

APN# 019-232-61 & 019-232-67

Recording Requested by:

Name: Christy Corporation, LTD

Address: 1000 Kiley Parkway

City/State/Zip: Sparks, NV 89436

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Requested By
CHRISTY CORPORATION LTD
Washoe County Recorder

Kalie M. Work - Recorder

Fee: \$43.00 RPTT: \$0.00

Page 1 of 60

(for Recorder's use only)

Sierra Senior Care Planned Unit Development
Design Standards Handbook

(Title of Document)

Please complete Affirmation Statement below:

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons.
(Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of a person or persons as required by law:

(State specific law)



Signature

Planner

Title

Lisa H. Nash

Printed Name

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.

When Recorded Return to:
Christy Corporation, LTD
Lisa Nash
1000 Kiley Parkway
Sparks, Nevada 89436

**NOTICE OF DESIGN GUIDELINES FOR THE
SIERRA SENIOR CARE PLANNED UNIT DEVELOPMENT
(THIRD REVISION, JANUARY 11, 2023)**

Notice is hereby given that the Planned Unit Development Guidelines for Sierra Senior Care entitled "SIERRA SENIOR CARE, PLANNED UNIT DEVELOPMENT, DESIGN STANDARDS HANDBOOK", dated January 19, 2011 has been revised, effective January 11, 2023. The Reno City Council approved the Certification of the PUD Guidelines for Sierra Senior Care PUD on January 11, 2023. A copy of the revised guidelines is attached hereto and incorporated herein.

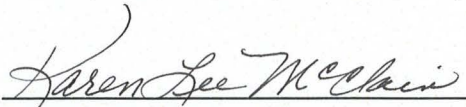
This revision supersedes and terminates the applicability of all previous revisions to the Guidelines recorded in the office of the Washoe County Recorder on Dated this 30th day of January, 2023.



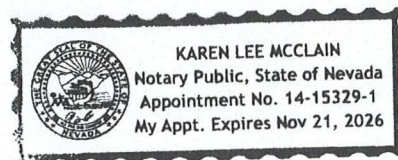
Michael Ochoa
Mountain View Health Care

State of Nevada)
)
County of Washoe)

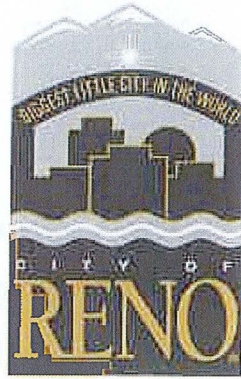
On this 30th day of January, 2023, Michael Ochoa (name) personally appeared before me, a Notary Public in and for said County and State, known to me to be the owner/authorized agent of the above property who acknowledged to me that they are authorized to and did execute the above instrument on behalf of said application.



Signature of Notary Public (seal)



Mikki Huntsman
City Clerk
(775) 334-2030
HuntsmanM@reno.gov



Office of the City Clerk
City Clerk's Office (775) 334-2030
Central Cashiering (775) 334-2032
Records (775) 348-3932

January 11, 2023

Mountain View Healthcare LLC
901 N. Green Valley Parkway, Ste 130
Henderson, NV 89704

FILED THIS DATE
01/12/2023
BY: BT
CITY CLERK

RE: **Case No. LDC22-00050 (Sierra Senior Care PUD Amendment)**
APN's 019-232-67
Adopted Ordinance No. 6643

Dear Applicant:

At a regular meeting of the Reno City Council on January 11, 2023 and following a public hearing thereon, the Reno City Council passed and adopted Ordinance No. 6643, approving an amendment to the Planned Unit Development (PUD) to allow for 96 multi-family dwelling units on the vacant northern ±3.26 acre portion of the PUD. Also, in order to accommodate the proposed use, various additions to design standards are proposed including: building, architecture, setbacks, lighting, landscaping, parking, etc. The ±5.09 acre PUD is generally located north of the terminus of Beck Street and south of Mountain View Drive.

Sincerely,

A handwritten signature in blue ink that reads "Mikki Huntsman".

Mikki Huntsman
City Clerk

xc: Development Services Department
Grace Mackedon, Development Services Department
Matt Brezina, Parks, Recreation & Community Services
Lisa Nash, Christy Corporation
Mountain View Healthcare LLC

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

SIERRA SENIOR CARE
PLANNED UNIT DEVELOPMENT
DESIGN STANDARDS HANDBOOK



APPROVED JANUARY 19, 2011
First Amendment – February 25, 2015
Second Amendment – September 27, 2017
Third Amendment – January 11, 2023

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PROJECT DESCRIPTION

The Sierra Senior Care Development is located at the south end of Virginia Lake Park between Mountain View Drive and Beck Street and west of Lakeside Drive in Reno, Nevada. The project consists of four parcels encompassing a total site acreage of 5.09 acres. The parcels have access from Mountain View Drive at the north end and Beck Street to the south. The location of the project is depicted in FIGURE 1, Vicinity Map.

Sierra Senior Care, when fully developed, will provide a mix of multi-family and senior living facilities as follows: Phase 1) a 44 unit multi-family residential development located on the southern portion of the PUD, Phase 2) a 48 bed memory care facility located on the center portion of the PUD, and Phase 3) Six Cottages for 12 one or two bedroom independent living units. Residents of the Independent Living units will need to be age 55 or older to rent one of the units. The entire property will be professionally managed by one or more entities that are properly licensed by the State of Nevada. FIGURE 2, Site Plan, depicts the overall layout of the project.

Two alternative options to the memory care/independent living cottages located on the north ±3.2 acres of the PUD are 1) a 32 bed memory care and 82 bed assisted living facility or, 2) a 96-unit multi-family residential development, as described in this handbook. The development and operational standards for the alternative uses begin on page 27 of this PUD Handbook.

PROJECT INTENT & PURPOSE

It is the intent of this handbook to 1) limit the uses of the site to multi-family and senior living/senior care as shown on TABLE 1; 2) clearly define the site layout including access, parking, and landscape requirements; and 3) specify the architecture, colors, and allowed building heights to give the surrounding neighborhoods the assurance as to what will develop on this site. (refer to page 20 for the affordable multi-family option uses and standards and to page 27 for the memory care/assisted living or multi-family residential uses and standards).

This Planned Unit Development will ensure that the site and buildings within the project will be developed in a manner which will complement each other as well as the surrounding area. Based upon the high visibility of the site and the fact that these parcels lie adjacent to the Country Club Acres Neighborhood Plan, it is the intent and purpose of this Planned Unit Development to provide a project which will be developed to a higher standard than would occur under standard zoning and development procedures. This planned unit development will also provide for a more consistent review and permitting process for individual facilities.

Requirements contained in this handbook will ensure compatibility between each phase of the project. This will be achieved with similar landscape palettes, use of earth tone colors, and use of complimentary style architecture throughout. In addition, a blanket parking and access easement will be recorded on the entire site allowing for access and shared parking, such that all required parking will be contained on-site.

This PUD will sharply delineate, from an architectural as well as site design aspect, the transition from the Country Club Acres residential area located to the north and the high density developments to the south, west, and east of the project site. This project will establish a desirable transition in building size, building height, and landscape when traveling between Country Club Acres and the adjoining apartments and condominiums.

The allowed Land Uses will include Independent Living, Memory Care, Assisted Living, Affordable Multi-Family residential and Multi-Family residential. TABLE 1 below lists the maximum number of allowed dwelling units and beds of the above-mentioned uses. Figure 2 shows the phasing and location of each use. (refer to page 20 for the affordable multi-family option uses and standards and to page 27 for the memory care/assisted living or multi-family residential uses and standards)

TABLE 1 – LIST OF ALLOWED AND ALTERNATIVE LAND USES

Land Use	Dwelling Units or Beds	Phase
Affordable Multi-Family	44 units	1
Memory Care	48 beds max.	2
Independent Living (Duets/Cottages)	12 d.u. (1 or 2 bedrooms)	3

Alternative Land Uses		
Land Use	Dwelling Units or Beds	Phase
Option 1 - Memory Care	32 beds max.	2 (northern portion of site)
Option 1 - Assisted Living	82 beds max.	2 (northern portion of site)
Option 2 - Multi-Family	96 units	2 (northern portion of site)

Build out of the project will be dependent on market conditions and is estimated to be within 5 years. The 5 year time frame shall start at the time of final approval (the recording date of the certified handbook). If the project is not completed at the end of 5 years then the PUD will require an application to the City Council to determine if it is appropriate to extend the development schedule prior to further development.

A development agreement between the Sierra Senior Care PUD properties and CC&R's will govern maintenance of the property, once the project is constructed.

