



TALUS VALLEY

PLANNED UNIT DEVELOPMENT HANDBOOK

City of Reno

Adopted by the City Council on July 22, 2020

Amended on March 8, 2022,

February 3, 2023,

March 25, 2025,

July 17, 2026

Formerly referred to as Daybreak Planned Unit Development Handbook

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*Appendices were not updated as part of the Minor PUD Amendment submitted on 12/13/2021 and may reference the Daybreak PUD when referring to the Talus Valley PUD. Appendices are available to the public and will be provided upon request through the City of Reno.

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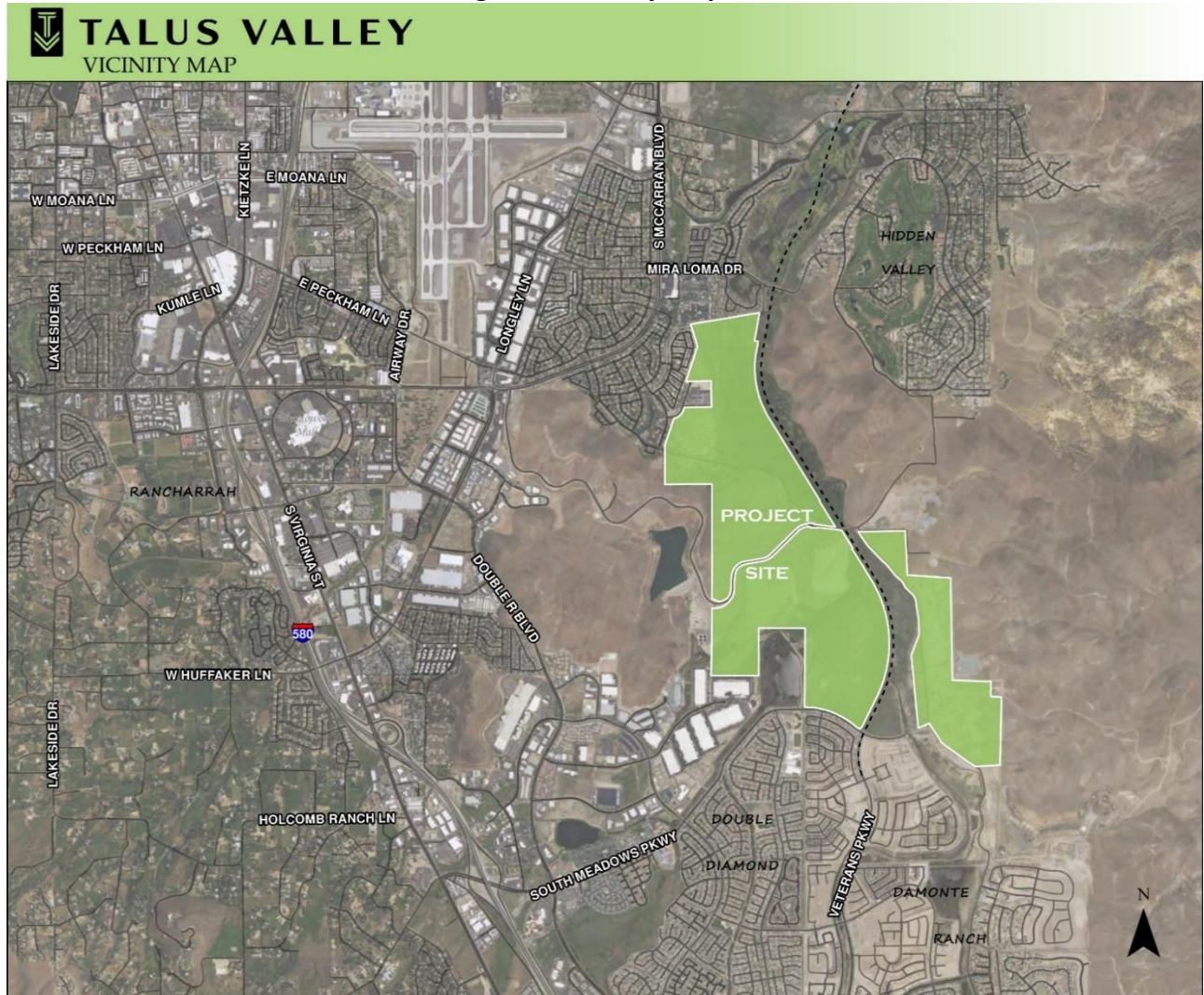
Chapter 1

Project Description

1.1 Introduction

The Talus Valley Master Planned Community (formerly approved as Daybreak Planned Unit Development) encompasses 980± acres, formerly known as Butler Ranch, located in southeast Reno north of South Meadows Parkway along Veteran's Parkway from the Damonte Ranch area extending north approximately 2 miles to the Donner Springs area. Access to the heart of the property is provided via Veteran's Parkway, in addition to Rio Poco Drive providing access to the north, and South Meadows Parkway and Rio Wrangler providing access to the south. The Property is bound to the north by the existing Heron's Landing development, a mix of single family and multi-family homes known as Donner Springs development, including Donner Springs Elementary School to the northwest, Steamboat Creek, steep slopes and Veteran's Parkway to the east, Washoe County's South Truckee Meadows Water Reclamation Facility and Huffaker Hills open space to the west, an Industrial development and Double Diamond, Bella Vista, and Damonte Ranch PUDs to the south.

Figure 1: Vicinity Map



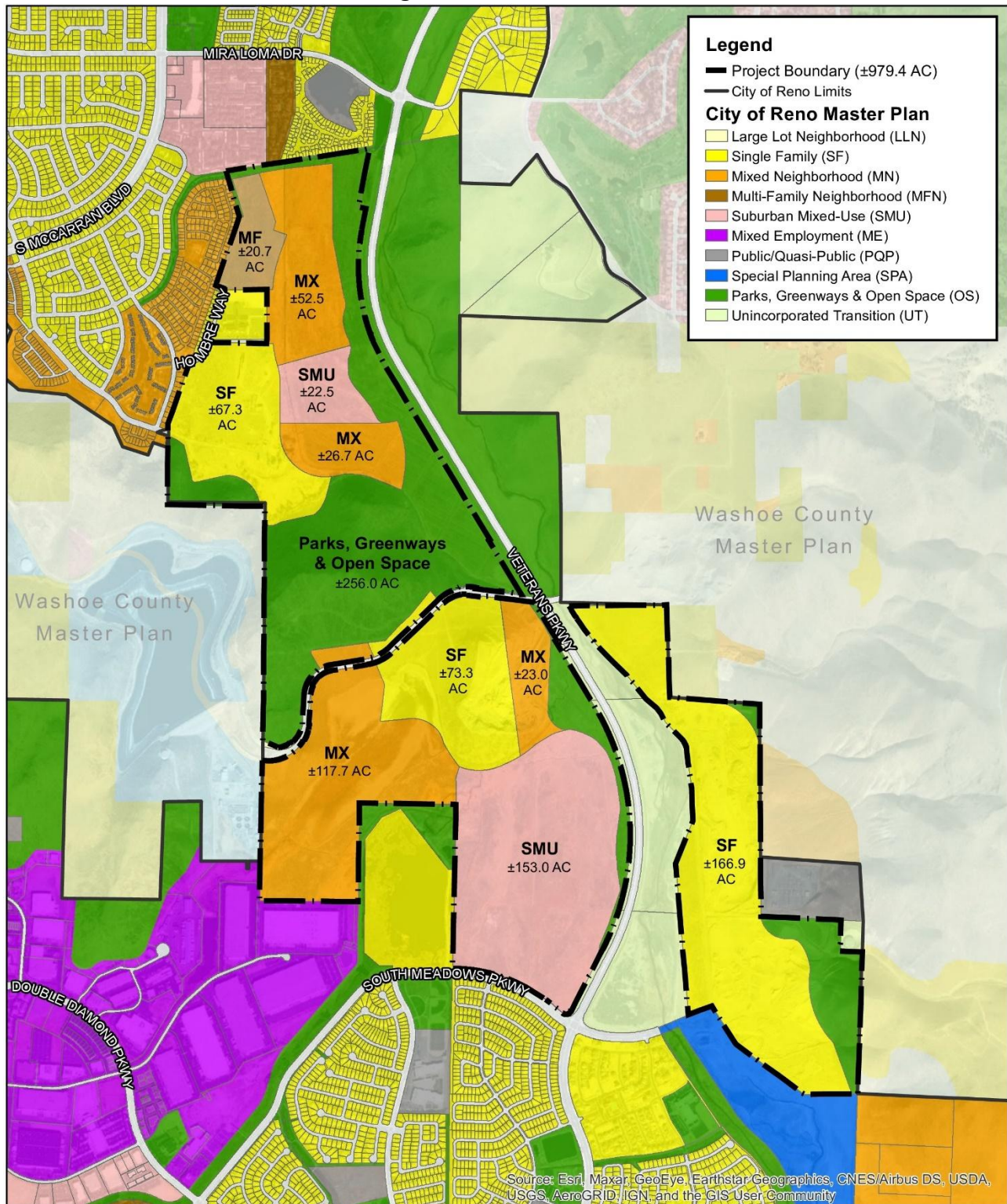
The Talus Valley Planned Unit Development (PUD) Handbook represents design standards to guide development of the Talus Valley Master Planned Community. Talus Valley is the vision for new development under the Reimagine Reno Master Plan, providing well-managed growth with parks, greenways, and open space, and connected vibrant neighborhoods surrounding a town center. The development plan for Talus Valley provides for large scale infill development made possible through the extension of Veteran's Parkway (Southeast Connector), and includes a mix of single family residential, mixed neighborhood, and multi-family residential that will provide a range of detached and attached residential units. Preservation of open space, a community park, and trail networks will enhance the environment, while providing amenities and recreation opportunities for the community. The proposed trail networks will connect the Talus Valley and surrounding communities to existing parks and pedestrian trails, improving overall non-motorized regional connectivity. Neighborhood commercial surrounded by a mix of density (Suburban Mixed Use) is identified in the southern portion creating a town center feel for the development. The commercial categories within the PUD will provide the growing area with community gathering space, services and employment opportunities to serve both the future and adjacent areas, as well as helping to promote a more walkable and bikeable community.

1.2 Objectives and Master Plan

The objective of the Talus Valley PUD is to develop a mix of uses and design standards for the property that support the following:

- **Responsible growth;** take advantage of existing infrastructure, tie together new development with existing development, and open space preservation.
- **Vibrant neighborhoods and centers;** provide a large-scale infill development with a mix of housing types surrounding a suburban mixed-use town center with bike and pedestrian connectivity. The Talus Valley community will have limited use of walls to create an open and inviting atmosphere. A community that provides for education opportunities.
- **Well-connected city and region;** take advantage of the new Veteran's Parkway (Southeast Connector), provide trail and sidewalk networks that connect the Talus Valley communities with the regional systems already in place, and promote multimodal transportation opportunities.
- **Safe, healthy, and inclusive community;** provide a mix of product types that support attainability and affordability to create a diverse community. A community that promotes health and wellness through bike and pedestrian connectivity to all aspects of that community, education opportunities, and outdoor recreation opportunities.
- **Quality places and outdoor recreation opportunities;** A community developed around open space that embraces and protects historic and natural resources such as restoration of natural drainage facilities, and enhancement of wetlands. A community park and regional trail connectivity to promote outdoor recreation.

Figure 2: Master Plan



1.3 Development Plan Overview

The Project Development Plan is designed to create a mix of housing opportunities that allow the City to meet its growing needs, while incorporating historical and environmental amenities that are unique to the Property. The mix of residential categories will allow for a range of detached and attached homes with the addition of commercial uses to help serve future and existing adjacent development. The land uses and standards will encourage smart urban design connected by a regional bike and pedestrian trail network.

