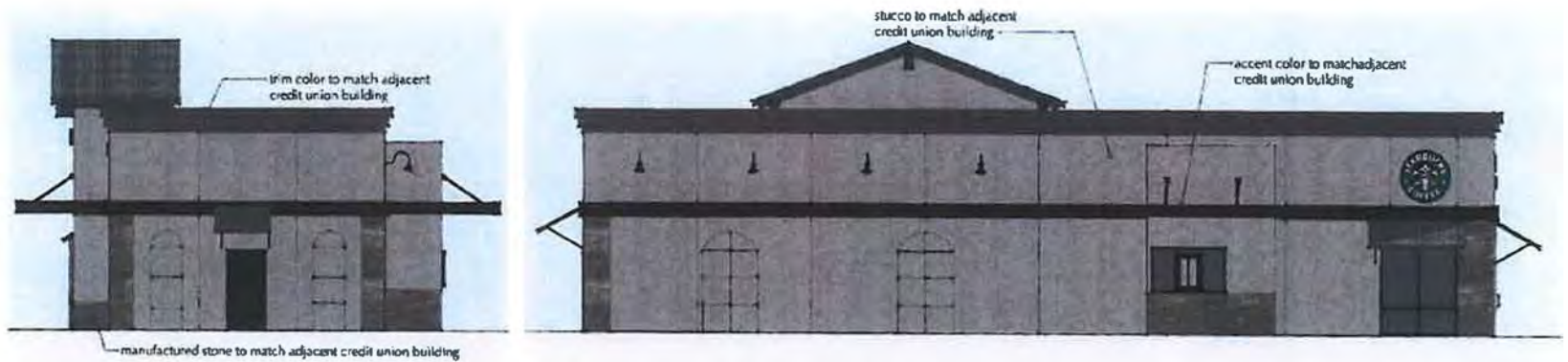
## APN 212-131-06 – STARBUCKS - SITE PLAN





**East Elevation**

**South Elevation**



**North Elevation**

**West Elevation**

note: shadows reflect approximate shading at noon

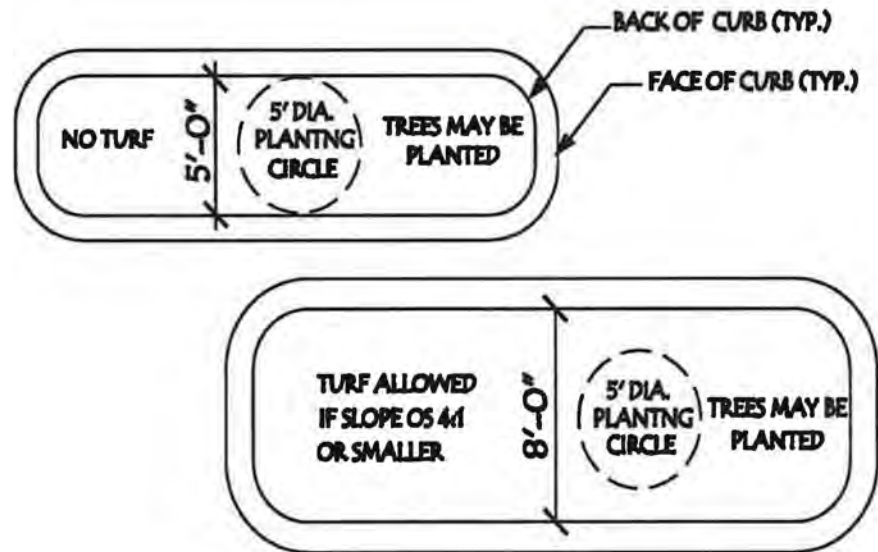
**Exhibit 2D: Planning Unit 6 – Conceptual Building Elevations for APN 212-131-06**

### **Planning Unit 6 Traffic Conditions**

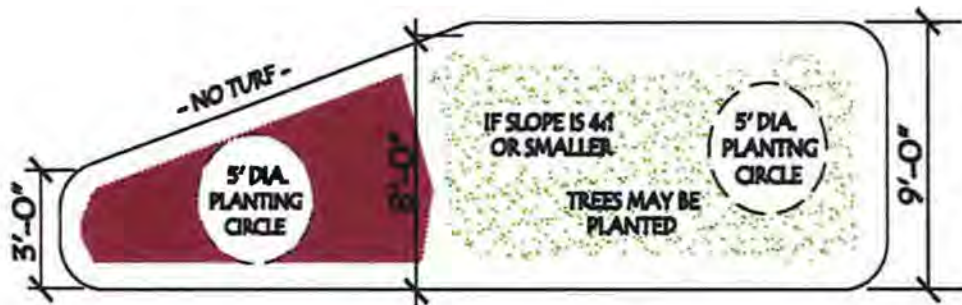
a. Planning Unit 6 is limited to one high turnover restaurant with drive through facilities, and must be supported by a traffic study approved by the City Traffic Engineer demonstrating that the Ambassador Drive/Sharlands Avenue intersection operates at City and RTC LOS policy standards except for the southbound Ambassador Drive approach.

b. Other than the one allowed high turnover restaurant with drive through facilities in Planning Units 6 all subsequent development proposed in Planning Units 6 and 7 after the approval of this amendment must provide a trip generation letter demonstrating the total remaining development generates no more than 1,696 average daily trips, 113 AM peak hour trips (PHT) and 127 PM PHT as estimated in the Starbucks Sharlands & Ambassador Traffic Analysis prepared by Solaegui Engineers and dated February 2015; or a supplement to the traffic report must be provided to demonstrate the Ambassador Drive/Sharlands Avenue intersection operates at City and RTC LOS policy standards except for the southbound Ambassador Drive approach.

c. A traffic study shall be performed between three and six months after the opening of the high turnover restaurant with drive through facilities in Planning Unit 6 to evaluate the operational characteristics of the Ambassador Drive/Sharlands Avenue intersection with the post restaurant with drive through traffic. The traffic study shall be reviewed by the Community Development Engineering Division and the Traffic Engineer. The developer shall be required to complete all operational improvements identified by the approved Traffic Study.



**TYPICAL PLANTER CONFIGURATIONS**



**IRREGULARLY-SHAPED PLANTER**

FIGURE 2.16 LANDSCAPE PLANTERS

**Number of Rooms-**A maximum of 125 rooms may be allowed.

**Cellular Facilities-** Cellular facilities, if installed, shall be architecturally incorporated into the hotel design (see pages 2-8 & 2-9 for cellular facility criteria).

**Northwest N.A.B. Review-** Prior to submitting an application for a building permit, hotel plans shall be submitted to the Northwest NAB for review of building height and architecture, with verification of such review provided to staff.

**Bus Shelter-** Prior to the issuance of a building permit for a hotel, the applicant shall obtain the approval from Community Development and RTC staff of the design and location of a bus shelter. The bus shelter shall be constructed prior to the issuance of a certificate of occupancy for the hotel.

## PLANNING UNIT 7

AREA: 2.3 Ac.  
GENERALIZED LAND USE: RESTAURANT  
COMMERCIAL  
PERMITTED USES:

- A. Restaurants with or without cocktail lounges\*
- B. Private clubs and lodges
- C. Professional offices
- D. Fitness center
- E. Financial institutions
- F. Convenience store with gasoline sales (24 hrs)\*\*

\* Note: Fast food restaurants with drive-through facilities are specifically prohibited in this planning unit. \*\* No other 24 hour uses shall be allowed, even with a special use permit. \*\*\* Maverik Gas and Convenience Store is subject to the conditions outlined in the Maverik/Windgate LP, et al Settlement Agreement in Appendix "G". \*\*\*\* Permitted uses operating between the hours of 11:00 p.m. and 6:00 a.m. shall require approval of a special use permit.

**DEVELOPMENT STANDARDS:**

(See attached NC Zoning Ordinance for standards not addressed below).

**Architecture:** The site plan and architectural style of the convenience store with gasoline sales use shall be consistent with the site plan and elevations contained within the February 3, 2010 Planning Commission staff report as depicted in Exhibits 3-5 as shown on pages 2-27b, 2-27c, 2-27d and Exhibits 6a and 6b as shown on pages 2-27e and 2-27f and per the Maverik/Windgate LP, et al Settlement Agreement in Appendix "G".

The master developer does not intend to allow generic, franchise buildings which do not reflect the upscale tone of the PUD. All architecture will be reviewed by an architectural committee for consistency with architectural approvals for each planning unit within the PUD prior to application for a building permit.

All architecture within a planning unit shall be consistent in style. Each development application shall be accompanied by a letter from the master developer which describes how the proposed architecture for the project meets the test of consistency of architectural style. For example, the letter may detail the consistent

use of color, roof style, exterior materials, the repetition of architectural forms, etc. which demonstrate that the proposed building will complement the established architectural style for a particular planning unit.

The roof and facade treatments shall be consistent on all sides of the buildings. All buildings constructed within this planning unit shall face south, southeast, southwest, or east.

**Landscaping:** Landscaping associated with the Maverik Gas and Convenience Store shall be in accordance with Exhibit 6a and 6b per the Settlement Agreement Landscape Plan on page 2-27e and 2-27f. The landscaped areas will be designed by a registered Landscape Architect. A minimum of 15% of the gross site will be landscaped. Additionally, the following conditions apply:

1. A minimum 15' wide landscape strip shall be provided on each public street frontage.
2. Landscape islands shall average 5' in width (interior dimension). If these islands are to contain trees they shall contain an area which will accommodate a 5' diameter circle. See Fig. 2.16 on pg. 2-26.
3. Turf may not be planted in any planter less than 8' wide.
4. Landscaping may be provided adjacent to buildings to compliment the architecture.
5. Minimum 2" caliper deciduous and minimum 6' high evergreen trees shall be used in combination with drought-adaptable shrubs and ground covers. Turf will be used only where it can be

practically maintained and efficiently watered.

**Buffers:**

1. The planting buffer on the south side of Sharlands Avenue shall consist of tree plantings either regularly or irregularly spaced at an average of 20' intervals using 65% or more evergreen trees, 75% of which are 10' tall, 25% are 7' tall, and 2.5" minimum caliper deciduous trees (size at time of planting). Portions of the area shall also contain groupings of shrub plantings (with a min. of 50% min. 5 gallon size). The buffer shall be a min. of 15' with an additional 5' sidewalk placed at least 8' from the curb.

2. The planting buffers on the west side of the convenience store site and adjacent to the apartment complex shall include trees and plantings in accordance with specifications provided in Exhibits 6a and 6b – Settlement Agreement Landscape Plan on page 2-27e and 2-27f.

3. A 6' wide landscape strip will be planted between the back face of curb and property line on the north side of Sharlands, west of Ambassador. A mix of 3 or 4, 2" caliper trees shall be spaced between 15'-25' on center (average 20') depending on size. Two of the 3 species shall be flowering types for spring/early summer color. A mix of low growing shrubs (50% min. 5 gal.), ground cover and mulch shall be used between trees to provide for completion of the 6' landscape area. Planting buffers shall provide 65% vegetative cover within 3 yrs. of installation. If desired by adjacent residents across from the convenience store, 4 additional evergreen trees, 8-10' in height shall be planted in the 6' wide strip or in the rear yards to the resident's satisfaction.

In the event the trees are not desired a written refusal from each resident that refuses a tree shall relieve the developer of the convenience store of this obligation.

**Lighting:** Lighting will be designed by a professional lighting designer to provide adequate lighting for security purposes with a minimum of stray light emission. Site lighting shall be fully shielded and utilize state of the art dark skies lighting techniques, with site lighting for the convenience store w/gasoline sales dimmed by 40% from 11:00 p.m. to dawn daily. Light standards shall not exceed 15' in height. No light spillage shall be allowed on adjacent residential areas.

**Signs:** Signs will be designed as part of the architectural design program to present a unified appearance. Signs will be consistent with the Commercial Planning Unit Signs section of the General Information and Definitions in Chapter 2, on Page 2-5 of this handbook.

**Mechanical and Electrical Equipment:** A security camera shall be placed on top of the Maverik Gas and Convenience Store in a location marked "Jay Box" in accordance with Exhibit 6a – Settlement Agreement Landscape Plan and the Maverik Inc./Windgate Apartments LP et al Settlement Agreement in Appendix G.

All mechanical equipment shall be screened from view from streets, the freeway and adjacent residential areas. Alternatives for screening must be consistent w/mechanical/electrical screening standards contained in Planning Unit 8A.

**Parking:** Parking will be provided in the following ratios:

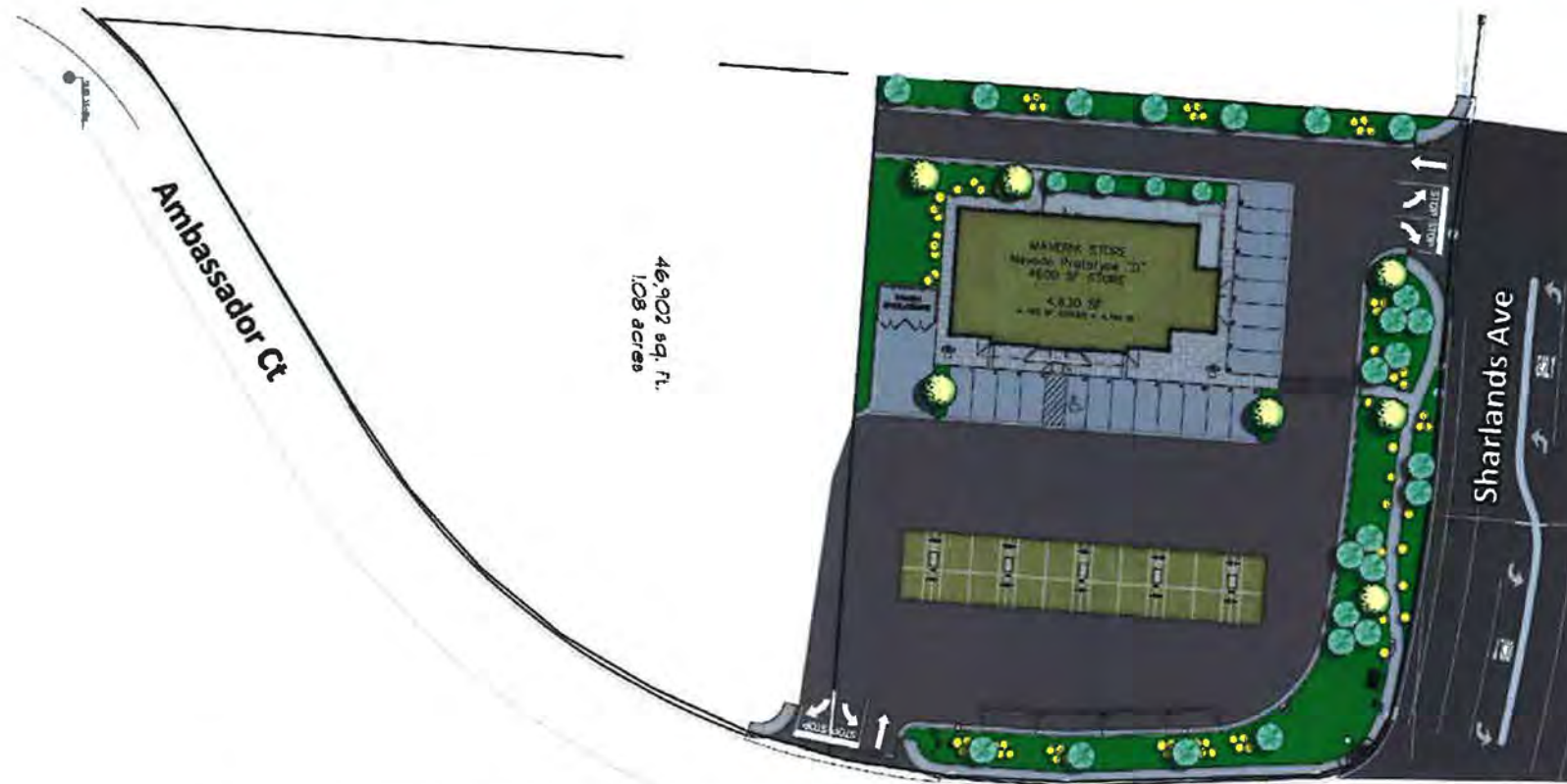
Commercial uses: 1 space for each 200 square feet of leasable area.

Office and Financial Uses: 1 space for each 250 square feet of leasable area. Financial institutions with drive-through tellers may count drive-through lanes as required parking at the ratio of 1 space per 25 linear feet of drive.

Restaurant Uses: For 20 seats or less, use 1 space per 200 square feet, GLA; for 20 seats or more use 1 space per 100 square feet of dining area plus 1 space per employee on the largest shift.

**Building Setbacks:** Building setbacks adjacent to Sharlands Avenue shall be 30 feet measured from the property line to the building.

**Building Height:** Two stories (25 feet) as defined on Page 2-1, General Information and Definitions, Paragraph 1. The base floor elevation of the convenience store building shall not exceed one foot above the existing Sharlands Avenue top of curb elevation (4,916.65) as measured at the northwest corner of the property.



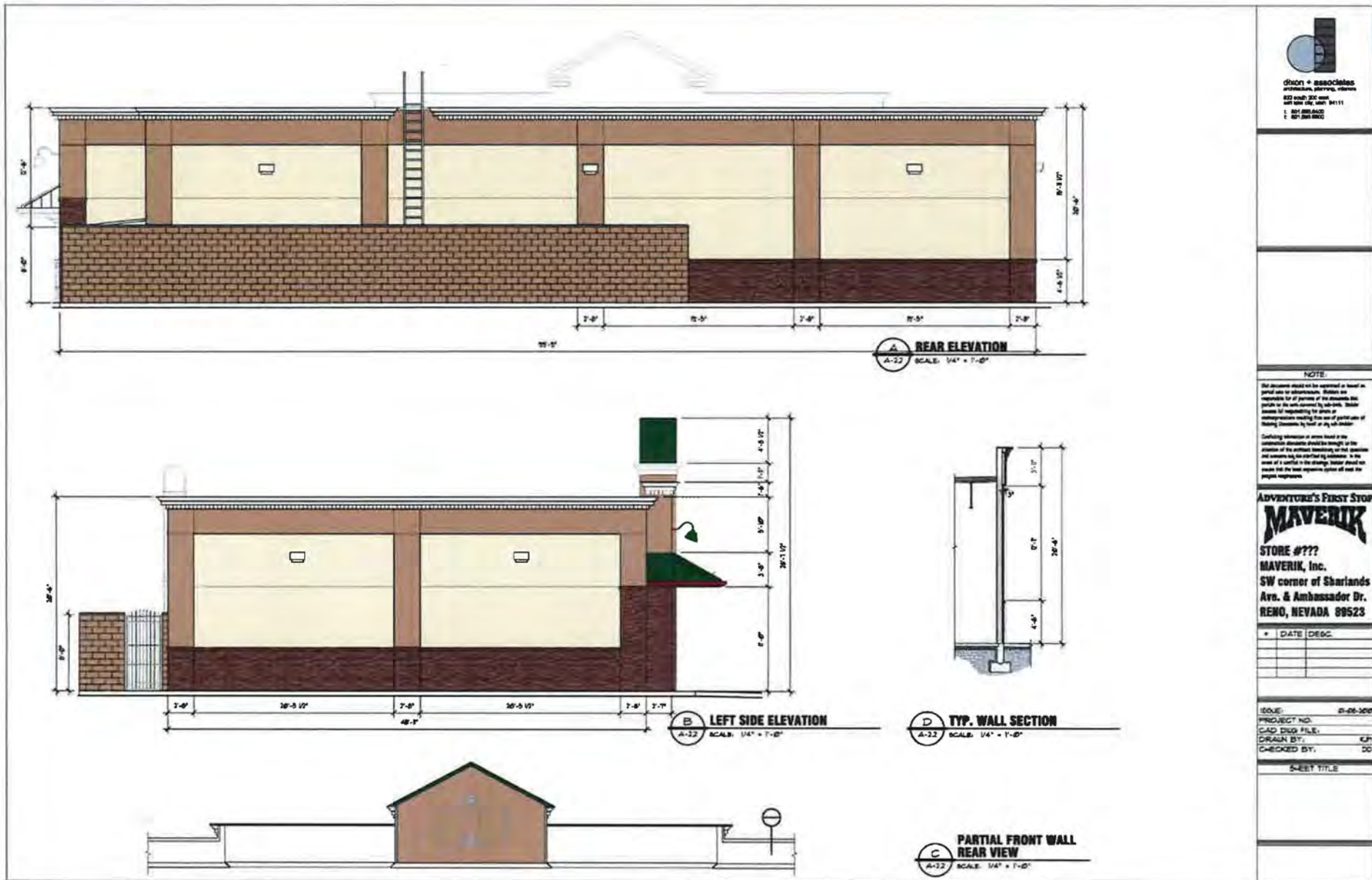
46,902 sq. ft.  
1.08 acres

| SITE DATA           |   |
|---------------------|---|
| Parking Provided:   | 24 Stalls                               |
| Parking Required:   | 1 Space per 200 sf = 23.15 spaces       |
| Parcel Area:        | 1.26 ac.                                |
| Landscape Provided: | 0.25 ac (1,080.15 s.f.), 20.18% of site |
| Landscape Required: | 15% of site                             |
| Building Area:      | 4,630 s.f.                              |