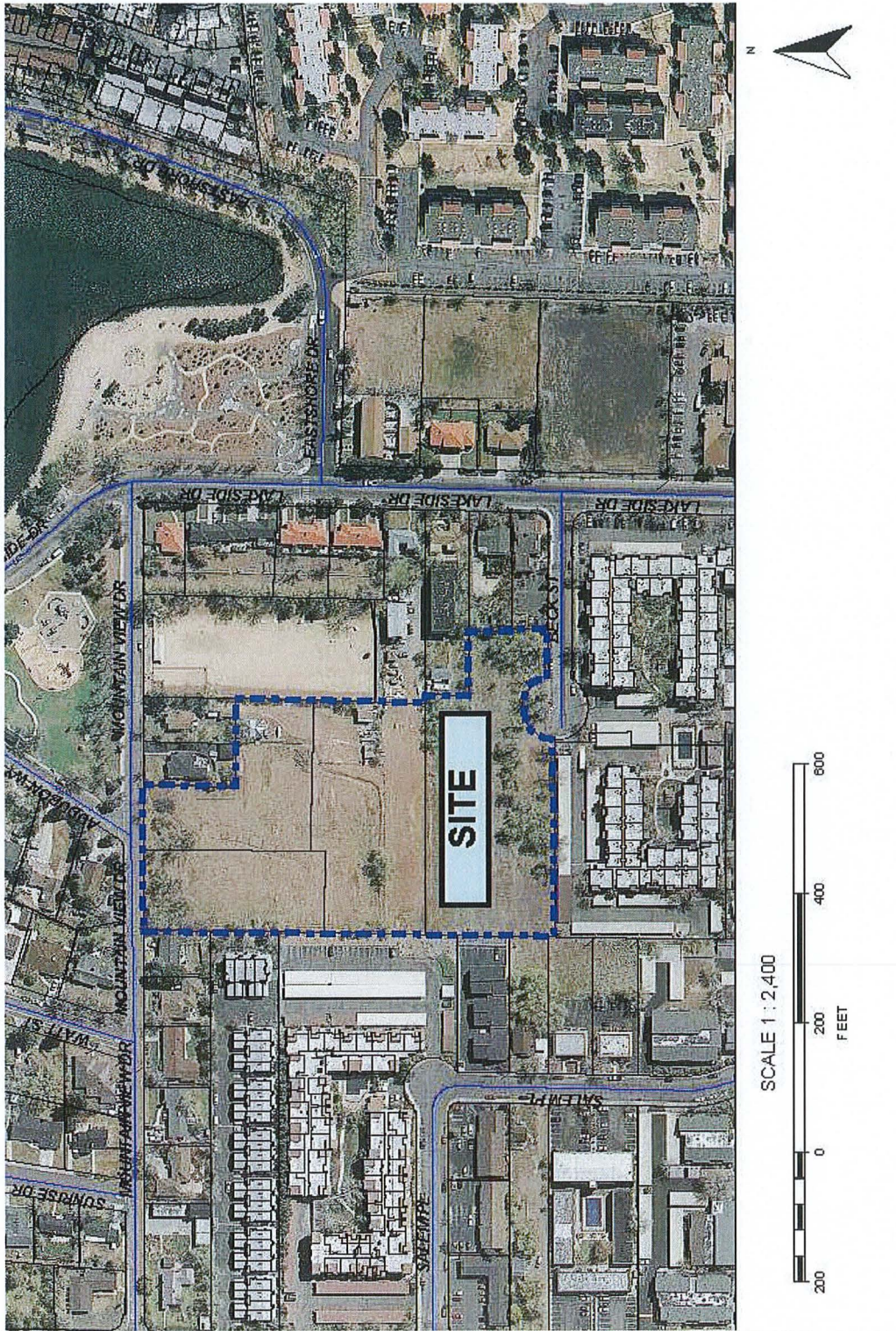


FIGURE 1 – VICINITY MAP

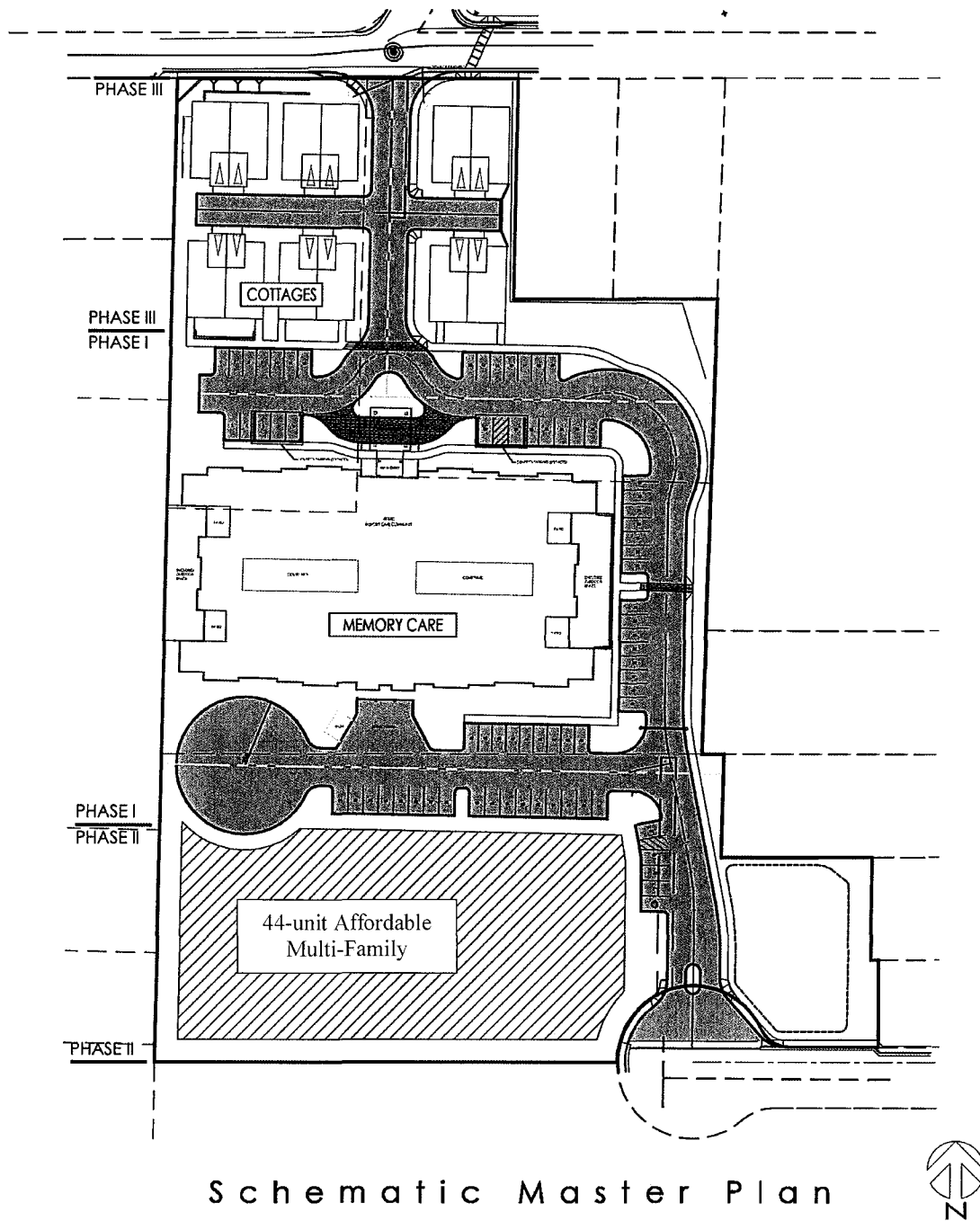


FIGURE 2 – SIERRA SENIOR CARE SITE PLAN

GENERAL DESIGN STANDARDS

PURPOSE

The purpose of these Design Guidelines is to specify permitted uses and development standards for Sierra Senior Care. The following sections will specify standards for general design, site design, landscape, fencing, lighting, screening, architecture, and signage. These are the standards to which this project will be built.

CONFLICTS WITH RENO CITY CODE AND HANDBOOK STANDARDS

When there is a discrepancy between these Planned Unit Development (PUD) requirements including text, details, and exhibits, the more restrictive shall apply. Unless specifically addressed in these PUD Design Standards, the applicable sections of the City of Reno Development Code, Title 18 as amended, shall apply at the time of application for each building permit. The affordable multi-family option shall comply with all standards listed below unless modified by standards beginning on page 20 of this Handbook. The 32 bed Memory Care and 82 bed Assisted Living Facility option or the 96-unit Multi-Family Residential Development shall comply with all standards listed below unless modified by standards beginning on page 27 of this Handbook.

CONDITIONS APPLYING TO FUTURE DEVELOPMENT

The following conditions apply to any development beginning after December 4, 2022, at which date the following conditions were approved by the Reno City Council.

- Applicant shall coordinate with City Engineering staff to include reasonable improvements (e.g. signage and stripping) to prevent left turn movements onto Mountain View Drive.
- Applicant shall contribute \$1,000 per unit (and round up to a total of \$100,000) to the City of Reno for beautification improvements to Virginia Lake and City Dog Park areas paid at the time of certificate of occupancy.

PARCEL SIZE AND STANDARDS

The minimum parcel size shall be 9,000 square feet with a minimum lot width of 70 feet. Building Setbacks from property lines and minimum building separation will be as follows:

- 12 feet minimum along Mountain View Drive.
- 10 feet minimum along the west property line
- 5 feet minimum along the east property line for the Cottages
- 50 feet minimum along the east property line for the Memory Care and Assisted Living/Skilled Nursing
- 10 feet minimum along the south property line
- 15 feet minimum from all interior property lines
- 10 feet minimum building separation between Cottages & 50 feet minimum for all other buildings

Cottages and the Memory Care facility shall be limited to a single-story structure with a maximum building height of 25 feet. The 44-unit multi-family apartment project shall be limited to a two story structure with a maximum building height of 35 feet. The definition of building height shall be as defined within the Reno Municipal Code at the time each building permit is submitted.

The alternative options to the memory care and independent living cottages located on the northern ±3.2 acres of the PUD are 1) a 32-bed memory care and 82 bed assisted living facility or 2) a 96-unit multi-family residential development, as described in this handbook. The development and operational standards for the alternative uses begin on page 27 of this PUD Handbook.

ALLOWED USES

Allowable uses within the project shall be limited to the following.

- Senior Independent Living (over 55 years of age) - Maximum of 12 two bedroom units (Cottages).
- Memory Care Facility - Maximum of 48 beds.
 - Alternative options to the Senior Independent Living and 48 bed Memory Care Facility on the northern 3.2 acres of the PUD are 1) a 32 bed Memory Care and 82 bed Assisted Living Facility, or 2) a 96-unit multi-family residential development, as described in this Handbook. The development and operational standards for this alternative use begin on page 27 of this PUD Handbook.
- 44-unit affordable multi-family apartment project, as described starting on page 20.

SITE PLANNING

Vehicular Access

Sierra Senior Care will be accessed from both Mountain View Drive and Beck Street as follows:

STANDARDS

- The access point on Mountain View Drive shall incorporate a traffic calming device to calm traffic on Mountain View and provide for safe pedestrian crossings to the City Engineer's approval. The traffic calming device shall be designed to physically slow speeds. Plans for the traffic calming device shall be submitted to the city for approval with the first permit issued for the project and constructed prior to issuance of the first certificate of occupancy.
- The cul-de-sac bulb on Beck Street will be completed in accordance with city requirements for half street improvements prior to issuance of the first certificate of occupancy.
- All service vehicles for the Memory Care and the affordable multi-family option shall access the site from Beck Street.
- The Cottages and Memory Care facility shall take primary access, including visitor access, from Mountain View Drive; secondary access and employee access shall be from Beck Street. The affordable multi-family option shall take primary access from Beck Street; secondary emergency vehicle access shall be from Mountain View Drive.
- A gate with keypad shall be installed with the second phase on the main access drive at the southeast corner of the Memory Care facility to separate the affordable multi-family option access from the Memory Care and Cottages as noted above. This gate will provide for access by the Reno Fire Department and other emergency vehicles; and shall be designed and constructed to the satisfaction of the Fire Marshall.
- All improvements shall be required to satisfy and meet the requirements of the City of Reno Public Works Design Manual in effect at the time of each permit submittal.

The design alternatives of the 32 bed Memory Care and 82 bed Assisted Living Facility or the 96-unit Multi-Family Residential Development shall have specific vehicular access requirements as outlined starting on page 27.

Interior Site Circulation

STANDARDS

- Interior Site circulation shall be laid out in accordance with the site plan as shown in APPENDIX A; and shall conform to all City of Reno Design Standards for drive aisle width and emergency vehicle access. Interior circulation patterns shall be laid out in a manner which will provide for logical traffic flow patterns and shall take into account fire department access, service vehicle and delivery truck parking for deliveries as well as Disposal services.
- Provide directional signage to clearly delineate traffic flow patterns.

Pedestrian Access and Circulation

STANDARDS

- To provide pedestrian access to the Sierra Senior Care, sidewalks shall be constructed along Mountain View Drive adjoining the project and along the unfinished cul-de-sac bulb on Beck Street. These improvements shall be completed to include accessible ramps, as required by city code, prior to issuance of the first certificate of occupancy.
- Interior pedestrian circulation shall include a system of concrete walkways to extend along the main entry from Mountain View Drive and then along the east boundary of the property to Beck Street. Where the site abuts the City of Reno park parcel (Dog Park), the sidewalk shall have a landscape strip located behind the back of walk along the park property boundary as shown on the Landscape Plan included in APPENDIX A.
- Internal sidewalks shall have a minimum width of five feet (5').
- Walkways adjacent to buildings shall be placed to provide safe and logical pathways from parking areas to building entrances, and from building to building.
- Pedestrian walkways shall be separated from buildings with a minimum 5-foot wide landscape strip located between the sidewalk and the building.

Pedestrian access and circulation standards related to the alternative 32-bed memory care/82-bed assisted living facility or the 96-unit multi-family residential development can be found on page 27.

Parking

STANDARDS

- Parking areas shall be laid out in accordance with the site plan included in APPENDIX A.
- The following number of parking spaces will be required:
 - Independent Living Cottages - 1.2 spaces per unit.
 - Memory Care - 0.4 spaces per bed.
- A reciprocal parking and access easement shall be recorded for all access and surface parking areas (excluding the alley way that provides access to the duet garages) prior to the issuance of the first building permit.
- All parking spaces shall be a minimum of 9 feet in width.
- Maximum allowable vehicle overhang shall be 24 inches. In no case shall the usable sidewalk width be less than 5 feet. Thus, where vehicles are allowed to overhang a sidewalk where parking stalls abut, the minimum sidewalk width shall be 7 feet.
- Curb bumpers are not allowed.
- Parking standards related to the alternative 32-bed memory care/82-bed assisted living facility or the 96-unit multi-family residential development can be found on page 27.