The development plan for Talus Valley includes the following Land Use Categories and acreages:

Land Use	Acreage ² (acres)	Units (approx.)	Density (du/ac)	Percent of Total
Single Family Residential	363.6±	1,950±	5.4±	37.1%
Mixed Neighborhood	139.2±	1,485±	10.7±	14.2%
Multi-Family Residential	24.1±	560±	23.2±	2.5%
Neighborhood Commercial	27.6±	-		2.8%
Arterial Commercial	13.8±	-		1.4%
Backbone Roads	57.0±	-		5.8%
Parks, Greenways and Open Space	354.1±	-		36.2%
TOTAL	979.4±	3,995¹	4.1±	100%

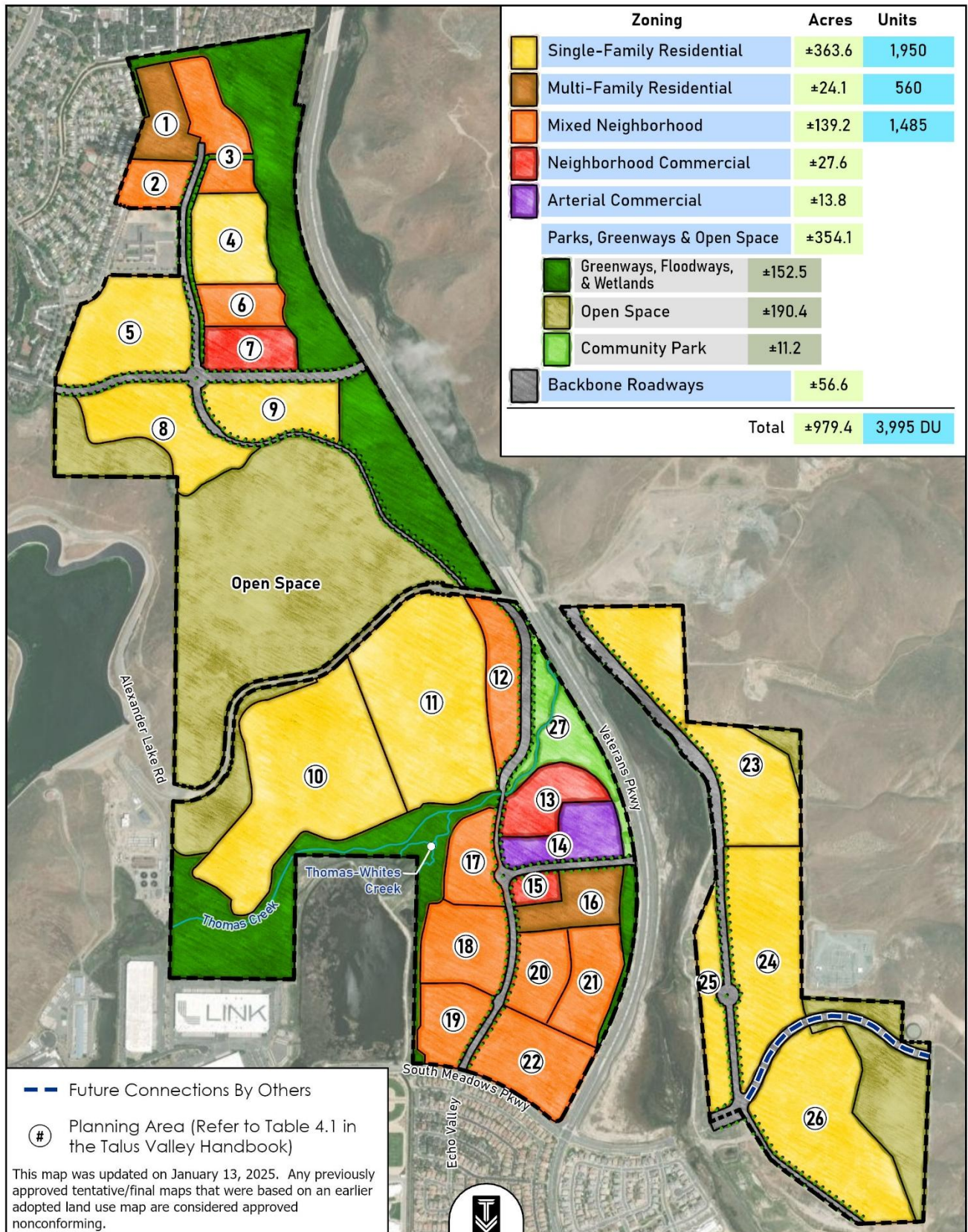
Notes:

1. The total amount of residential dwelling units by land use category may vary from the above assumptions and shall not exceed 3,995 dwelling units or the max allowed density of the underlying Master Plan.
2. Individual land use acreages may vary from the above assumptions such that they comply with the underlying Master Plan designations and are within the limitations of the PUD.
3. An accounting of the actual acreages and unit count shall be provided with each tentative map or building permit as applicable.

The Talus Valley PUD will assist the City of Reno in providing affordable housing through a multi-prong approach:

- ✓ **“Affordability by Design”** – The Mixed Neighborhood land use category and five of the Single Family Residential Villages provide a density requirement between 8 and 21 dwelling units per acre, or 50% of the total allowed units in the PUD. This density range coupled with the new single family attached units styles will help fill in the “missing middle” defined by the Reimagine Reno Master Plan, providing more housing options targeted at 80%-120% of Washoe County Area Average Median Income (AMI).
- ✓ The **Multi-Family Residential** land use category will provide additional opportunities for more affordable housing options at higher densities.
- ✓ Accessory Dwelling Units (**ADUs**) are an allowed use in Talus Valley to provide affordability options.
- ✓ The Master Developer has entered into an Agreement with the City of Reno to make a **donation to the City of Reno Housing Trust Fund** or designee per unit sold with each tentative map giving the City flexibility on providing affordable housing (reference Talus Valley Affordable Housing Agreement).

Figure 3: Development Plan



1.4 Existing Site Overview

The Talus Valley property has been used for ranching purposes by the Butler family since 1955. Sitting in the valley of southeast Reno adjacent to Steamboat Creek, the Property is rich in history, more commonly dating back to early 1860s when the Comstock mining was booming. It is also known that the Native Americans also settled along the Steamboat Creek much earlier than the 1800s. During the mid-1800s mining era mercury was used upstream and carried throughout the southeast valley via the Steamboat Creek. Contaminated soils protection, preservation of the Property's history, and natural resources is a top priority for the PUD.

The Talus Valley property is predominately undeveloped, with existing ranch buildings located in the north, and active aggregate pits and mining operations towards the south. Steamboat Creek runs along the eastern portion of the site, which is currently being enhanced by the Washoe RTC, and falls within the right of way for the new Veteran's Parkway. Approximately 75% of the site has slopes ranging between 0 and 15% (reference Figure 5 – Slope Map on the following page), which is considered to be unconstrained and most appropriate for development in the Truckee meadows Regional Plan. The middle portion of the site includes a hill with an approved Special Use Permit (Doc. SWP 8-24-99 Bella Vista Ranch Pit) for an active aggregate pit and mining operations. The eastern portion of the central pit has currently been excavated, and the western portion will be mined in the near future; therefore, it has not been included in the slope calculations. The steep terrain along the western boundary of the property that exceed 30% slopes will be preserved as open space, with existing hiking trails left intact and enhanced.

The southwestern portion of the site includes two forks of Thomas Creek, which have been previously disturbed up-stream and throughout the project site. Thomas creek arrives on to the property through a series of dams and diversions. The water conveyed through the property is conveyed through a series of irrigation ditches. The damming of the north fork of Thomas Creek created Alexander Lake, a man-made irrigation water storage pond used for irrigation of the fields. The project proposes to return the Thomas Creek to a more natural state by removing the dam at Alexander Lake, creating a meandering stream and restoring and enhancing the natural wetland habitat.

Figure 4: Existing Site Plan

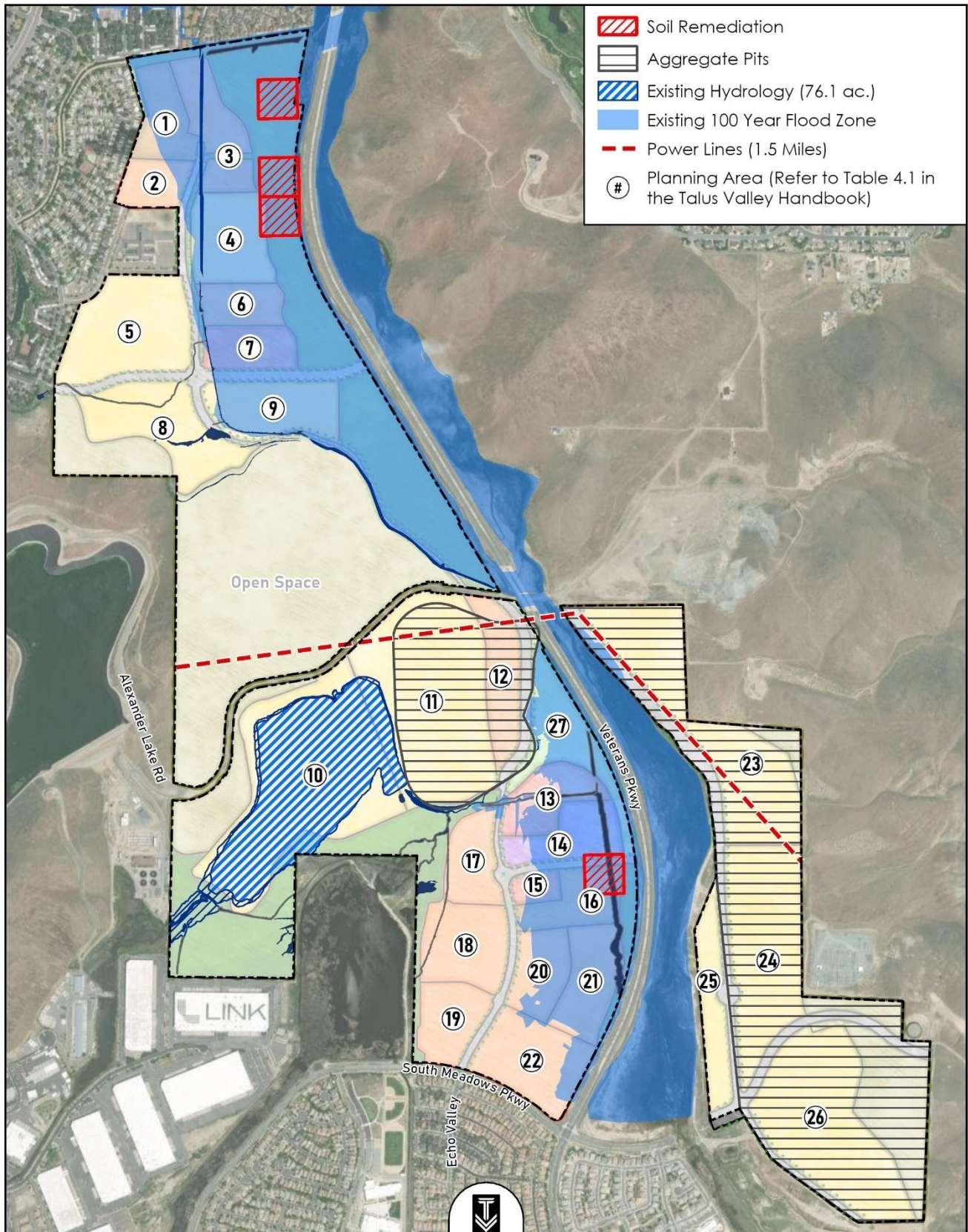
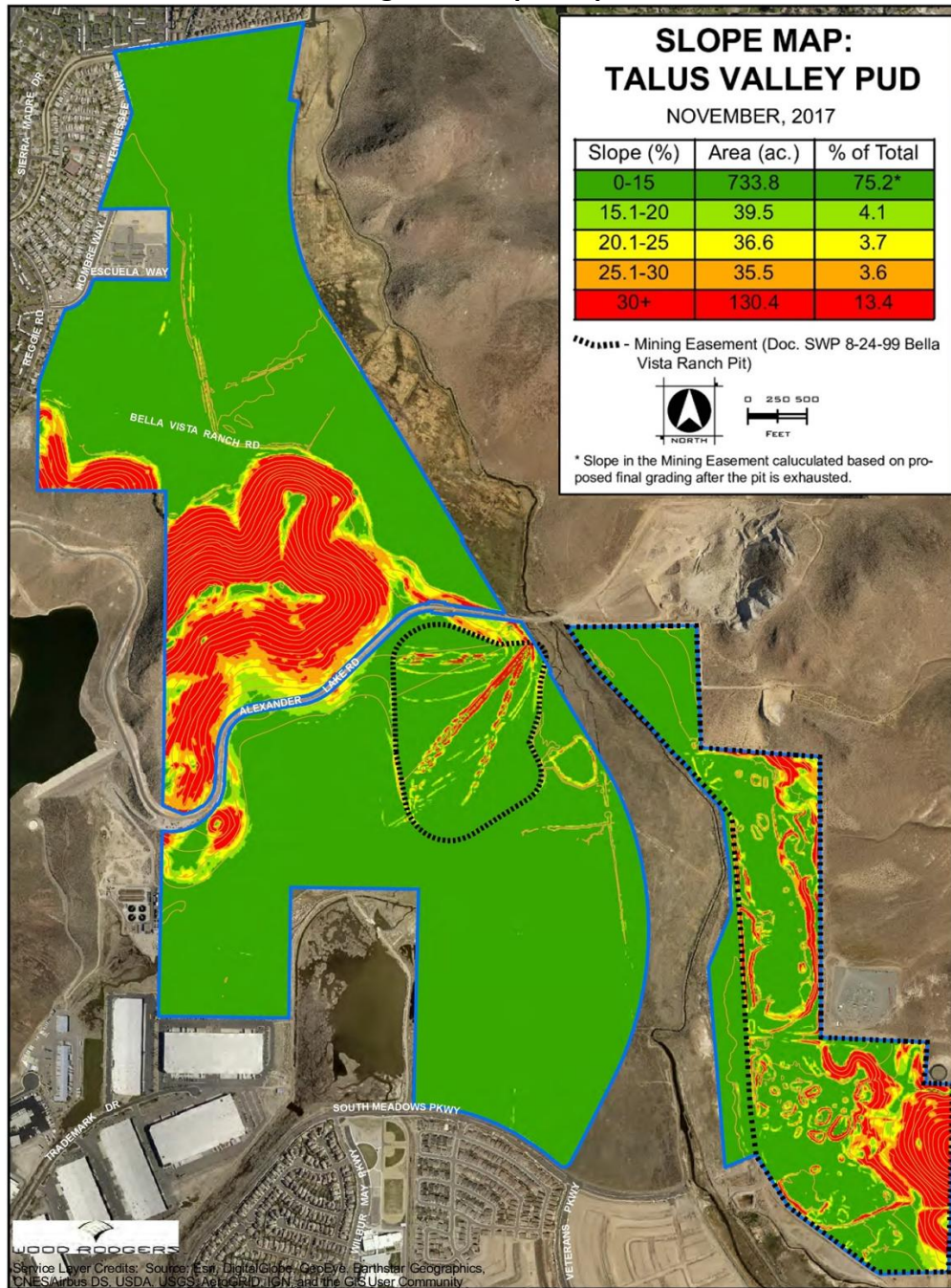


Figure 5: Slope Map



Slope Data

<u>Slope (%)</u>	<u>Area (ac.)</u>	<u>% of Total</u>
0-15	733.8	75.2
15.1-20	39.5	4.1
20.1-25	36.6	3.7
25.1-30	35.5	3.6
30+	130.4	13.4

Chapter 2

Implementation

2.1 Administration

The Talus Valley Planned Unit Development (PUD) shall be administered by the Zoning Administrator (Administrator) or his/her designee as defined in the City of Reno Annexation and Land Development Code. The administrator shall have the authority to reasonably interpret and apply this PUD handbook.