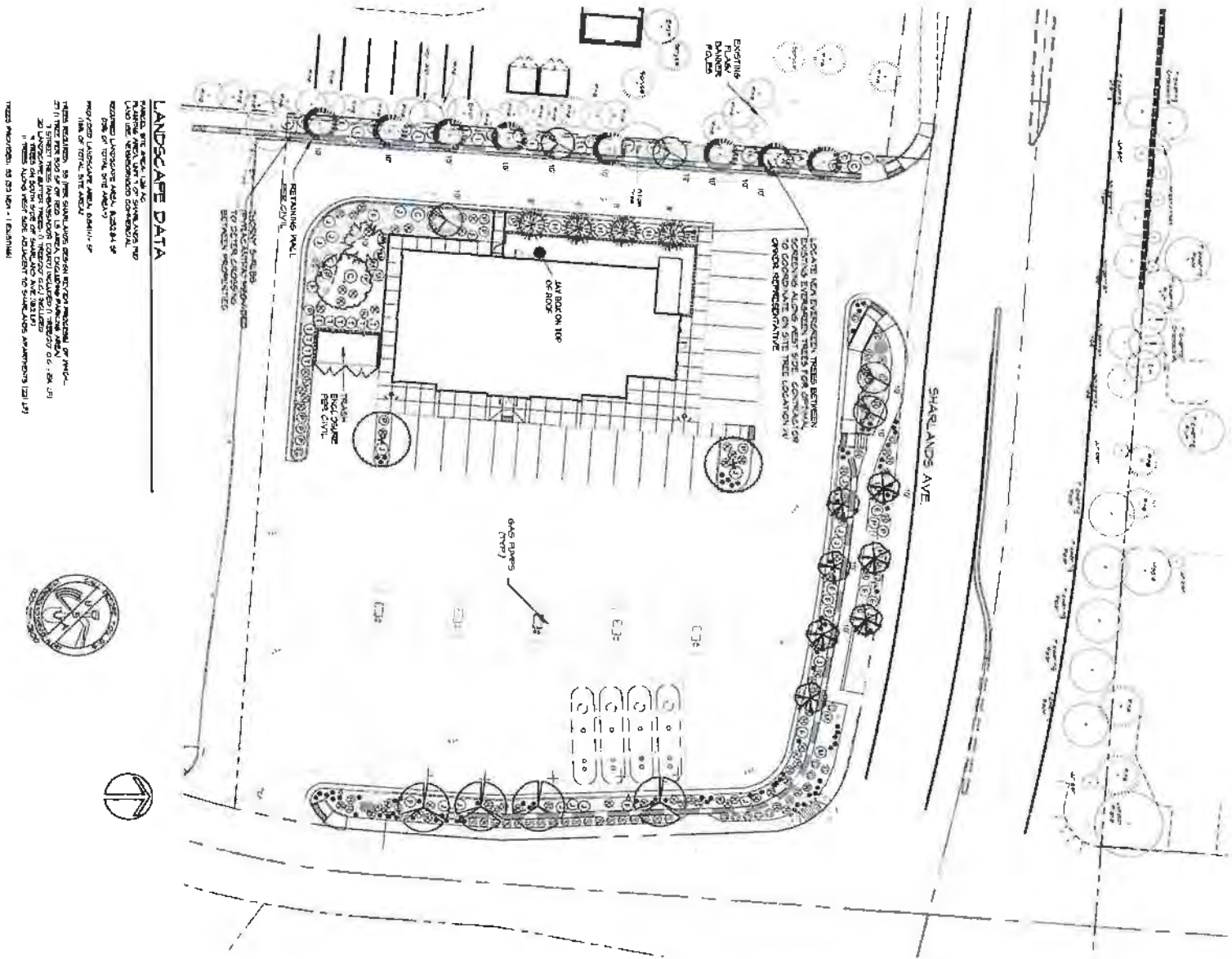


**Exhibit 3: Preliminary Site Plan – Convenience Store**







**Exhibit 5: Convenience Store Elevations (Continued)**



**Exhibit 6A: Settlement Agreement Landscape Plan –Maverik Gas & Convenience Store**

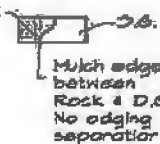
## PLANT LIST

| SYM.  | QNT. | BOTANICAL NAME/Common Name                                   | MIN. SIZE   |
|---|------|--|-------------|
| <div style="display: flex; align-items: center;">  <div> <p><b>Deciduous Tree</b></p> <p><b>EXISTING TREES</b></p> <p>Evergreen Tree</p> <p><b>DECIDUOUS TREES</b></p> <p><b>EVERGREEN TREES</b></p> </div> </div> |      |  |             |
|   | 1    | Acer platanoides/Norway Maple                                | 2' Cal.     |
|   | 2    | Acer negundo 'Sensation'/Sensation Box Elder                 | 2' Cal.     |
|   | 4    | Pyrus calleryana 'Aristocrat'/Aristocrat Pear                | 2' Cal.     |
|   | 1    | Pyrus calleryana 'Sten's Form'/Chanticleer Pear              | 2- 1/2' Cal |
|   | 4    | Picea glauca 'Densata'/Black Hill Spruce                     | 8' Ht.      |
|   | 8    | Picea pungens/Colorado Green Spruce                          | 10' Ht.     |
|   | 5    | Pinus nigra/Austrian Pine                                    | 10' Ht.     |
|   | 1    | Sequoiadendron giganteum/Giant Sequoia                       | 10' Ht.     |
| <div style="display: flex; align-items: center;">  <p>Tree Size</p> </div> <p><b>SHRUBS</b></p>  |      |  |             |
| A   | 3    | Aronia arbutifolia/Red Chokecherry                           | 5 Gal.      |
| C   | 43   | Potentilla fruticosa 'Goldfinger'/Goldfinger Potentilla      | 5 Gal.      |
| E   | 6    | Cytisus scoparius 'Moonlight'/Moonlight Broom                | 5 Gal.      |
| S   | 3    | Euonymus alata 'Compacta'/Burning Bush                       | 5 Gal.      |
| M   | 18   | Euonymus fortunei 'Mancos'/Golden Prince Euonymus            | 5 Gal.      |
| F   | 5    | Euonymus Klatschovicus 'Manhattan'/Manhattan Euonymus        | 5 Gal.      |
| G   | 11   | Forsythia x intermedia 'Lynwood Gold'/Lynwood Gold Forsythia | 5 Gal.      |
| H   | 17   | Genista lydia/Dwarf Broom                                    | 5 Gal.      |
| J   | 3    | Juniperus chinensis 'Torulosa'/Hollyhock Juniper             | 5 Gal.      |
| P   | 18   | Juniperus scopulina 'Morna'/Calgary Carpet Juniper           | 5 Gal.      |
| L   | 17   | Pinus mugo 'pumilio'/Dwarf Mugo Pine                         | 5 Gal.      |
| R   | 18   | Pyracantha coccinea 'Layland'/Pyracantha                     | 5 Gal.      |
| T   | 51   | Rosa x Groundcover/Red Groundcover Rose                      | 2 Gal.      |
|   | 10   | Thuja occidentalis 'Smaragd'/Emerald Arbo-vitae              | 6' Ht.      |
| <p><b>GROUND COVER</b></p>  |      |  |             |
|   | 84   | Phlox subulata 'Red Wings'/Red Wings Creeping Phlox          | 1 Gal.      |

**PLANTING NOTE:**

Trees & Shrubs may be relocated where conflicts with obstacles including Street Lights, Utilities including water & sewer lines, & Fire Hydrants occurs. Contractor shall notify & coordinate with Owner/Developer Representative of any occurrence.

**ROCK**



**MULCH - Suggested locations:**

All planting beds shall receive four-inch depth mulch of the following type:

**Rock Mulch:** 4" depth consisting of (40%) 4-inch/minus river rock and (60%) 1-1/2" minus river rock installed over landscape fabric. Landscape fabric to be 'dent't' pre-5 weed barrier (oae) installed in accordance with mfg's specifications.

**D.S. Mulch:** 4" depth of 5/16" minus Coarse Decomposed Granite with Granular Pre-emergent. DO NOT PLACE DG ON ANY SLOPES SUBJECT TO EROSION.

## PLANNING UNIT 8A

AREA: 11.1 Ac.  
GENERALIZED LAND USE: NEIGHBORHOOD  
COMMERCIAL

### PERMITTED USES:

- A. Art galleries and libraries
- B. Retail bakery
- C. Barber and beauty salons
- D. Quick copy establishments
- E. Services such as laundry, dry cleaning and tailoring establishments, shoe repair
- F. Financial institutions
- G. Fitness centers
- H. Convenience stores\*
- I. Drive-through facilities\*\*
- J. Freestanding Automated teller machines
- K. Video rental stores
- L. Car washes\*\*\*
- M. Auto service establishments (gasoline, oil change, lubrication, tires, etc.)\*\*\*
- N. Restaurants\*\*\*\*
- O. Video arcades with no gaming devices
- P. Retail sales establishments
- Q. Child care
- R. Pet stores
- S. Fast-food restaurants without drive-through facilities
- T. Uses operating more than 17 hrs. per day (uses included in this list only)
- U. Cellular Facilities\*\*\*\*\*
- V. Professional offices.
- W. Medical offices
- X. Veterinary offices, kennels, and hospitals (outside kenneling prohibited).

- Y. Other uses consistent with neighborhood commercial centers as determined appropriate by the Administrator.

### PROHIBITED USES:

- A. Boarding House
- B. Multi Family
- C. Group Home
- D. SRO
- E. Nightclubs

In order to consider institution of uses not listed on the allowed uses list but allowed in the NC zone per Table 18.08-6 - Non-Residential and Mixed Use Base Zoning Districts as amended, the applicant shall appear before the Ward 5 NAB for their input and recommendations, which will be forwarded in writing to the Administrator of the Community Development Department for consideration when allowing each unlisted use. If the use is considered appropriate by the Administrator, then the applicant may institute the use subject to any conditions, special use permit or site plan review requirements as outlined on Table 18.08-06. Uses specifically listed as prohibited in this Planning Unit are not allowed.

\*Note: Convenience stores are not permitted within 150 feet of the north property line nor within 100 feet of the east property line of this planning unit.

\*\*Drive-thru facilities shall be located a minimum of 150 feet from the northern property line. Drive thru speakers shall not be oriented to the north or located on the northern side of the building.

\*\*\*No Gas Stations or Car Washes within The Northern 300 Feet: Convenience stores with gas stations will not be permitted within 300 feet of the north boundary of this planning unit. Convenience commercial uses must be oriented to the south and west.

\*\*\*\*Restaurants with cocktail lounge areas may be permitted, if in the opinion of the Administrator, the lounge portion of the business is of a secondary nature to the restaurant component.

\*\*\*\*\*See Chapter 2, page 2-8, paragraph 12, for development criteria.

**DEVELOPMENT STANDARDS:** (See attached NC Zoning Ordinance for standards not addressed below. Ordinance is for standards only not for allowed uses.)

**Architecture:** Architecture: Selected photographs of representative architectural styles are included as Figures 2.1 through 2.5. These photographs represent the architectural styles to be used in the PUD for commercial and residential planning units (planning units 1 - 9, excluding planning unit 3). The master developer does not intend to allow generic, franchise buildings which do not reflect the upscale tone of the PUD. All architecture will be reviewed by an architectural committee for consistency with architectural approvals for each planning unit within the PUD prior to application for a building permit.

All architecture within a planning unit shall be consistent in style. Each development application shall be accompanied by a letter from the master developer which describes how the proposed architecture for the project meets the test of consistency of architectural style. For example, the letter may detail the consistent use of color, roof style, exterior materials, the repetition of architectural forms, etc. which demonstrate that the proposed building will complement the established architectural style for a particular planning unit.

**Landscaping:** The landscaped areas will be designed by a registered Landscape Architect. A minimum of 15 percent of the gross site will be landscaped. Additionally, the following conditions apply:

1. A minimum 15' wide landscape strip shall be provided on each public street frontage including the freeway frontage.
2. Landscape islands shall average 9 feet in width (interior dimension). If these islands are to contain trees they shall contain an area which will accommodate a five foot diameter circle. See Figure 2.16.
3. Landscaping may be provided adjacent to buildings to complement the architecture.
4. Minimum 2" caliper deciduous and minimum 6' high evergreen trees shall be used in combination with drought-adaptable shrubs and ground covers. Turf will be used only where it can be practically maintained and efficiently watered. Resource-efficient landscape principles will be employed throughout.

**Lighting:** Lighting will be designed by a professional lighting designer to provide adequate lighting for security purposes with a minimum of stray light emission. Light standards (poles) shall be as short as is practical. Fixtures shall be fully shielded, and no light spillage shall be allowed on any adjacent residential area. Final site lighting plan shall be approved by City Staff.

**Building Height:** See Page 2-1, General Information and Definitions, Paragraph 3.

In Planning Unit 8A, the maximum overall building height (from pad grade) including parapet walls and roof pitches will not exceed 4900' in elevation within 75' of northern property line and will not exceed 30' within 135' of the northern property line. Overall building height for 30' tall buildings shall not exceed 4,901' above mean sea level (Refer to Figures 2.17 & 2.18 on pages 2-30 and 2-31). Pad grading for 20' tall buildings within 75' of the north property line shall step down from west to east per the preliminary grading plan provided to the planning commission at the 2/19/03 public hearing.

Limited architectural features up to 44 feet in height shall be permitted on the south and west sides of buildings provided the line of site of these features is blocked by intervening landscaping and/or buildings from the view of the single family units to the north. These limited architectural features shall not exceed 4915' above mean sea level.

**Signs:** All signs will be designed as part of the architectural design program to present a unified and compatible appearance. The signs must be consistent with the sign discussion in the Commercial Planning Unit Signs section of the General Information and Definitions in Chapter 2 on Page 2-1 of this handbook. No signs oriented north shall be visible from residences along the northern property boundary with the exception of the pad site shown east of the existing convenience store per the preliminary grading plan provided to the Planning Commission of the 2/19/03 public hearing.

**Mechanical and Electrical Equipment:** All mechanical equipment shall be screened from view from public streets, the freeway, and adjacent residential areas. Alternatives for screening include parapet walls for rooftop screening and masonry walls (or other opaque building material consistent with the building architecture) with landscaping for

ground level applications.

**Parking:** Parking will be provided in the following ratios:

Commercial Uses: 1 space for each 200 square feet of leasable area

Office and Financial Uses: 1 space for each 250 square feet of leasable area. Financial institutions with drive-through tellers may count drive-through lanes as required parking at the ratio of 1 space per 25 linear feet of drive.

Restaurant Uses: For 20 seats or less, use 1 space per 200 square feet, GLA; for 20 seats or more use 1 space per 100 square feet of dining area plus 1 space per employee on the largest shift.

All parking facilities must comply with prevailing disabled accessible parking regulations.

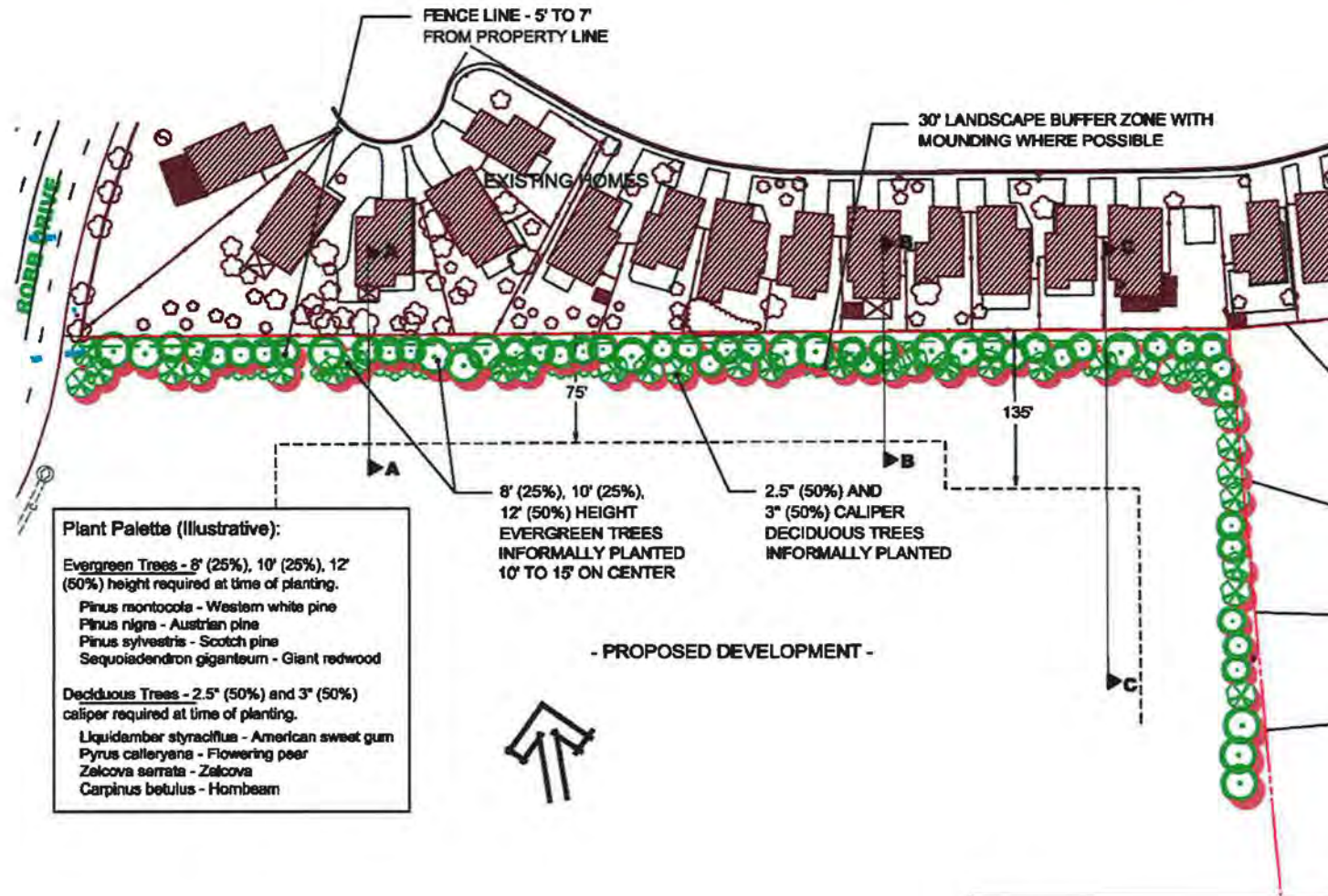


FIGURE 2.17  
BUFFERING CONCEPT

Note:  
Building heights shall not exceed 4,901 ft. above mean sea level (see Building Height on page 2-29).

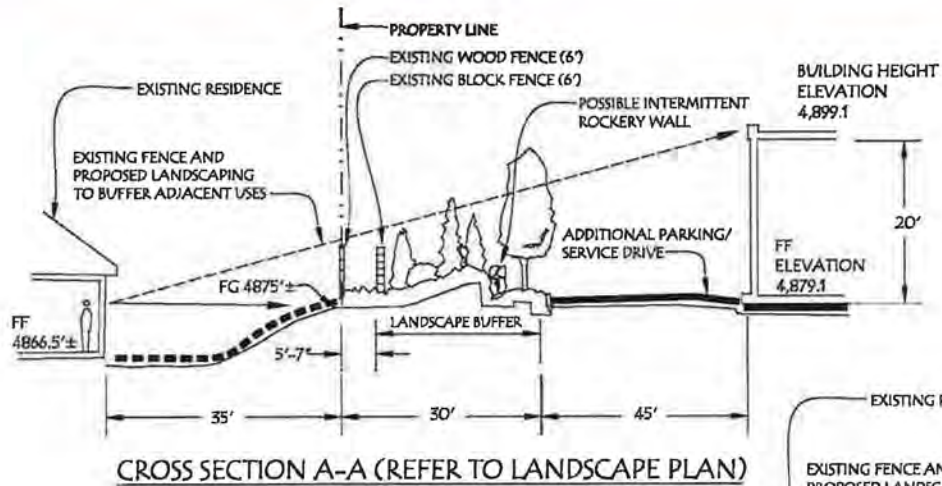
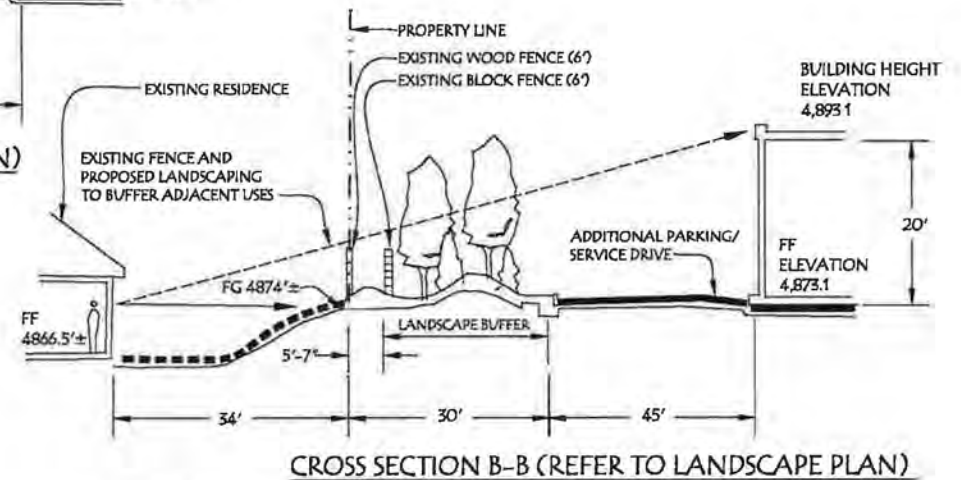
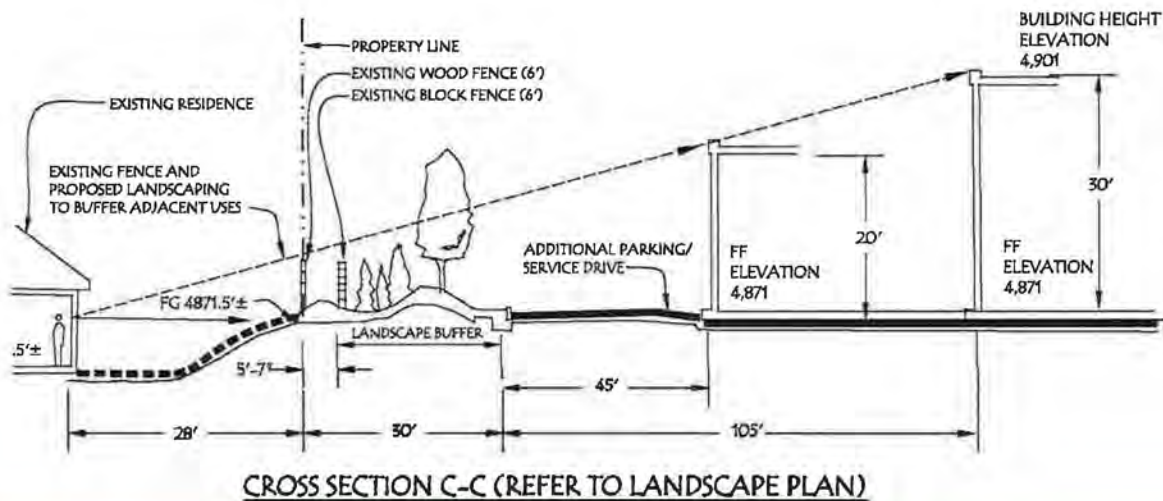


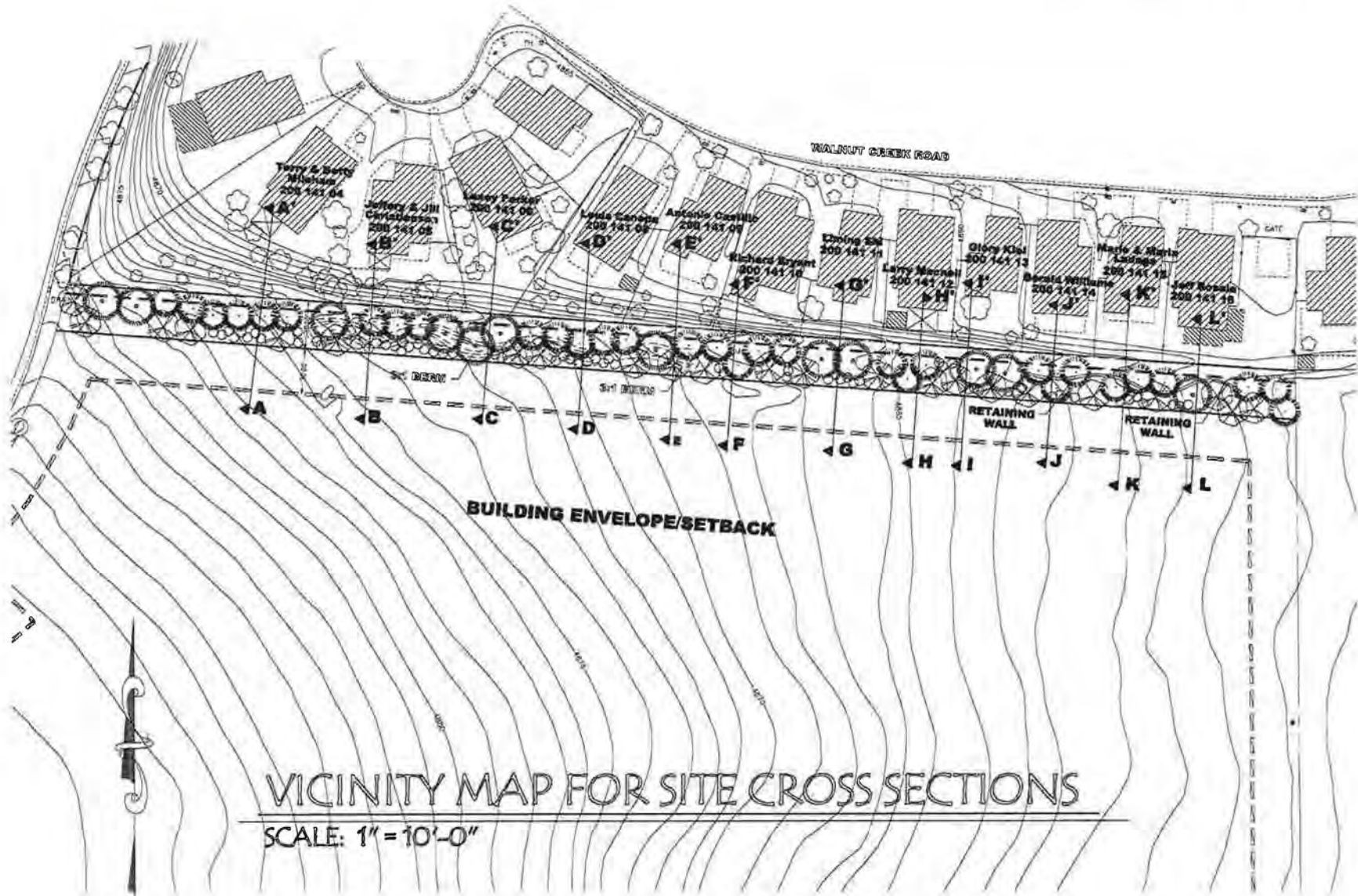
FIGURE 2.18  
CROSS SECTIONS



CROSS SECTION B-B (REFER TO LANDSCAPE PLAN)