SITE DESIGN

Fencing

STANDARDS

- Colors and materials of fences shall be consistent with the overall project design concept and may consist of wood, wrought iron, decorative metal or other similar materials consistent with the overall project design concept.
- Fences shall step, rather than slope, to accommodate grade change.
- All fence heights should comply with standards of MF-30 RMC standards, as amended.

Chain Link Fences

- A maximum six-foot tall, green, vinyl coated chain link fencing shall be allowed along the west boundary of the project from the southwest corner of the project to the south property line of the single-family home located to the northwest of the PUD. This fence shall be constructed prior to the issuance of the first certificate of occupancy.
- The chain link fencing that exists on the east property line adjacent to the park parcel (Dog Park) can continue to serve as perimeter project fencing in this location.
- No other chain link fencing is allowed.

Site Grading & Retaining Walls

STANDARDS

- Site grading shall be done in a manner to create as little impact to surrounding areas as possible.
- Colors and materials of retaining walls shall be consistent with the overall project design concept and may consist of rockery, masonry block and stamped/colored concrete or other similar materials consistent with the overall project design concept.
- Retaining walls shall not exceed 10 feet in height.
- Fencing on top of retaining walls/rockeries shall be decorative metal.

Retaining wall standards related to the alternative 32-bed memory care/82-bed assisted living facility or the 96-unit multi-family residential development can be found on page 32.

Landscape Architecture

Landscape design, planting, and irrigation shall be in conformance with City of Reno code requirements and as shown on the landscape plan included in APPENDIX A. THE minimum landscape area shall be 20% (at least 20% of the gross site area). In addition, each individual phase of the project shall provide a landscaped area equal to or greater than 20% of the total area of the parcels contained in that phase. If necessary, additional landscaping shall be installed on an

adjoining parcel within the project to meet the 20% minimum landscape area requirement of both that phase and the total completed phases.

Landscape standards related to the alternative 32-bed memory care/82-bed assisted living facility or the 96-unit multi-family residential development can be found on page 31.

STANDARDS

- Minimum site area to be landscaped in total and for each phase - 20%.
- Planting areas shall include landscape berms/vertical elevation changes to create a more interesting landscape without impacting the ability to include low impact design features such as water harvesting.
- Trees shall be planted in a manner to provide shade and winter wind breaks.

Plant Material

STANDARDS

Plant material shall conform to City of Reno Design Standard requirements for size, height, quantity and coverage.

Irrigation

STANDARDS

- All planting areas shall have automatic irrigation systems that are designed to minimize water usage.

Site Lighting

Lighting will be utilized to enhance site safety as well as provide another form of architectural relief to the site.

STANDARDS

- All exterior lights shall be dark sky certified.
- Site lighting will be functional and shall be placed to illuminate drive aisles, parking areas, and pedestrian pathways as needed only for safety and security.
- Entrances and accent features shall be identified with distinctive lighting.
- Parking lot area lighting shall be Craftsman or similar decorative style complimentary to the architecture of the building. Lighting shall be consistent throughout the site.
- Parking lot lighting shall be limited to a maximum of 15 feet in height and shall be dimmed after 11 p.m.
- Light standards shall employ shields to prevent light spillover beyond the property line.

- Building and architectural lighting shall be indirect and a Craftsman or similar architectural style compatible with the architecture of the building.
- Pedestrian lighting shall provide illumination in a manner to provide sufficient and even light coverage.
- Parking lot and drive aisle lighting shall be placed to avoid conflict with site landscaping and structures.
- Bollards lighting shall be used for pedestrian pathways where needed to supplement parking lot and building lights.
- A photometric plan shall be submitted with each permit to confirm the following lighting levels: Minimum light levels within parking and pedestrian sidewalk/pathway areas shall be at least 1 foot candle. Maximum light spillover immediately beyond any residential property line shall not exceed 0.05 foot candles.

ARCHITECTURE

Purpose

The architectural palette of the Sierra Senior Care campus shall be based on a contemporary interpretation of Craftsman and Rustic architectural styles for the larger scale buildings. The cottages shall be consistent with the smaller bungalow in both style and scale.

Reference Appendix "B" for Sierra Senior Care Architecture - Elevations for the Memory Care building. The remaining buildings shall be consistent with the design of the memory care building and the following standards.

Specific architectural standards related to the 44-unit multifamily development can be found beginning on page 24 and the standards related to the alternative 32-bed memory care/82-bed assisted living facility or the 96-unit multi-family residential development can be found on page 35.

Architectural Character

Purpose

The project is characterized by the rustic texture of the building materials, broad overhangs with exposed rafter tails at the eaves, and battered (or tapered) forms.

STANDARDS

- All project buildings shall be designed with compatible or common architectural features, styles and materials.
- Auxiliary structures such as trash enclosures and outdoor storage for landscape and building

maintenance shall be integrated into the overall design theme of the project.

- All project buildings shall be compatible in mass, height, material and color and incorporate common design elements such as landscaping, signage and lighting.
- Consistent window treatments/fenestration shall be incorporated on all project buildings to enhance the architectural quality of the structure.

Articulated Surfaces/Textures

Purpose

Articulated surfaces and texture shall be used to add interest to all project building elevations and avoid creating a blank wall appearance.

STANDARDS

- Buildings shall be appropriately detailed on all sides to create four-sided building elevations that are consistent with a contemporary interpretation of Craftsman and Rustic style.
- If a building backs to the hillside along the west side of the site and it is demonstrated by the developer not to be in public view, that portion of the building facing the hillside may not require extensive articulation subject to the approval of the zoning administrator.

Colors and Materials

STANDARDS

- Complimentary light tone colors shall be used for the primary surface color.
- Deep and vibrant colors can be used for accents, window frames, doors and details but shall not be used for the primary building color.
- Colors and materials of roofs and facades facing a public street or primary parking area shall be consistent throughout.
- Acceptable materials include decorative block, brick, tile, stone, wood, simulated wood, glass, exterior cement plaster, and composition panels that will achieve the requirement of a contemporary interpretation of Craftsman and Rustic themes.
- Pastel colors are specifically prohibited.
- Accent colors shall include blues, greys, greens, reds, and shades of those related palettes.

Roofs and Rooftop Screening

Purpose

Roofs and rooftop screening standards facilitate attractive, unobtrusive views to the extent possible from neighboring properties. Roof standards promote visual continuity by establishing compatible

materials and colors for the project. Roof forms and roof elements shall be utilized in response to the defined design elements for the project.

STANDARDS

- Mechanical equipment such as air conditioning and heating units may be placed on rooftops.
- All other mechanical equipment shall be screened in accordance with city code.
- When code requires rooftop equipment, architectural screening shall be provided.
- The design character of rooftop screening (when required) shall be compatible with similar materials, form and color as that of the building below.
- Communication equipment shall be screened.
- Drainage equipment must be visually integrated into the building design as an enhancement or accent.
- Roof forms shall be articulated using gables, hips, clerestories, dormers and full roofs or a flat roof with articulations to break up continuous planes.

Materials

- Roof materials shall consist of slate, tile, composition shingle (30-year minimum), TPO, or commercial grade metal roofing consistent with the architectural theme.

Colors

- Highly reflective roof surfaces are prohibited.
- Bright, dominant roof colors are prohibited.
- Canopies shall consist of colors consistent with a contemporary interpretation of Craftsman and Rustic themes and building color palette.

Service Area and Utility Screening

Purpose

Service area screening standards ensure that ground mounted storage/service areas, loading, and trash collection areas are screened from adjacent streets, drives, open spaces and public areas in building interiors. Utility areas shall be installed per NV Energy standards. Additionally, the standards promote efficient access to service, loading and storage areas, utilities and trash collections.

STANDARDS

- Trash collection areas shall be screened from adjacent streets and properties and shall be

located for efficient collection and deposit of refuse.

- Materials used for trash enclosures shall include colors and finishes complementary with the architectural character of the principal structure(s).
- Above ground utility equipment shall be installed in accordance with standards required by the appropriate utility company.
- Above ground equipment shall be painted to visually blend in with its' surroundings.
- On-site utilities such as sewers, gas lines, water lines, drainage systems, electrical, telephone and communication systems shall be installed underground.
- Every building (excluding cottages, clubhouses, and apartment buildings) shall have its own trash enclosure containing a dumpster of sufficient size for the building use.

SIGNAGE

Signs for Sierra Senior Care shall be designed to identify and locate individual care facilities for passing motorists while remaining unobtrusive to surrounding areas. All signs shall be consistent with site architecture and Craftsman theme. Sign plans shall be reviewed and approved by the administrator prior to the issuance of the first building permit.

Monument Signs

- One indirectly illuminated monument sign, 6 feet maximum in height and 60 square feet maximum in size, shall be located that will allow identification of each care facility on both entrances at Mountain View Drive and Beck Street. The signs shall be located to the approval of the administrator and shall be consistent with the sign design shown in FIGURE 3.
- One indirectly illuminated monument sign, 5 feet maximum in height and 50 square feet maximum in size shall be allowed for each care facility, to be in close proximity to the building to clearly identify the facility. The signs shall be located to the approval of the administrator and shall be consistent with the sign design shown in FIGURE 3. Address letters shall be clearly posted on these signs that are easily read by approaching vehicles as per FIGURE 3.



FIGURE 3 – PROJECT MONUMENT SIGN GRAPHIC

Address Signs

- Individual building and unit address signs shall be installed on each structure to the satisfaction of the Reno Fire Department, prior to the issuance of a certificate of occupancy for the structure.
- Address signs shall be clearly visible to visitors and delivery personnel.

ENTITLEMENT PROCESS

- Architectural and Civil improvement drawings must be submitted and approved prior to issuance of any permit for each phase of the project. These drawings must be in substantial compliance with the site plan, landscape plan, civil improvement plans as contained in Appendix A; and the architectural plans for the Memory Care building as contained in Appendix B of this PUD handbook. The Assisted Living/Skilled Nursing and Cottage buildings or the 96-unit multi-family residential development shall be consistent with the design of the memory care building and standards contained in this PUD handbook.
- Phase 1 shall include a traffic calming device at the Mountain View with Audubon intersection, and accessible ramps on the southwest, southeast, and northeast corners of the Mountain View with Audubon intersection. A five-foot concrete sidewalk shall be constructed along Mountain View Drive adjacent to the project prior to issuance of the first certificate of occupancy.

- Phase 1 shall include completion of the cul-de-sac on Beck Street to City of Reno half street standards to include curb, gutter, and sidewalk; to be constructed prior to issuance of the first certificate of occupancy.
- Building permits are required for each new structure to the approval of the zoning administrator and/or his designee.

INFRASTRUCTURE IMPROVEMENTS

Onsite and offsite private infrastructure including but not limited to Sanitary Sewer, Storm Sewer and Gas, Water and Electric shall satisfy and be constructed in accordance with requirements contained in the City of Reno Public Works Design Manual, latest edition.

Sanitary Sewer

It is anticipated that sewer generated by the Cottages will be piped to connect with an existing manhole located at the Mountain View Drive/Audubon Way intersection. Sewer from the Memory Care and Assisted Living/Skilled Nursing will be piped to an existing manhole located in Beck Street.

Storm Drainage

Required storm water detention facilities will be located at the far southeast corner of the property.

Gas, Water and Electric

Gas, water and electrical connections shall be coordinated with NV Energy and Truckee Meadows Water authority and will be sized to accommodate all proposed uses.

Maintenance Requirements

Prior to approval of the first building permit, the applicant/developer shall provide appropriate documentation that CC&R's specific to the project are recorded with the Washoe County Recorder's office to insure and enforce maintenance of all site landscaping, building exteriors, roofing, on site drainage improvements and site lighting. This association shall remain in force and effect throughout the lifetime of this project.

44 UNIT AFFORDABLE MULTI-FAMILY APARTMENTS LOCATED ON THE SOUTH 1.91 ACRES OF THE PUD

Operational Standards

Northern Nevada Community Housing Resource Board (NNCHRB) may develop and operate a 44-unit apartment project to serve low income individuals and families with 9 Special Needs units imbedded in the project with a housing preference to Veterans. Three of the units will be reserved for individuals or families earning 30% or less of the area median income (AMI) and 41 of the units will target 40% AMI and below.