TL Talus LLC shall be the Master Developer of development of the PUD. Should the Master Developer be designated or assigned to another entity, the assignee shall notify the City of Reno in writing and provide documentation of the change in entity. This Master Developer shall continue throughout the development of the PUD until and unless a master property owners association or other such entity is created to serve the role as Master Developer. Master Developer rights may be assigned dependent on the underlying property ownership and previous assignment of declarant rights, which shall be disclosed to the City of Reno upon application for development permits. The role of the Master Developer, for the purposes of this PUD, shall be:

- To prescribe and administer methods and procedures to ensure and control the quality of development that occurs within Talus Valley PUD;
- To maintain all common area improvements, storm drain and/or irrigation channels, detention and/or other flood control facilities (including Thomas Creek) - the City of Reno may provide emergency maintenance during flood events, if necessary;
- To construct, or have constructed, all backbone roadways and infrastructure, bike and pedestrian trails, pathways, and sidewalks;
- To establish Covenants, Conditions and Restrictions (CC&R's), which may allow for the creation of: an Architectural Review Committee to maintain consistent project architecture; and a master owners association to provide maintenance and operations of the common elements of the PUD and enforcement of the CC&R's;
- To review all landscape plans within common areas, town centers, and along backbone roadways; and
- To develop a community park and enter into an agreement with the City of Reno for use of Residential Construction Tax and dedication of the Park. The master developer will not be responsible for on-going maintenance of park. NRS Chapter 116 limited purpose association will be.

Only the Master Developer or its authorized agent or assignee may initiate an amendment to the PUD handbook, except for modifications by the City, as allowed under NRS 278A.410.

2.2 Proposed Development Schedule

Table 2.1: Proposed Development Schedule

Phase	Year 2025-2037												
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
1													
2													
3													
4													
5													
6													
7													

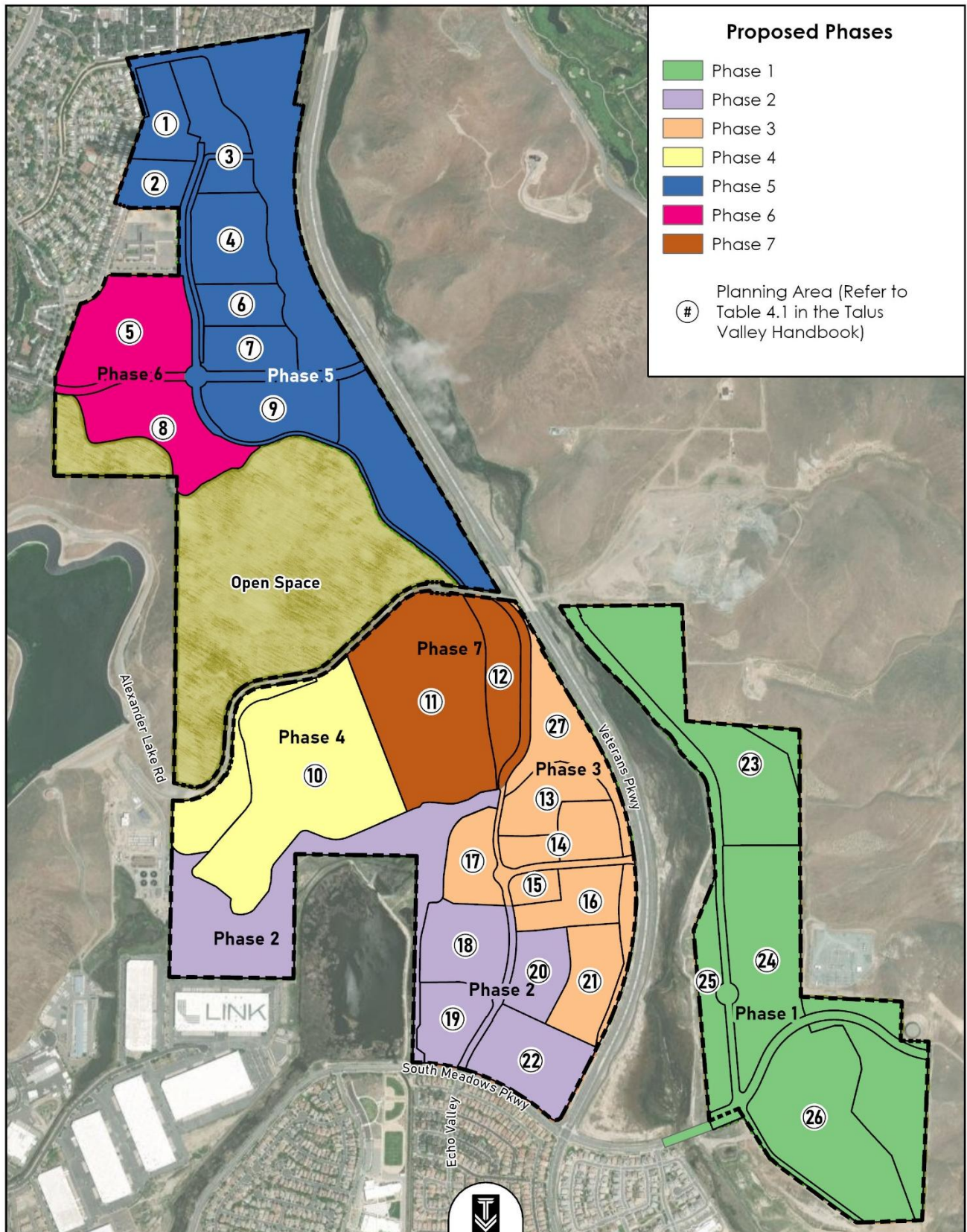
Table 2.2: Backbone Infrastructure per Phase

Phase	Plan Area	Backbone Infrastructure Included
1	23, 24, 25, 26	Utility extension from S. Meadows Pkwy & backbone roadway to serve south villages, S. Meadows Pkwy Steamboat crossing and connection to Rio Wrangler
2 & 3	13, 14, 15, 16, 17, 18, 19, 20, 21,	Mass grading for villages, backbone roadway and utilities to serve south villages and town center, wetland mitigation, flood mitigation, southern connection made to Veteran's Pkwy,
4	10	Backbone roadway and utilities to serve village
5	1, 2, 3, 4, 6, 7, 9	Sewer connection to Mira Loma and lift station, mass grading of northern villages, backbone roadway and utilities to serve northern villages, flood mitigation, northern connection made to Veteran's
6	5, 8	Backbone roadway and utilities to serve villages, Rio Poco improvements
7	11, 12	Wetland mitigation, backbone roadway and utilities to serve villages, transmission line relocation, public school site dedication

The development and build-out of Talus Valley will ultimately be dependent on market conditions, and this PUD shall have a 20 year completion timeframe. The 20 year timeframe shall commence upon final approval of this PUD (as evidenced by the initial recording date of the certified handbook). All project phasing must include major infrastructure (i.e. backbone utilities and roadways) to support development. If the project is not completed at the end of 20 years, then the PUD shall require an application to the Reno City Council to determine if it is appropriate to extend the development schedule prior to further development. Completion is defined as the recordation of all Master Developer's parcel maps (creation of Village Parcels) for all phases; completion of all mass grading for all phases; construction of the community park; construction of all on and off-site backbone infrastructure including water, sewer, backbone roadways

identified in Figure 7, and construction of all improvements affecting major drainageways, wetlands, and floodplains. The timeframe shall not apply to the construction of individual homes on recorded lots of approved final maps or for construction of permitted non-residential uses, as described in the PUD Handbook.

Figure 6: Phasing Plan



2.3 PUD Implementation and Responsibility

Table 2.3: PUD Implementation and Responsibility

<u>Action Items identified in PUD</u>	<u>Responsibility</u>	<u>Review/Coordination</u>	<u>Timeframe for Implementation</u>
Manage existing uses (agricultural uses/Aggregate pits)	Master Developer	Aggregate Pit SUP reviewed by City of Reno	Until full build out of the project or until the use is exhausted
Installation of Backbone Roadways	Master Developer	Dedicated to City of Reno	Per phasing plan through full build out
Traffic Mitigation as identified in Appendix 2	Master Developer	Review by City of Reno/RTC	Per Traffic Impact Analysis (Appendix 2)
Submit a Trip Generation Letter	Master Developer or Village Builder	City of Reno	With each Tentative Map, Special Use Permit, or Site Plan Review
Rio Poco Improvements	Master Developer	City of Reno	When daily traffic volume on Rio Poco reach 6,900 vehicles per day (Appendix 2)
South Meadows Parkway Extension to Rio Wrangler	Master Developer	City of Reno / (Army Corps – Steamboat Crossing)	Shall be included with development applications for Phase 1
Southern Connection to Veteran’s Parkway	Master Developer	City of Reno	Prior to traffic volumes on north to south backbone roadway reaching 13,400 vehicles per day (Appendix 2)
Northern Connection to Veteran’s Parkway	Master Developer	City of Reno	Shall be included with development applications for Phase 5

<u>Action Items identified in PUD</u>	<u>Responsibility</u>	<u>Review/Coordination</u>	<u>Timeframe for Implementation</u>
Construct Transit Stops within the Town Center	Master Developer	City of Reno / RTC	To be included with development applications for Plan Area 14
Alexander Lake Rd Acquisition or Abandonment	Master Developer	Washoe County / City of Reno	Prior to final maps associated with Villages 10, 11, and 12 which include realignment of Alexander Lake Road
Installation of Backbone Sanitary Sewer	Master Developer	Dedicated to City of Reno	Per phasing plan through full build out
Sanitary Sewer Will Serve Letters	Master Developer	City of Reno/ Washoe County	Prior to each final map or building permit as applicable
Installation of Backbone Domestic Water Service	Master Developer	Dedicated to TMWA	Per phasing plan through full build out
Installation of Backbone Reclaimed Water Service	Master Developer	Washoe County	Agreement prior to first Tentative Map
Interior Streets and utilities (Public)	Village builder TBD	City of Reno / Dedicated to City of Reno	Built as part of associated village or commercial development
Interior Streets and utilities (Private)	Village builder TBD	City of Reno / owned and maintained by HOA	Built as part of associated village or commercial development
Powerline Realignment Alternatives Analysis and Final Relocation Plans	Master Developer	NV Energy	Completed in Phase 7

<u>Action Items identified in PUD</u>	<u>Responsibility</u>	<u>Review/Coordination</u>	<u>Timeframe for Implementation</u>
Wetland Mitigation	Master Developer	Army Corps / City of Reno	Completed per Army Corps permit
Site Plan Review for Disturbing Major Drainageway (Thomas Creek)	Master Developer	City of Reno	Prior to any grading activities within the Major Drainageway
Flood Storage/CLOMR/City of Reno Letter of Concurrence	Master Developer	FEMA / City of Reno	Prior to any grading activities identified in the existing flood zone
Flood Storage/LOMR	Master Developer	FEMA / City of Reno	Upon completion of Mass Grading within existing flood zones approved with CLOMR
Implementation of NDEP approved Soil Remedial Action Plan and associated testing	Master Developer	NDEP/City of Reno	Per grading plan relative to action plan areas
Cultural Resource Preservation Plan	Master Developer	SHPO/Army Corps /City of Reno	Per phasing plan relative to preservation areas
Feral horse fencing	Village builder TBD – To be maintained by HOA	City of Reno	Prior to construction of adjacent villages 23, 24, and 26
Install temporary Feral horse guards in backbone roadway (if fence connections not made to adjacent properties)	Master Developer	City of Reno	With construction of backbone roadway to serve adjacent villages 23, 24, and 26.
Dedication of 8 acres for public elementary school site (Talus Valley School Agreement)	Master Developer	Dedicated to Washoe County	Agreement prior to certification of the final handbook,

<u>Action Items identified in PUD</u>	<u>Responsibility</u>	<u>Review/Coordination</u>	<u>Timeframe for Implementation</u>
		School District	dedication TBD by WCSD
Development Plan accounting of units/acreages	Master Developer	Update provided to City of Reno with development applications	Tentative Map or Building Permit as applicable
Develop 11-acre Community Park	Master Developer	City of Reno	Park to be constructed with Phase 3
Dedication of the Community Park to the City of Reno	Master Developer	City of Reno/ Park to be maintained by Master Maintenance Association	Upon completion of the Park and a Master Maintenance Association agreement to maintain the Park
Talus Valley Residential Construction Tax Agreement	Master Developer	Agreement with City of Reno	Prior to certification of the final handbook
Setup Master Association for maintenance of common area landscape, drainage and wetland areas	Master Developer	City of Reno	Prior to first Final Map
Connect Huffaker Hills open space trail network to Plan Areas 8, 10, 11, and 27 (Park)	Master Developer	Washoe County	Per phasing plan
Private or Public neighborhood parks (Pocket Parks)	Village builder TBD	City of Reno / Maintained by HOA	Built as part of associated village
Architectural Builder Design Guidelines	Master Developer	City of Reno (Review and Comment)	Prior to first tentative map or