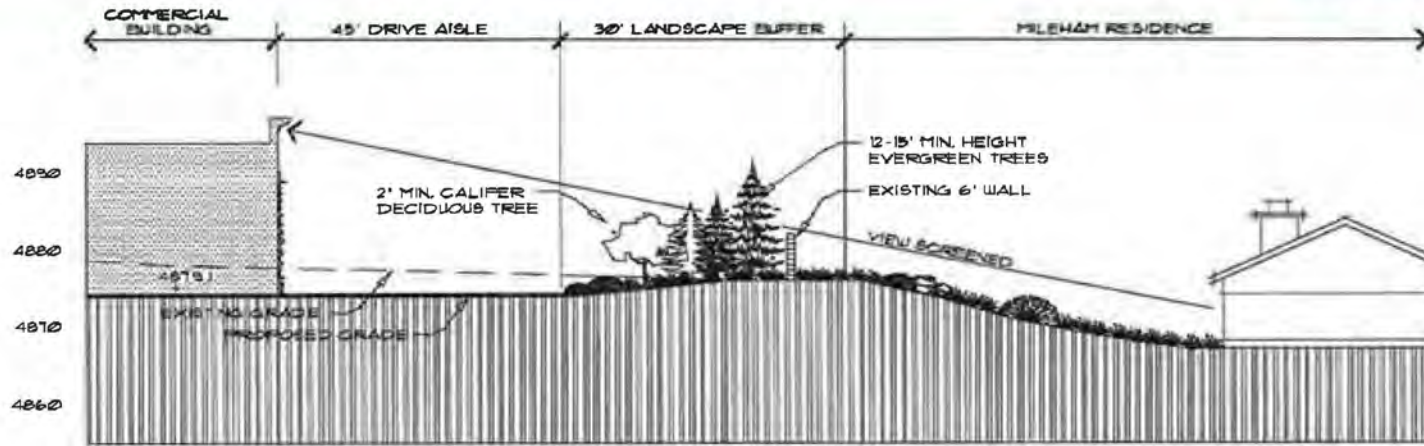


CROSS SECTION C-C (REFER TO LANDSCAPE PLAN)



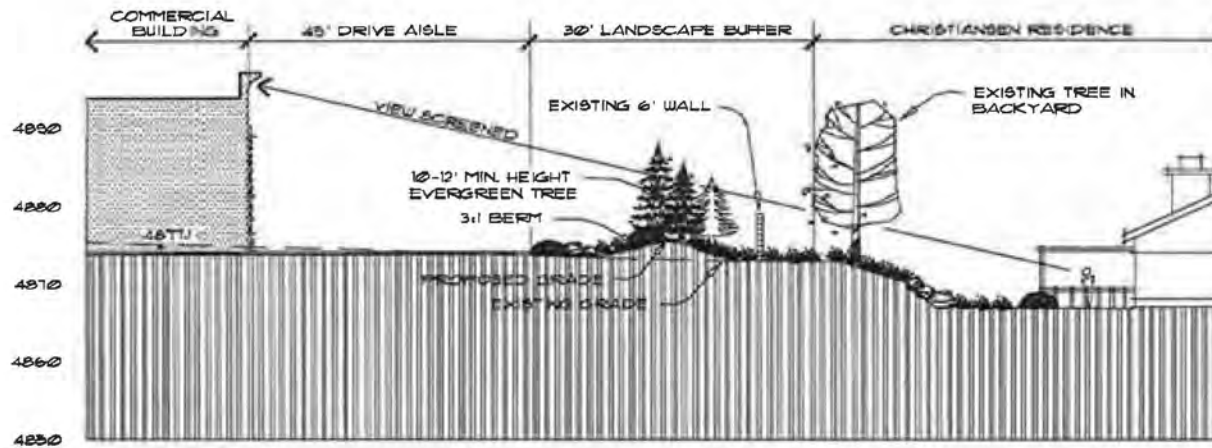
VICINITY MAP FOR SITE CROSS SECTIONS  
SCALE: 1" = 10'-0"

FIGURE 2.19  
VICINITY MAP FOR CROSS SECTIONS



**PROFILE "A"**

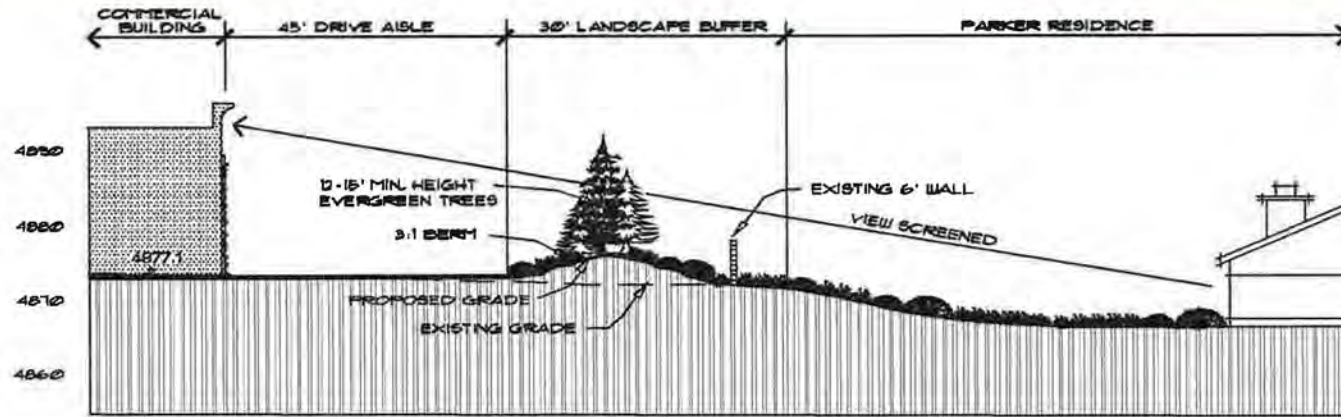
SCALE: 1" = 10'-0"



**PROFILE "B"**

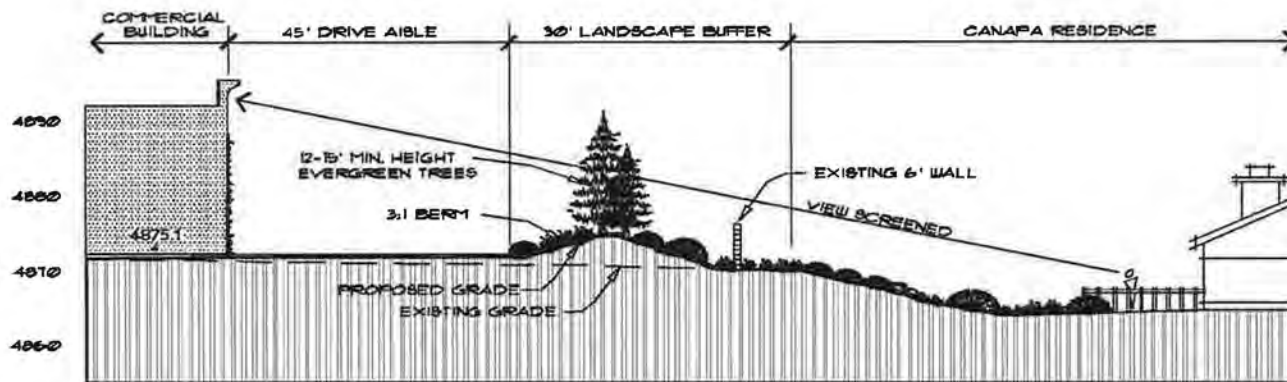
SCALE: 1" = 10'-0"

FIGURE 2.20  
CROSS SECTIONS



**PROFILE "C"**

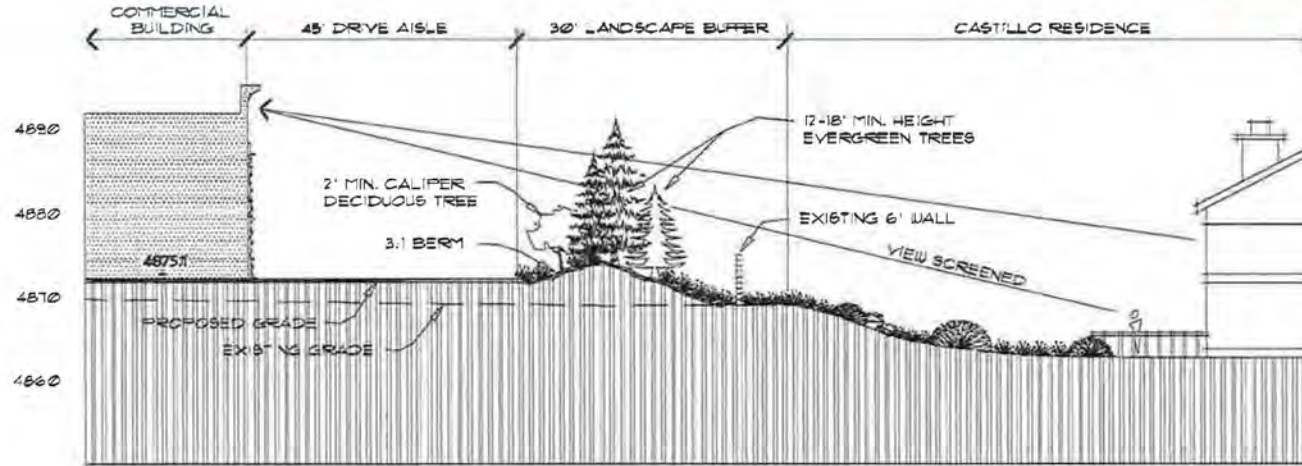
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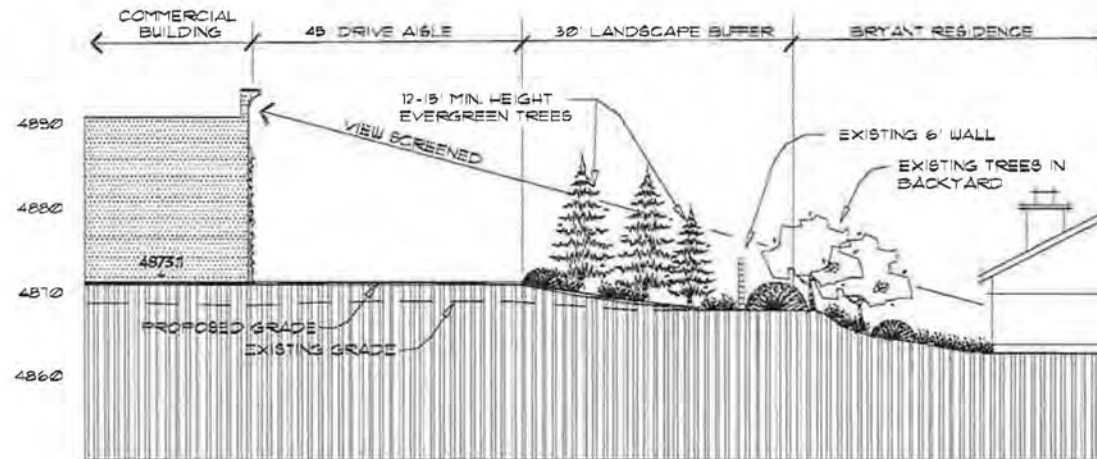
**PROFILE "D"**

SCALE: 1" = 10'-0"

FIGURE 2.21  
CROSS SECTIONS



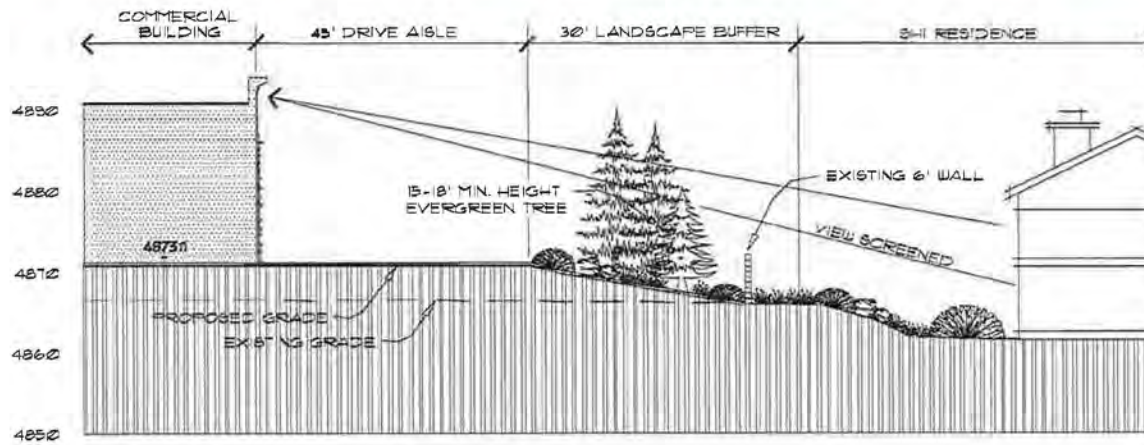
**PROFILE "E"**



**PROFILE "F"**

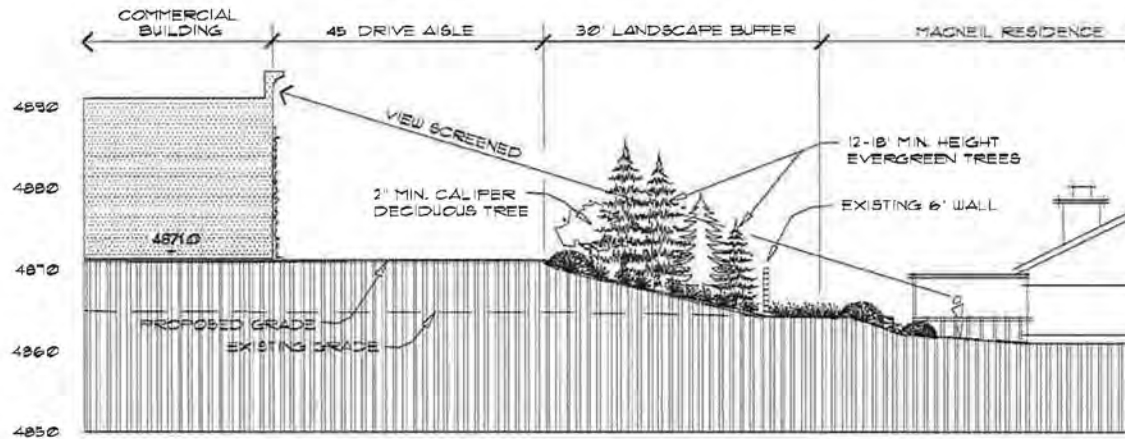
SCALE: 1" = 10'-0"

FIGURE 2.22  
CROSS SECTIONS



**PROFILE "G"**

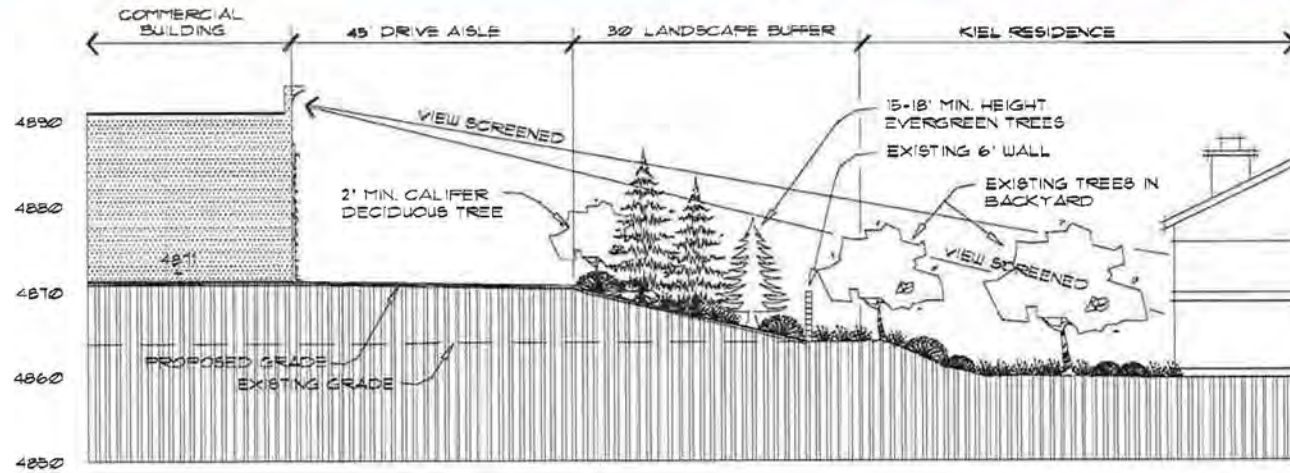
SCALE: 1" = 10'-0"



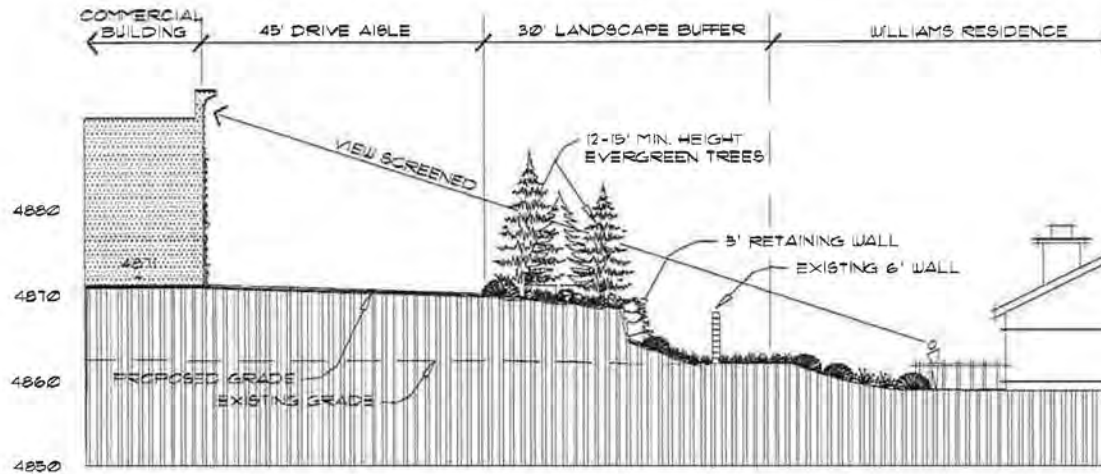
**PROFILE "H"**

SCALE: 1" = 10'-0"

FIGURE 2.23  
CROSS SECTIONS



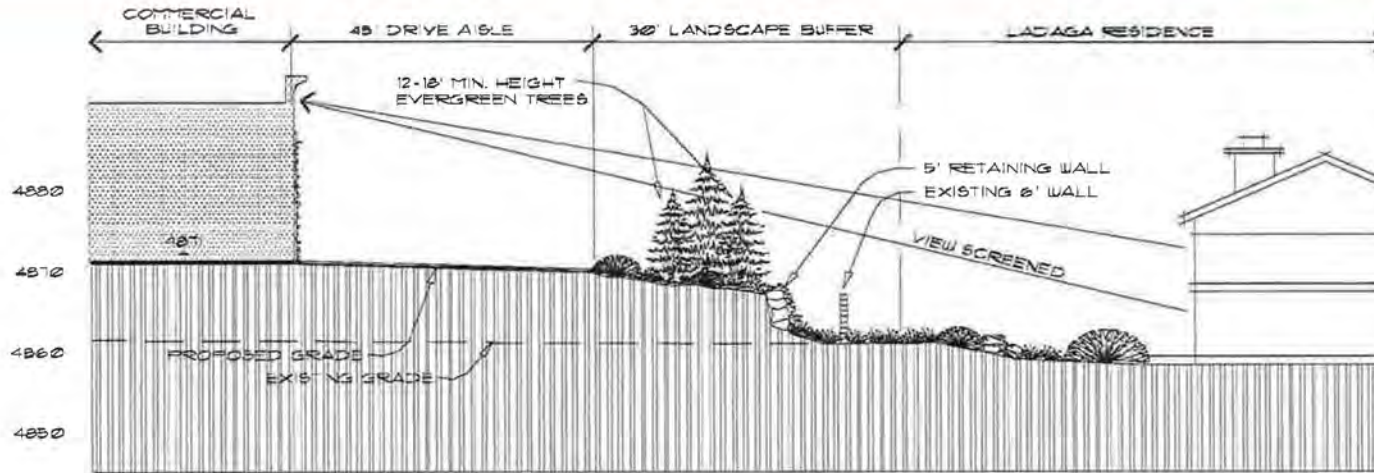
**PROFILE "I"**



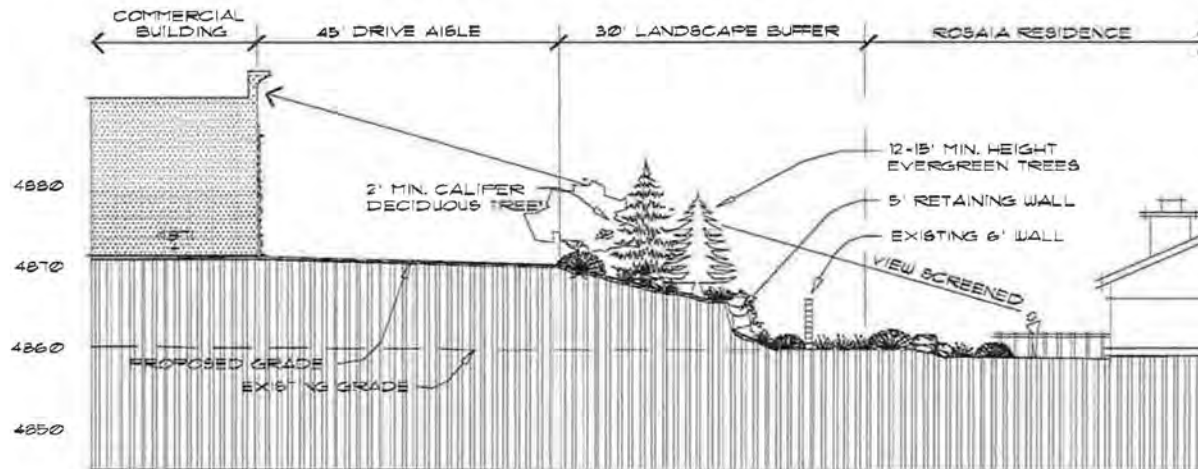
**PROFILE "J"**

SCALE: 1" = 10'-0"

FIGURE 2.24  
CROSS SECTIONS



**PROFILE "K"**



**PROFILE "L"**

SCALE: 1" = 10'-0"

FIGURE 2.25  
CROSS SECTIONS

## PLANNING UNIT 8B

**Special Landscape Strip:** A 30 foot wide landscape strip will be installed where this planning unit abuts the single family residences to the north and along the east property line. This landscape strip will be planted with a double row of evergreen trees 15' on center so that an "overlap" of plantings is created (refer to Figures 2.17 and 2.18 on pages 2-30 and 2-31) on the commercial side of the 6' high decorative masonry wall constructed of materials utilized for the buildings within this planning unit. This wall has been constructed between 5 and 7 feet south of the north property line. Property owners north of planning Unit 8A may extend their property lines southward, to the north side of this wall. The wall described above was installed with the development of the first building within planning unit 8A. The landscape buffer and associated irrigation system adjacent to this planning unit will be installed with the first permanent construction (building or paving) in planning unit 8A located within 150 feet of the north boundary of the PUD. See Figure 2.17 and 2.18 for landscape buffer location and building setback wall details.