The project will have one, two-story building containing 44 apartment units with approximately 60% of the units having 2 bedrooms and approximately 40% of the units having one bedroom; and a one story +/-500 square foot community building. The one-bedroom units will average about 622 square feet and the two bedroom units will average about 831 square feet. The building will be designed to blend in with the adjacent multi-family developments and be architecturally compatible with the Craftsman theme, as described in the PUD Handbook design standards and depicted on Figure 5.

All prospective tenants will be required to go through a strict background and financial check. They must have enough income to meet the minimum rental guidelines, but also cannot exceed the low-income thresholds. All applicants with a felony conviction in the past three years will be denied residency into the project. Applicants with a violent criminal or sexual conviction on their record will be denied residency into the project.

Per the affordable housing requirements, quarterly and annual review of the project, tenant files and overall maintenance is required, to ensure that the project complies with the funding source requirements.

NNCHRB employees are required to receive Crime Free Multi-Family Housing Training from the Reno Police Department, and receive a certificate upon completion. The management staff shall work with neighborhood action Reno Police Department officers that are assigned to the neighborhood to look out for criminal activity. If any of the tenant(s) get into trouble with the Reno Police Department, management shall be made aware of the issues and can evict the tenant(s) for not adhering to the rental agreement. Surveillance cameras shall be located throughout the property to monitor the facility on both the inside and outside of the project buildings. The surveillance camera monitoring station shall be located inside the leasing office so that prospective tenants know they are safe and to deter any potential criminals from applying to live at the property.

The affordable housing project is intended to be developed with HOME funding and State of Nevada Tax Credit funds. The HOME Investment Partnerships Program (HOME) provides formula grants to States and localities that communities use - often in partnership with local nonprofit groups - to fund a wide range of activities including building affordable housing for rent.

Although, one of the requirements for HOME funding is that the project remains as an affordable housing development for a minimum of 30 years, NNCHRB shall guarantee that the property will be maintained as an affordable housing project for 50 years. This guarantee is tied to the Nevada State Tax Credit funding application that is required to be submitted prior to approval of the project funding; and verified to City staff prior to issuance of a building permit for the affordable multifamily apartments.

44 Unit Affordable Multi-Family Apartment Standards

Project amenities shall include:

- 500 square foot community room
- Exercise room
- Computer study room
- Library
- Laundry facilities
- Outdoor patio/balconies
- Picnic tables
- BBQ's
- Children's playground

Site Design Standards

- The affordable multi-family apartments shall take primary access from Beck Street; gated secondary access shall be provided from Mountain View Drive.
- Public pedestrian walkways and parking lots shall be separated from the building with a minimum 3-foot-wide landscape strip located between the sidewalk and the building.
- The following number of parking spaces will be required:
 - 1.5 spaces per 1 bedroom unit
 - 2 spaces per 2 bedroom unit
 - 1 per 10 du for guest parking
- An affordable housing parking reduction of up to 45% may be applied, subject to meeting the requirements of MF-30 RMC standards, as amended.
- The 44-unit affordable multi-family option will have five years to submit for a building permit or the entitlement will expire. The 5-year time limit may be extended through approval by the Planning Commission.
- The project owner/operator shall provide a disclosure notice to each renter with their rental documents, notifying them that students living in this project may be assigned to the nearest school(s) with available capacity in the event that the zoned schools cannot accommodate additional students.

Architectural Standards

The project is characterized as having a Craftsman style theme. Architectural elements include broad overhangs and exposed rafter tails at the eaves.

- All project elements shall be designed with compatible or common architectural features, styles and materials.
- Auxiliary structures such as trash enclosures shall be integrated into the overall design theme through materials and color.
- All project buildings shall be compatible in mass, height, material and color and incorporate common design elements such as landscaping, signage and lighting.
- Consistent window treatments/fenestration shall be incorporated on all project buildings to enhance the architectural quality of the structure.
- Earth tones shall be used for the primary surface color.
- Accent, color can be used for window frames, doors, trim, rafter tails, and details but shall not be used for the primary building color.
- Colors and materials of roofs and facades facing a public street or primary parking area shall be consistent throughout.
- Acceptable materials include decorative block, brick, wood, simulated wood, glass, exterior cement plaster, cement composition siding, and metal that will achieve the requirement of the Craftsman theme.
- Acceptable secondary colors include shades blues, greys, greens, reds, commensurate with a Craftsman palette.
- Acceptable accent colors include off whites and exposed natural material including stained woods, and non-reflective metals.
- All mechanical equipment such as air conditioning and heating units shall be either ground mounted and visually screened or rooftop mounted and visually screened in accordance with city code.
- The design character of rooftop screening (when required) shall be compatible with similar materials, form and color as that of the building below.
- Communication equipment shall be either screened or designed to match the surrounding building in color and or material.
- Drainage equipment must be visually integrated into the building design as an enhancement or accent.
- Roof forms shall be articulated using gables, hips, clerestories, dormers, or sheds to break up continuous planes.
- Photovoltaic solar panels shall be mounted to metal roof areas in an “integrated” manner. Photovoltaic panels shall be arranged to meet both Fire Department, efficiency, and non-glare conditions.

Signage

Signs for the affordable apartments shall be designed to identify facilities for passing motorists while remaining unobtrusive to surrounding areas. All signs shall be consistent with site architecture and Craftsman theme. Sign plans shall be reviewed and approved by the administrator prior to the issuance of the first building permit.

Monument Sign

- One indirectly illuminated monument sign, 6 feet maximum in height and 60 square feet maximum in size, shall be located at the terminus of Beck Street. The sign shall be located to the approval of the administrator and shall be consistent with the sign design character of the Craftsman theme.

Address Signs

- Individual building and unit address signs shall be installed on each structure to the satisfaction of the Reno Fire Department, prior to the issuance of a certificate of occupancy for the structure.
- Address signs shall be clearly visible to visitors and delivery person.

Estimated Project Timeline

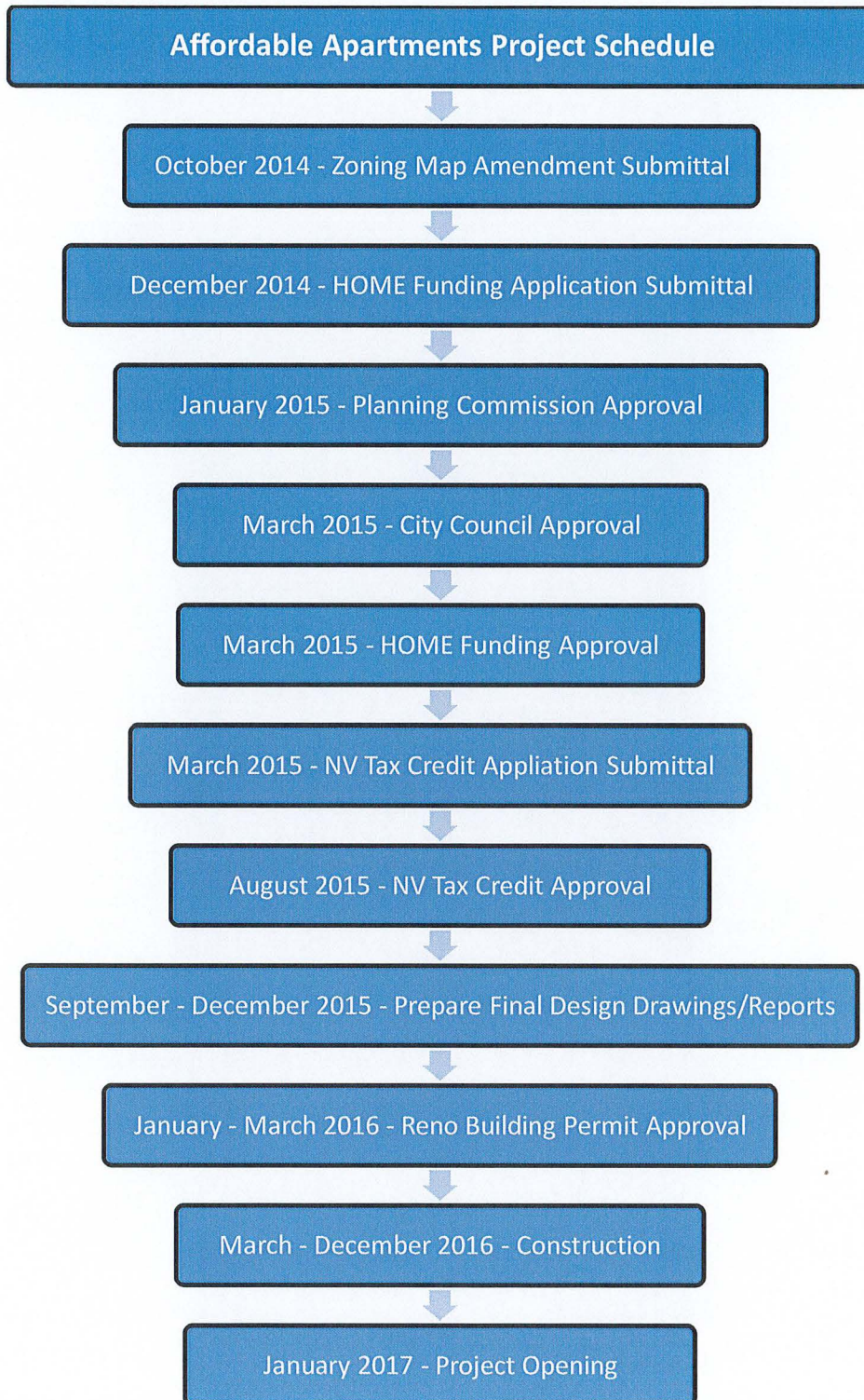




FIGURE 5 – AFFORDABLE APARTMENTS BUILDING ELEVATIONS

ALTERNATIVE OPTIONS TO THE 48 BED MEMORY CARE AND INDEPENDENT LIVING COTTAGES – ALTERNATIVE 1: 32 BED MEMORY CARE AND 82 BED ASSISTED LIVING FACILITY OR ALTERNATIVE 2: 96-UNIT MULTI- FAMILY RESIDENTIAL DEVELOPMENT LOCATED ON THE NORTHERN ±3.2 ACRES OF THE PUD

USE STANDARDS

Allowed Uses

Allowable uses within the project shall be limited to the following:

- Alternative 1: 32 bed Memory Care and 82 bed Assisted Living
- Alternative 2: 96-unit Multi-Family Residential Development

Operational Uses

- Alternative 1: 32 bed Memory Care and 82 bed Assisted Living
 - A doctor or nurse will supervise patient care at the facility. Other trained health care providers will be on staff to provide supervision, health care and daily administrative needs.
 - The facility shall be permitted to operate 24 hours per day.
 - Trash pick-up, parking lot sweeping, deliveries and other exterior maintenance activities shall be limited to between the hours of 7:00 a.m. and 9:00 p.m.
 - The courtyard area/patio shall be open to both patients and visitors.
 - Visitor and patient admissions shall take place on the north portion of the building. All visitors and patients shall enter through the main entrance on the north side of the building. Employee access and shipping/receiving of large items shall occur at the southern entrance.
 - If noise from operations become a nuisance to surrounding properties, the operator shall have a licensed acoustical engineer prepare a noise study and demonstrate compliance with the MF-30 RMC standards, as amended.
- Alternative 2: 96-unit Multi-Family Residential Development
 - Operational Standards
 - The project will have two- and three-story buildings containing 96 apartment units consisting of studio, one- and two-bedroom units. The units will vary from about 500 square feet to 1100 square feet. The buildings will be designed to blend in with the adjacent multi-family

developments and be architecturally compatible with a contemporary interpretation of Craftsman and Rustic themes, as described in the PUD Handbook design standards.