<u>Action Items identified in PUD</u>	<u>Responsibility</u>	<u>Review/ Coordination</u>	<u>Timeframe for Implementation</u>
			building permit as applicable
Design Review	Master Developer	N/A	Prior to submittal of each development application
A hydraulic analysis of the proposed improvements will be submitted and approved by the City of Reno. The hydraulic analysis will be prepared in conjunction with and consistent with the hydraulic analysis for the proposed regional LOMR being prepared by the Truckee River Flood Management Authority (TRFMA). The analysis will include: • Base flood elevations for the Truckee River provided by the TRFMA developed for the proposed regional 100 Year FEMA LOMR for the analysis of Steamboat Creek. • Flood water flow rates for Steamboat Creek provided by the TRFMA being used in the proposed regional 100 Year FEMA LOMR. • Analysis will be prepared using the Truckee River Regional HEC-RAS combined 1D/2D base model provided by the TRFMA developed for the proposed regional 100 Year FEMA LOMR. • Comments from the original TRFMA review completed by HDR dated October 2, 2018 will be incorporated • The City of Reno will retain the services of a third-party engineering firm to review the hydraulic analysis of Steamboat Creek prepared for the Talus Valley project. • Critical Flood Zone 1 volume calculations based upon the 1997 flood of record. Fill volume within the flood of record area will be mitigated with 25% additional replacement volume.	Master Developer	City of Reno	Prior to Issuance of Grading Permit for areas within Critical Flood Zone 1

<u>Action Items identified in PUD</u>	<u>Responsibility</u>	<u>Review/Coordination</u>	<u>Timeframe for Implementation</u>
Demonstrate with each Final Map or building permit submitted after revision of the regional LOMR that the development proposed within the Final Map or building permit, as applicable, complies with the revised regional LOMR or that appropriate mitigation will be provided to bring such development into compliance with revised regional LOMR.	Master Developer	City of Reno (Review and Comment)	In the event the proposed regional LOMR is amended after certification of the final handbook
No building permits for home construction within Plan Areas 3, 4, 5 and 6, inclusive, may be issued until earlier of 1 year after final certification of the Revised PUD Handbook or issuance of a revised FEMA FIRM map.	Master Developer/Village builder TBD	City of Reno	1 year after final certification of the PUD Handbook or issuance of a revised FEMA FIRM map.
Update the Technical Drainage Study to include the revised FEMA flood data and provide such update with each subsequent Tentative Map application along with demonstration that adequate stormwater management facilities are available or can be provided to service the site in conformance with the City of Reno Public Works Design Manual.	Master Developer	City of Reno	In the event the FEMA FIRM map is amended after certification of the final handbook
A FEMA Conditional Letter of Map Revision (CLOMR) shall be prepared and approved to depict the new floodways contained within the proposed storm drain channels, detention and/or other flood control facilities (including Thomas and Steamboat Creeks). The CLOMR shall be prepared in compliance with the effective FEMA floodway in place at the time of submittal. Should the regional LOMR not be in effect, the improvements designed with the CLOMR will also be analyzed with the proposed regional LOMR to confirm future compliance.	Master Developer	City of Reno	Prior to the approval of any grading or site improvement permit within the City of Reno's Critical Flood Zone 1
Prepare and obtain approval of a FEMA Letter of Map Revision (LOMR) or elevation certificate.	Master Developer	FEMA	Prior to the issuance of the first Certificate of Occupancy for any structure located within a FEMA

<u>Action Items identified in PUD</u>	<u>Responsibility</u>	<u>Review/ Coordination</u>	<u>Timeframe for Implementation</u>
			designated floodway or floodplain
Provide a final hydrology study which incorporates analysis of all previous phases of development in addition to the current phase of development, which identifies the required mitigation, if any, to maintain the controlled elevation of Steamboat Creek.	Master Developer	City of Reno	Prior to approval of each building permit or Final Map, as applicable, within the City of Reno's Critical Flood Zone 1
Provide approved plans for the disposition of storm waters generated on site up to and including a 100-year frequency storm, including any necessary easements. routing of peak flows shall be based on the 100-year, 24-hour storm event. Final hydrology must account for the peak of storm flows generated by the 100-year storm event, and final design shall incorporate measures to assure that the improvements are in compliance with FEMA regulations.	Master Developer	City of Reno	Prior to the issuance of the first building permit in the first Tentative Map
Demonstrate the proposed storm water collection, conveyance, and discharge facilities within area proposed to be developed mitigate upstream and downstream impacts and meet the City's minimum requirements for erosion control, storm water flow velocities, and energy dissipation.	Master Developer	City of Reno	Prior to the approval of each building permit or Final Map, as applicable
The volumetric mitigation of flood plain storage for the Plan Area shall be reviewed to ensure that the volume is sufficient to provide this mitigation. If any Plan Area's final hydrology report identifies any deficiency of available volumetric mitigation area, the development of the Plan Area shall not continue until the deficiency is resolved as approved.	Master Developer	City of Reno Community Development Engineering and Public Works Departments	Prior to approval of each Plan Area's hydrology report
Enter a Stormwater Improvement Contribution Agreement with the City of Reno pursuant to which the Project will donate up to \$1.7 million to the City of Reno to be administered and used by City of Reno on capital projects that provide drainage and flood	Master Developer		Prior to certification of the final handbook

<u>Action Items identified in PUD</u>	<u>Responsibility</u>	<u>Review/ Coordination</u>	<u>Timeframe for Implementation</u>
mitigation within 1.5 miles of Project in accordance with the following schedule: Prior to the issuance of the first grading/building permit within Phase 1 (Planning Areas 23, 24, 25 and 26), the Master Developer shall donate \$200,000 to the City of Reno which shall be used to initiate design of storm drain improvements in the vicinity of the Project. Prior to the issuance of the first grading/building permit for Phase 2 or 3 (Planning Areas 12, 14, 15, 16, 20 and 21), the Master Developer shall donate \$750,000 to the City of Reno which shall be used for design and construction of storm drain improvements in the vicinity of the Project. Prior to the issuance of the first grading/building permit for Phase 5 or 6 (Planning Areas 3, 6, 7, 8 and 9), the Master Developer shall donate \$750,000 to the City of Reno which shall be used for design and construction of storm drain improvements in the vicinity of the Project.			
Create a limited purpose association under NRS Chapter 116 which shall be responsible for the ownership, operation and maintenance of private storm drain and flood plain improvements and parks within the Project.	Master Developer	City of Reno	Prior to the recordation of the first residential subdivision final map for an individual village
Provide a trip generation letter which includes all previously approved development associated with the Revised PUD Handbook to verify the traffic impact is within the envelope provided in the PUD's Traffic Impact Study. If the trip generation letter indicates that the trips exceed the anticipated levels, the Master Developer shall be required to amend the PUD to address such increased levels.	Master Developer	City of Reno	Prior to approval of each Tentative Map, Site Plan Review or Special Use Permit, as applicable

<u>Action Items identified in PUD</u>	<u>Responsibility</u>	<u>Review/ Coordination</u>	<u>Timeframe for Implementation</u>
Provide a traffic report update to identify entry and access requirements and recommended roadway improvements in conformance with the City of Reno Public Works Design Manual. All improvements shall meet City of Reno and Regional Transportation Commission (RTC) level of service (LOS) standards.	Master Developer	City of Reno	Prior to approval of each Site Plan Review associated with the commercial sites within the Project
Project will use only 2 of 4 proposed future signalized intersections on Veterans Parkway between South Meadows Parkway and Mira Loma.	Master Developer	City of Reno	Agreement prior to first final map
Construct signal improvements at Rio Poco and McCarran, roadway, bike lane and landscape maintenance improvements along Rio Poco.	Master Developer	City of Reno	Upon approval of the final map to extend Rio Poco
Collect confirmation soil samples to demonstrate that no mercury impacts above the regulated limit are present within the top two feet of soil in the residential areas where cut and fill activities occurred.	Master Developer	City of Reno	Prior to issuance of the first building permit in each of Plan Area 3, 4, 14 and 16
Demonstrate that the Nevada Department of Environmental Protection has approved a mercury remediation plan for the Project.	Master Developer	City of Reno	Prior to final certification of the Revised PUD Handbook
Dedicate an 11 acre unimproved park site within the Project to the City; City shall issue Residential Construction Tax credits equal to 100% of the Project's approved density to Master Developer; and Master Developer will agree to construct and require the NRS 116 association to maintain improvements to the 11 acre community park.	Master Developer	City of Reno	Phase 3
Provide copies of the PUD Handbook in effect to builders purchasing property from Master Developer within the Project and will require builders to acknowledge obligations to comply with PUD Handbook.	Master Developer	Builders	Upon agreement between Master Developer and Builder

<u>Action Items identified in PUD</u>	<u>Responsibility</u>	<u>Review/Coordination</u>	<u>Timeframe for Implementation</u>
An Affordable Housing charitable donation of up to \$500 per dwelling unit, to be donated at the time of building permit on each residential unit in the Project to the Reno Land Trust or its designee for affordable housing projects in the City of Reno.	Master Developer	Agreement with the City of Reno	Subject to approval of the PUD Handbook, and upon issuance of each building permit per residential unit as applicable
A Public Safety charitable donation of i) up to \$150 per dwelling unit for police and rescue first response services provided by the City of Reno; ii) up to \$500 per dwelling unit for fire stations, fire protection equipment or to support the provision of fire protection services within the City of Reno. Such donations shall be made to the City of Reno at the time of issuance of building permit for a residential unit.	Master Developer	Agreement with the City of Reno	Subject to approval of the PUD Handbook, and upon issuance of each building permit per residential unit as applicable
A School Site Identification Agreement with the Washoe County School District in the form previously presented to the City Council or such other form agreeable to the Developer and Washoe County School District.	Master Developer	Agreement with the Washoe County School District	Subject to approval of the PUD Handbook
A youth sports donation of up to \$50 per dwelling unit to be donated to the City of Reno at the time of issuance of building permit and used for public sports facilities in the City of Reno for youth sports.	Master Developer	Agreement with the City of Reno	Subject to approval of the PUD Handbook, and upon issuance of each building permit per residential unit as applicable
A Parks agreement pursuant to which Developer will dedicate an 11 acre unimproved park site within the Project to the City; City shall issue Residential Construction Tax credits equal to 100% of the Project's approved density to Master Developer; and Master Developer will agree to construct and require the NRS Chapter 116 association to	Master Developer	Agreement with the City of Reno	Subject to approval of the PUD Handbook

<u>Action Items identified in PUD</u>	<u>Responsibility</u>	<u>Review/ Coordination</u>	<u>Timeframe for Implementation</u>
maintain improvements to the 11 acre community park.			
A Stormwater Improvement contribution in the amount of \$1.7 million to the City of Reno to be administered and used by City of Reno on capital projects that provide stormwater improvement projects within the vicinity of the Project, consistent with the condition set forth above.	Master Developer	Agreement with the City of Reno	Subject to approval of the PUD Handbook
Provide additional mercury testing south of Alexander Lake Road in Planning Area 12.	Master Developer	City of Reno	Prior to the first building permit or tentative map for Planning Area 12

The Project shall not be subject to or responsible for any charge, fee, contribution, impact fee, donation, condition or exaction related to fire protection, police protection, public safety services, emergency medical or ambulance services, affordable housing, inclusionary zoning, residential construction tax, parks, schools, stormwater mitigation, or other development fee or exaction imposed by the City of Reno for the development of the Talus Valley Project except as set forth in this Handbook and separate agreements with the City of Reno described above.

2.4 Review Process

Prior to the submittal of a development application to the City, the proposed development shall be reviewed by the Master Developer at their sole discretion. Each development application submitted to the City shall include written documentation of approval from the Master Developer. Written approval by the Master Developer does not constitute City approval of a development application. The construction of individual projects, including accessory structures shall follow the City of Reno building permit process. For some uses where a tentative map, special use permit, or site plan review is required, these processes shall precede the building permit process, as applicable.

Appeals

The applicant or developer may appeal any decision, comments, or recommendations of the Administrator in accordance with RMC Section 18.06.208, as amended.

2.5 Conflicts

In the event of a conflict between these design standards and City Code, these standards shall govern development of Talus Valley. When a specific standard is not addressed by the PUD, then

the applicable section of Reno Municipal Code Title 18, as amended, at the time of review shall prevail.

2.6 Flexibility

The Development Plan and Development Standards contained herein are intended to depict the general development vision for the PUD. Sufficient flexibility shall be allowed to permit detailed planning and design at the time of actual development. The acreage of each land use category may be increased by up to 10% if it is demonstrated that additional acreages are necessary due to constraints and/or design considerations to accommodate the project, to the satisfaction of the Administrator. This provision shall not exceed a cumulative total of 10% for each land use category. Changes in excess of 10% shall require an amendment to the Development Standards Handbook. Residential densities and residential dwelling unit allocation may be interchangeable between villages and will be defined fully with the tentative map for any given residential village. With each tentative map application, the Master Developer and/or applicant shall provide an accounting of the overall residential unit allocations, and updated land use category acreages approved to date. The total number of residential units shall not exceed 3,995 units. Commercial areas may not exceed a 10% increase without an amendment to the Development Standards Handbook.

Modifications

The Zoning Administrator shall have the ability to administratively update the PUD to reflect RMC amendments that impact the PUD. The Master Developer shall be notified of any administrative changes by the Zoning Administrator prior to final approval of such changes. Minor deviations shall be subject to written approval from the Master Developer. The Zoning Administrator also shall have the ability to grant minor deviations as outlined in RMC 18.06.411(a)(1), as amended. Deviations of 10% or more shall conform to the City of Reno Variance process as outlined in RMC 18.06.408, as amended.