**Acoustical Analysis:** Prior to the issuance of any building permit for this planning unit, the applicant shall have an acoustical analysis prepared by a licensed acoustical engineer, demonstrating that noise generated by this site, including all exterior mounted mechanical equipment, will not exceed 50 decibels at the property line of the single family residences located to the north and the multifamily residences to the east. The sound study shall analyze whether or not a sound wall is necessary along the top of the slope on the north & east sides of the site.

Operational Restrictions:

1. Truck deliveries to the site shall be prohibited between the hours of 9:00

pm and 6:00 am, inclusive. No idling of trucks or operation of chilling units shall be permitted at truck docks. All truck docks shall be sealed during loading/unloading.

2. Parking lot sweeping and/or cleaning shall be prohibited between the hours of 9:00 pm and 7:00 am inclusive
3. Site lighting located north and east of the perimeter buildings shall be reduced to the absolute minimum required by code between the hours of 11:00 pm and 6:00 am
4. Prior to the issuance of a building permit, the applicant shall prepare a sight line study demonstrating that roof mounted mechanical equipment is not visible from residential units located along the north property line. If this cannot be achieved, then structural solutions to screen the mechanical equipment consistent with the project architecture shall be provided to the satisfaction of City staff.
5. Outdoor sales and special events shall be prohibited within Planning Unit 8A.

**Tenant Specifications:** One "anchor" tenant a maximum of 60,000 square feet, with a secondary anchor tenant(s) not to exceed 20,000 total square feet shall be permitted. Residual tenant-areas shall not exceed 5,000 square feet per user. The developer shall provide City staff with a running total of building square footage as individual permits are issued to ensure compliance with this standard.

AREA: 2.4 Ac.  
GENERALIZED LAND USE: NEIGHBORHOOD COMMERCIAL  
PERMITTED USES:

Same as for Planning Unit 8A except that free-standing fast-food restaurants with "drive-throughs" and other drive-through facilities are permitted in this planning unit.

B. Cellular Facilities\*

\*See Chapter 2 Page 2-8, Paragraph 12, for development criteria

**DEVELOPMENT STANDARDS:**

(See attached NC Zoning Ordinance for standards not addressed below)

**Architecture:** Architecture: Selected photographs of representative architectural styles are included as Figures 2.1 through 2.5 These photographs represent the architectural styles to be used in the for commercial and residential planning units (planning units 1 - 9, excluding planning unit 3). The master developer does not intend to allow generic, franchise buildings which do not reflect the upscale tone of the PUD. All architecture will be reviewed by an architectural committee for consistency with architectural approvals for each planning unit within the PUD prior to application for a building permit.

All architecture within a planning unit shall be consistent in style. Each development application shall be accompanied by a letter from the master developer which describes how the proposed architecture for the project meets the test of

consistency of architectural style. For example, the letter may detail the consistent use of color, roof style, exterior materials, the repetition of architectural forms, etc. which demonstrate that the proposed building will complement the established architectural style for a particular planning unit.

**Landscaping:** The landscaped areas will be designed by a registered Landscape Architect. A minimum of 15 percent of the gross site will be landscaped. Additionally, the following conditions apply:

1. A minimum 15' wide landscape strip shall be provided on each public street frontage including the freeway frontage.
2. Landscape islands shall average 5 feet in width (interior dimension). If these islands are to contain trees they shall contain an area which will accommodate a five foot diameter circle. See Figure 2.16.
3. Turf may not be planted in any planter less than 8 feet wide.
4. Landscaping may be provided adjacent to buildings to complement the architecture.
5. Minimum 2" caliper deciduous and minimum 6' high evergreen trees shall be used in combination with drought-adaptable shrubs and ground covers. Turf will be used only where it can be practically maintained and efficiently watered. Resource-efficient landscape principles will be employed throughout.

**Lighting:** Lighting will be designed by a professional lighting designer to provide adequate lighting for security purposes with a minimum of stray light emission. Light standards (poles) shall be as short as is practical. Fixtures shall be fully shielded and no light spillage shall be allowed on any adjacent residential area.

**Building Height:** Two story is 25', as defined on Page 2-1, General Information and Definitions, Paragraph 3.

**Signs:** All signs will be designed as part of the architectural design program to present a unified and compatible appearance. The signs must be consistent with the sign discussion in the Commercial Planning Unit Signs section of the General Notes and Definitions in Chapter 2, paragraph 8, page 2-5 of this handbook.

**Mechanical and Electrical Equipment:** All mechanical equipment shall be screened from view from public streets, the freeway, and adjacent residential areas. Alternatives for screening include parapet walls for rooftop screening and masonry walls (or other opaque building material consistent with the building architecture) with landscaping for ground level applications.

**Landscaping:** In addition to the buffering requirements, all landscaping shall be provided shall be in accordance with current City Code at the time of building permit.

**Setbacks:** Setbacks, shall conform with existing NC standards in effect at the time of building permit application.

**Parking:** Parking will be provided in the following ratios:

Commercial Uses: 1 space for each 200 square feet of leasable area

Office and Financial Uses: 1 space for each 250 square feet of leasable area. Financial institutions with drive-through tellers may count drive-through lanes as required parking at the ratio of 1 space per 25 linear feet of drive.

Restaurant Uses: For 20 seats or less, use 1 space per 200 square feet, GLA; for 20 seats or more use 1 space per 100 square feet of dining area plus 1 space per employee on the largest shift.

All other uses shall be in accordance with current City Code at the time of building permit.

## PLANNING UNIT 9

AREA: 2.17 Ac.

GENERALIZED LAND USE: PROFESSIONAL OFFICE / INDOOR STORAGE

PERMITTED USES: Professional office, Medical office, Urgent medical care, and Indoor mini-storage. Urgent care medical facilities may operate 24-hours. Building access hours for indoor mini-storage use shall be restricted to 8:30 a.m. to 10:30 p.m., seven days per week.

### DEVELOPMENT STANDARDS:

(See attached PO Zoning Ordinance for standards not addressed below).

The office building(s) may not be more than one story. The roof lines of any office buildings must be compatible with the residential roof lines to the north. Indoor mini-storage may be two stories with flat roof, generally consistent with Figure 2.7.

**Parking Requirement:** 0.11 stalls per 1,000 sq. ft. gross indoor storage space. All other uses per RMC Title 18. Two (minimum) 30' x 30' indoor vehicular loading areas shall be provided with indoor mini-storage building design.

**Architecture:** See Figure 2.4 for typical office architecture which blends with or complements adjacent residential development. All architecture within a planning unit shall be consistent in style. Each development application shall be

accompanied by a letter from the master developer which demonstrate that the proposed building will complement the established architectural style. For example, the letter may detail the consistent use of color, roof style, exterior materials, the repetition of architectural forms, etc.

**Buffering:** A 20 foot wide landscape buffer, with a 6 foot tall masonry wall will be installed along the north property line of this planning unit prior to the issuance of the first certificate of occupancy for any use within Planning Unit 9. The 20 foot wide buffer area shall be comprised entirely of landscape. Trees installed in this area shall be oversized at planting (30% ten feet tall and 30% eight feet tall are required for evergreen trees and 60% three inch caliper is for required deciduous trees). The number of trees provided in this area shall equal at least one tree for every 300 square feet of landscape area. Six, five gallon shrubs (50% evergreen and 50% deciduous) shall be required for each tree. (See attached PO Zoning Ordinances for standards not addressed below.) Photometric plans shall be approved demonstrating that no light spillover shall occur on any abutting residential property line from the site. All ground mounted HVAC equipment shall be screened and located between the primary building and public right-of-way.

**Sidewalks:** A five foot sidewalk in accordance with Figure 2.26A on page 2-41b and Figure 2.26B on page 2-41c will be constructed adjacent to Robb Drive and Sharlands Avenue and shall be separated from the street with a landscaped parkway. The landscaping and sidewalk shall be constructed in substantially the same location as shown on Figures 2.26A and 2.26B

**Building Setbacks:** The building shall be constructed a minimum of 48 feet south of the residential property lines. The building configuration on the site shall be in substantial compliance with figure 2.26. Front yard setbacks from Sharlands Avenue and Robb Drive shall be a minimum of 10 feet. The front yard setback area shall be improved with a five foot wide sidewalk and a minimum five foot landscape area.

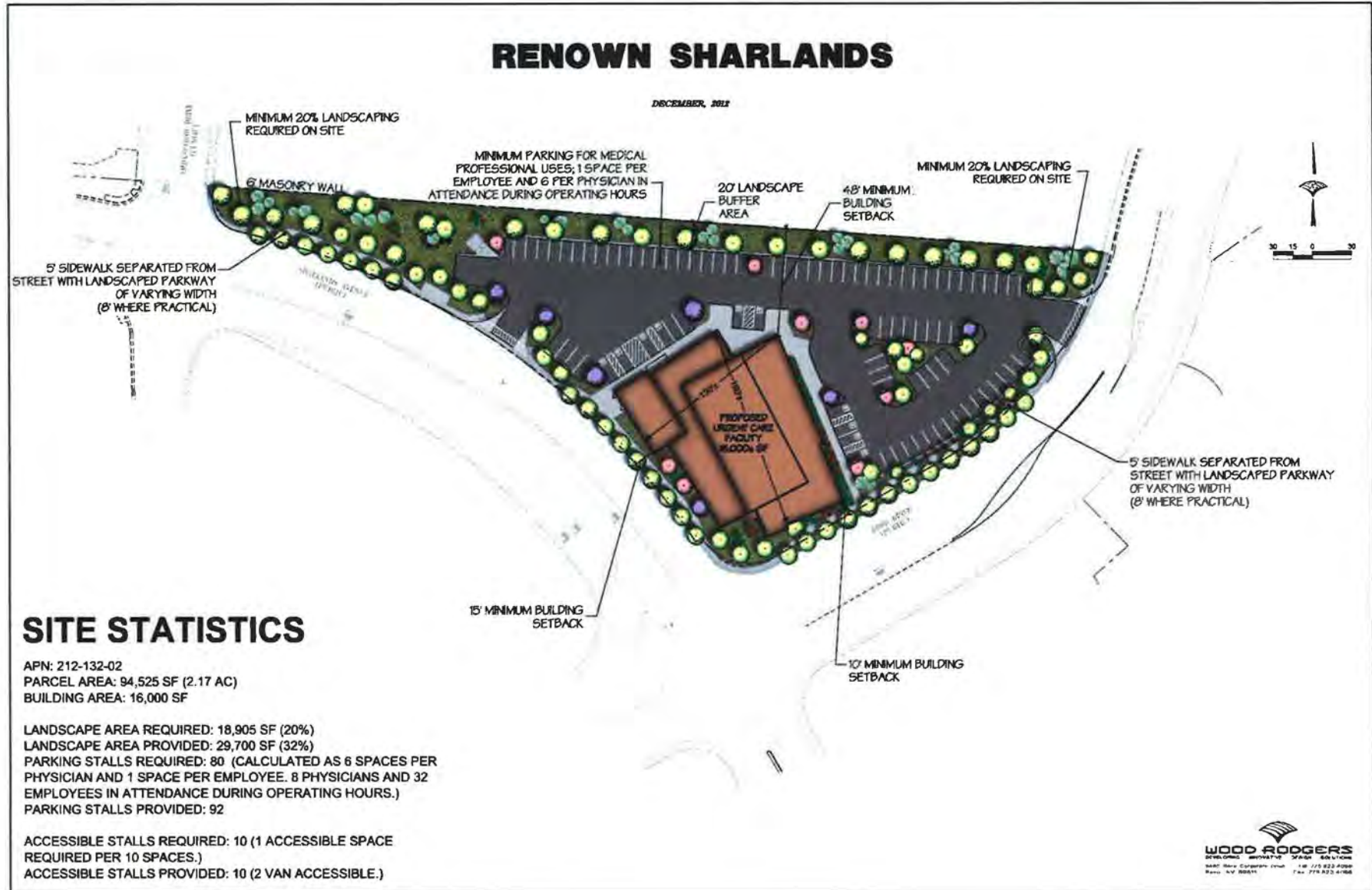
**Building Height:** Maximum overall building height shall not exceed two stories (basement levels are excluded from story definition) and 24 feet in height. Building height on the north

elevation abutting residential lots shall be measured to the average height of the parapets.

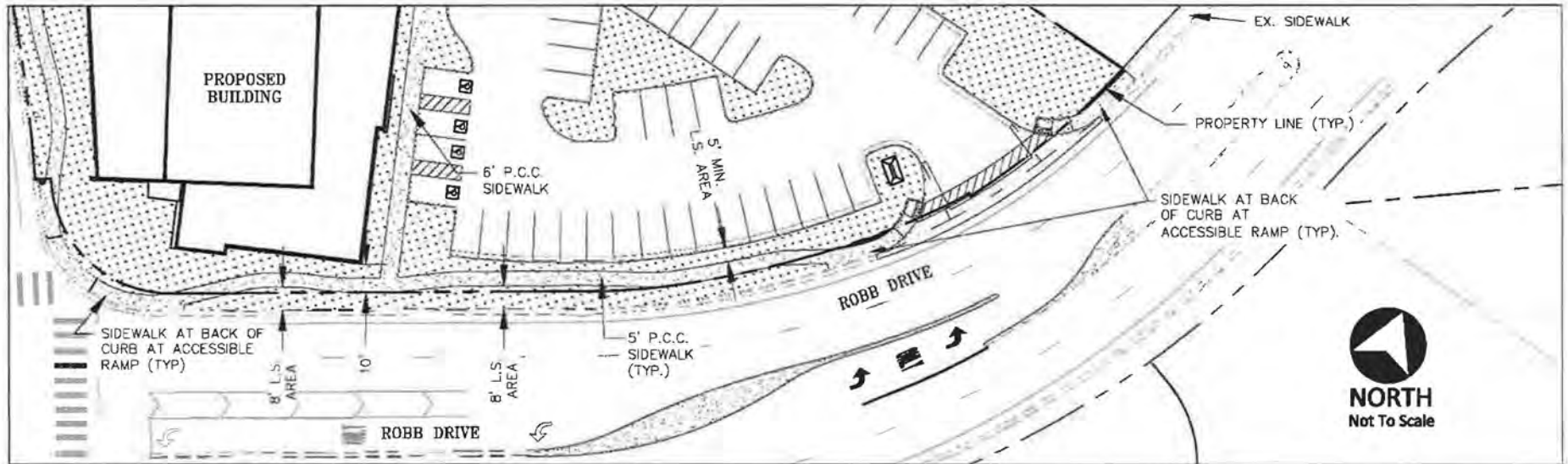
- Basements are allowed within Planning Unit 9 for provision of storage areas and/or location of mechanical equipment only and will not be counted towards parking requirements. Basement area occupied as leasable space for the indoor mini-storage use shall be counted toward parking requirements.
- A maximum of 400 ft<sup>2</sup> of attic storage is allowed within Unit #9 along with dormer windows or skylights facing away from adjacent residential development to provide for natural light and/or ventilation. Attic storage area will not be counted towards parking requirements.

**Signs:** One minor freestanding monument sign and two freestanding driveway entrance signs are permitted. Freestanding signs shall be a maximum of 8 feet in height and 60 square feet of sign area per face. Freestanding and building mounted signs shall be in accordance with signage standards on pages 2-5 through 2-7.

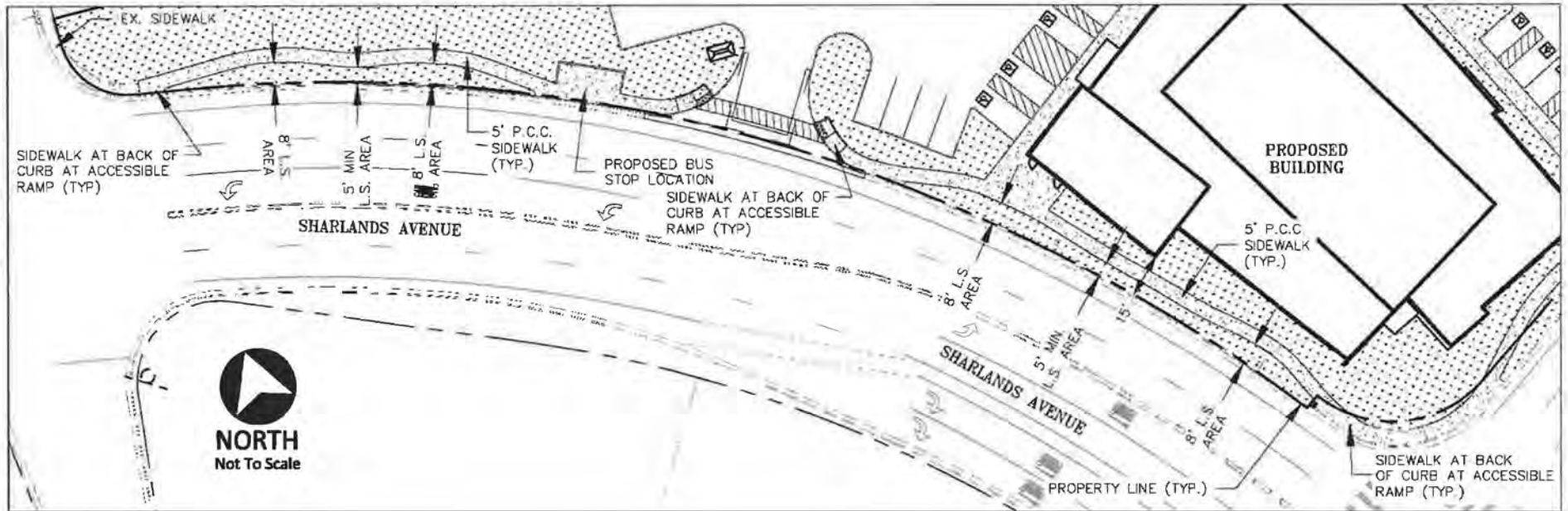
**Bus Stop:** Prior to issuance of any building permit, excluding grading, plans shall reflect accommodation and/or relocation of a bus stop in coordination with Regional Transportation Commission (RTC) staff.



**FIGURE 2.26**  
**PLANNING UNIT 9-CONCEPTUAL SITE PLAN**



**FIGURE 2.26a**  
**PLANNING UNIT 9-ROBB DRIVE SIDEWALKS & PARKWAY LANDSCAPING**



**FIGURE 2.26b**  
**PLANNING UNIT 9- SHARLANDS AVE SIDEWALKS & PARKWAY LANDSCAPING**



**FIGURE 2.27**  
**PLANNING UNIT 9 – INDOOR STORAGE CONCEPTUAL SITE PLAN & ELEVATIONS**



2  
PERSPECTIVE FROM SOUTH - COLOR



1  
COLOR - EAST EXTERIOR ELEVATION



3  
COLOR - NORTH EXTERIOR ELEVATION



4  
COLOR - SOUTH EXTERIOR ELEVATION



5  
COLOR - WEST EXTERIOR ELEVATION

**FIGURE 2.27**  
**PLANNING UNIT 9 – INDOOR STORAGE CONCEPTUAL SITE PLAN & ELEVATIONS**

*Appendix A*

*Minute Order and City Clerk's Letters*



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

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

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

August 28, 2015

FILED THIS DATE  
8 / 28 / 15  
BY: ebb  
CITY CLERK

Sharon Corporation  
ATTN: Ed Ricks  
6490 South McCarran Boulevard, Suite A  
Reno, NV 89509

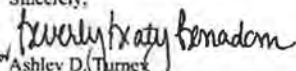
RE: Case No. LDC15-00060 (Sharlands PUD Amendment) – Certification of Handbook

Dear Applicant:

At a regular meeting held August 26, 2015, the City Council certified the Sharlands Planned Unit Development (PUD) Design Standards Handbook. The amendment was tentatively approved by the City Council on June 17, 2015.

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

Sincerely,

  
Ashley D. Turney  
City Clerk

ADT:bbb

xc: Community Development  
Jeff Mann, Parks, Recreation & Community Services  
Vern Kloos, Community Development  
Melissa Lindell, Wood Rodgers, 6440 Reno Corporate Boulevard, Reno NV 89511



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

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

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

FILED THIS DATE  
7 / 23 / 15  
BY: B. Beaty  
CITY CLERK

July 23, 2015

Sharon Corporation  
ATTN: Ed Ricks  
6490 South McCarran Boulevard, Suite A  
Reno, NV 89509

RE: Case No. LDC15-00060 (2015 Sharlands PUD Amendment) – **NOTICE OF FINAL ACTION, DECISION OR ORDER**

Dear Applicant:

At a regular meeting held July 22, 2015, the City Council passed and adopted Ordinance No. 6370, approving the above referenced case.