- Project amenities shall include:
 - Up to 3,000 square foot club house
 - Gym
 - Laundry in each unit
 - Outdoor patio/balconies
 - Swimming pool
 - Outdoor fire pit
 - Children's playground

SITE DESIGN

Parcel Size

The total acreage is approximately 3.2 acres in size.

Setbacks

Alternative 1: 32 bed Memory Care and 82 bed Assisted Living

Building setbacks from the property lines will be as follows:

- 115 feet minimum along Mountain View Drive (measured to the face of the posts of the porte cochere)
- 160 feet minimum along Mountain View Drive (measured to the front face of the second story)
- 10 feet minimum along the west property line
- 115 feet minimum along the east property line
- 20 feet minimum along the south property line
- 30 feet from the nearest single family residentially zoned property line

Alternative 2: 96-unit Multi-Family Residential Development

Building setbacks from the property lines will be as follows and as shown on Figure 13:

- 50 feet minimum along Mountain View Drive
- 10 feet minimum along the west property line
- 20 feet minimum along the east property line for apartment buildings
- 20 feet minimum along the south property line
- 20 feet minimum from the nearest single family residentially zoned property line for apartment buildings
- 5 feet minimum from the nearest single family residentially zoned property line for the single story clubhouse building

Building Height

Alternative 1: The building shall be two stories and a maximum height of 35 feet.

Alternative 2: The buildings shall be two and three stories and a maximum height of 45 feet.

Access (vehicle and pedestrian)

Alternative 1: 32 bed Memory Care and 82 bed Assisted Living

Vehicle

- All visitor parking shall be in the northern parking lot, with access off Mountain View Drive.
- All employee parking shall be in the eastern parking lot, with access off Beck Street.
- A gate shall physically separate the visitor and employee parking lots and shall be kept closed at all times, unless needed for emergency services. The gate shall be locked with a Knox box or other form of lock, as approved by the Reno Fire Department.
- Vehicle access and circulation on site shall comply with the MF-30 RMC standards, as amended.

Pedestrian

- Walkways shall provide safe and logical pathways between buildings, the public right-of-way and parking areas.
- A minimum 5-foot wide sidewalk shall be provided along Mountain View Drive and shall connect the sidewalk along the site frontage to the main entrance of the proposed facility.
- Internal sidewalks shall have a minimum width of five feet, except for sidewalks abutting parking spaces as discussed in the parking section.
- Pedestrian walkways shall be separated from buildings with a minimum 5-foot wide landscape strip.
- Upon approval from City of Reno staff, the developer shall fund and construct a new crosswalk and push button activated flashing beacons at or near the intersection of Mountain View Drive and Lakeside Drive prior to issuance of a Certificate of Occupancy for this alternative. Specific location shall be approved by the City of Reno Public Works Department. All improvements shall comply with City of Reno requirements and the latest Edition of the Manual on Uniform Traffic Control Devices.
- Vehicle access and circulation shall comply with the MF-30 RMC standards, as amended.

Alternative 2: 96-unit Multi-Family Residential Development

Vehicle

- Visitor parking shall be dispersed across the site.
- The multi-family residential development shall take primary access from Mountain View Drive; gated secondary access shall be provided from Beck Street.
- Gates that will be remotely controlled by residents will be installed at the primary access from Mountain View and at the secondary access from Beck Street. The Beck Street entrance gate shall physically separate the development and the parking lot for the 44-unit affordable housing development. The gates shall be locked with a Knox box or other form of lock, as approved by the Reno Fire Department.
- Vehicle access and circulation on site shall comply with the MF-30 RMC Standards, as amended.

Pedestrian

- Walkways shall provide safe and logical pathways between buildings, the public right-of-way and parking areas.
- A minimum 5-foot wide sidewalk shall be provided along Mountain View Drive and shall connect the sidewalk along the site frontage to the main entrance of the development.
- Internal sidewalks shall have a minimum width of five feet, except for sidewalks abutting parking spaces as discussed in the parking section.
- Upon approval from City of Reno staff, the developer shall fund and construct a new crosswalk and push button activated flashing beacons at or near the intersection of Mountain View Drive and Lakeside Drive prior to issuance of a Certificate of Occupancy for this alternative. Specific location shall be approved by the City of Reno Public Works Department. All improvements shall comply with City of Reno requirements and the latest Edition of the Manual on Uniform Traffic Control Devices.
- Vehicle access and circulation shall comply with the MF-30 RMC standards, as amended.

Parking

- Minimum Parking Rate
 - 32-bed Memory Care: 0.675 spaces per bed.
 - 82-bed Assisted Living: 0.675 spaces per bed.
 - 96-unit Multi-Family Residential Development: 1 space per bedroom
 - Accessible Parking: Per MF-30 RMC Standards.
- Minimum Standard Parking Dimension: 9' x 18'
 - Parking spaces can be reduced in size to 9' x 17' in order to accommodate Low Impact Development (LID) design features. Up to 20 compact spaces measuring 8' x 16' may be utilized.
 - Maximum allowable vehicle overhang shall be 2 feet.
 - In no case shall the usable sidewalk width be less than 5 feet. Thus, where vehicles are allowed to overhang a sidewalk, the minimum sidewalk width shall be 7 feet wide.
- Minimum Accessible Parking Dimensions:
 - Option 1: All accessible parking spaces shall be a minimum of eight (8) feet wide, with an adjacent access aisle with a minimum width of five which may be placed between two accessible spaces to serve both spaces.
 - Van accessible spaces shall be a minimum of eight wide, with an adjacent access aisle which is a minimum of eight feet wide which may also be placed between two van accessible spaces to serve both spaces.
 - Option 2: All accessible parking spaces shall be a minimum of 11 feet wide with an adjacent access aisle with a minimum width of five feet, which may be placed between two accessible parking spaces, to serve both spaces. See MF-30 RMC standards, as amended.
- All other Accessible parking standards for signage, slope, path of travel, etc. shall be found in MF-30 RMC standards, as amended.
- Wheel stops are allowed at the discretion of the developer.
- All standards related to parking lot design not mentioned within this section shall follow the standards in MF-30 RMC standards, as amended.

- No parking shall be permitted on Mountain View Drive. No parking signs shall be installed and curbs along the project frontage shall be painted red prior to the issuance of a certificate of occupancy.
- Bicycle parking areas will be added to the plan as per MF-30 RMC standards, as amended.
- One parking space per unit will have covered parking. The carports shall be constructed utilizing “I” Beam construction and have a powder coat finish for durability. See Figures 20 and 21, Pages 51 and 52 for design examples.

Landscaping and Screening

Alternative 1: 32 bed Memory Care and 82 bed Assisted Living

- Minimum Landscape Area: 20% of the gross site area.
- Surface parking lots shall incorporate a minimum of 25 square feet of landscaped area for each required off-street parking space. This shall be included in the overall calculation of required landscape.
- A minimum 20’ wide landscape strip with a 3-foot tall earth berm shall be located along Mountain View Drive. A minimum of 5 large canopy shade trees (minimum 2.5-inch caliper for evergreen and minimum 10 feet in heights for evergreen) and 9 flowering accent trees shall be planted within the landscape strip. A minimum of 6 large shrubs (minimum 5 gallon) shall be provided per required tree. All required trees and shrubs shall be planted to effectively screen the parking lot upon planting.
- Parking lots and sidewalks shall be separated from buildings by a minimum 5-foot wide landscape strip with a minimum of one tree planted at a ratio of 30 feet on center.
- A 9-foot landscape strip shall be provided along the eastern property line adjacent to the employee parking. This strip shall be used as a Low Impact Development (LID) feature. The landscape strip shall accommodate a landscape swale to capture parking lot runoff.
- Large evergreen trees (minimum 10 feet in height) shall be planted in the landscape area abutting the single-family residential property to the northwest. They shall be spaced no more than 15-feet apart.
- Beyond the single-family residential property, large evergreen trees (minimum 10 feet in height) shall be planted on the west property line and placed every 20 feet on center.
- Required Trees: 93
 - A minimum of 70% shall be large (minimum 2.5-inch caliper for deciduous; minimum 10 feet in height for evergreen trees).
 - 50% of the trees shall be evergreen trees.
- Required Shrubs: 558

Alternative 2: 96-unit Multi-Family Residential Development

- Minimum Landscape Area: 20% of the gross site area.
- Surface parking lots shall incorporate a minimum of 25 square feet of landscaped area for each required off-street parking space. This shall be included in the overall calculation of required landscape.
- A minimum 12’ wide landscape strip shall be located along Mountain View Drive. A minimum of 5 large canopy shade trees (minimum 2.5-inch caliper for evergreen and minimum

10 feet in heights for evergreen) and 9 flowering accent trees shall be planted within the landscape strip. A minimum of 6 large shrubs (minimum 5 gallon) shall be provided per required tree. All required trees and shrubs shall be planted to effectively screen the parking lot upon planting.

- A 9-foot landscape strip shall be provided along the eastern property line. This strip shall be used as a Low Impact Development (LID) feature. The landscape strip shall accommodate a landscape swale to capture parking lot runoff.
- Large evergreen trees (minimum 10 feet in height) shall be planted in the landscape area abutting the single-family residential property to the northwest. They shall be spaced no more than 15-feet apart.
- Beyond the single-family residential property, large evergreen trees (minimum 10 feet in height) shall be planted on the west property line and placed every 20 feet on center.
- Landscape plans shall include a plan to preserve as many existing trees as possible.

- Required Trees: 93
 - A minimum of 70% shall be large (minimum 2.5-inch caliper for deciduous; minimum 10 feet in height for evergreen trees).
 - 50% of the trees shall be evergreen trees.
- Required Shrubs: 558

Site Lighting

All site lighting for the 32 bed Memory Care/82 bed Assisted Living Facility or the 96-unit Multi-Family Residential Development will be consistent with the design standards set forth in the PUD Handbook on Page 13.

Walls and Fences

- All walls and fences for the 32 bed Memory Care/82 bed Assisted Living Facility or the 96-unit Multi-Family Residential Development will be consistent with the design standards set forth in the PUD Handbook on Page 12.
- A 6' tall solid wood fence with metal posts shall be constructed on top of the retaining wall, adjacent to the single-family home on the northwest corner.

Site Grading and Retaining Walls

- All site grading and retaining walls for the 32 bed Memory Care/82 bed Assisted Living Facility will be consistent with the design standards set forth in the PUD Handbook on Page 12, except as follows.
- Retaining walls shall be installed on the north property line west of the entrance from Mountain View Drive and south of the single-family properties on the east side, the east property line and west property line.

Signage

Alternative 1: 32 bed Memory Care and 82 bed Assisted Living

- All signage for the 32 bed Memory Care/82 bed Assisted Living Facility will be consistent with the design standards set forth in the PUD handbook on Page 17.

Alternative 2: 96-unit Multi-Family Residential Development

- Signs for the 96-unit multi-family residential development shall be designed to identify facilities for passing motorists while remaining unobtrusive to surrounding areas. All signs shall be consistent with site architecture and a contemporary interpretation of Craftsman and Rustic themes. Sign plans shall be reviewed and approved by the administrator prior to the issuance of the first building permit.

Monument Sign

- One indirectly illuminated monument sign, 6 feet maximum in height and 60 square feet maximum in size, shall be located such that it will allow identification of the development at the entrance on Mountain View Drive. The sign shall be located to the approval of the administrator and shall be consistent with the sign design character of a contemporary interpretation of Craftsman and Rustic themes.

Address Signs

- Individual building and unit address signs shall be installed on each structure to the satisfaction of the Reno Fire Department, prior to the issuance of a certificate of occupancy for the structure.
- Address signs shall be clearly visible to visitors and delivery person.