2.7 Residential Construction Tax

The Talus Valley Master Developer shall be responsible for constructing and shall require an NRS 116 association to maintain the common area, parks, trails, and recreation amenities within the Talus Valley development. Parks deemed as “Public” shall be dedicated to the City of Reno after a maintenance agreement has been setup by the Talus Valley Master Developer. Use of Residential Construction Tax (RCT) will be subject to the RCT Agreement between the Master Developer and the City of Reno.

2.8 Subdivision into Village Parcels

Each phase of development within the Talus Valley PUD may be subdivided into more than four Village Parcels utilizing a sequential series of two or more parcel maps, which may be submitted and approved concurrently. The administrator shall review each sequential parcel map and provide a recommendation to the Planning Commission, and the Planning Commission is authorized to issue a final decision on the sequential parcel maps. When issuing a decision on a

sequential parcel map, the Planning Commission shall review the parcel maps in accordance with NRS 278.464 and consistent with the criteria for reviewing tentative subdivision maps in accordance with NRS 278.349(3), as applicable, including the issuance of conditions of approval.

Prior to submittal of the first application for a Village Parcel Map, the Master Developer and staff will agree to an efficient process for submittal and staff review of Village Parcel Map applications, including defraying any necessary additional costs attributable to extraordinary staff review required for Village Parcel Map submittals.

Each application for the initial division of land into Village Parcels through a sequential series of parcel maps shall include the following information to enable review by the planning commission:

- 1) Each application shall include all land within the phase of development in which the Village Parcels are to be created.
- 2) Each application shall be accompanied by concurrent application for a special use permit for disturbance of a major drainageway (or any other entitlement as deemed required) for the relevant phase of development, if applicable.
- 3) Each application shall identify common area parcels, access and utility easements, and proposed Master Developer roadway dedication parcels for the subject phase of development.
- 4) Each application shall include the documents and information set forth in the City of Reno Tentative Map checklist, plus a 24" x 36" display map showing all proposed sequential parcel maps in the Phase.

Subdivision of Village Parcels

It is anticipated that the individual lot layouts for each Village Parcel will be processed by merchant home builders or commercial developers, as applicable. Subsequent subdivision of any Village Parcel shall be reviewed and processed in accordance with the normal parcel map and/or tentative subdivision map and final subdivision map processes, in accordance with NRS Chapter 278 and City of Reno code, as applicable. No certificate of occupancy may be issued for any residence or commercial building within a Village Parcel until all required infrastructure improvements (streets and utilities) shown on plans or record necessary for that Village Parcel to stand on its own and meet the requirements in RMC Section 18.14.203(d), Completion of Improvements in Phased Projects, as amended, are constructed and completed.

Chapter 3

Services and Facilities

3.1 Overview of Traffic and Facilities

Existing traffic and facilities adjacent to the Project site, and Project traffic and roadway infrastructure needs are discussed in detail in the Traffic Impact Analysis prepared by Traffic Works (Appendix 2 of this PUD handbook).

Project site Access:

- **North:** Connect to Rio Poco Road, and Veteran's Parkway.
- **South:** Connect to Veteran's Parkway, and South Meadows Parkway.
- **East:** Extend South Meadows Parkway, and a portion of Rio Wrangler Parkway within the project area. The portion of Rio Wrangler Parkway south of the Project Area to the current terminus of the paved section is the responsibility of the adjacent property owners and is not part of this PUD.
- **Existing roadways** have capacity for the proposed Project with improvements targeted for Rio Poco Road, traffic signal at South Meadows Parkway, traffic signals at Veteran's Parkway, and a traffic signal at Rio Wrangler and South Meadows Parkway.
- **Alexander Lake Road** in the middle portion of the Project site is planned to be realigned in the future and incorporated into Villages 10 and 11 with gated emergency access only at the western boundary of the Project site. The portion of Alexander Lake Road that crosses under Veteran's Parkway connecting Rio Wrangler Parkway with Talus Valley Parkway within the flood zone will become a private road with a public easement and will be maintained by the Master Developer or their Designee.
- **Internal circulation** will be provided by backbone roadways as depicted in Figure 7: Traffic and Circulation Plan.
- **Existing Sidewalk** on the south side of South Meadows Pkwy, on both sides of Rio Poco Road, and on both sides of Mira Loma Drive.
- **Existing bike lanes** exist on South Meadows Parkway and Mira Loma Drive. Pedestrian and bicycle paths have been constructed along the Veteran's Parkway as part of that project.
- **Transit** - Currently there are no public transit routes that operate within the project area. Per the Veteran's Parkway (Southeast Connector) website, "RTC is researching opportunities to provide transit service along the new roadway corridor, including new bus routes and intercity service to Carson City." New Shared Use path networks will be provided as part of the Project including connections to existing trails and sidewalks.

Existing Facilities:

As an infill site, the Project is surrounded by existing infrastructure and facilities, which are outlined in this chapter.

- **North:** There is an existing sewer interceptor within Mira Loma Drive. The existing Donner Springs Elementary School is located adjacent to the Project site.
- **West:** There is an existing sewer line, water line, and power within Rio Poco Road. There is existing reclaimed water infrastructure to the southwest at Washoe County's South Truckee Meadows Water Reclamation Facility. Huffaker Hills Regional Trails are located to the west of the Project site off of Alexander Lake Rd. An overhead Transmission line runs through the middle portion of the Project site from west to east.

- **South:** There is an existing sewer interceptor, water line and power within South Meadows Parkway. Existing Depoali Middle School and Double Diamond Park are located on the south side of South Meadows Parkway.
- **East:** There is an existing water main within Rio Wrangler.

3.2 Traffic and Circulation

The trip generation is based upon an assumption of land uses and gross square footages. Note that the project land use mix could be revised, without affecting the traffic analysis or impacts, so long as the trip generation estimates used in the analysis are not exceeded and the roadway network is constructed consistent with the preliminary layout utilized in the traffic study. **The external trips for the project shall not exceed 32,900 Daily, 2,277 AM Peak Hour, or 2,999 PM Peak Hour without an amendment to the PUD handbook.**

It is possible that with final development plans, the gross square footage or number of units in a particular commercial center or residential village may exceed that which was assumed in the traffic report (see Appendix 2). Street design standards are provided in Chapter 5 of this handbook. Alternative street sections may be allowed as approved during the Tentative Map approval process or at the time of building permit. An updated Trip Generation Letter shall be provided with each Tentative Map, Special Use Permit, or Site Plan Review.

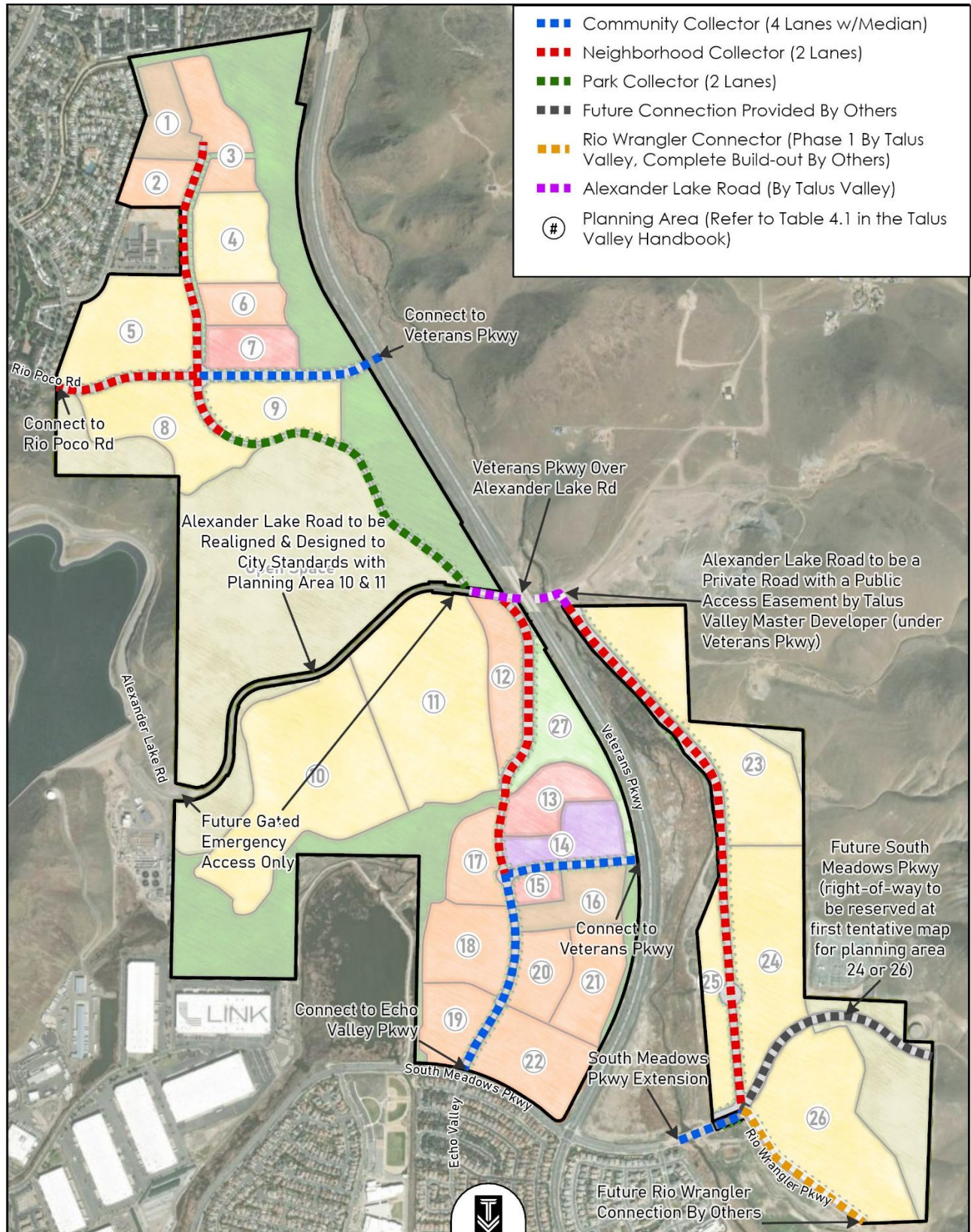
Proposed Improvements on existing roadways:

- **Rio Poco Rd** – Striping and traffic calming will be used between Snowshoe Ln to Sierra Madre Dr., and a landscape island between Sierra Madre Dr. and Matich Dr. will be used to separate travel lanes from driveways, as well as bikes and pedestrians. Details for design are provided in Chapter 5 - Street Design Standards. These improvements will be required to be made by the Master Developer once daily traffic volumes on Rio Poco reach 6,900 daily trips as outlined in Appendix 2 – Traffic Impact Analysis.
- **Alexander Lake Rd** – Currently a Washoe County owned parcel, will be realigned and used as a local road for Villages 10 and 11, with emergency access only at the west boundary. The eastern portion will be realigned with a new connection made to Rio Wrangler. Details for design of the new roadway connection are provided in Chapter 5 – Street Design Standards. The portion of Alexander Lake Road that crosses under Veteran’s Parkway connecting Rio Wrangler Parkway with Talus Valley Parkway within the flood zone will become a private road with a public easement and will be maintained by the Master Developer or their Designee.
- **South Meadows Parkway** – The Master Developer will extend the existing terminus to connect with Rio Wrangler, crossing Steamboat Creek with a series of box culverts or bridge constructed to match existing Steamboat Creek crossings in the area. Right of Way for future extension of South Meadows Pkwy to the east of Talus Valley will be reserved.
- **Rio Wrangler** – The Master Developer will improve Rio Wrangler to two lanes north of South Meadows Parkway as well as making the connection to Alexander Lake Rd. The Master Developer will dedicate right of way for future build out of Rio Wrangler to four lanes south of South Meadows Parkway within the Talus Valley PUD, but will only build

two lanes, with the interior two lanes to be constructed by others. Portions to the south of Talus Valley will be improved by others as outlined in the existing Bella Vista PUD.

- **Veteran's Parkway** – Two connections will be made, and the Master Developer will install the traffic signals for those connections.

Figure 7: Traffic and Circulation Plan



3.3 Sanitary Sewer Service

Sewer service for the project will be provided by the City of Reno and Washoe County. The Talus Valley project has two distinct and separate sewer sheds separated at the “narrows” of Steamboat creek. The North area will be served by the City of Reno through its sewer interceptor in Mira Loma. This sewer shed will ultimately flow to the Truckee Meadows Water Reclamation Facility (TMWRF). The south sewer shed will flow to an interceptor located in South Meadows Parkway and on to the South Truckee Meadows Water Reclamation Facility (STMWRF) operated by Washoe County.