Sincerely,

  
Ashley D. Turney  
City Clerk

ADT:bbb

xc: Community Development  
Jeff Mann, Parks, Recreation & Community Services  
Vern Kloos, Community Development  
Melissa Lindell, Wood Rodgers, 6440 Reno Corporate Boulevard, Reno NV 89511

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

**BILL NO. 6939**

**ORDINANCE NO. 6370**

**ORDINANCE TO AMEND TITLE 18, CHAPTER 18.08 OF THE RENO MUNICIPAL CODE, ENTITLED "ZONING", SECTION 18.08.102(b).1323, TO CHANGE THE TEXT IN THE PUD DESIGN STANDARDS HANDBOOK TO: ADD HIGH TURNOVER RESTAURANTS WITH DRIVE THROUGH FACILITIES TO THE LIST OF ALLOWED USES IN PLANNING UNIT 6. PLANNING UNIT 6 CONTAINS ±5.4 ACRES AND IS LOCATED IN THE AREA BOUNDED BY SHARLANDS AVENUE TO THE NORTH, AMBASSADOR DRIVE TO THE WEST AND ROBB DRIVE TO THE EAST IN THE PUD (PLANNED UNIT DEVELOPMENT) ZONE; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.**

**SPONSORED BY: RENO CITY PLANNING COMMISSION**

**THE CITY COUNCIL OF THE CITY OF RENO DOES ORDAIN:**

SECTION 1. Chapter 18.08 of the Reno Municipal Code is hereby amended by adding thereto a new section to be known as Section 18.08.102(b).1323 relating to a ±5.4 acre site located in the area bounded by Sharlands Avenue to the north, Ambassador Drive to the west and Robb Drive to the east and more particularly described in the attached "Exhibit A"; to change the text in the PUD Design Standards Handbook to: add high turnover restaurants with drive through facilities to the list of allowed uses in Planning Unit 6, the same to read as follows:

Sec. 18.08.102(b).1323. The zoning of the City of Reno as heretofore established is hereby amended in the manner shown on the map labeled Case No. LDC15-00060, thereby changing the use of land indicated therein, relating to a ±5.4 acre site located in the area bounded by Sharlands Avenue to the north, Ambassador Drive to the west and Robb Drive to the east, and more particularly described in the attached "Exhibit A"; to change the text in the PUD Design Standards Handbook to: add high turnover restaurants with drive through facilities to the list of allowed uses in Planning Unit 6.

Case No. LDC15-00060 (Sharlands PUD Amendment)

SECTION 2. This Ordinance shall be in effect from and after its passage, adoption and publication in one issue of a newspaper printed and published in the City of Reno; and upon certification by City Council of the amended PUD Design Standards Handbook for Case No. LDC15-00060 and recordation of the amended PUD Design Standards Handbook for Case No. LDC15-00060.

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 22<sup>nd</sup> day of July, 2015, by the following vote of the Council:

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

APPROVED this 22<sup>nd</sup> day of July, 2015.

  
 HILARY L. SCHIEVE  
 MAYOR OF THE CITY OF RENO

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



EFFECTIVE DATE: July 24, 2015.

LDC15-00060 (Sharlands PUD Amendment) - ord - VAK.doc



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

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



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

Received 2/28/13  
MAR - 1 2013

February 28, 2013

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

Renown Health  
ATTN: Stephen Tapogna  
1155 Mill Street  
Mailstop 1-2  
Reno, NV 89502

RE: Case No. LDC13-00034 (Sharlands Planned Unit Development (PUD) Amendment Planning Unit 9) – Certification of PUD Planning Unit 9 Design Standards Handbook

Dear Applicant:

At a regular meeting held February 27, 2013, the City Council certified the Sharlands PUD Planning Unit 9 Design Standards Handbook. The amendments were tentatively approved by the City Council on January 30, 2013.

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

Sincerely,

*Beverly Beaty-Benadom*  
Lynnette R. Jones  
City Clerk

LRJ:bbb

xc: Community Development  
Vern Kloos, Community Development  
Jeff Mann, Parks, Recreation and Community Development  
Melissa Lindell, Wood Rodgers, Inc.

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

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



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

Received WRT-Reno  
FEB 15 2013

February 14, 2013

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

Renown Health  
ATTN: Stephen Tapogna  
1155 Mill Street  
Mailstop I-2  
Reno, NV 89502

RE: Case No. LDC13-00034 (Sharlands Planned Unit Development (PUD) Amendment – Planning Unit 9) – **NOTICE OF FINAL ACTION, DECISION OR ORDER**

Dear Applicant:

At a regular meeting held February 13, 2013, the Reno City Council passed and adopted Ordinance No. 6278, approving the above referenced case.

Sincerely,

*for Beverly Beaty Benadom*  
Lynnette R. Jones  
City Clerk

LRJ:bbb

xc: Community Development  
Vern Kloos, Community Development  
Jeff Mann, Parks, Recreation and Community Development  
Melissa Lindell, Wood Rodgers, Inc.

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

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

February 1, 2013

Renown Health  
ATTN: Stephen Tapogna  
1155 Mill Street  
Mailstop 1-2  
Reno, NV 89502

RE: Case No. LDC13-00034 (Sharlands Planned Unit Development (PUD) Amendment – Planning Unit 9)

Dear Applicant:

At a regular meeting held January 30, 2013, and following a public hearing thereon, the City Council upheld the recommendation of the Planning Commission and approved the request to amend the Design Standards Handbook for Planning Unit 9 to: a) allow uses to operate between the hours of 11:00 p.m. and 6:00 a.m. (24 hours); b) add sidewalk to the street section on the north side of Sharlands Avenue adjacent to Planning Unit 9; and c) allow additional freestanding signs, by ordinance, subject to compliance with Condition A as follows.

- A. Approval of the amendment to the Sharlands Design Standards Handbook is subject to the modifications to the Handbook as noted in Exhibit A attached to the January 2, 2013 Planning Commission staff report and any modifications made by the Planning Commission and City Council at their respective public hearings. The revisions shall be incorporated into the Design Guidelines Handbook and submitted to staff in both paper and two electronic versions (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.

Sincerely,  
  
Lynnette R. Jones  
City Clerk

LRJ:bbb

xc: Community Development  
Vern Kloos, Community Development  
Jeff Mann, Parks, Recreation and Community Development  
Melissa Lindell, Wood Rodgers, Inc.



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

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

---

RR Sacramento LLC  
Case No. LDC10-00026 (Sharlands PUD Amendment – Planning Unit 7) – Re-Certification of Sharlands  
PUD (Planned Unit Development) Standards Handbook  
November 19, 2010  
Page 2

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

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

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

June 28, 2010



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

RR Sacramento LLC  
Attn: Robert Rosenberg  
2020 Hurley Way, Ste. 220  
Sacramento, CA 95825

FILED THIS DATE

6/28/2010  
BY: *[Signature]*  
CITY CLERK

RE: Case No. LDC10-00026 (Sharlands PUD Amendment – Planning Unit 7) – Certification of PUD Amendments

Dear Applicant:

At a regular meeting held June 23, 2010, the City Council certified the amended Design Standards Handbook for the Sharlands PUD (Planned Unit Development). The amended Handbook has been reviewed and approved by staff as to its conformance with the PUD amendments tentatively approved by City Council on May 12, 2010. Planning Unit 7 contains ±2.34 acres and is located on the southwest corner of the Sharlands Avenue/Ambassador Drive intersection. The entire ±123.2 acre PUD is bounded by Mae Anne Avenue to the west, I-80 to the south and extends ±1,275 feet east of the Robb Drive/I-80 Intersection.

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

Sincerely,

*Carmi Gundersen for*

Lynnette R. Jones  
City Clerk

LRJ:cdg

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

R Sacramento LLC  
 Case No. LDC10-00026 (Sharlands PUD Amendment)  
 June 1, 2010  
 Page 2

Lynnette R. Jones  
 City Clerk  
 (775) 334-2030  
 ljones@reno.gov  
 RECEIVED WRI-RENO  
 JUN - 3 2010



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

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

June 1, 2010

RR Sacramento LLC  
 Attn: Robert Rosenberg  
 2020 Hurley Way, Ste. 220  
 Sacramento, CA 95825

FILED THIS DATE  
 6/1/2010  
 BY: [Signature]  
 CITY CLERK

RE: Case No. LDC10-00026 (Sharlands PUD Amendment – Planning Unit 7) – AMENDED LETTER

Dear Applicant:

At a regular meeting held May 12, 2010, and following a public hearing thereon, the City Council approved the request for zoning text amendments to: (1) Planning Unit 7 of the Sharlands PUD (Planned Unit Development) to: (a) add convenience store with gasoline sales to the list of allowed uses within Planning Unit 7; (b) allow the convenience store with gasoline sales to operate 24 hours a day; (c) delete the requirement for parking to be placed on the south side of the buildings; and (d) reduce the landscape width required adjacent to Sharlands Avenue from 30 feet to 15 feet; and (2) increase the maximum wall sign character (letter, symbol or logo) height from 3 feet to allow an average character height of 3.5 feet for wall signs within the entire Sharlands PUD, subject to Condition A and the following additional conditions. Planning Unit 7 contains ±2.34 acre site is located on the southwest corner of the Sharlands Avenue/Ambassador Drive intersection in the PUD zone. The entire ±123.2 acre Sharlands PUD is located north of I-80, east of Mae Anne Avenue and extends ±1,275 feet to the east of the Robb Drive/I-80 Intersection.

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

A. Approval of the amendments to the Sharlands Design Standards Handbook is subject to: payment of all outstanding PUD processing fees, the modifications to the Design Standards Handbook as noted in Exhibit A, Conditions 1, 2 and 3 and any modifications made by the Planning Commission and City Council at their respective public hearings. The revisions shall be incorporated into the Design Standards Handbook and submitted, in both paper and 2 electronic versions (PDF and Microsoft Word), to staff for review within two (2) months of the date of City Council approval. All outstanding PUD processing fees shall be paid prior to City Council certification of the PUD amendment. The amended handbook shall be certified by the City Council and recorded within four (4) months of the date of City Council's approval of this amendment. Failure by the applicant to conform to either time deadline and to pay all outstanding PUD processing fees shall render this approval null and void.

1. Prior to City Council certification of this PUD amendment the following modifications and restrictions shall be added to the text and graphics within Planning Unit 7: (a) all exterior site lighting shall be fully shielded and utilize state of the art dark skies lighting techniques, with lighting dimmed by 40% from 11:00 p.m. to dawn daily; (b) exterior lighting standards shall not exceed 15 feet in height; (c) the addition of oversize screening trees within the landscape buffer adjacent to Sharlands Avenue; and (d) adoption of the site plan and building elevations including all architectural features as contained in the February 3, 2010 Planning Commission staff report.
2. A minimum 15 feet of landscaping shall be provided along Sharlands Avenue, with a minimum 8 foot wide landscaped parkway located between the 5 foot wide sidewalk and curb, consistent with what was approved for planning Unit 6. The sidewalk width is in addition to the 15 feet of required landscaping (20 foot total landscaping/sidewalk width). ~~[All landscaping, tree heights/sizes, spacing and number requirements in the PUD shall be applied to this landscaped area.]~~

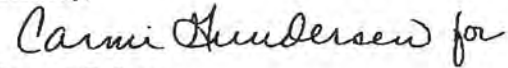
Conditions added by Council to be incorporated as standards into the PUD handbook for Planning Unit 7:

1. Additional landscape buffering and lighting restrictions located: (a) along the west property line adjacent to the apartments; (b) within the 15 foot landscaped area adjacent to Sharlands Avenue; and (c) along the north side of Sharlands Avenue adjacent to the 4 single family residences to the north will be consistent with what was represented by the applicant at the City Council hearing on May 12, 2010.

RR Sacramento LLC  
Case No. LDC10-00026 (Sharlands PUD Amendment)  
June 1, 2010  
Page 3

2. No other 24-hour uses will be allowed, even with a special use permit.
3. The base elevation of the project buildings shall not exceed one foot above the existing street elevation.

Sincerely,



Lynnette R. Jones  
City Clerk

LRJ:cdg

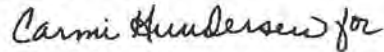
xc: Community Development  
Traffic Design Engineer  
Terry Zeller, Parks, Recreation & Community Services  
Marchon Miller, Regional Transportation Commission  
Don Lilyquist, Maverik, Inc.  
Melissa Lindell, Wood Rodgers, Inc.

Sharon Corporation  
Case No. LDC10-00035 (Sharlands PUD Amendment Planning Unit 6)  
April 30, 2010  
Page 2

Planning Unit 6 contains ±5.4 acres and is located on the south side of Sharlands Avenue between Ambassador Drive to the west and Robb Drive to the east on a ±123.2 acre PUD site bounded by Mae Anne Avenue to the west, I-80 to the south and extends ±1,275 feet east of the I-80/Robb Drive intersection, subject to Condition A:

- A. Approval of the amendment to the Sharlands Design Standards Handbook for Planning Unit 6 is subject to payment of all outstanding PUD processing fees, the modifications to the Handbook as noted in Exhibits A and B attached to the April 7, 2010 Planning Commission staff report, and any modifications made by the Planning Commission and City Council at their respective public hearings. The revisions shall be incorporated into the Design Standards Handbook and submitted to staff in both paper and 2 electronic versions (including PDF and Microsoft Word) for review within two (2) months of the date of City Council approval. All outstanding PUD processing fees shall be paid prior to City Council certification of the PUD amendment. The PUD amendment shall be certified by the City Council within four (4) months of the date of City Council approval. Failure by the applicant to conform with either time deadline and to pay all outstanding PUD processing fees shall render this approval null and void.

Sincerely,



Lynette R. Jones  
City Clerk

LRJ:edg

cc: Community Development  
Traffic Design Engineer  
Terry Zeller, Parks, Recreation & Community Services  
Marchon Miller, Regional Transportation Commission  
Steven Pearce, Wells Fargo Bank NA  
David Logan, Regional Transportation Commission  
Steven Morton, Summit Engineering Corporation

Clerk  
(334-2032  
34-2279

Sharon Corporation, c/o Ricks Associates  
Case No. LDC10-00035 (Sharlands PUD Amendment Planning Unit 6) – Certification of the  
Sharlands PUD Amendment – Planning Unit 6  
May 27, 2010  
Page 2

, CRM  
r

cc: Community Development  
Traffic Design Engineer  
Terry Zeller, Parks, Recreation & Community Services  
Marchon Miller, Regional Transportation Commission  
Steven Pearce, Wells Fargo Bank NA  
David Logan, Regional Transportation Commission  
Steven Morton, Summit Engineering Corporation

Attn: Edwin Ricks  
6490 S. McCarran Blvd. #A-4  
Reno, NV 89509-6102

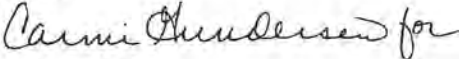
RE: Case No. LDC10-00035 (Sharlands PUD Amendment Planning Unit 6) – Certification of  
the Sharlands PUD Amendment – Planning Unit 6

Dear Applicant:

At a regular meeting held May 26, 2010, the City Council certified the Amendment to Planning Unit 6 of the Sharlands Planned Unit Development (PUD) Design Standards Handbook. The amendment was tentatively approved by City Council on April 28, 2010. Planning Unit 6 contains ±5.4 acres and is located on the south side of Sharlands Avenue between Ambassador Drive to the west and Robb Drive to the east. The entire ±123.2 acre PUD is bounded by Mae Anne Avenue to the west, I-80 to the south and extends ±1,275 feet east of the I-80/Robb Drive intersection.

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

Sincerely,



Lynnette R. Jones  
City Clerk

LRJ:edg



1362.0061



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

Carmi D. Gunderesen  
Chief Deputy City Clerk  
(775) 334-2050  
cgundereso@ci.reno.nv.us

Office of the City Clerk  
Central Courtyard (775) 334-2032  
Parking Towers (775) 334-2279

Steven D. Whitaker, CRM  
Records Systems Manager  
(775) 326-8633

Sushil A. Patel  
Case No. LDC09-00021 (Sharlands Planning Unit 6)  
September 26, 2008  
Page 2

Council also upheld the staff recommendation and certified the PUD amendments in accordance with NRS 278A. In order to effectuate the final plan, it must be recorded at the Washoe County Recorder's Office.

Sincerely,

Lynnette R. Jones  
City Clerk

LRJ:cdg

cc: Community Development  
Traffic Design Engineer  
Terry Zeller, Parks, Recreation & Community Services  
Patrice Echola, Regional Transportation Commission  
Marchon Miller, Regional Transportation Commission  
Derek Wilson, Jeff Codega Planning and Design, Inc.

ity Council approval. The  
d recorded within three (3)  
mendment. Failure by the  
der this approval null and

th NRS 278A.

September 26, 2008

Sushil A. Patel  
P. O. Box 10467  
Zephyr Cove, NV 89448

RE: Case No. LDC09-00021 (Sharlands Planning Unit 6)

Dear Applicant:

At a regular meeting held September 24, 2008, and following a public hearing thereon, the City Council upheld the Planning Commission recommendation and approved the request to amend the PUD (Planned Unit Development) Design Standards Handbook to: (a) eliminate the requirement to install a 6-foot tall masonry wall and one 6-foot tall evergreen tree every 30 lineal feet along the north boundary of Planning Unit 9, prior to issuance of a Certificate of Occupancy for the motel/hotel allowed in Planning Unit 6; and (b) replace the parking standards for hotels from: 1 space per room plus one space per employee on the largest shift to: .72 spaces per room, as currently contained in code for hotel uses; Planning Unit 6 contains ±5.4 acres and is a part of the ±123.2 acre PUD site located east of Mae Anne Avenue, along the north side of I-80 and extending ±1,275 feet east of the Robb Drive/I-80 intersection in the PUD zone, subject to the following condition:

- A. Approval of the amendments to the Design Standards Handbook is subject to finding the project amendments in conformance with NRS 278A.410, 278A.500, 278A.510, the modifications to the Design Standards Handbook as noted in Exhibit A and any modifications made by the Planning Commission and City Council at their respective public hearings. The revisions shall be incorporated into the Design Standards Handbook and submitted both electronically and in hard copy formats to staff for review within two (2) months of the date of City Council approval. The amended handbook shall be certified by the City Council, and recorded within four (4) months of the date City Council's approval of this amendment. Failure by the applicant to conform to either time deadline shall render this approval null and void.

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

CityofReno.com  
278A.510, the revisions as noted in the Land Use Compatibility discussion section of the staff report, the modifications to the Development Standards Handbook as noted in Exhibit A and any modifications made by the Planning Commission and City Council at their respective public hearings. The revisions shall be incorporated into the Development Standards Handbook and submitted to

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

Sharon Corporation  
Case No. LDC03-00207 (Sharlands PUD Amendment)  
April 2, 2003  
Page 2

April 2, 2003

Sharon Corporation  
462 Court Street  
Reno, NV 89501

RE: Case No. LDC03-00207 (Sharlands PUD Amendment)

Dear Applicant:


At a regular meeting held March 26, 2003, the City Council certified the final plan amendments for the Sharlands Planned Unit Development that was tentatively approved by the City Council on that date. The ±123.2 acre site is located along the north side of I-80, east of Mae Anne Avenue, south of Sharlands Avenue and extending to the east ±1 miles from Mae Anne Avenue in a PUD (Planned Unit Development) zone.

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

Sincerely,

Lynnette R. Jones  
City Clerk

LRF:edg

FILED THIS DATE  
4/12/03  
BY:   
CITY CLERK

xc: Development Services  
Traffic Design Engineer  
Ed Schenk, Parks, Recreation & Community Services  
Julee Olander, Regional Transportation Commission  
Brent Boyer, Property Program Manager  
Nevada Area Council of Boy Scouts  
360 Networks, Inc.  
Sharlands Terrace, LLC  
Armaiz Apartment Group  
Madera Corporation  
Jeff Codega Planning & Design



VR

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

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

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

Sharon Corporation  
Case No. LDC04-00210 (Sharlands PUD Amendment)  
July 26, 2004  
Page 2

Also, the following language was deleted from Exhibit A attached to the January 21, 2004, Planning Commission staff report: "The peak of the roof shall not exceed 4,922 feet above mean sea level."

Sincerely,

*Carmi Andersen for*

Lynnette R. Jones  
City Clerk

LRJ:edg

cc: Development Services  
Traffic Design Engineer  
Ed Schenk, Parks, Recreation & Community Services  
Julee Olander, Regional Transportation Commission  
Washoe Health System  
Melissa Lindell, CFA, Inc.

Attachments

July 26, 2004

Sharon Corporation  
6490 S. McCarran Blvd.  
Reno, NV 89509

FILED THIS DATE  
7/26/04  
BY: *edg*  
CITY CLERK

RE: Case No. LDC04-00210 (Sharlands PUD Amendment)

Dear Applicant:

At a regular meeting held February 11, 2004, and following a public hearing thereon, the City Council approved the request to amend the Design Standards Handbook pertaining to Planning Unit 9 to: (a) reduce the landscape buffer required along the north side from 30 feet to 20 feet; and (b) to modify the definition of building height from one story (15 feet) to allow an overall maximum building height of 24 feet as measured from the finish floor elevation to the peak of the roof. Planning Unit 9 is located along the north side of Sharlands Avenue between Ambassador Drive to the west and Robb Drive to the east, subject to the following condition:

- A. Approval of the amendments to the Design Standards Handbook are subject to finding the project amendments in conformance with NRS 278A.410, 278A.500, 278A.510, the revisions as noted in the Land Use Compatibility/Handbook Amendment discussion section of the staff report, the modifications to the Development Standards Handbook as noted in Exhibit A and any modifications made by the Planning Commission and City Council at their respective public hearings. The revisions shall be incorporated into the Development Standards Handbook and submitted to staff for review within two (2) months of the date of City Council approval. The amended plan shall be certified by the City Council and recorded within three (3) months of the date of City Council's approval of this amendment. Failure by the applicant to conform with either time deadline shall render this approval null and void.



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

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

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

Sharon Corporation  
Case No. LDC03-00207 (Sharlands PUD Amendment)  
April 2, 2003  
Page 2

their respective public hearings. The revisions shall be incorporated into the Development Standards Handbook and submitted to staff for review within two (2) months of the date of City Council approval. The amended plan shall be certified by the City Council and recorded within three (3) months of the date of City Council's approval of this amendment. Failure by the applicant to conform with either time deadline shall render this approval null and void.

April 2, 2003

Sharon Corporation  
462 Court Street  
Reno, NV 89501

FILED THIS DATE  
4/2/03  
BY: [Signature]  
CITY CLERK

RE: Case No. LDC03-00207 (Sharlands PUD Amendment)

Dear Applicant:

At a regular meeting held March 26, 2003, and following a public hearing thereon, the City Council upheld the recommendation of the Planning Commission and approved your request for a zoning text amendment to modify the PUD standards as follows: (1) delete the 125 senior housing units currently required within Planning Units 1 and 2; (2) update the street sections; (3) increase allowable building height in Planning Unit 8A from 15 feet to 30 feet; (4) change Planning Unit 10 from senior multi-family/small lot single family to neighborhood commercial and combine it with Planning Unit 8A which would increase in area to  $\pm 11.1$  acres; (5) incorporate additional buffering, screening, service area, access, location, design and operational standards into the enlarged Planning Unit 8A; and (6) minor revisions to text and graphics to update the document to reflect current development conditions and standards on a  $\pm 123.2$  acre site located along the north side of I-80, east of Mae Anne Avenue, south of Sharlands Avenue and extending to the east  $\pm 1$  miles from Mae Anne Avenue in a PUD (Planned Unit Development) zone, subject to the following conditions:

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

- A. Approval of the zoning text amendments are subject to finding the project amendments in conformance with NRS 278A.410, 278A.500, 278A.510, the revisions as noted in the staff report, the modifications to the Development Standards Handbook as noted in Exhibit A and any modifications made by the Planning Commission and City Council at

Prior to certification of the final plan amendment by City Council, the following text shall be added as Condition No. 10 to page 1-5 of the PUD Handbook:

10. Future traffic volume projections indicate a need for traffic capacity improvements at the Robb Drive/Sharlands Avenue intersection, and possible widening of the segment of Robb Drive between Sharlands Avenue and the Interstate 80 freeway. Alternatives identified for the Robb Drive/Sharlands Avenue intersection include the replacement of the current traffic signal with a roundabout or widening to provide additional approach lanes and modification of the traffic signal. Accordingly, additional street right-of-way may be needed adjacent to Planning Units 6, 8A, 8B, and/or 9. The determination of specific improvements needed together with related funding and scheduling considerations will be subject to cooperative planning by the City of Reno, Regional Transportation Commission, and Nevada Department of Transportation.