Entitlement Process

- Architectural and Civil improvement drawings must be submitted and approved prior to issuance of any permit for the project. These drawings must be in substantial compliance with the site plan, landscape plan, and architectural plans contained in this PUD handbook.
- The gate separating the visitor and employee parking lots or the two residential developments shall be approved by the Reno Fire Department and installed prior to the certificate of occupancy.
- Building permits are required for each new structure subject to the approval of the Zoning Administrator and/or his designee.

Infrastructure

Sanitary Sewer

Sanitary sewer will be serviced by the City of Reno. The design peak flow for the proposed property is computed using 650 gallons per day per room (peak flow) for the 32 bed Memory Care/82 bed Assisted Living Facility. For the 96-unit Multi-Family Residential Development use, a sanitary sewer report per the City of Reno Standards will be submitted to confirm adequate capacity exists and identify any additional requirements prior to obtaining a building permit. Existing public sanitary sewer lines exist in both Mountain View Drive/Audubon Way and Beck Street. The 8" sewer line in Mountain View ties into an existing system within Lakeside Drive. The 8" sewer line in Beck Street also ties into Lakeside Drive. The development will tie into either the sewer line in Mountain View Drive or into the sewer line located in Beck Street, which is being extended to the adjacent multi-family development. Sewer service for all properties who tie into sewer lines traversing the subject site shall be maintained or improved.

Storm Drainage

There are existing catch basins and associated storm drain manholes in both Mountain View Drive and Beck Street. The Beck Street catch basin ties into a system that runs along property lines further east of the PUD and the outfall is in Virginia Lake. The projects drainage system design will perpetuate existing flow patterns and retain the increase in flow in the proposed detention basin located at the far southeast corner of the PUD.

Gas and Electric

Gas and electrical connections shall be coordinated with NV Energy. Specific sizing and locations will be determined during final design and prior to submittal of a building permit.

Water

There project will tie into the existing 12' water line in Mountain View Drive or tie into the TMWA water line connection from Beck Street.

Maintenance Requirements

Prior to approval of the first building permit, the applicant/developer shall provide appropriate documentation that CC&R's specific to the project are recorded with the Washoe County Recorder's office to insure and enforce maintenance of all site landscaping, building exteriors, roofing, on site drainage improvements and site lighting. This association shall remain in force and effect throughout the lifetime of this project.

BUILDING DESIGN/ARCHITECTURE

Architecture

Alternative 1: 32 bed Memory Care and 82 bed Assisted Living

Specific architectural elements include tapered columns that are short and rest upon stone piers, warm earth tone colors, a mix of materials that includes stone, brick, roof shingles, stucco and wall siding. Building elevations should be consistent with Figures 9 & 10 and include the following elements:

- Warm earth tones, including greys, blues and white shall be used for the primary surface color.
- Colors and materials of roofs and facades shall be consistent throughout.
- Acceptable materials include cement siding, stucco, stained wood finish, metal finish, stone veneer, brick, glass, exterior cement plaster, and composition panels.
- Architectural features shall include a porte cochère, gabled pop-outs, wood beams, stone/brick façade, and a pitched roofline, per Pages 40 and 41.
- Articulation standards as required in MF-30 RMC standards, as amended, shall be met on all four sides of the building.

Alternative 2: 96-unit Multi-Family Residential Development

Alternative 2: 96-unit Multi-Family Residential Development

The project is characterized as having a contemporary interpretation of Craftsman and Rustic style theme. Architectural elements include cornice overhang on tower elements, decorative shutter details, decorative brace and corbels, and flat roof parapet line with offsetting modern architectural elements.

- All project elements shall be designed with compatible or common architectural features, styles and materials, per Figures 14 thru 17.
- Auxiliary structures such as trash enclosures shall be integrated into the overall design theme through materials and color.
- All project buildings shall be compatible in mass, height, material, and color and incorporate common design elements such as landscaping, signage and lighting.
- Consistent window treatments/fenestration shall be incorporated on all project buildings to enhance the architectural quality of the structure.
- Light tone colors shall be used for the primary surface color.
- Accent, color can be used for window frames, doors, trim, rafter tails, and details but shall not be used for the primary building color.
- Colors and materials of roofs and facades facing a public street or primary parking area shall be, with possible upgrades, such as stone veneer walls on buildings facing Mountain View Drive.
- Acceptable materials include decorative block, brick, wood, simulated wood, glass, exterior cement plaster, cement composition siding, and metal that will achieve the requirement of a contemporary interpretation of Craftsman and Rustic architectural style theme.

- Acceptable secondary colors include shades blues, greys, greens, reds, commensurate within the color palette.
- Acceptable accent colors include off whites and exposed natural material including stained woods, and non-reflective metals.
- Communication equipment shall be either screened or designed to match the surrounding building in color and or material.
- Drainage equipment must be visually integrated into the building design as an enhancement or accent.

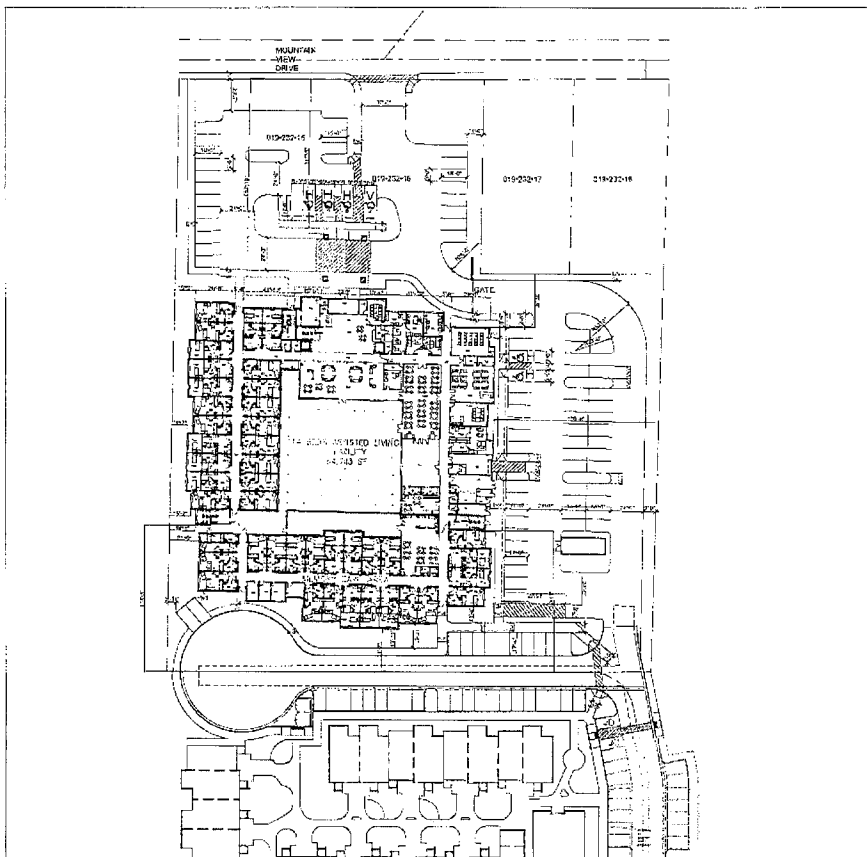
Roofs and Rooftop Screening

Roofs and rooftop screening standards facilitate attractive, unobtrusive views of roofs from neighboring properties. Roof standards promote visual continuity by establishing compatible materials and colors for the project.

- All mechanical equipment such as air conditioning and heating units shall be either ground mounted and visually screened or rooftop mounted and visually screened in accordance with city code.
- The design character of rooftop screening shall be compatible with similar materials, form and color as that of the building below.
- Drainage equipment must be visually integrated into the building design as an enhancement or accent.
- Roof materials may include asphalt roof shingles, TPO, or combination thereof.
- Roof forms shall be articulated using gables, hips, clerestories or dormers to break up continuous planes.
- Photovoltaic solar panels may be mounted to roof areas in an “integrated” manner. Photovoltaic panels shall be arranged to meet both Fire Department, efficiency, and non-glare conditions.

Trash Enclosure

- Trash receptacles must be located outside of the building setbacks and to the side or rear of the building, out of public view from Mountain View Drive. Trash enclosures shall be screened using a solid wall constructed of building material that is architecturally compatible with the building. Wall materials shall be designed with colors and materials that are consistent with other buildings in the project.



PROJECT DATA:

TOTAL BUILDING AREA:	#64,783 SF
UNITS COUNT	
MEMORY CARE UNITS (32 BEDS):	22 UNITS
ASSISTED LIVING UNITS (82 BEDS):	66 UNITS
TOTAL BEDS:	114 BEDS
TOTAL UNITS:	88 UNITS
PARKING REQUIRED:	
ASSISTED LIVING: (0.6/BED)	50 SPACES
MEMORY CARE: (0.6/BED)	20 SPACES
TOTAL PARKING REQUIRED:	70 SPACES
PARKING PROVIDED:	
STANDARD PARKING PROVIDED:	71 SPACES
HANDICAP PARKING PROVIDED:	6 SPACES
TOTAL PARKING PROVIDED:	77 SPACES
LOT COVERAGE:	33.5%
OPEN SPACE PROVIDED:	22.91%

- NOTE:**
- DENOTES PROPERTY LINE
 - DENOTES TRASH ENCLOSURE
 - H DENOTES HANDICAPPED PARKING STALLS
9x19' WITH 5' LOADING
 - V DENOTES VAN PARKING STALLS
9x19' WITH 8' LOADING

OCHOA
DEVELOPMENT CONSULTANTS

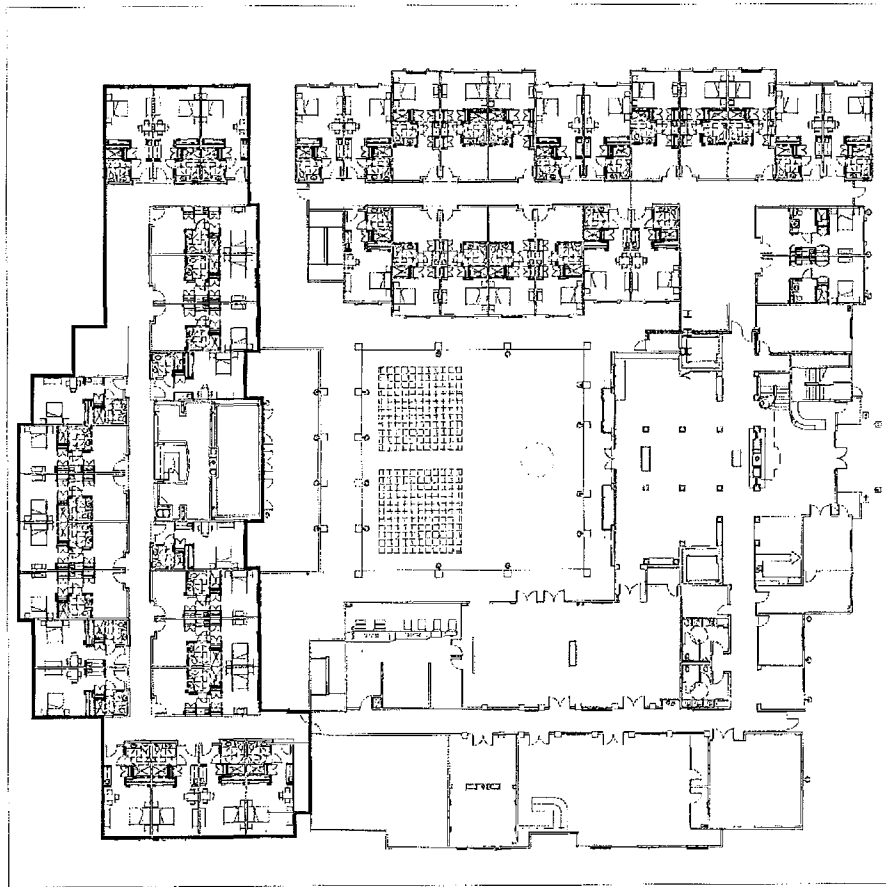
**SIERRA SENIOR CARE
RENO, NV**

**A. 001
OVERALL SITE
PLAN**


MAY 11, 2017
SCALE: 1" = 30'-0"