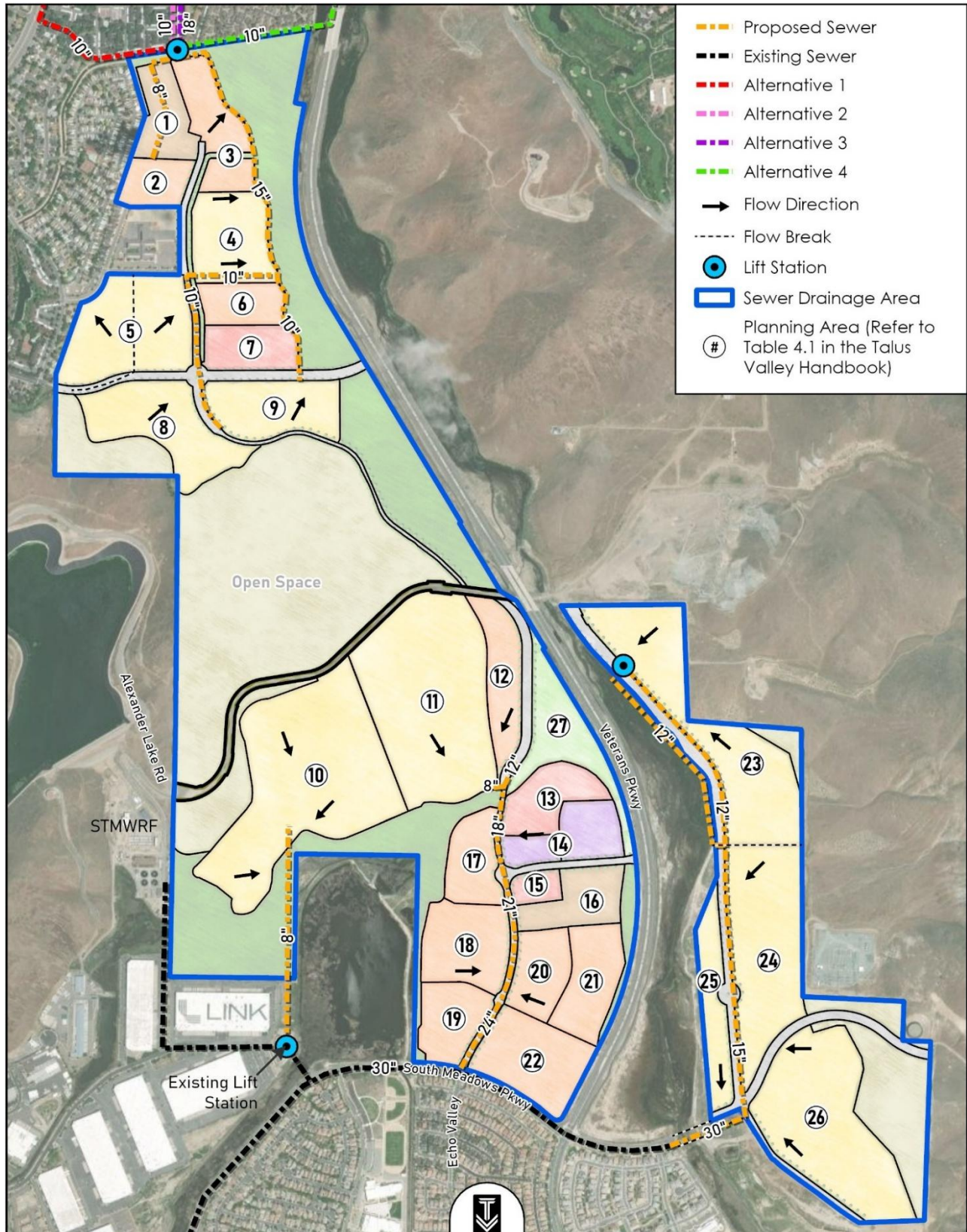
As the PUD allows for flexibility within land use categories, and final site layouts are not known at this time, the Master Sanitary Sewer Study (Appendix 4) will be required to be updated with each final development permit/application on the site to assure that adequate facilities are or can continue to service the site. Any sanitary sewer facilities constructed to serve the project will be designed in conformance with the City of Reno Public Works Design Manual, as amended.

Table 3.3: Sanitary Sewer Demand

<u>Development Phase</u>	<u>Plan Area</u>	<u>Sewer Demand</u>	<u>Time Frame</u>
1	23, 24, 25, 26	±590 units	2025-2029
2	18, 19, 20, 22	±650 units	2027-2030
3	13, 14, 15, 16, 17, 21, 27	±590 units, ±30.6 acres commercial, community park	2028-2032
4	10	±440 units	2029-2034
5	1, 2, 3, 4, 6, 7, 9	±890 units, ±10.9 acres commercial	2030-2036
6	5, 8	±315 units	2032-2036
7	11, 12	±520 units, Elementary School	2032-2036

Confirmation from Washoe County for STMWRF sewer service is required to be in place prior to the first tentative map application. A letter from Washoe County to commit to serve from STMWRF is required prior to recordation of each final map or building permit application. A letter from the City of Reno to commit to serve from TMWRF is required prior to the recordation of each final map or building permit application.

Figure 8: Sewer Shed Map



3.4 Water Service

Domestic

The northern and southern most portions of the Project Site are currently in TMWA's service territory with direct access to existing water facilities. The central portion of the Project Site will be annexed into TMWA's service territory prior to the first building permit. A preliminary discovery was completed by TMWA in 2016, which indicated that TMWA would serve the project in the future upon full annexation into their service territory and would require on-site improvements. Off-site improvements are not anticipated, but subject to change as development progresses. TMWA already has two tanks and pressures zones (Sparks and Double Diamond) in place that will serve the Project Site, as well as a 16" water main running along the east side of the Project Site, a 14" water main in South Meadows Parkway, and 10" water main north of the Project Site, an 8" water main at Donner Springs Elementary, and a 12" water main at Rio Poco. A pump station is required near the middle of the Project site. The water facilities for the project shall be designed and constructed to conform to TMWA standards and in conformance with Washoe County District Health Department requirements.

Non-potable Reclaimed Water

Non-potable reclaimed water from Washoe County's South Truckee Meadows Water Reclamation Facility, adjacent to the Project Site, will be utilized for common area landscape in both commercial and residential developments, backbone roadway landscape, school landscape areas, the proposed park, and other potential areas to the extent feasible. The Master Developer shall enter into an agreement with Washoe County for use of reclaimed water prior to the first tentative map.

3.5 Stormwater Management/Hydrology

A Preliminary Stormwater Management Plan is provided in Appendix 3 of this PUD Handbook, which discusses in detail the existing conditions and future drainage considerations. As the PUD allows for flexibility within land use categories, and final site layouts are not known at this time, a Technical Drainage Study will be required with each development permit/application on the site to assure that adequate facilities are available or can be provided to service the site in conformance with the City of Reno Public Works Design Manual, as amended.

Major Drainageways

The PUD includes one major drainageway, Thomas Creek north and south fork. The major drainageway is located in the southwestern portion of the project site and conveys water northeast until it meets Steamboat Creek. Although there are several basins of over 100 acres or more that drain onto the project, (see the *Stormwater Management Plan Report* in Appendix 3) most convey sheet flow and only one has a definitive water way (refer to the *Wetland Delineation Map* in Appendix 5 of this handbook). Disturbance of the major drainageway includes the relocation of the north fork including the restoration of the wetlands and providing flood storage mitigation. These methods will restore water quality, enhance wetland habitat and wildlife, and provide excess flood mitigation. A future Site Plan Review will be required for disturbing a major drainage way prior to any grading activities commencing. A Site Plan Review

is not required if the proposed enhanced disturbance is included with the first tentative map for any portion adjacent to the Major Drainageway.

Wetland and Stream Environment

The Army Corps of Engineers identified ± 76.1 acres of jurisdictional Waters of the United States (WOUS) within the Talus Valley PUD, including ± 15.6 acres of existing wetlands (various types) and ± 60.4 acres of other waters (streams and open water) as depicted in Figure 10. The delineation and protection of federally protected wetlands on this property have been items of primary interest in developing the Talus Valley PUD. Any changes to existing WOUS, and or enhancements within wetland areas must be consistent with the future Wetland Mitigation Plan as approved by the Army Corps of Engineers.

On-site Floodway Improvements

The Talus Valley PUD has an identified Floodplain that will be modified through a Conditional Letter of Map Revision (CLOMR), and a final Letter of Map Revision (LOMR) requiring approval of the City of Reno and Federal Emergency Management Agency (FEMA). Although the Reimagine Reno Master Plan discourages fill in floodplains, the Talus Valley PUD is modifying a floodplain that has already been planned for modifications with the construction of Veteran's Pkwy. The Talus Valley PUD is improving the previously modified floodplain by creating additional flood storage capacity, increasing City of Reno code requirements by 25%. The flood storage areas will also be enhanced with wetland mitigation and will expand the work completed with the construction of the Southeast Connector. The Talus Valley PUD will allow for fill in the existing floodplain per the PUD Mass Grading plan (Figure 15) upon receiving the City of Reno Letter of Concurrence of the submitted CLOMR. All final grading shall conform to the FEMA approved CLOMR.

Off-site Floodway Improvements

The Master Developer or assignee will donate up to \$1.7 million to the City of Reno to be administered and used by the City of Reno on capital projects that provide drainage and flood mitigation within 1.5 miles of the Talus Valley Project in accordance with the following schedule:

- Prior to the issuance of the first grading/building permit within Phase 1 (Planning Areas 23, 24, 25 and 26), the Master Developer shall donate \$200,000 to the City of Reno which shall be used to initiate design of storm drain improvements in the vicinity of the Project.
- Prior to the issuance of the first grading/building permit for Phase 2 or 3 (Planning Areas 12, 14, 15, 16, 20 and 21), the Master Developer shall donate \$750,000 to the City of Reno which shall be used for design and construction of storm drain improvements in the vicinity of the Project.
- Prior to the issuance of the first grading/building permit for Phase 5 (Planning Areas 3, 6, 7, 8 and 9), the Master Developer shall donate \$750,000 to the City of Reno which shall be used for design and construction of storm drain improvements in the vicinity of the Project.

Figure 9: Proposed 100 Year Flood and Major Drainageway

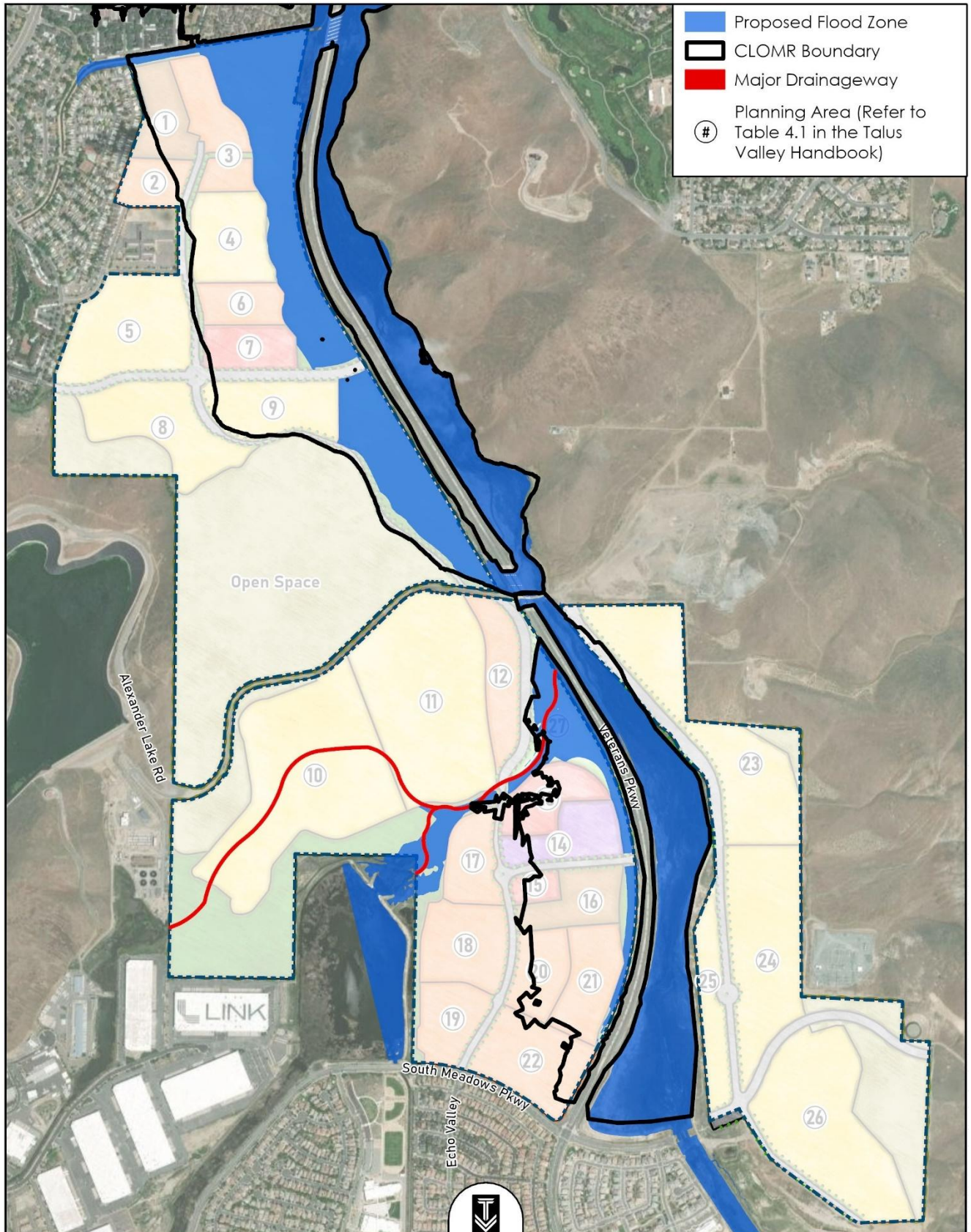
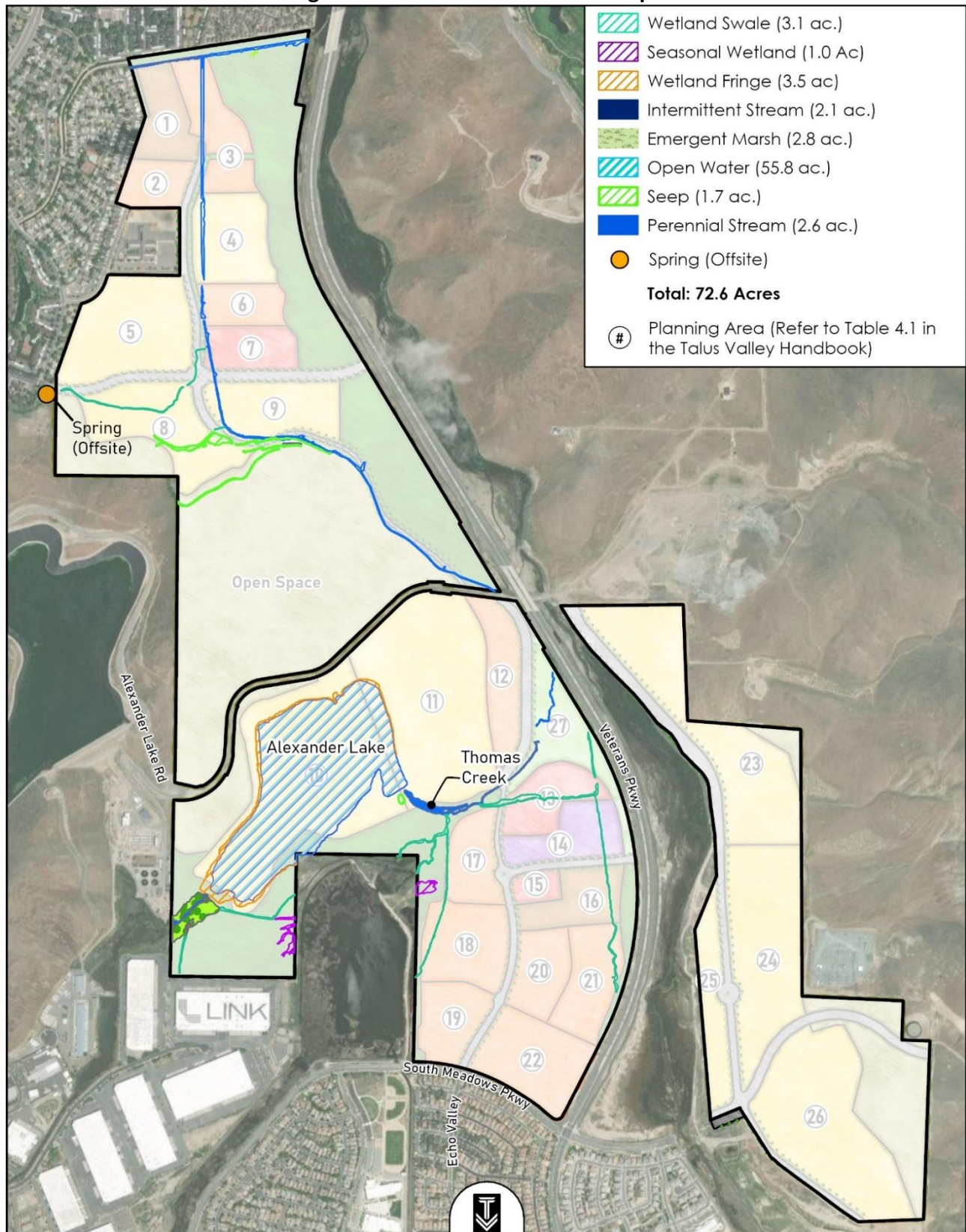