Also approved was the addition of language to allow: (a) architectural elements up to 44 feet in height within Planning Unit A; and (b) add clarification language to Planning Unit 8A that parking, drive aisles and service area activities are permitted south of the 30 foot wide landscape buffer required along the north side of Planning Unit 8A.

Sincerely,

*Lynnette R. Jones*  
Lynnette R. Jones  
City Clerk

LRJ:cdg

cc: Development Services  
Traffic Design Engineer  
Ed Schenk, Parks, Recreation & Community Services  
Julce Olander, Regional Transportation Commission  
Nevada Area Council of Boy Scouts  
360 Networks, Inc.  
Brent Boyer, City of Reno  
Sharlands Terrace, LLC  
Armaiz Apartment Group  
Madera Corporation  
Jeff Codega Planning and Design



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

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

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

Sharon Corporation  
Case No. LDC03-00207 (Sharlands PUD Amendment)  
April 2, 2003  
Page 2

April 2, 2003

Sharon Corporation  
462 Court Street  
Reno, NV 89501

FILED THIS DATE  
4/2/03  
BY: [Signature]  
CITY CLERK

RE: Case No. LDC03-00207 (Sharlands PUD Amendment)

Dear Applicant:

At a regular meeting held March 26, 2003, the City Council certified the final plan amendments for the Sharlands Planned Unit Development that was tentatively approved by the City Council on that date. The ±123.2 acre site is located along the north side of I-80, east of Mae Anne Avenue, south of Sharlands Avenue and extending to the east ±1 miles from Mae Anne Avenue in a PUD (Planned Unit Development) zone.

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

Sincerely,

Lynnette R. Jones  
City Clerk

LRJ:edg

xc: Development Services  
Traffic Design Engineer  
Ed Schenk, Parks, Recreation & Community Services  
Julee Olander, Regional Transportation Commission  
Brent Boyer, Property Program Manager  
Nevada Area Council of Boy Scouts  
360 Networks, Inc.  
Sharlands Terrace, LLC  
Arnaiz Apartment Group  
Madera Corporation  
Jeff Codega Planning & Design

**SHARLANDS PUD  
DEVELOPMENT CHECKLIST**

JUN-24-2002 MON 11:18 AM

RENO CITY CLERK

775 334 2432

P. 02

**MINUTE ORDER  
FINDINGS OF FACT  
(Per NRS. 278A.500)**

The Reno City Council, having reviewed the Sharlands Planned Unit Development application, makes the following findings of fact relative to this project per NRS. 278A.500.

1. **Consistency with PUD objectives:** The Sharlands Planned Unit Development is consistent with the objectives of NRS 278A in that it includes flexibility of design, a multiple year development program, a variety of land uses sited logically, development design criteria for commercial and residential uses, modified public facility standards, the preservation of valuable open space, and the ability to vary project density to make the project compatible with surrounding land uses.
2. **Justification of deviations from established standards:** The Sharlands PUD proposes alternative design standards tailored to the anticipated uses for the site. Proposed deviations from traditional city standards will conserve resources, enhance the aesthetics of the overall project, and make the project relate better to neighboring properties. None of the proposed modifications to city standards, ordinances or policies will pose a health, safety or welfare concern for the citizens of Reno.
3. **Ratio of residential to non-residential uses:** The Sharlands Planned Unit Development will have a residential to non-residential land use ratio of 2.3 to 1 based upon net developable acreage.
4. **Common open space:** The Sharlands Planned Unit Development contains no common open space. Substantial open space within this PUD is to be dedicated to the City of Reno.
5. **Physical design and public services:** The Sharlands Planned Unit Development has been designed to make efficient use of public infrastructure elements including Robb Drive and the associated freeway interchange. The Sharlands PUD will further desired infrastructure improvements through the construction of public streets and utilities which will link the existing neighborhoods to the commercial, office, and open space opportunities within the PUD.
6. **Relationship to existing neighborhood:** The Sharlands Planned Unit Development has been planned to buffer existing, neighboring residents from any adverse impacts of commercial or other non-residential development. The extension of streets, bicycle paths and walking paths, the preservation of significant open space, and the convenience of walking or biking to service commercial uses will all be of benefit to the neighborhood.
7. **Project phasing:** The last phase final plan for the Sharlands Planned Unit Development shall be approved not later than 20 years from the date of project approval. The first phase final plan shall be approved within 24 months. Given the inherent uncertainty of the free market system, this time period is reasonable. The design guidelines for this project will ensure a consistent, high quality development over the development life of the project.

Having made these findings, the Reno City Council hereby grants tentative approval to the Sharlands Planned Unit Development.

F:\WPWORK\13--136-11362\1362-3\0\PUDEHANDBOOK\6-20-02.wpd



Donald J. Cook  
City Clerk  
(775) 334-2030  
dcook@ci.reno.nv.us

Office of the City Clerk  
Conrad Cochran (775)334-2032  
Parking Tickets (775)334-2279

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

June 19, 2002

FILED THIS DATE  
6/24/02  
BY: [Signature]  
C. Cochran

The Sharon Corporation, et al.  
Eleven 17<sup>th</sup> Street  
San Francisco, CA 94121

RE: Case No. LDC02-00267 (Sharlands PUD)

Dear Applicant:

At a regular meeting held June 11, 2002, and following a public hearing thereon, the City Council upheld the recommendation of the Planning Commission and approved your request to: (1) add provisions to allow placement of directional signs for future Sharlands uses; (2) increase the allowable building height in Planning Unit 6 from 25 to 45 feet; (3) establish standards for placement of cellular towers and appurtenant facilities; and (4) add provisions to allow the administrator to approve minor modifications to the PUD standards on a ±123 acre site located along the north side of I-80, east of Mae Anne Avenue and extending ±1,350 feet east of the Robb Drive/I-80 interchange in a PUD (Planned Unit Development) zone, subject to condition A as follows:

- A. Approval of the zoning text amendments are subject to finding the project amendments in conformance with NRS 278A.410, 278A.410, 278A.500, 278A.500, 278A.510, the revisions as noted in the staff report, the modifications to the Development Standards Handbook as noted in Exhibit A and any modifications made by the Planning Commission and City Council at their respective public hearings. The revisions shall be incorporated into the Development Standards Handbook and submitted to staff for review within two (2) months of the date of City Council approval. The amended plan shall be certified by the City Council and recorded within three (3) months of the date of City Council's approval of this amendment. Failure by the applicant to conform with either time deadline shall render this approval null and void.

**SHARLANDS PUD  
DEVELOPMENT CHECKLIST**

JUN-24-2002 MON 11:18 AM RENO CITY CLERK

775 334 2432

P. 03

The Sharon Corporation, et al.  
Case No. LDC02-00267 (Sharlands PUD)  
June 19, 2002  
Page 2

Council also approved a modification to the text in Exhibit A of the Planning Commission staff report by adding the following wording to the end of the last sentence of Section 12(1)(a) "Except where preempted by State and/or Federal regulations".

The Council certified the PUD text amendment in accordance with NRS 278A.

Sincerely,



Donald J. Cook  
City Clerk

DJC:cdg

xc: Development Services  
Traffic Design Engineer  
Ed Schenk, Parks, Recreation & Community Services  
Nevada Area Council Boy Scouts  
Armaiz Apartment Group, LLC  
Bhe, AI LLC  
Ed Ricks, Ricks & Associates  
Jeff Codega, Jeff Codega Planning & Design

**MINUTE ORDER  
FINDINGS OF FACT  
(Per NRS. 278A.500)**

The Reno City Council, having reviewed the Sharlands Planned Unit Development application, makes the following findings of fact relative to this project per NRS. 278A.500:

1. Consistency with PUD objectives: The Sharlands Planned Unit Development is consistent with the objectives of NRS 278A in that it includes flexibility of design, a multiple year development program, a variety of land uses sited logically, development design criteria for commercial and residential uses, modified public facility standards, the preservation of valuable open space, and the ability to vary project density to make the project compatible with surrounding land uses.
2. Justification of deviations from established standards: The Sharlands PUD proposes alternative design standards tailored to the anticipated uses for the site. Proposed deviations from traditional city standards will conserve resources, enhance the aesthetics of the overall project, and make the project relate better to neighboring properties. None of the proposed modifications to city standards, ordinances or policies will pose a health, safety or welfare concern for the citizens of Reno.
3. Ratio of residential to non-residential uses: The Sharlands Planned Unit Development will have a residential to non-residential land use ratio of 2.3 to 1 based upon net developable acreage.
4. Common open space: The Sharlands Planned Unit Development contains no common open space. Substantial open space within this PUD is to be dedicated to the City of Reno.
5. Physical design and public services: The Sharlands Planned Unit Development has been designed to make efficient use of public infrastructure elements including Robb Drive and the associated freeway interchange. The Sharlands PUD will further desired infrastructure improvements through the construction of public streets and utilities which will link the existing neighborhoods to the commercial, office, and open space opportunities within the PUD.
6. Relationship to existing neighborhood: The Sharlands Planned Unit Development has been planned to buffer existing, neighboring residents from any adverse impacts of commercial or other non-residential development. The extension of streets, bicycle paths and walking paths, the preservation of significant open space, and the convenience of walking or biking to service commercial uses will all be of benefit to the neighborhood.
7. Project phasing: The last phase final plan for the Sharlands Planned Unit Development shall be approved not later than 20 years from the date of project approval. The first phase final plan shall be approved within 24 months. Given the inherent uncertainty of the free market system, this time period is reasonable. The design guidelines for this project will ensure a consistent, high quality development over the development life of the project.

Having made these findings, the Reno City Council hereby grants tentative approval to the Sharlands Planned Unit Development.

F:\WPWORK\13--\136-11362\1362-30\PUDEHANDBOOK\7-12-02.wpd



Office of the City Clerk

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

Telephone (702) 334-2630  
Fax (702) 334-2432 - email dcook@reno.gov

RECEIVED

OCT 20 1997

JEFF CODEGA PLANNING &  
DESIGN, INC.

OCT-21-97 11:25 AM RENO CITY CLERK

702 334 2432

P.02

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

BILL NO. 4928

ORDINANCE NO. 4424

AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE, CONCERNING "ZONING", BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).444 RELATING TO A ±119.7 ACRE SITE LOCATED ADJACENT TO THE NORTH SIDE OF I-80, EXTENDING EAST FROM MAE ANNE AVENUE FOR ±5,150 FEET AND ±130 FEET SOUTH OF BOTH CHESTERFIELD LANE AND WALNUT CREEK ROAD, AS IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED "EXHIBIT A", AND REZONING SAID PROPERTY FROM LLR-1, SPR-6 and MF-14 to PUD; 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 18.06 of the Reno Municipal Code is hereby amended by adding thereto a new section to be known as Section 18.06.040(b).444 relating to a ±119.7 acre site located adjacent to the north side of I-80, extending east from Mae Anne Avenue for ±5,150 feet and ±130 feet south of both Chesterfield Lane and Walnut Creek Road, and more particularly described in the attached "Exhibit A" and rezoning said property from LLR-1, SPR-6 and MF-14 to PUD, the same to read as follows:

*Sec. 18.06.040(b).444. The zoning of the City of Reno as heretofore established is hereby amended in the manner shown on the map labeled Case No. 34-89/File 3, thereby changing the use of land indicated therein, relating to a ±119.7 acre site located adjacent to the north side of I-80, extending east from Mae Anne Avenue for ±5,150 feet and ±130 feet south of both Chesterfield Lane and Walnut Creek Road, and more particularly described in the attached "Exhibit A", and rezoning said property from LLR-1, SPR-6 and MF-14 to PUD.*

October 16, 1997

The Sharon Corporation  
462 Court St.  
Reno, NV 89509

FILED THIS DATE  
10, 17, 97  
BY: [Signature]  
CITY CLERK

RE: Case No. 34-89/File 5 (Sharlands)

Dear Applicant:

At a regular meeting held October 14, 1997, the City Council certified the final plan amendments for the Sharlands Planned Unit Development as tentatively approved by Council on May 13, 1997.

In order to effectuate the amendments you must have the final plan amendments recorded at the Washoe County Recorder's Office in accordance with NRS 278.A.

Sincerely,

[Signature]

Donald J. Cook  
City Clerk

DJC:cdg

cc: Development Services  
Traffic Design Engineer  
Ed Schenk, Parks, Recreation & Community Resources  
Jeff Codega, Codega Planning & Design

7/034-89.VK

-1-

CASE NO. 34-89/FILE 3 (SHARLANDS)  
Assessor's Parcel No. 39-112-13, 14, 15, 16  
Assessor's Parcel No. 39-113, 02, 03, 04



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.

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 27th day of September, 1994, by the following vote of the Council:

AYES: Mathews, Naschoff, Herndon, Sims, Scerrazzo

NAYS: Delake, Filmer

ABSTAIN: None ABSENT: None

APPROVED this 27th day of September, 1994.

Signature of Mayor of the City of Reno



ATTEST:

Signature of City Clerk and Clerk of the City Council of the City of Reno, Nevada

EFFECTIVE DATE: September 30, 1994

EXHIBIT 'A'

LEGAL DESCRIPTION FOR SHARLANDS PUD

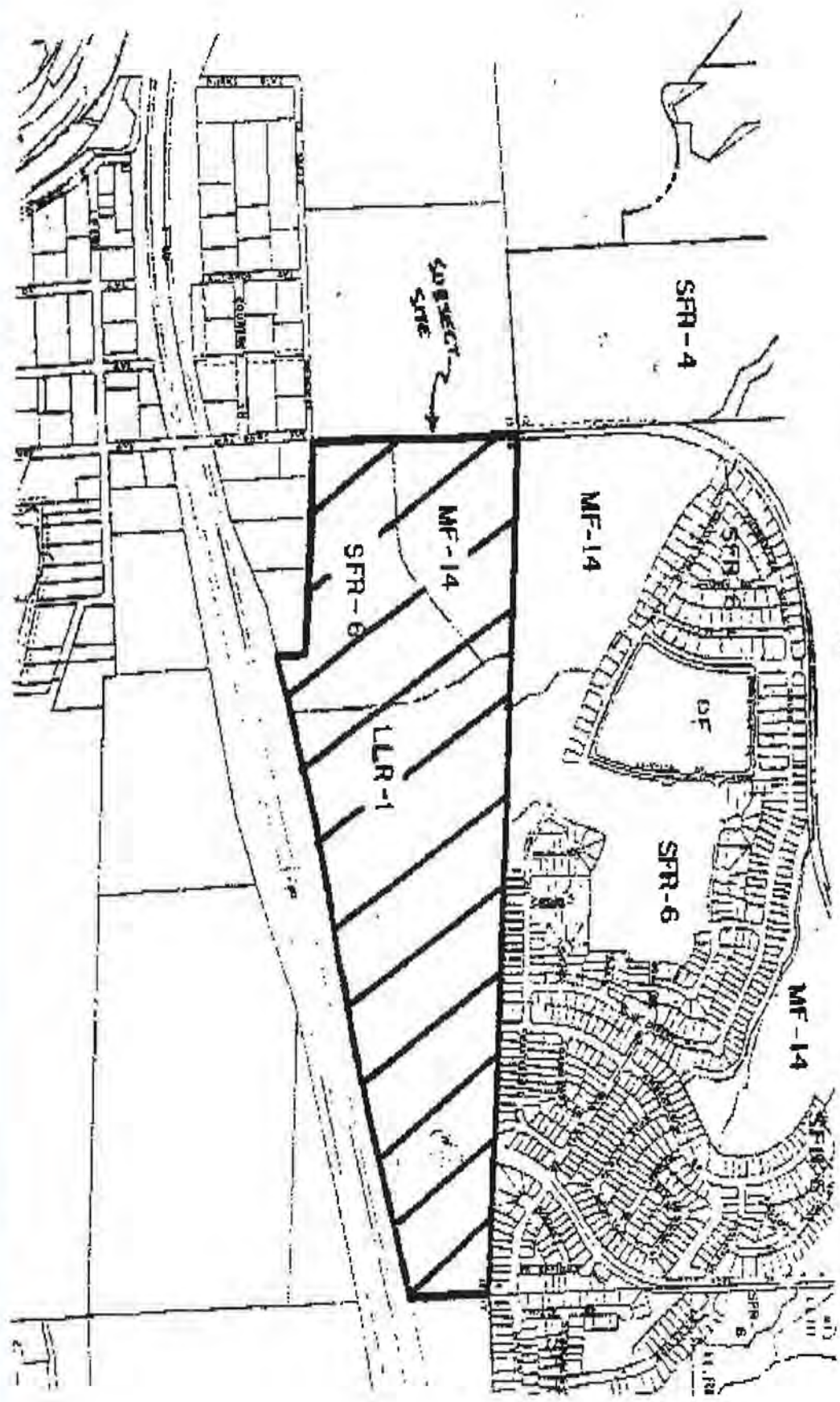
Situate in a portion of the north one-half of Section 18, T. 19 N., R. 19 E., MDM, Washoe County, Nevada; more particularly described as follows:

Beginning at the northwest corner of said section 18: thence S 84°37'32" E, 2576.82 feet; thence S 86°47'06" E, 2583.75 feet; thence S 00°20'09" E, 469.48 feet; thence S 85°09'47" W, 609.85 feet; thence S 78°53'00" W, 348.00 feet; thence S 81°19'12" W, 282.26 feet; thence N 35°17'11" W, 97.53 feet; thence N 02°01'29" W, 30.64 feet; thence N 05°11'50" E, 42.72 feet; thence N 76°42'21" W, 142.76 feet; thence S 19°08'23" W, 69.46 feet; thence S 04°24'27" W, 95.41 feet; thence S 48°42'37" W, 98.49 feet; thence S 69°36'17" W, 674.83 feet; thence S 81°35'20" W, 848.03 feet; thence S 79°04'35" W, 869.38 feet; thence N 00°24'18" E, 173.44 feet; thence N 89°51'26" W, 1293.06 feet; thence N 00°38'52" E, 1314.69 feet, to the point of beginning.

Containing 119.7 acres of land, more or less.

CASE No. 34-89/FILE 3 APP: 34-112-13, 14, 15, 16 34-113-01, 03, 04

CASE No 34-89/FILE 3 (SINGLEFAMHS)  
AP'S 39-112 - 13, 14, 15, 16  
31-113 - 02, 03, 04





Office of the City Clerk

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

Telephone (775) 334-3000  
Fax (775) 334-7432 - email rcook@ci.reno.nv.gov

May 20, 1997

The Sharon Corporation  
461 Court St.  
Reno, NV 89509

RE: Case No. 34-89-File 3 (Sharlands)

Dear Applicant:

At a regular meeting held May 13, 1997, the City Council upheld the recommendation of the Planning Commission and approved your request for the following:

1. An amendment to the McQueen Area Development Plan from Neighborhood Commercial to Research and Development on  $\approx 6$  acres, by resolution, subject to conformance review by the Regional Planning Agency;
2. A zoning map amendment to modify the following standards within the Sharlands PLD (Planned Unit Development) which is located along the north side of I-80 between Mae Anne Avenue to the west and extending  $\approx 1,000$  feet east of the Robb Drive/I-80 interchange on a  $\approx 121.9$  acre site, to:
  - a) Change Planning Unit 1 from Single Family Residential with minimum 6,000 square foot lots to Multi-Family with a density of 14.5 dwelling units per acre on  $\approx 23$  acres;
  - b) Change  $\approx 1.9$  acres of the  $\approx 17.9$  acre Planning Unit 3 from Freeway Oriented Commercial to, (1) Multi-Family 14.5 dwelling units per acre on  $\approx 4.9$  acres; and (2) mini-storage on  $\approx 6$  acres;

FILED THIS DATE  
5/20/97  
BY: [Signature]



The Sharon Corporation  
Case No. 34-89-File 3 (Sharlands)  
May 20, 1997  
Page 2

- c) Split planning unit 5 into Planning Unit 5A (multi-family residential 14.5 dwells on  $\approx 21$  acres) and 5B (mini-storage maximum 550 units on  $\approx 6$  acres); and
- d) Modify various sections of the PLD development standards handbook;

Approval of the zoning map and text amendments are subject to finding the project amendments in conformance with NRS 278A.410, 278A.500, 278A.510, the revisions as noted in the staff report, the modifications to the Development Standards Handbook as noted in Attachment A, and the addition of conditions to the Handbook as listed below. The revisions shall be incorporated into the Development Standards Handbook and submitted to staff for review within three (3) months of the date of City Council approval. The amended plan shall be certified by the City Council and recorded within five (5) months of the date of City Council's approval of this amendment. Failure by the applicant to conform with either time deadline shall render this approval null and void.

Conditions to be added to the traffic section of the Handbook:

- A. Prior to the issuance of the first building permit in each Planning Unit adjacent to Sharlands Avenue, the developer shall offer for dedication to the City, the Sharlands Avenue right-of-way full width to the standards shown on page 9 of the Handbook plus an additional 10 feet between Robb Drive and Mae Anne Avenue; and construct improvements, including associated landscaping, necessary to serve that development, prior to issuance of any certificate of occupancy to the satisfaction of City staff.
- B. Prior to the issuance of any permit to construct any section of Sharlands Avenue located between its intersection with Ambassador Drive and a point  $\approx 2,000$  feet to the west, the applicant shall provide cross sections for Sharlands Avenue including the single family lots located adjacent to the north to determine the extent of the 6 foot sound wall. The sound wall may be reduced to be less than 6 feet in height or eliminated in those areas where it can be demonstrated to the satisfaction of staff that the wall or adjacent slope and associated rear yard fencing would be 6 inches above the line of site measured at 11.5 feet above the grade of Sharlands Avenue (see Exhibit 4 within the March 19, 1997, Planning Commission report for Case No. 34-89/File 3). The sound wall will be installed with construction of Sharlands Avenue with the cost of the wall allocated between the City and property owners adjacent to or in the vicinity of Sharlands Avenue which would utilize Sharlands Avenue for their development.

The Sitson Corporation  
Case No. 14-89 File 3 (Sharlands)  
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- C. Landscaping installed within the 6 foot wide landscape strip located along the north side of Sharlands Avenue west of Ambassador Drive located up to ±1,000 feet west of Ambassador Drive shall consist of 2 inch caliper deciduous trees placed ±20 feet on center with shrubs and ground cover provided such that the area between the trees will achieve 65% coverage within 1 year of the date of planting. These landscaping improvements shall be installed with the adjacent Sharlands Avenue street improvements. The landscaping and irrigation improvements required with this condition shall be maintained by the City. The applicant has offered to install the landscaping and provide associated water rights for irrigation.

This condition shall be added to the Development Standards Handbook.

- D. Prior to the issuance of a building permit within Planning Units 1 and 2, the developer shall provide proof to the satisfaction of City staff that he has contacted the owners of the adjacent County parcels located to the south regarding installation of fencing along the north property line of these County properties. Should the property owner(s) accept the developer's offer to construct said fencing, then the fence shall be constructed prior to issuance of a certificate of occupancy within Planning Units 1 and 2 as applicable.

This provision shall be added to Planning Units 1 and 2:

1. A special use permit shall be required to be approved by the Planning Commission for any development requiring cuts of 20 feet or more, fills of 10 feet or more and/or hillside development (RMC 18.09.040(f) and RMC 18.06.315), unless at the time of application for any grading permit within Planning Unit 1 or 2, the applicant can demonstrate that RMC sections 18.09.040(f) and 18.06.315 are not applicable.