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7225660018

FIGURE 6 – 32 BED MEMORY CARE/82 BED ASSISTED LIVING SITE PLAN



A.002
GROUND FLR
PLAN
NOVEMBER 1, 2006
SCALE: 1/8" = 1'-0"




YIHONG LIU + ASSOCIATES
RESIDENTIAL ARCHITECTURE
1000 W. 10TH AVE., SUITE 100
DENVER, CO 80202
TEL: 303.733.8888
WWW.YLIU.COM


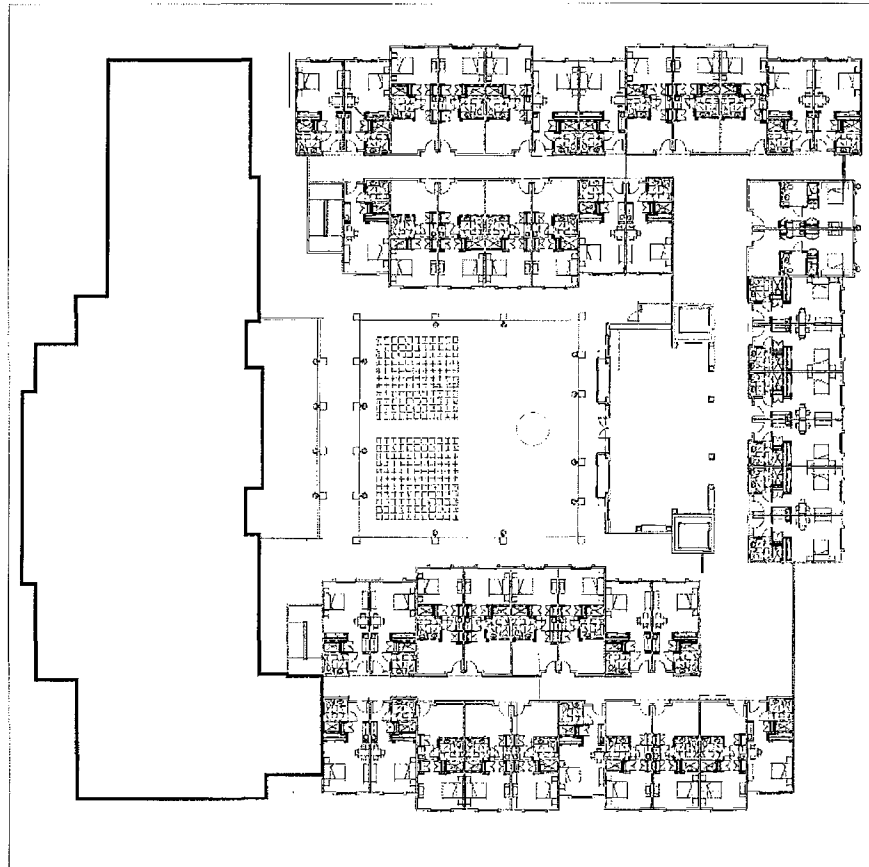



FIGURE 7-32 32 BED MEMORY CARE/82 BED ASSISTED LIVING GROUND FLOOR PLAN



MOON ENGINEERING INC.

A 003
SECOND FLR
PLAN
NOVEMBER 4, 2015
SCALE: 1" = 20'-0"



YIHONG LIU + ASSOCIATES
ARCHITECTURE INTERIOR DESIGN
1725 W. 42ND ST.
DENVER, CO 80202

FIGURE 8 – 32 BED MEMORY CARE/82 BED ASSISTED LIVING GROUND 2ND FLOOR PLAN



YIHONG LIU + ASSOCIATES
 1645 HORIZON RIDGE PARKWAY,
 SUITE 100,
 RENO, NEVADA 89502
 TEL: 775.374.1111
 WWW.YLIA.COM

MOUNTAIN VIEW ASSISTED LIVING FACILITY
 RENO, NV

A. 003
BLDG
ELEVATIONS
 NOVEMBER 1, 2018
 SCALE: 1/8" = 1'-0"

FIGURE 9 – 32 BED MEMORY CARE/82 BED ASSISTED LIVING BUILDING ELEVATIONS

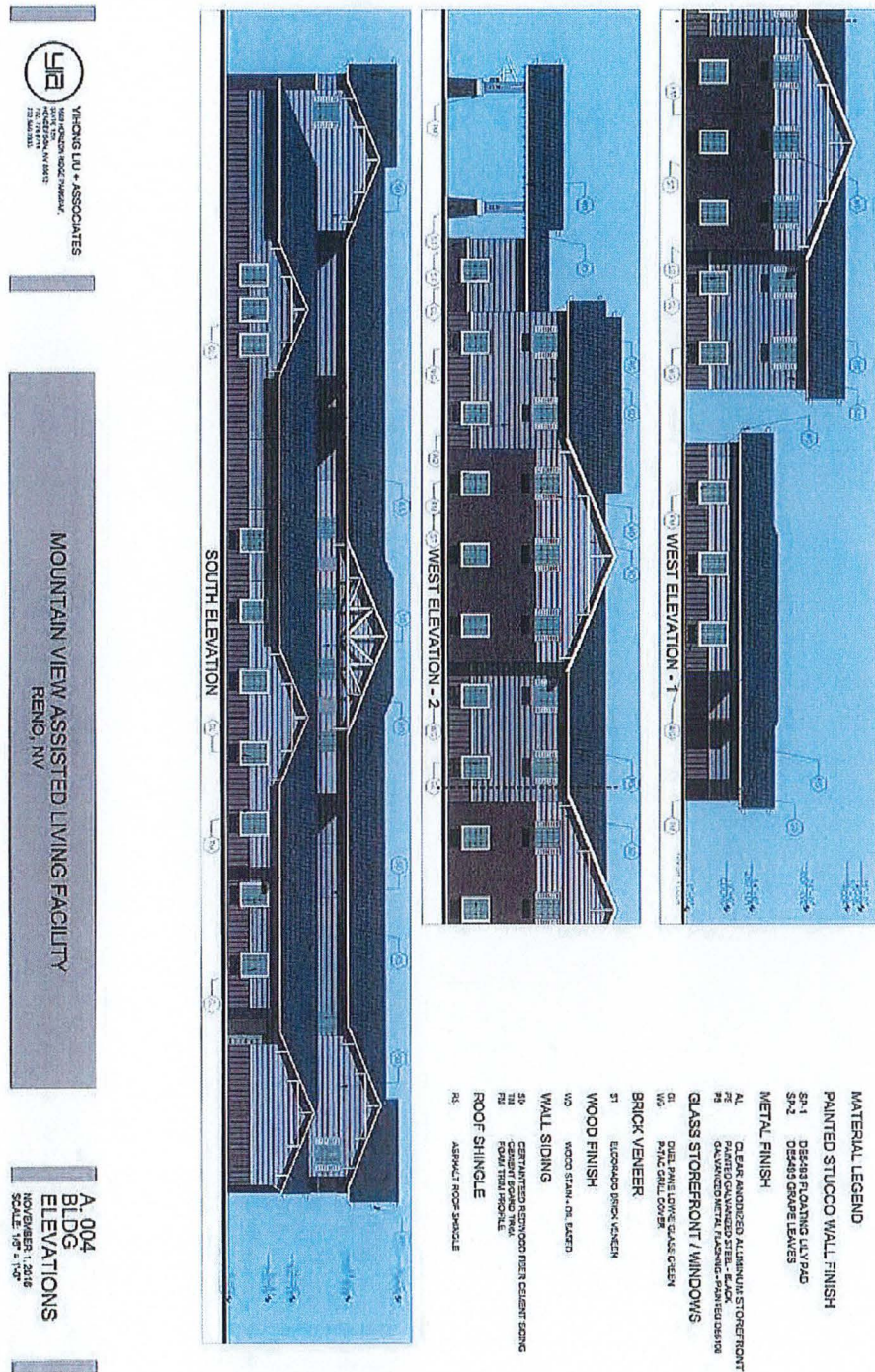
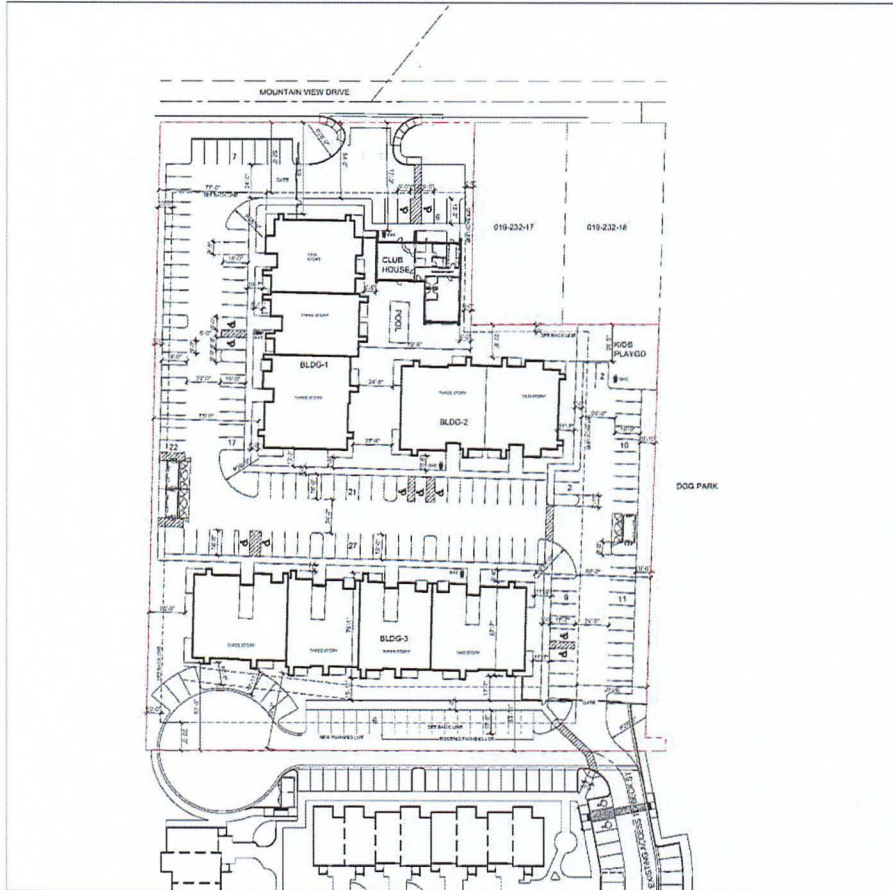


FIGURE 10 – 32 BED MEMORY CARE/82 BED ASSISTED LIVING BUILDING ELEVATIONS



PROJECT DATA:
 APN NUMBER: 019-232-07
 SITE AREA: 3.17 AC
 LAND ZONING: PD

UNITS COUNT
 STUDIO: 30 UNITS
 ONE BEDROOM: 24 UNITS
 TWO BEDROOM: 42 UNITS

TOTAL UNITS: 96 UNITS

PARKING REQUIRED:
 STUDIO (1/UNIT): 30 SPACES
 ONE BEDROOM (1/UNIT): 24 SPACES
 TWO BEDROOM (1/UNIT): 42 SPACES
TOTAL REQUIRED: 96 SPACES

PARKING PROVIDED:
 STANDARD PARKING PROVIDED: 120 SPACES
 HANDICAP PARKING PROVIDED: 8 SPACES
TOTAL PARKING PROVIDED: 147 SPACES