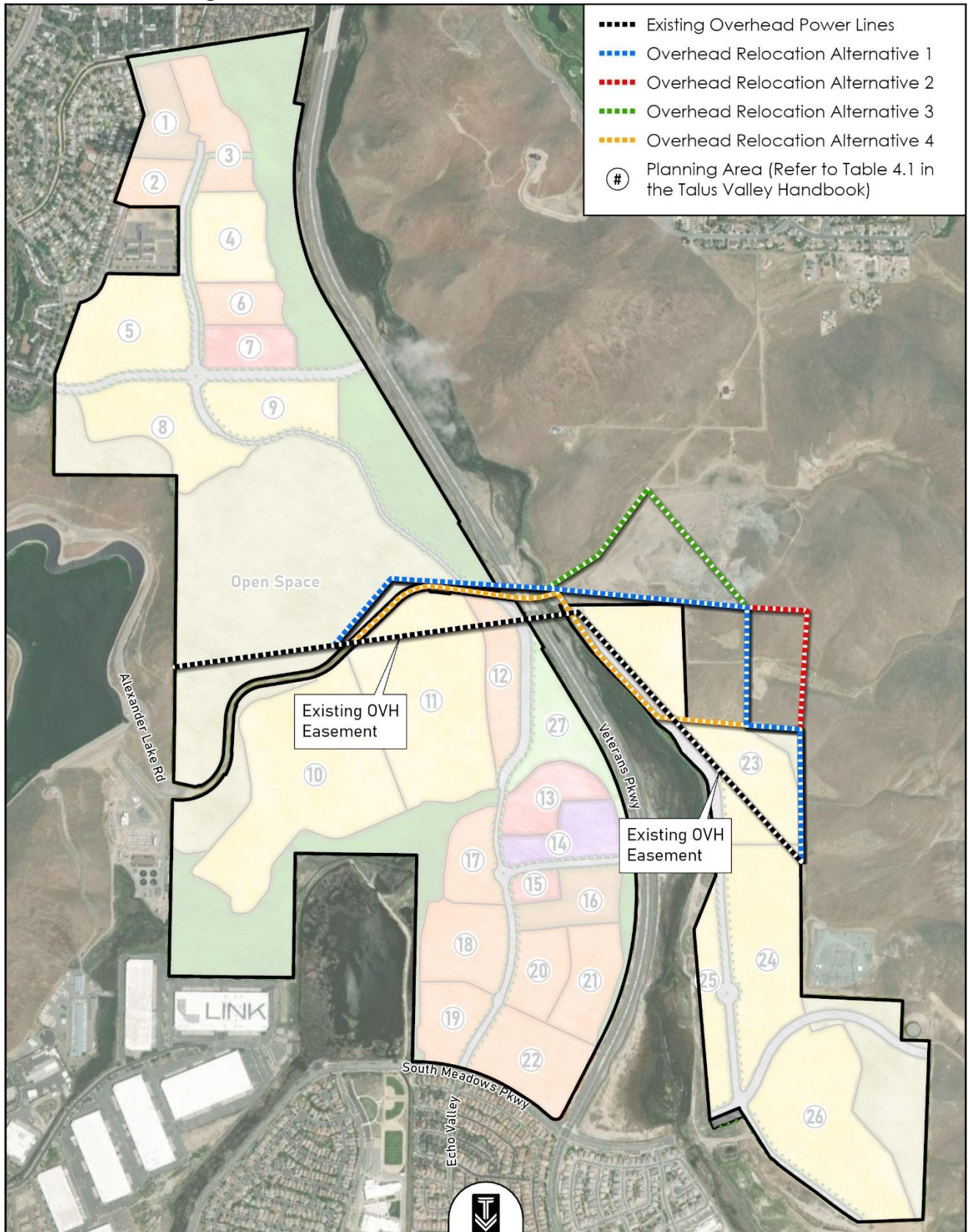
Figure 10: Wetland Delineation Map



3.6 Overhead Powerlines

There is an existing double circuited overhead transmission line and easement within the central portion of the site that is located within a Regional Utility Corridor. Within the easement NV Energy identifies the facilities as 120kV #110 line, 120kV #173 line, and 25kV #290 line. A portion of this alignment may need to be relocated, and according to NV Energy any relocation will need to remain above ground. Any relocation of regional utility lines shall require, at a minimum, approval of a Regional Plan amendment, a Special Use Permit for major utilities, and approval by NV Energy prior to relocation. Conceptual relocation routes, which have been coordinated with and studied by NV Energy, are provided in Figure 11. An alternatives analysis, final alternative selection, and actual relocation will be completed by the Master Developer and NV Energy. In no instance shall the building setbacks from existing or proposed utility corridors be less than ten feet and all uses within established setbacks shall be limited to passive uses including, but not limited to, parks, trails, parking, landscaping and fencing.

Figure 11: Overhead Power Line Relocation Alternatives



3.7 Schools

Washoe County School District (WCSD) has indicated the Talus Valley PUD will generate approximately 680 elementary students, 240 middle school students, and 360 high school students. Schools are allowed in all land use categories with a site plan review. A minimum of ± 8 acres will be reserved for a public elementary school in Planning Area 13, which the final school site will be agreed upon by the Master Developer, and the Washoe County School District. A public elementary school site shall be dedicated during the time of a tentative map at such time the need for the school site has been agreed to by the Master Developer and WCSD. The Master Developer is planning for a K-12 charter school, which approximately 12 acres would be sold to an interested charter school in the future. The Master Developer has also identified a minimum 20-acre site in Planning Area 11 that the Master Developer could sell to WCSD should WCSD determine it is required.

School site design considerations:

- ✓ Public elementary school(s) shall not be located on arterials, or the Community Collectors.
- ✓ Safe Routes to School shall be analyzed during site selection.
- ✓ The community trail network shall provide connectivity to the future school sites.

The agreement between the Master Developer and WCSD (Parties) identifies that the Parties will cooperate to identify the specific sizes, configurations and locations of the School Sites. School Sites are subject to change with agreement between the Master Developer and the WCSD. The Parties will also cooperatively identify requisite utility sizing, traffic circulation and plan designs for the School Sites to facilitate and be compatible with Master Developer's broader infrastructure planning and development of the Project. The Master Developer will give notice to WCSD of their intent to submit its application for each tentative subdivision map in the Project phase in which a School Site is to be located identifying the proposed School Site for WCSD review and approval. The Master Developer will continue to coordinate with WCSD as the Project progresses.

3.8 Parks, Greenways, and Open Space

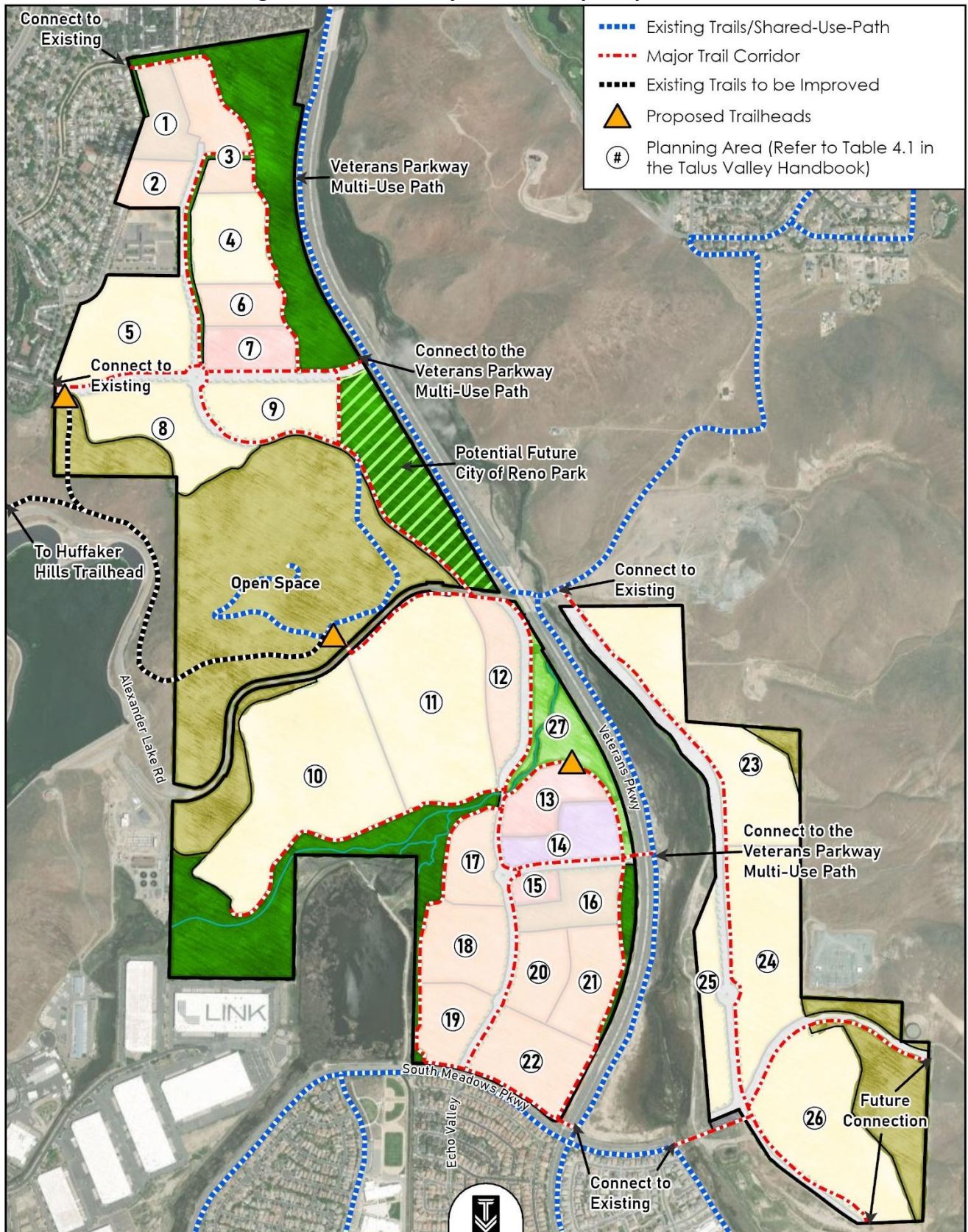
The Parks, Greenways and Open Space is the second largest land use making up almost one third of the entire project. Open space will be dedicated to provide buffers between uses, protect slopes greater than 30%, establish neighborhood or community parks, etc. This land use category will be used to preserve the intrinsic qualities of the Project Site including enhanced floodways, major drainageways, and wetland areas and to incorporate into the project the environmental amenities that are unique to the South Reno area. Parks, Greenways, and Open Space shall be addressed with each adjacent tentative map or building permit.