The following provisions shall be added to the appropriate sections of the Development Standards Handbook:

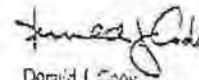
1. Unit 10 shall be senior housing.
2. Units 1 & 2 shall contain a total of 125 units of senior housing.
3. Unit 5B shall have design standards in place similar to the mini-storage project on Vista Way in Sparks.
4. Unit 5B will not begin construction until Unit 5A is under construction.
5. The PUD shall be responsible for a sound wall on the north side of Sharlands Avenue as development commences.

The Sitson Corporation  
Case No. 14-89 File 5 (Sharlands)  
May 20, 1997  
Page 4

6. Trails in the open space shall be constructed by the developer of the adjoining project.
7. The Northwest District Council MAY appoint one person to the architectural standards committee.
8. The 1992 sound mitigation language proposed to be deleted as written on page 22 of the Revised Handbook shall be retained and placed in Planning Units 1, 3 and 5a.

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

Sincerely,



Donald J. Cook  
City Clerk

DJCook

cc: Development Services  
Traffic Design Engineer  
Ed Schenk, Parks, Recreation & Community Resources  
Jeff Codega, Codega Planning & Design



# City of Reno

OFFICE OF THE CITY CLERK

Donald J. Cook  
City Clerk

Deborah J. Peabody  
Chief Deputy City Clerk

August 12, 1992

The Sharon Corporation  
Attn: Bill Sharon  
225 Grand Avenue  
Oakland, CA 94610

RE: Case No. 34-59/Title 1 (Sharon's)

Dear Applicant:

At a regular meeting held August 11, 1992, and following a public hearing thereon, the City Council upheld the recommendation of the Planning Commission, with modifications, subject to the following conditions:

FILED THIS DATE  
8/12/92  
BY: *[Signature]*  
CITY CLERK

1. Approval of the tentative plan for the PUB, subject to incorporation into the Development Standards Handbook the revisions and conditions proposed by staff as contained in the staff report, incorporation of the revisions to the handbook and conditions contained in the August 7, 1992 memo to City Council (as attached to this letter) and the following revisions to the Handbook:
  - a. Fast food restaurants with drive throughs shall be limited to site 8b.
  - b. Architectural styles for Planning Unit 1 shall be compatible with the existing single family uses in the area.
  - c. Planning Unit 4 - Should the Boy Scouts vacate the offices contained within this Planning Unit, they may be converted to any professional office use. All office development on this site shall be consistent with the Development Standards Handbook.
  - d. Uses within Planning Unit 9 shall be limited to Professional Office use which shall not exceed a building height of one story.

P.O. Box 7 • Reno, Nevada 89504 • (702) 334-2500

The Sharon Corporation, Bill Sharon  
Case No. 34-59/Title 1 (Sharon's)  
August 12, 1992  
Page 2

2. The applicant shall designate the property for the Robb Drive/L-50 interchanges contained on this site within 24 hours of the date of tentative approval of this final plan.
3. The applicant shall receive final approval for the PUB including all the revisions and conditions as contained in the staff report, the August 7, 1992 memo to City Council and a thorough review, within 24 months of the date of tentative Council approval, or this approval shall be null and void.

The above zoning map amendment will become effective upon certification of the final plan by City Council, passage and adoption of the appropriate ordinance and recodification of the final plan.

Sincerely,  
*[Signature]*  
Donald J. Cook  
City Clerk

cc: Planning Department  
Engineering Division  
Dept. of Building and Safety  
Steve Williams, CPA  
Ed Ricks, Ricks and Assoc.



*Appendix B*

*RMC Title 18 Excerpts*

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Sec. 18.06.140. MF-14 Multi-Family.

(a) Purpose. The purpose of this zoning district is to provide for low-density multiple family residential developments. This type of multi-residential zoning is considered to be the one which is most appropriate adjacent to single family residences.

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

- (1) Single family dwellings of a permanent nature.
- (2) Multi-family dwellings.
- (3) In-home child care for the number of children one child care giver may care for in accordance with the Washoe County Department of Social Services Rules and Regulations for Child Care Facilities.
- (4) Accessory uses incident to the above.

(c) Uses requiring a special use permit:

- (1) Private golf, swimming, tennis and similar clubs.
- (2) Child care facilities requiring more than one child care giver.
- (3) Utility substations and other public facilities.
- (4) Overhead power lines carrying more than 25 kv.
- (5) Churches.

(d) Maximum density: one dwelling unit per 3000 square feet of lot area.

(e) Parking:

- (1) Multi-Family, Detached Single Family and Uses Requiring a Special Use Permit. Unless otherwise specified, all off-street parking requirements and regulations shall be as provided in section 18.06.340.
- (2) Zero Lot Line Single Family.
  - a. Unless otherwise specified, all off-street parking requirements and regulations shall be as provided in Section 18.06.340.

b. On-street parking: Unless otherwise specified, driveways must be spaced so as to provide at least one (1) full size on-street parking space for each building containing two single family units.

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

(g) Building separations. A detached accessory building shall be located not closer than three (3) feet to any main building on the same lot or five (5) feet to any side or rear lot line. An accessory building in excess of fifteen (15) feet in height may be permitted provided it complies with the minimum rear yard setback for main buildings and is located at least eight (8) feet from any side lot line. There shall be a minimum separation of twenty (20) feet between main buildings on the same lot.

(h) Height limitation: 25 feet; maximum of two (2) stories.

(i) Required lot width:

- (1) Multi-Family, Detached Single Family and Uses Requiring a Special Use Permit: Fifty (50) feet average width.
- (2) Zero Lot Line Single Family: None.

(j) Yards:

(1) Multi-Family, Detached Single Family and Uses Requiring a Special Use Permit. Except as provided in sections 18.06.050 and 18.06.330, minimum yards shall be:

- a. Front: Fifteen (15) feet unless located adjacent to an arterial street or freeway. Thirty (30) feet if located adjacent to an arterial street or freeway. The required front yard setback must be entirely landscaped in front of the structure.
- b. Side: Five (5) feet. If a lot or parcel contains more than two (2) dwelling units, there shall be a minimum setback of ten (10) feet adjacent to any property zoned single family residential.

- c. Rear: Ten (10) feet.
- (2) Zero Lot Line Single Family. Except as provided in Sections 18.06.050 and 18.06.330, minimum yards shall be:
- a. Front: Fifteen (15) feet unless located adjacent to an arterial street or freeway. Thirty (30) feet if located adjacent to an arterial street or freeway.
- b. Side: A minimum of ten (10) feet on one (1) side; zero (0) feet on the other side.
- c. Rear:
1. Rear Abutting Existing Lot. When the proposed rear yard abuts a rear yard of an existing single family residential lot, such yard shall be at least as large as the rear yard of the existing single family residential lot.
  2. Rear not Abutting Existing Lot.
 

Option A: Twenty (20) feet. A minimum usable rear yard area of 400 square feet in area with a maximum slope of 7:1 shall be provided for each dwelling unit.

Option B: A rear yard of ten (10) feet may be provided, if one side yard is no less than twenty (20) feet and such side yard conforms to the usable space required in Option A above.

The required yards for zero lot line single family may be reduced or eliminated if the subdivision developer applies for and receives approval of a special use permit to establish different yards.

Sec. 18.06.220. P-O Professional Office.

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

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

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

(c) Uses requiring a special use permit:

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

(d) Prohibited uses:

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

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

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

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

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

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

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

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

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

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

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

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

#### Sec. 18.06.240. NC Neighborhood Commercial.

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

#### (b) Permitted Uses.

- (1) Art galleries and libraries.
- (2) Bakery, retail (baking on premises with all baked goods sold at retail on premises).
- (3) Barber and beauty salons.
- (4) Child care facilities.
- (5) Communication facilities which meet the standards set forth in 18.06.210(k).
- (6) Convenience service establishments such as tailoring, shoe repair, and the like.
- (7) Financial institutions.
- (8) Fitness centers.
- (9) Laundry pick-up establishments (no laundering on the premises); laundromats; and small-scale dry cleaning establishments not exceeding 1,000 square feet in size provided the District Health Department issues a permit for the facility, and the cleaning process to be operated at the facility is approved by the District Health Department prior to commencement of operation of the facility.
- (10) Professional, business, financial, civic or public utility offices.
- (11) Quick-copy establishments.
- (12) Residential uses on the second floor only.
- (13) Restaurants, without bars or cocktail lounges.

N.C. 2000

- (14) Retail sales establishments, including office supply stores. All merchandise shall be stored and displayed in a building. Retail sales establishments may include incidental processing, repair and rental activities provided that they are accessory and subordinate to the retail sales use, and provided that all storage, processing and repair of merchandise occurs within the principal building.
  - (15) Video rental establishments.
  - (16) Accessory uses which are incidental to and customarily associated with the above permitted uses.
- (c) Uses requiring a special use permit:
- (1) Car washes.
  - (2) Collection stations. Such facilities shall not include any processing of materials collected.
  - (3) Convenience stores.
  - (4) Drive-through facilities, which are accessory to permitted uses.
  - (5) Freestanding automated teller machines.
  - (6) Overhead power lines carrying more than 25 kv.
  - (7) Pet stores, pet grooming establishments and/or veterinarian offices or clinics (no kenneling).
  - (8) Restaurants with bars or cocktail lounges.
  - (9) Service stations.
  - (10) Uses operating more than 17 hours per day.
  - (11) Video arcades (no gaming devices).
- (d) Parking. Unless otherwise specified, all off-street parking requirements and regulations shall be as provided in section 18.02.580(06.340).
- (e) Advertising.

- (1) Pole or monument signs shall be limited to one per street frontage for each parcel and shall not exceed 80 square feet in size and 25 feet in height.
  - (2) Wall signs shall be limited to one per business per street frontage, not to exceed 60 square feet in size. In cases where neither a pole or monument sign is erected pursuant to (1) above, then one additional wall sign, not to exceed 60 square feet in size, may be erected on the parcel with the property owner's consent.
  - (3) No other advertising signs shall be permitted.
- (f) Height Limitation: 25 feet; maximum of two (2) stories.
- (g) Required Width: Fifty (50) feet average.
- (h) Yards. Minimum yards shall be:
- (1) Front: Ten (10) feet which shall be comprised entirely of landscaping.
  - (2) Side: Buildings must be placed either on the side lot line or a minimum of ten feet away. If the structure is located adjacent to a residentially zoned property, there shall be a minimum setback of ten (10) feet comprised entirely of landscaping, or a minimum setback as provided in (4) below, whichever is greater.
  - (3) Rear: Buildings must be placed either on the rear lot line or a minimum of ten feet away. If the structure is located adjacent to a residentially zoned property, there shall be a minimum setback of ten (10) feet comprised entirely of landscaping, or a minimum setback as provided in (4) below, whichever is greater.
  - (4) In the event that the site is adjacent to residentially zoned property and is located outside of the downtown area as identified on Exhibit B, the minimum side and/or rear yard setbacks shall be determined by utilizing a 1:1 height/setback ratio for that portion of any building which exceeds 15 feet in height. The ten feet adjacent to the property line shall be landscaped when the site adjoins residentially zoned property. The additional setback shall be measured starting at the ten (10) foot side or ten (10) foot rear setback line.

Sec. 18.06.260. CC Community Commercial.

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

(b) Permitted Uses:

- (1) Automobile repair establishments. All repair must take place within an enclosed building.
- (2) Bakeries, wholesale or retail.
- (3) Barber and beauty salons.
- (4) Boarding houses.
- (5) Bus or other transportation terminals (no repair of vehicles).
- (6) Car washes.
- (7) Child care facilities.
- (8) Churches.
- (9) Communication facilities provided they are located on top of buildings of 3 stories or greater in height or meet the standards set forth in 18.06.210(k).
- (10) Convenience service establishments such as tailoring, shoe repair and the like.
- (11) Cultural facilities (including art galleries, libraries and museums) and/or publicly-owned buildings.
- (12) Financial institutions.
- (13) Fitness centers.
- (14) Funeral parlors.
- (15) Indoor recreational activities including skate parks, bicycle courses, model race car tracks and other similar activities.
- (16) Laundry pick-up establishments (no laundering on the premises); laundromats; and small-scale dry cleaning establishments not exceeding 2,000 square feet in size provided the District Health Department issues a permit for

the facility, and the cleaning process to be operated at the facility is approved by the District Health Department prior to commencement of operation of the facility.

- (17) Maintenance, repair and renovation businesses within an enclosed building.
- (18) Open lot parking.
- (19) Pet stores, pet grooming establishments, and/ or veterinarian offices or clinics (no outside kenneling).
- (20) Plant nursery. All outside display or storage of merchandise shall be screened from off- premises view.
- (21) Printing (including quick-copy establishments), reproduction or publishing establishments.
- (22) Private clubs and lodges.
- (23) Professional, business, financial, civic or public utility offices.
- (24) Recording studios.
- (25) Rental businesses within an enclosed building.
- (26) Residential uses above the first floor.
- (27) Restaurants with or without cocktail lounges.
- (28) Schools and colleges.
- (29) Service stations.
- (30) Theaters (no drive-in theaters).
- (31) Video arcade.
- (32) Video rental establishments.
- (33) Wholesale and retail sales establishments, including office supply stores. All merchandise shall be stored and displayed in a building. Such establishments may include incidental processing, repair and rental activities provided that they are accessory and subordinate to the use and provided that all storage, processing and repair of merchandise occurs within the principal building.

- (34) Accessory uses which are incidental to and customarily associated with the above permitted uses.
- (c) Uses requiring a special use permit:
- (1) Automobile body repair, including painting.
  - (2) Bars.
  - (3) Collection stations. Such facilities shall not include any processing of materials collected.
  - (4) Convenience stores.
  - (5) Drive-through facilities.
  - (6) Freestanding automated teller machines.
  - (7) Laboratories.
  - (8) Tattoo parlors, body painting and the like.
  - (9) Outdoor recreational facilities such as skate parks, bicycle courses, model race car tracks and other similar activities.
  - (10) Overhead power lines carrying more than 25 kv.
  - (11) Pawn shops.
  - (12) Pool or billiard parlors.
  - (13) Power substations and other public facilities.
  - (14) Taxidermists.
  - (15) Uses operating more than 17 hours per day.
- (d) Parking. Unless otherwise specified, all off-street parking shall be as provided in section 18.06.340.
- (e) Height limitations:
- (1) The maximum building height shall be 55 feet unless the property is located within a focal center.

C:\18-06\260.3 (UPDATED 3/15/96, ORDINANCE 4605)

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

a. Land Area of Site                      Building Height in Focal Centers

|                        | <u>Level 2</u> | <u>Level 3</u> |
|------------------------|----------------|----------------|
| Less than 1 acre       | 55 feet        | 55 feet        |
| 1 acre - 1.99 acres    | 70 feet        | 70 feet        |
| 2 acres - 2.99 acres   | 85 feet        | 85 feet        |
| 3 acres - 3.99 acres   | 100 feet       | 100 feet       |
| 4 acres - 4.99 acres   | 110 feet       | 110 feet       |
| 5 acres - 5.99 acres   | 120 feet       | 120 feet       |
| 6 acres - 6.99 acres   | 130 feet       | 130 feet       |
| 7 acres - 7.99 acres   | 140 feet       | 140 feet       |
| 8 acres - 8.99 acres   | 150 feet       | 150 feet       |
|                        |                | maximum        |
| 9 acres - 9.99 acres   | 160 feet       |                |
| 10 acres - 10.99 acres | 170 feet       |                |
| 11+ acres              | 175 feet       | maximum        |

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

| <u>I. Percent of gross site landscaped</u> | <u>Maximum Height permitted</u> |
|--|---------------------------------|
| 15%  | 120 feet                        |
| 16%  | 130 feet                        |
| 17%  | 140 feet                        |
| 18%  | 150 feet                        |
| 19%  | 160 feet                        |
| 20%  | 170 feet                        |
| 21%  | 175 feet                        |

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

C:\18-06\260.4 (UPDATED 3/15/96, ORDINANCE 4605)

- (f) Required Width: Fifty (50) feet.
- (g) Yards. Minimum yards shall be:
- (1) Front - Five (5) feet which shall be comprised entirely of landscaping.
  - (2) Rear - Buildings must be placed either on the rear lot line or a minimum of ten feet away. If the building is located adjacent to a residentially zoned property, then there shall be a minimum setback of ten (10) feet comprised entirely of landscaping, or as provided in (4) below, whichever is greater.
  - (3) Side - Buildings must be placed either on the side lot line or a minimum of ten feet away. If the building is located adjacent to a residentially zoned property, the minimum setback shall be ten (10) feet comprised entirely of landscaping, or as provided in (4) below, whichever is greater.
  - (4) In the event that the site is adjacent to residentially zoned property and is located outside of the downtown area as identified on Exhibit B, the minimum side and/or rear yard setbacks shall be determined by utilizing a 1:1 height/setback ratio for that portion of any building which exceeds 15 feet in height. When the site adjoins residentially zoned property, the ten feet adjacent to the property line shall be landscaped. The additional setback shall be measured starting at the ten (10) foot side or ten (10) foot rear setback line.

*Appendix C*

*Project Checklist*

**SHARLANDS PUD  
ARCHITECTURAL/DEVELOPMENT CHECKLIST**

This checklist must be submitted with any application for a building permit within the Sharlands PUD.

Name of Project: \_\_\_\_\_

Planning Unit Name: \_\_\_\_\_ (Attach 8 1/2" x 11" location map illustrating project location within the PUD)

Developer: \_\_\_\_\_

Developer's Agent: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone: \_\_\_\_\_

Facsimile: \_\_\_\_\_

**TYPE OF PROJECT:**

- Multifamily Residential/Senior Housing  
Number of Units: \_\_\_\_\_ Number of Units: \_\_\_\_\_ Number of Acres: \_\_\_\_\_
- Commercial  
Number of Acres: \_\_\_\_\_ Gross Floor Area: \_\_\_\_\_ Describe Project including hours of operation. (Use additional paper if needed):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The following items are required for review by the Department of Community Development prior to obtaining a building permit:

**MULTI-FAMILY RESIDENTIAL/SENIOR HOUSING PROJECTS:**

- Parcel map or tentative map for single family prepared in accordance with current RMC standards. Appropriate maps must be recorded prior to the issuance of any building permit for a structure within any residential planning unit
- Project density calculations
- Four sided colored elevations for structures indicating materials, colors, with structure heights noted
- Street sections for access roadways
- Map showing footprints and setbacks from property lines
- Location and elevations of any entrance signs or monumentalion.
- Project phasing plan
- List of architectural features
- Complete landscape and irrigation plan with list of required/provided items
- List of provided amenities
- Exterior lighting plan
- Location and design of trash enclosures

- List of parking stalls required and provided

**COMMERCIAL**

- Site Plan illustrating:
  - structure locations
  - access from public street(s)
  - setbacks
  - location of free-standing signs
  - parking areas (with number of regular and handicap spaces indicated) with parking ratios noted
  - pedestrian and bicycle paths (if applicable)
  - recreation areas and other amenities
  - project density calculations (residential projects only)
- Landscape and irrigation plan (on-site and any required perimeter landscaping) per Handbook/RMC requirements
- Buffering requirements
- Full color architectural elevations (all sides of proposed buildings) with construction materials and building heights noted
- Free-standing sign elevations with materials, colors, and heights noted
- Signs calculations
- Outdoor lighting plan prepared by professional illumination engineer
- Project phasing plan

**FOR ALL PROPOSED DEVELOPMENT PROJECTS:**

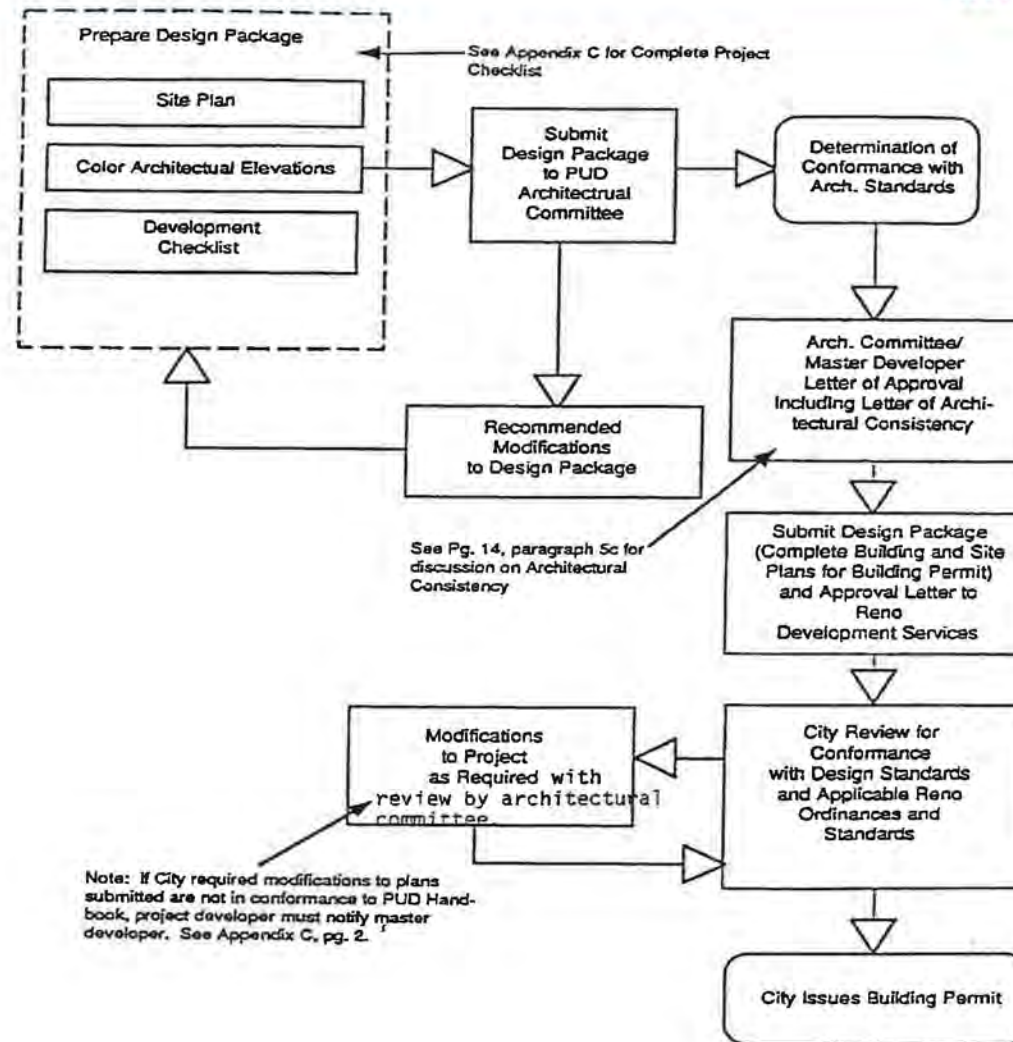
- Letter from Master Developer indicating conformance of the proposed project with the PUD Development Standards Handbook.
- Two copies of the building plans stamped and signed by the master developer certifying that the plans are in conformance with the PUD Development Standards Handbook.

Note: The City of Reno may require changes to the plans after submittal. The project developer must notify the master developer of any such required changes prior to obtaining a building permit for his project. This process does not relieve the project developer from the responsibility for obtaining all necessary review and approvals of these changes from the master developer.