BIKE PARKING SPACES: 10 SPACES

OPEN SPACE REQUIRED: 6,660 SF
OPEN SPACE PROVIDED: 11,453 SF
LOT COVERAGE: 33.5%
LANDSCAPE AREA PROVIDED: 22.91%

Mountain View	Studio	10	20	30	40
Units	60	43	46	50	69
Bedrooms	0	0	92	120	132
Level 1	0	0	0	0	0
Level 2	0	0	0	0	0
Level 3	0	0	0	0	0
Level 4	0	0	0	0	0
Level 5	0	0	0	0	0
Level 6	0	0	0	0	0
Level 7	0	0	0	0	0
Level 8	0	0	0	0	0
Level 9	0	0	0	0	0
Level 10	0	0	0	0	0
Level 11	0	0	0	0	0
Level 12	0	0	0	0	0
Level 13	0	0	0	0	0
Level 14	0	0	0	0	0
Level 15	0	0	0	0	0
Level 16	0	0	0	0	0
Level 17	0	0	0	0	0
Level 18	0	0	0	0	0
Level 19	0	0	0	0	0
Level 20	0	0	0	0	0
Level 21	0	0	0	0	0
Level 22	0	0	0	0	0
Level 23	0	0	0	0	0
Level 24	0	0	0	0	0
Level 25	0	0	0	0	0
Level 26	0	0	0	0	0
Level 27	0	0	0	0	0
Level 28	0	0	0	0	0
Level 29	0	0	0	0	0
Level 30	0	0	0	0	0
Level 31	0	0	0	0	0
Level 32	0	0	0	0	0
Level 33	0	0	0	0	0
Level 34	0	0	0	0	0
Level 35	0	0	0	0	0
Level 36	0	0	0	0	0
Level 37	0	0	0	0	0
Level 38	0	0	0	0	0
Level 39	0	0	0	0	0
Level 40	0	0	0	0	0
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Level 67	0	0	0	0	0
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Level 69	0	0	0	0	0
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Level 72	0	0	0	0	0
Level 73	0	0	0	0	0
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Level 75	0	0	0	0	0
Level 76	0	0	0	0	0
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Level 80	0	0	0	0	0
Level 81	0	0	0	0	0
Level 82	0	0	0	0	0
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Level 84	0	0	0	0	0
Level 85	0	0	0	0	0
Level 86	0	0	0	0	0
Level 87	0	0	0	0	0
Level 88	0	0	0	0	0
Level 89	0	0	0	0	0
Level 90	0	0	0	0	0
Level 91	0	0	0	0	0
Level 92	0	0	0	0	0
Level 93	0	0	0	0	0
Level 94	0	0	0	0	0
Level 95	0	0	0	0	0
Level 96	0	0	0	0	0
Level 97	0	0	0	0	0
Level 98	0	0	0	0	0
Level 99	0	0	0	0	0
Level 100	0	0	0	0	0

MOUNTAIN VIEW APARTMENT
 RENO, NV

A. 001
 OVERALL SITE
 PLAN
 MAY 11, 2017
 SCALE: 1" = 30'-0"

YIHONG LIU + ASSOCIATES
 1609 HORIZON RIDGE PARKWAY,
 SUITE 100
 RENO, NV 89512
 757 778 8111
 757 840 0933

FIGURE 12 – 96-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT PRELIMINARY SITE PLAN

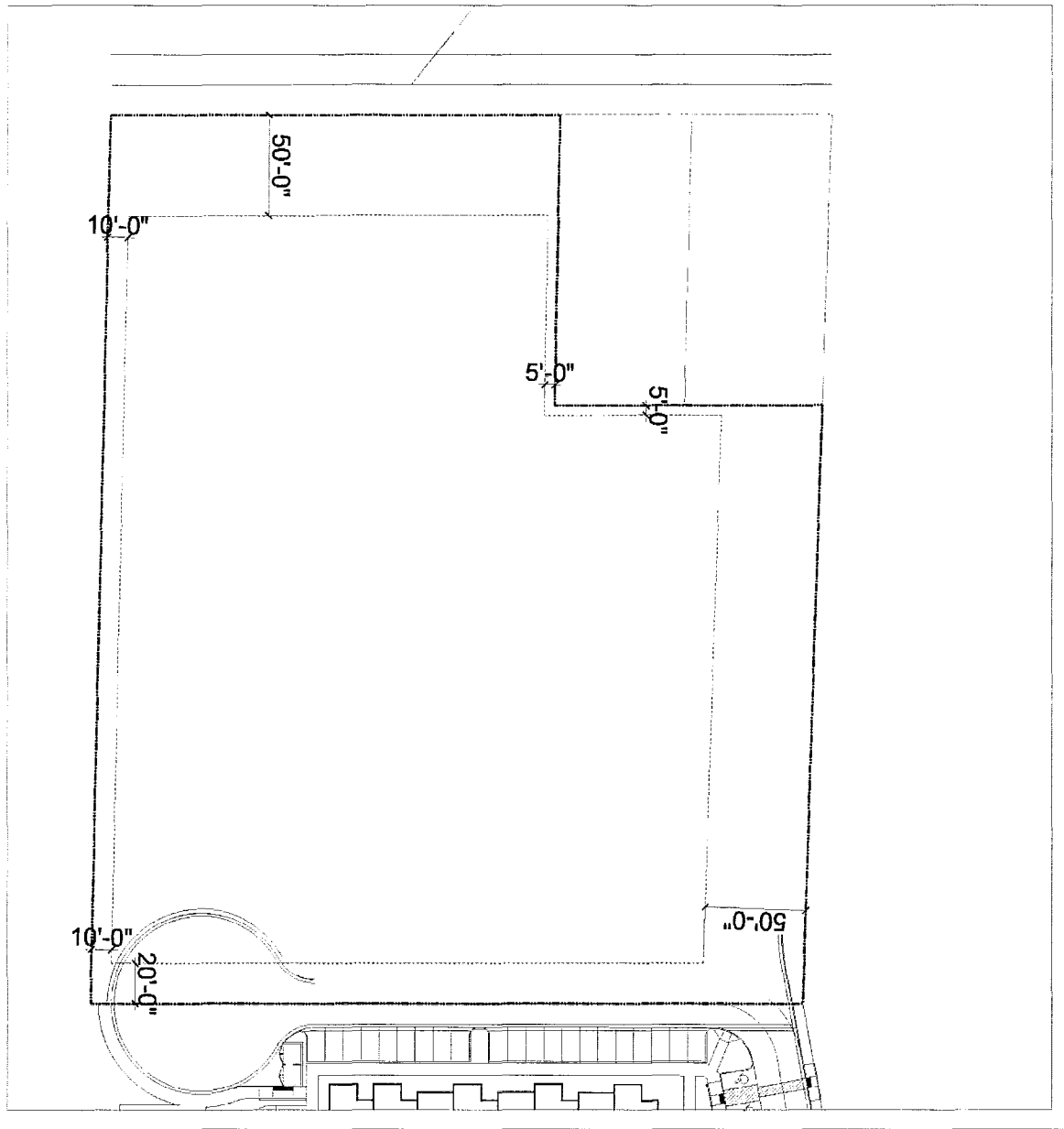


FIGURE 13 – 96-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT SETBACK PLAN



FIGURE 18 – 96-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT VIEW FROM PARK

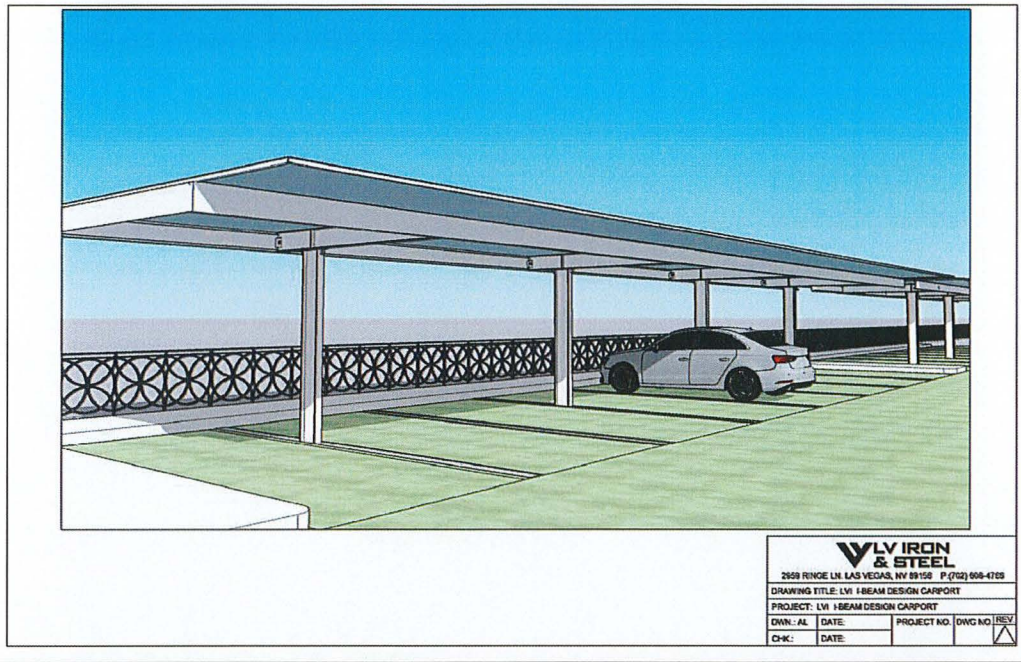


FIGURE 20 – 96-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT COVERED PARKING EXAMPLES



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CANOPIES AND METAL GARAGE COVERINGS:
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 Our services include materials, fabrication, powder coating, installation, and permitting requirements. We offer a solid warranty on our materials and workmanship. Let our experience go to work for you. Expect more from us.





FIGURE 21 – 96-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT COVERED PARKING EXAMPLES

APPENDIX A – SITE DESIGN

- Site Plan
- Landscape Plan
- Civil Plans
 - ◆ Title Sheet
 - ◆ Preliminary Site Plan
 - ◆ Preliminary Grading/Utilities
 - ◆ Preliminary Cross Sections

A full size and to scale drawing for each sheet referenced above in this Appendix A is contained in the case file for LDC11-00017 in the Community Development Department.

APPENDIX B – MEMORY CARE ELEVATIONS

- Black and White Building Elevations – Memory Care Building
- Colored Building Elevations - Memory Care Building

Note: All other buildings within the project shall be constructed consistent with the architectural style, colors and materials as the memory care building.

A full size and to scale drawing for each sheet referenced above in this Appendix B is contained in the case file for LDC11-00017 in the Community Development Department.

APPENDIX C – TRAFFIC AND PARKING ANALYSIS

- Traffic Analysis
- Parking Analysis

APPENDIX D – APPROVAL LETTERS AND EXHIBITS

- Exhibit A – Conditions
- Exhibit D – Required Memory Care Services
- City Clerks Letter RE: Approval of Case No. LDC11-00017 (Sierra Senior Care)
- City Clerks Letter RE: Certification of PUD Handbook, LDC11-00017
- City Clerks Letter RE: Adoption of Ordinance No. 6172, LDC11-00017
- Copy of Ordinance No. 6172, LDC11-00017
- City Clerks Letter RE: Approval of Case No. LDC15-00029
- City Clerks Letter RE: Adoption of Ordinance No. 6362, LDC15-00029
- Copy of Ordinance No. 6362, LDC15-00029
- City Clerks Letter RE: Certification of PUD Handbook, LDC15-00029
- City Clerks Letter RE: Approval of Case No. LDC17-00049
- City Clerks Letter RE: Adoption of Ordinance No. 6437
- City Clerks Letter RE: Certification of PUD Handbook



WASHOE COUNTY RECORDER

OFFICE OF THE RECORDER
KALIE M. WORK, RECORDER

1001 E. NINTH STREET
RENO, NV 89512
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Signature

2-7-23

Date

The name "Lisa H. Nash" printed in a simple, sans-serif font.

Printed Name