*Appendix D*

*Flow Chart for Project Approval*

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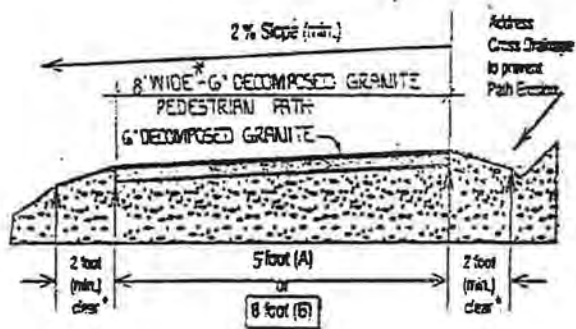


PROJECT APPROVAL FLOWCHART  
FOR A DEVELOPMENT PROJECT  
WITHIN THE SHARLANDS PUD

*Appendix E*

*Traffic Design Criteria, Trail Design  
Detail, and Driveway Location Map*

TRAIL CONSTRUCTION DETAIL  
SEE FIGURE 1.5 FOR TRAIL LOCATIONS



Not To Scale

(A) = Pedestrian only path

(B) = Two way path

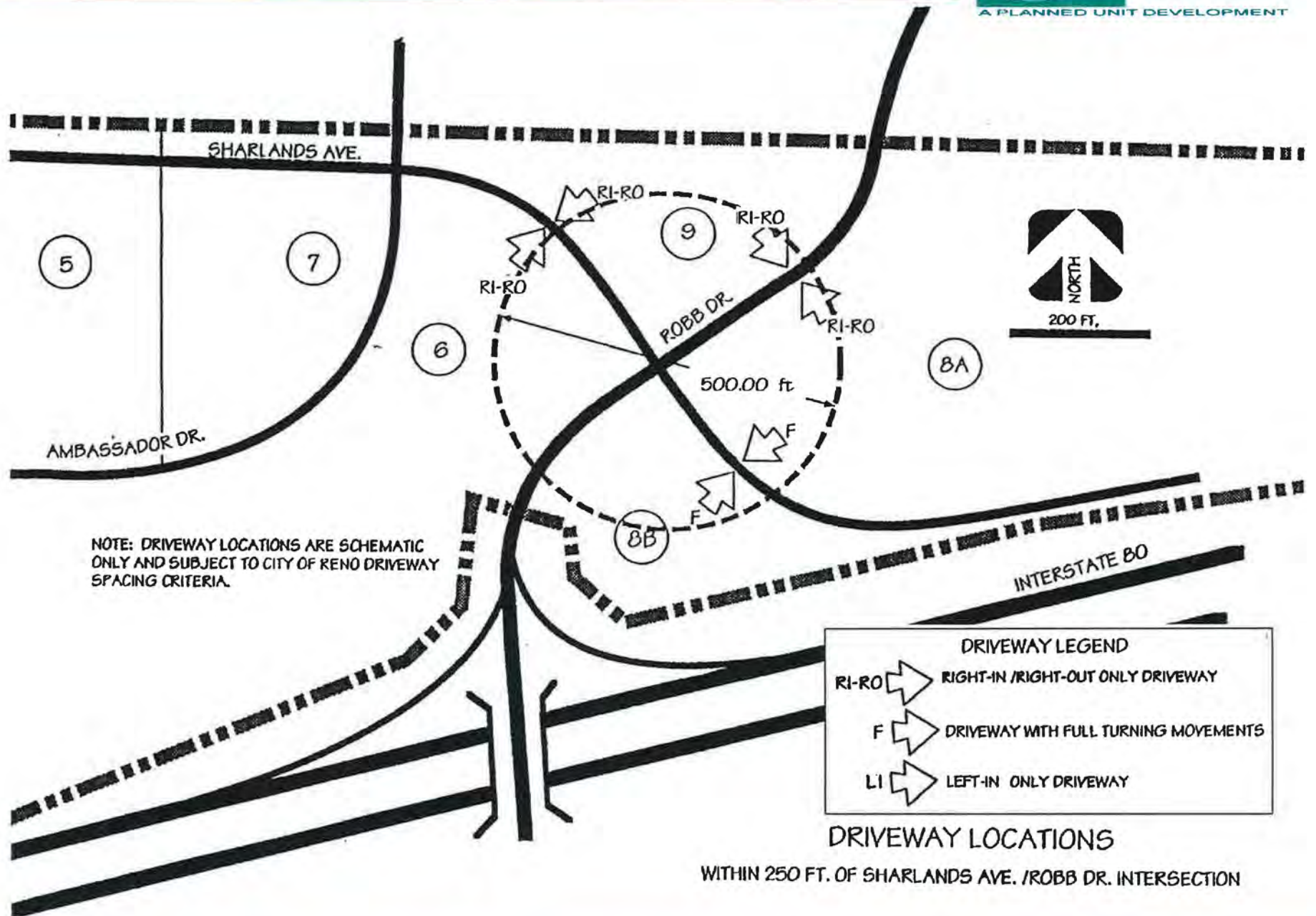
\* not necessary if path is for pedestrians only

PEDESTRIAN PATHWAY SHALL BE CONSTRUCTED OF DECOMPOSED GRANITE MATERIAL CONFORMING TO THE FOLLOWING GRADATION. MATERIAL SHALL BE PLACED ON SUITABLE SUBGRADE AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER ASTM-D1557. THE CONTRACTOR SHALL CONSTRUCT THE TRAIL WITH NEAT CLEAN EDGES. IF NATIVE GROUND CANNOT BE CUT SO AS TO PRODUCE A NEAT CLEAN EDGE, A TEMPORARY HEADER BOARD SHALL BE USED TO PRODUCE A NEAT CLEAN EDGE.

| SIEVE SIZE | %PASSING |
|------------|----------|
| 1"         | 100      |
| #4         | 70-100   |
| #16        | 45-90    |
| #50        | 25-60    |
| #200       | 3-50     |

(NON-PLASTIC)

PEDESTRIAN PATH



NOTE: DRIVEWAY LOCATIONS ARE SCHEMATIC ONLY AND SUBJECT TO CITY OF RENO DRIVEWAY SPACING CRITERIA.

**DRIVEWAY LEGEND**

- RI-RO  RIGHT-IN /RIGHT-OUT ONLY DRIVEWAY
- F  DRIVEWAY WITH FULL TURNING MOVEMENTS
- LI  LEFT-IN ONLY DRIVEWAY

**DRIVEWAY LOCATIONS**

WITHIN 250 FT. OF SHARLANDS AVE. /ROBB DR. INTERSECTION

*Appendix F*

*NRS 278A.550*

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NEVADA REVISED STATUTES  
278A.550

Procedures to be followed if the final plan is determined by City staff not to be in substantial compliance.

**278A.550 Plan not in substantial compliance: Alternative procedures; public hearing; final action.**

1. If the plan, as submitted for final approval, is not in substantial compliance with the plan as given tentative approval, the City or County shall, within 30 days of the date of the filing of the application for final approval, notify the landowner in writing, setting forth the particular ways in which the plan is not in substantial compliance.

2. The landowner may:

(a) Treat such notification as a denial of final approval;

(b) Re-file his plan in a form which is in substantial compliance with the plan as tentatively approved; or

(c) File a written request with the City or County that it hold a public hearing on his application for final approval.

If the landowner elects the alternatives set out in paragraph (b) or (c) above, he may re-file his plan or file a request for a public hearing, as the case may be, on or before the last day of the time within which he was authorized by the minutes granting tentative approval to file for final approval, or 30 days from the date he receives notice of such refusal, whichever is the later.

3. Any such public hearing shall be held within 30 days after request for the hearing is made by the landowner, and notice thereof shall be given and hearings shall be conducted in the manner prescribed in NRS 278A.480.

4. Within 20 days after the conclusion of the hearing, the City or County shall, by minute action, either grant final approval to the plan or deny final approval to the plan. The grant or denial of final approval of the plan shall, in cases arising under this section, contain the matters required with respect to an application for tentative approval by NRS 278A.500.

(Added to NRS by 1973, 575) - (Substituted in revision for NRS 280A.540)

.....



*MAVERIK/WINDGATE LP, et al  
SETTLEMENT AGREEMENT*

**SETTLEMENT AGREEMENT AND MUTUAL RELEASE**

This SETTLEMENT AGREEMENT AND MUTUAL RELEASE (this "Agreement") is dated as of the \_\_\_ day of \_\_\_\_\_, 2010, shall be effective as provided in Section 1.3 below, and is entered into by and between Maverik, Inc., a Wyoming corporation ("Maverik"), Windgate Apartments, L.P., a California limited partnership ("Windgate"), 1930 Wright Street, LLC, a California limited liability company ("Wright"), 5311 College Oak Drive, LLC, a California limited liability company ("College Oak"), 3859 Annadale Lane, LLC, a California limited liability company ("Annadale"), Sharlands Terrace Apartments I, LLC, a Nevada limited liability company ("Sharlands I") and Sharlands Terrace Apartments II, LLC, a Nevada limited liability company ("Sharlands II") (Windgate, Wright, College Oak, Annadale, Sharlands I and Sharlands II being collectively referred to herein as "Petitioners"), and the City of Reno, a municipal corporation (the "City"). All signatories to this Agreement may be collectively referred to as the "Parties" or individually referred to as a "Party".

**RECITALS:**

A. At a regular meeting of the Reno City Council held May 12, 2010 and following public hearing thereon, the City approved the request for zoning text amendments to Planning Unit 7 of the Sharlands Planned Unit Development ("PUD Amendment") made by RR Sacramento, LLC, a California limited liability company ("RR Sacramento"), as owner, and Maverik, as applicant.

B. On or about June 24, 2010, Petitioners filed a Petition for Judicial Review in the Second Judicial District Court of the State of Nevada, as case no. CV 1001953, seeking an order to reverse the decision of the Reno City Council on the PUD Amendment and naming the City as the Respondent. Subsequently on August 9, 2010, the Petitioner filed an Amended Petition for Judicial Review naming RR Sacramento and Maverik as additional Respondents. (The Petition for Judicial Review and the Amended Petition for Judicial Review are collectively referred to herein as the "Petition".)

C. Maverik has acquired the development site described in the PUD Amendment (the "Maverik Site") from RR Sacramento, and RR Sacramento is no longer a real party in interest with respect to the Petition. Maverik is the successor to the rights of RR Sacramento.

D. Petitioners own the apartment complex to the west of the Maverik Site which is commonly known as the Sharlands Terrace Apartments ("Sharlands Terrace Site"). The Maverik Site and the Sharlands Terrace Site are both located within Unit 7 of the Sharlands Planned Unit Development and subject to the terms and conditions of that Planned Unit Development.

NOW, THEREFORE, in consideration of the mutual covenants, representations, disclosures, and agreements between the Parties set forth in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

*[Handwritten signatures and initials]*  
10/12/10  
10/20/10

**ARTICLE I: PARTY PERFORMANCE**

1.01 PUD Amendment Clarification. The Parties agree that Maverik shall, at its sole cost and expense (except with regard to noticing costs related to the City Council's clarification meeting, which costs shall be split equally between Maverik and Petitioners), take all steps that are necessary to petition the City and cause the PUD Amendment to be clarified to provide:

(a) Landscape Plan. The owner of the Maverik site shall cause to be installed upon the completion of construction of the building and other improvements contemplated to be constructed on the Maverik Site, the trees and shrubbery shown on the landscape plan attached hereto as Exhibit "A" ("Landscape Plan") along the westerly boundary of the Maverik Site ("Landscape Buffer"). Such trees and shrubbery shall be of a size and type shown on the Landscape Plan and at the locations shown thereon unless otherwise agreed to between Maverik and Petitioners, and subject to approval by City staff, which approval shall not be unreasonably withheld.

(b) Maintenance of Landscape Buffer. The owner of the Maverik Site shall take all reasonable steps as may be required to maintain the Landscape Buffer. This shall include an obligation to maintain in a good and healthy condition the trees and plants in the Landscape Buffer which are planted pursuant to subsection (a) above, as well as any existing trees on the Maverik Site which are shown on the Landscape Plan. In the event any of the Landscape Buffer is materially damaged (e.g., a tree dies or becomes damaged to the extent that such damage materially affects the Landscape Buffer) then the owner of the Maverik Site shall promptly repair or replace the damaged portion of the Landscape Buffer.

(c) Security Camera. At all times after a certificate of occupancy is given to the owner of the Maverik Site, the owner of the Maverik Site shall cause to be installed and maintained and operate on the building to be constructed on the Maverik Site a security camera in the location marked "Jay Box" on Exhibit "A" hereto.

(d) All work required of the owner of the Maverik Site shall be done in a good and workmanlike manner and in full and strict compliance with all applicable laws and regulations.

1.02 Cooperation. Maverik and Petitioners shall reasonably cooperate with each other to accomplish the clarifications above.

1.03 Dismissal of the Petition. When the clarifications to the PUD as contemplated by Section 1.01 is final (that is, the time for any appeal or challenge has expired), then this Agreement shall be effective (the "Effective Date"). No later than the Effective Date, counsel for the Parties shall execute the Stipulation for Dismissal with Prejudice attached hereto as Exhibit "B" (the "Dismissal"), dismissing the Petition and all claims related thereto, with prejudice, and with each Party to bear its own attorneys' fees and costs. Concurrently with the Effective Date, Holland & Hart LLP shall file the Dismissal with the Court and the Parties shall take all such other actions as may be necessary to cause the dismissal of the Petition with prejudice.

*[Handwritten signatures and initials]*  
10/13/10  
10/20/10

**ARTICLE II: RELEASE**

2.01 Release of All Claims. Each Party, on behalf of itself, its heirs, assignees, subrogees, successors-in-interest, agents, partners, members, shareholders, trustees, beneficiaries, insurers, subsidiaries and affiliates hereby forever releases and discharges each of the other Parties and their respective assignees, subrogees, successors-in-interest, agents, partners, members, shareholders, trustees, beneficiaries, insurers, subsidiaries and affiliates from any and all claims, demands, liabilities, obligations, damages, payments, fees, losses, and expenses, known or unknown, asserted or unasserted, of whatever nature, now existing or hereafter arising, that are in any way related to the subject matter of the Petition and all claims related thereto.

2.02 Unknown Facts. Each Party hereby acknowledges that it may hereafter discover facts different from, or in addition to, those that it now believes to be true with respect to any and all liabilities, debts, demands, rights, covenants, judgments, controversies, claims, damages, or causes of action, herein released. Nevertheless, each Party hereby expressly acknowledges that the releases set forth above shall be and remain effective and in full force in all respects, notwithstanding the discovery of different or additional facts, and that the releases contained herein extend and apply to and also cover and include all unknown, unforeseen, unsuspected, and unanticipated injuries, claims, damages, losses, and liabilities, if any, arising from, or in any manner related to, the subject matter of the Petition and all claims related thereto. Each Party represents that it understands and acknowledges the legal significance and consequences of the foregoing release, dismissal, and settlement of all unknown claims and hereby assumes all responsibilities for any inquiries, damages, losses, and/or liabilities that hereafter may occur.

2.03 Acknowledgements. Each of the Parties understands, agrees and warrants:

- (a) that each Party is fully and completely informed as to the facts relating to the subject matter of this Agreement and as to the rights, duties, and liabilities of all Parties;
- (b) that the Respondents deny the legal liability and damages alleged in the Petition, or that could have been alleged in the Petition, and that this Agreement is not to be construed as admissions of liability on the part of any Party, but is solely executed in the settlement of disputed claims involving the Petition;
- (c) that no promise or inducement has been offered except as set forth herein;
- (d) that this Agreement is executed without reliance upon any statement or representation by any Party or its representatives concerning the nature and extent of the claimed damages or legal liability therefor;
- (e) the Parties are legally competent to execute this Agreement and to accept full responsibility therefor; and
- (f) that this Agreement and the releases set forth herein have been carefully read in their entirety by each of the Parties, each of whom has had the benefit and advice of counsel of such Party's choosing, that the Parties fully and completely understand each provision of this Agreement, and that this Agreement and the releases set forth herein are known by each

*[Handwritten signatures and initials]*  
 10-20-16

of the Parties to be in full and final and complete compromise, settlement, release, accord and satisfaction, and discharge of all claims and actions as above stated.

**ARTICLE III: MISCELLANEOUS**

3.01 Compromise of Disputed Claims. This Agreement constitutes a compromise of otherwise doubtful and disputed claims. Neither this settlement nor anything contained in this Agreement shall be construed as an admission of liability on the part of any Party.

3.02 Severability. The provisions of this Agreement are severable and the invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of the remaining provisions.

3.03 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Nevada.

3.04 Attorneys' Fees. In the event of a dispute over or relating to the terms of this Agreement, the prevailing Party in any action or proceeding brought in connection with such dispute or the enforcement of this Agreement shall be entitled to recover from the other Party his, her, or its costs, including reasonable attorneys' fees.

3.05 Litigation Fees and Expenses. Each Party hereto agrees to bear its own attorney fees and costs arising out of or related to the Petition, including without limitation, the negotiation and documentation of this Agreement.

3.06 Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute but one and the same instrument.

3.07 Headings for Convenience Only. The Parties acknowledge that the headings contained herein are only for the convenience of the Parties. The substance and provisions hereof control without regard to the headings.

3.08 Preparation of Agreement. The Parties acknowledge that this Agreement has been negotiated and prepared in an arms-length transaction with material contributions by all Parties and this Agreement shall not be interpreted against any Party as the drafterperson.

3.09 Due Formation; Qualification; Authority to Execute Agreement. Each Party which is a corporation, partnership or limited liability company represents and warrants to each other Party that it has been duly formed and validly existing under the laws of the state of its organization and is in good standing under the laws of such state. Any Party which is a foreign corporation, limited partnership or limited liability company represents and warrants to every other Party that it is duly qualified to do business in the State of Nevada. Each Party represents and warrants that it has the authority to execute this Agreement and that the person executing this Agreement on behalf of such Party has been duly authorized to do so, and that it has not assigned such rights, or any of its claims released herein, to any other person by way of explicit assignment, subrogation, operation of law, or otherwise.

*[Handwritten signatures and initials]*  
 10/20/16

3.10 Other Acts and Documents. The Parties agree to undertake such other acts and execute such other documents as may be reasonably necessary to affect the purpose and intent of this Agreement.

3.11 Notices. Any notice given under this Agreement shall be in writing and personally hand delivered, given by overnight express delivery with receipt, or given by United States certified mail. All notices shall be sent to the receiving Party at the following address or at such other address as the Party may from time to time direct in writing:

**To Maverik:**

Maverik, Inc.  
Attn: Dan Murray  
880 West Center Street  
North Salt Lake, Utah 84054

*with a copy to:*

Holland & Hart LLP  
Attn: Bryce C. Alstead, Esq.  
5441 Kietzke Lane, 2nd Floor  
Reno, Nevada 89511

**To Petitioners:**

Pacific Regional Equities, Inc.,  
Owners' Agent  
Attn: Thomas J. Finnegan  
1377 Fulton Street, Suite 100  
San Francisco, CA 94117

*with a copy to:*

Flynn-Williams LLP  
Attn: Michael J. Flynn, Esq.  
1010 B Street, Suite 200  
San Rafael, CA 94901

For purposes of this Agreement, Notices shall be deemed to have been given, delivered, or received upon personal delivery thereof, or seventy-two (72) hours after having been deposited in the United States mail as provided herein.

3.12 Successors and Assigns. This Agreement will be binding on, and will inure to the benefit of, the respective legatees, devisees, heirs, executors, administrators, assigns, beneficiaries, trustees, successors-in-interest, and partners of the Parties.

3.13 No Third-Party Beneficiaries. This Agreement has no, and is not intended to have any, third party beneficiaries.

3.14 Integration. This Agreement is not subject to any condition precedent with respect to formation or performance, written, oral, or otherwise not specifically set forth herein. This Agreement contains the entire integrated agreement between the parties respecting the subject matter of this Agreement and it supersedes all prior and contemporaneous understandings and agreements, whether oral or in writing, between the parties respecting the subject matter of this Agreement. The terms of this Agreement are intended by the parties as a final expression of their agreement with respect to those terms and they may not be contradicted by evidence of any prior agreement or of any contemporaneous agreement. The parties further intend that this Agreement constitutes the complete and exclusive statement of its terms.

3.15 Representation by Counsel. The Parties each warrant and acknowledge that (i) they have read and understood the terms of this Agreement; and (ii) they have had the

opportunity to retain legal counsel of their choice throughout the negotiations preceding the signing of this Agreement.

3.16 Weekends, Holidays. Should the date provided for under this Agreement for the giving of any notice or the performance of any obligation be a Saturday, Sunday, or legal holiday for national banks in Washoe County, Nevada, then the giving of such notice or the performance of such obligation, as applicable, shall be excused until the next day which is not a Saturday, Sunday, or legal holiday.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first written above.

**Maverik:**

Maverik, Inc.,  
a Wyoming corporation

By: S. Howlett  
Name: Susan Howlett  
Title: CEO

**Petitioners:**

**Windgate:**

Windgate Apartments, L.P.,  
a California limited partnership  
By: M & G, LLC, a California limited liability company,  
its General Partner

By: \_\_\_\_\_  
Name: Michael Flynn  
Title: Manager

**Wright:**

Wright Street LLC,  
a California limited liability company

By: \_\_\_\_\_  
Name: Thomas J. Finnegan  
Title: President

*[Handwritten signatures and date: 10-20-10]*

opportunity to retain legal counsel of their choice throughout the negotiations preceding the signing of this Agreement.

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**Maverik:**

Maverik, Inc.,  
a Wyoming corporation

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**Petitioners:**

**Windgate:**

Windgate Apartments, L.P.,  
a California limited partnership  
By: M & G, LLC, a California limited liability company,  
its General Partner

By: \_\_\_\_\_  
Name: Michael Flynn  
Title: Manager

**Wright:**

Wright Street LLC,  
a California limited liability company

By: \_\_\_\_\_  
Name: Thomas J. Finnegan  
Title: President

**College Oak:**

5311 College Oak Drive LLC,  
a California limited liability company

By: \_\_\_\_\_  
Name: Thomas J. Finnegan  
Title: President

**Annadale:**

Annadale Lane LLC,  
a California limited liability company

By: \_\_\_\_\_  
Name: Thomas J. Finnegan  
Title: President

**Sharlands I:**

Sharlands Terrace Apartments I, LLC,  
a Nevada limited liability company

By: \_\_\_\_\_  
Name: Joe Krabbenicht  
Title: Manager

**Sharlands II:**

Sharlands Terrace Apartments II, LLC,  
a Nevada limited liability company

By: \_\_\_\_\_  
Name: James Brittain  
Title: Member  
Name: Sandra Brittain  
Title: Member

# WASHOE COUNTY RECORDER

OFFICE OF THE RECORDER  
KALIE M. WORK, RECORDER

1001 E. NINTH STREET  
RENO, NV 89512  
PHONE (775) 328-3661  
FAX (775) 325-8010

## LEGIBILITY NOTICE

The Washoe County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies reproduced from the recorded document would not be legible. However, the customer demanded that the document be recorded without delay as the parties rights may be adversely affected because of a delay in recording. Therefore, pursuant to NRS 247.120 (3), the County Recorder accepted the document conditionally, based on the undersigned's representation (1) that a suitable copy will be submitted at a later date (2) it is impossible or impracticable to submit a more suitable copy.

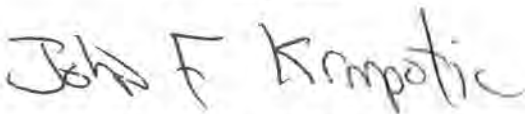
By my signing below, I acknowledge that I have been advised that once the document has been microfilmed it may not reproduce a legible copy.



Signature



Date



Printed Name