- ✓ **Reimagine Reno GP 7 – Quality Places & Outdoor Recreation Opportunities**
 - **7.1: Protect Reno’s Natural Resources**
 - Restore and enhance wetland areas, stream environments/major drainage ways, add flood storage, preserve cultural resources, and protect steep slopes
 - **7.2: Interconnected Network of Open Space, Greenways, and Trails**
 - Enhanced wetland and stream areas, extensive trail network linking the community to parks, open space, and the greenways
- ✓ **Reimagine Reno GP 6 – Safe, Healthy, and Inclusive Community**
 - **6.3: Support Active Lifestyles Among Residents of all Ages**
 - New parks, and trails connected to existing trails and parks
 - **6.7: Successful Education System**
 - School sites tied to trail network

Talus Valley is located in an area that has many existing active and passive recreation facilities within close proximity that will serve the PUD. These facilities include a Regional Park (Hidden Valley Regional Park) within 2 miles of the site, a Community Park (Mira Loma Park) within 1 to 2 miles from the site, three neighborhood parks to the south (Cyan, Double Diamond, and Horizon View), a City Golf Course (Rosewood Lakes) nearby, and a trailhead (Huffaker Hills) with access to surrounding open space all within a one-mile radius of the site. All of these facilities will be connected to the Talus Valley PUD through future trails and/or sidewalks.

In addition to the adjacent parks surrounding the Talus Valley PUD, the Master Developer will construct the Talus Valley Community Park. The Master Developer will begin the planning process of the park with the first tentative map of Phase 3, and will begin construction no later than the final building permit of Phase 3. The infrastructure to service the park may be constructed at any time prior to construction of the park. The RCT Agreement between the Master Developer and the City of Reno outlines the design, construction, ownership and maintenance, and use of RCT funds for the proposed ±11 acre Community Park.

Figure 12: Talus Valley Trails and Open Space



Permitted Uses in Greenways and Open Space:

- Agricultural
- Crop production
- Existing accessory structures
- Livestock pasture
- Trails/Trailheads
- Parks and recreation amenities, public and private (City of Reno may construct additional athletic flat fields in the area identified in Figure 12 should they determine them to be necessary in the future)
- Art and Interpretive signage

Community Park (Plan Area 27):

A community park, approximately ± 11 acres, is planned for the central portion of the PUD linked to the villages through a well-connected trail network. The community park will be constructed by the Master Developer and dedicated to the City of Reno upon the completion of the park and an executed maintenance agreement. The maintenance agreement will be between the City of Reno and a Master Maintenance Association setup by the Master Developer. The Master Developer shall work with the City of Reno Parks department to design the actual park features to meet City of Reno standards. The community park should include the following:

- ± 6 acres flat fields (approximately 3 multi-purpose field areas)
- Should be designed to meet Americans with Disabilities Act (ADA) requirements
- Play Structure (ages 2-5)
- Play Structure (ages 5 to 12)
- Bike and Pedestrian amenities such as benches and bike racks
- 1 group shelter with 10 tables or 2 shelters with 6 tables each
- 1 double restroom
- 2 courts (basketball, tennis, volleyball, pickleball, horseshoes)
- Trail connectivity
- A trailhead with six (6) parking spaces
- Interpretive signage along the trails (messages to be approved by the City of Reno)
- Parking shall be determined at time of design based on City of Reno code or the ITE Manual.

The community park design and amenities included shall be approved by the City of Reno.

Potential Future City of Reno Park:

The City of Reno has an option to acquire the area north of Alexander Lake Road identified as “Potential Future City of Reno Park” in Figure 12: Talus Valley Trails and Open Space; provided, however, that in the event the City exercises the option, the final terms of any purchase agreement shall be subject to the review and approval of the Master Developer or their assignee, and the Master Developer’s successors and assigns, in its sole and absolute discretion. The option for the City of Reno to acquire the potential future City of Reno Park area shall expire on December 31, 2030 which coincides with the schedule for Phase 3 of this PUD.

Neighborhood Parks (Pocket Parks):

There shall be a minimum of three (3) neighborhood parks (pocket parks), between ± 3 and ± 5 acres in size, each serving development up to a 1/2 mile radius. At a minimum, there shall be a neighborhood park located in the north, one in the south, and one within the eastern portion of the PUD. Neighborhood parks may be constructed by the Master Developer or individual village builders and will be owned and maintained by a home owners association (HOA). Neighborhood parks may either be included within a single village or serve multiple villages with at least two (2) of the neighborhood parks open to the public and connected with the trail network. Amenities shall serve as the focal point, including gathering places for residents, community garden(s), turf areas, and other recreation amenities as deemed appropriate based on the development(s) they serve. Recreation amenities may include a recreation center, an open turf area with trails and pedestrian amenities, court sports, or other activities to promote the outdoors and an active lifestyle.

Commercial Plaza:

Outdoor public gathering space shall be incorporated within the proposed Town Center (Plan Areas 13, and 14,). This space may include turf area for “Farmers Markets”, outdoor concerts, and other temporary community events, seating areas for pedestrians covered or uncovered, art and other attractive elements, and should complement the aesthetics of the Town Center and nearby architecture. Samples of this space can be found in Chapter 5 – Commercial Architecture Styles.

Art and Interpretive Signage:

Art incorporated into community spaces, such as open space, parks, roundabouts, common area, trails, and the town center are highly encouraged.

Interpretive signage for wetland areas, historical opportunities, and other unique area characteristics shall be provided along trails and other community spaces. Interpretive signage shall be designed per City of Reno or Washoe County Parks standards.

Youth Sports:

The Master Developer or its assignee will make a donation of up to \$50 per dwelling unit to be donated to the City of Reno at the time of issuance of building permit and used for public sports facilities in the City of Reno for youth sports.

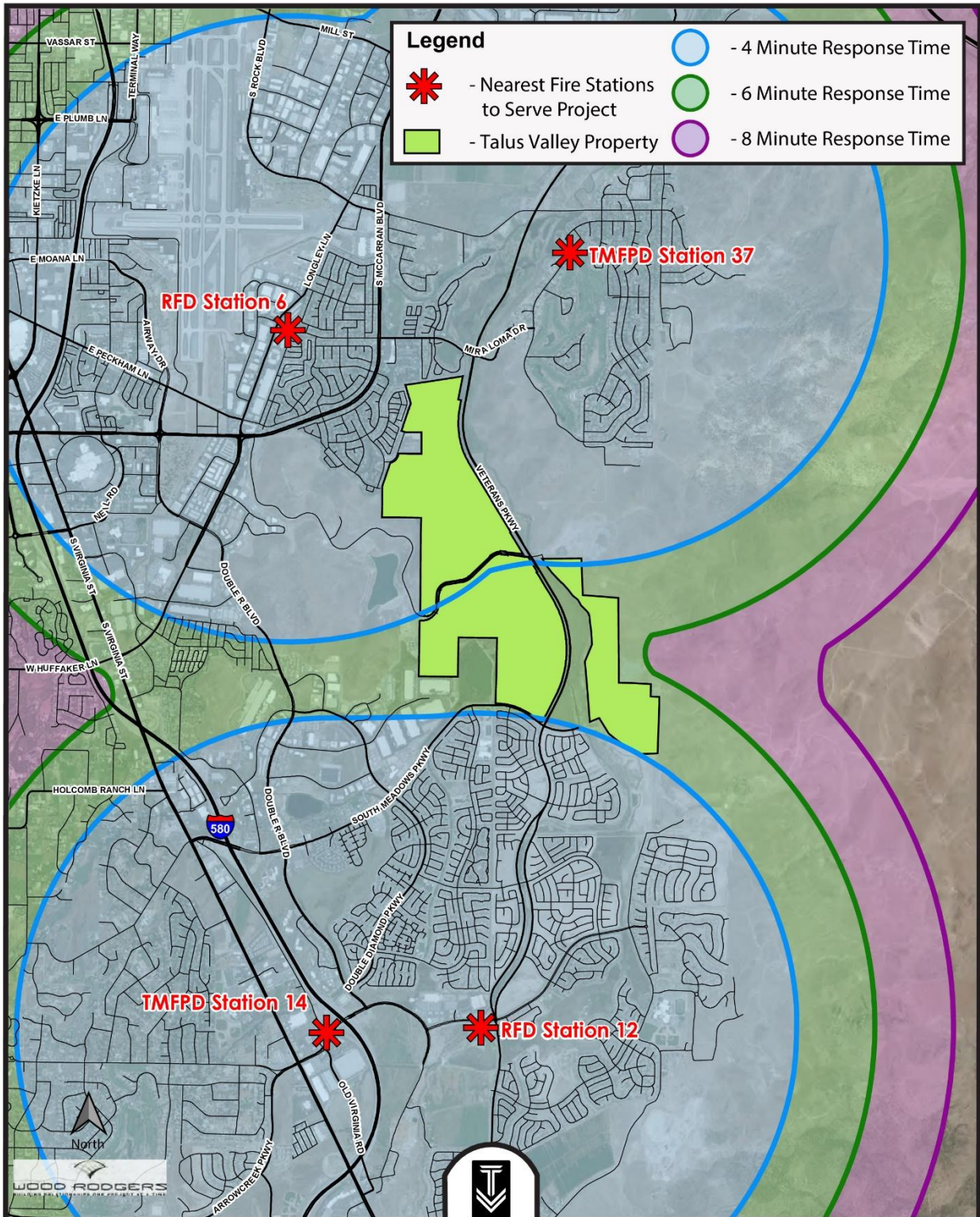
3.9 Emergency Services

The Project Site is currently served and will continue to be served by the City of Reno Police and Fire Departments. The new Veteran’s Parkway runs along the entire eastern portion of the Project Site giving emergency responders direct access to both the north and south portions of the PUD. Fire service works as a system and service may not be dispatched from the nearest resource. Fire Station 6 (Mira Loma) is located approximately 2 miles northwest from the Project Site via Mira Loma Drive to Veteran’s Parkway. Fire Station 12 (Damonte Ranch) is located approximately 2 miles south of the Project Site via Steamboat Parkway to Veteran’s Parkway. Response times from either station would be within the 6 minute 30 second response time (85

percent of the time) target for a suburban area as identified in the Reimagine Reno Master Plan. Figure 13 provides the location of the nearby stations and estimated response times.

The Master Developer has worked with the City of Reno to determine voluntary mitigation fees necessary for emergency responders to effectively serve the proposed development. The Master Developer or its assignee will provide a Public Safety charitable donation of i) up to \$150 per dwelling unit for police and rescue first response services provided by the City of Reno; ii) up to \$500 per dwelling unit for fire stations, fire protection equipment or to support the provision of fire protection services within the City of Reno. Such donations will be made to the City of Reno at the time of issuance of building permit for a residential unit. Development of the Project in accordance with this PUD Handbook shall be deemed to satisfy the finding set forth in NRS 278.349(3)(j) for purposes of future entitlement reviews.

Figure 13: Emergency Services



Chapter 4

Land Use Categories

4.1 Land Use Introduction

The following chapter addresses the allowed uses and regulations for the Talus Valley PUD Development Plan. Addressed within each land use area are the allowed uses, building height, setbacks, and regulations that will guide future development of the Talus Valley PUD. Additional protective covenants may be addressed by a separate CC&R document for these areas.

The mix of uses identified in the Development Plan support the following Reimagine Reno Master Plan objectives:

- ✓ **Vibrant neighborhoods and centers:** A town center is proposed in the southern portion of the site surrounded by a mix of density to promote a walkable community space with neighborhood retail connected to the trail system.
- ✓ **Safe, healthy, and inclusive community:** The development plan promotes a mix of housing units ranging from single family detached to small lot town house products to multi-family, covering cost options for a wide variety of income levels. The mix of land use provides something for everyone, well connected to trails and open space. The development plan and PUD are intended to create a model community for the City of Reno; a community that is open and well connected, not walled off.
- ✓ **Attainability/Affordability:** The development plan promotes a mix of housing, with an emphasis on “missing middle” housing products, which provides much needed housing supply that is not prevalent in the greater Reno/Sparks housing market. By virtue of the diverse housing mix, including higher density single family detached and attached housing products, a more attainable housing stock will be created within the Talus Valley development (“Affordability by Design”). Additionally, to address an overall affordable housing strategy for the project and the City of Reno, the Master Developer or its assignee, will provide an Affordable Housing charitable donation of up to \$500 per dwelling unit, to be donated at the time of building permit on each residential unit in the Project to the Reno Land Trust or its designee for affordable housing projects in the City of Reno.
- ✓ **Quality places and outdoor recreation opportunities:** The development plan offers ample open space, enhancement of wetland and flood storage areas, parks, trails, and preservation of historical elements within the community. Interpretive opportunities to highlight this area are intended to be incorporated as part of the parks and trail system.

Setbacks (General):

For all non-residential, multi-family, and mixed neighborhood land use categories, provided the minimum setbacks can be met from the exterior project boundary, there are no minimum lot sizes required.

Uses (General):

Any use not listed in the land use category is not allowed unless it is considered accessory to a listed permitted use or is considered to be similar and/or compatible with a listed permitted use, to the satisfaction of the Zoning Administrator, per RMC 18.08.201(a)(4), as amended.

All uses shall comply with the General Development and Design Standards per RMC 18.12 unless a variation is specifically listed in this PUD.

Development Application Submittals for Tentative Maps, Special Use Permits, Site Plan Reviews, Minor Deviations, PUD Amendments, and other development related applications shall have a letter of approval from the Master Developer prior to submittal to the City of Reno. Following Master Developer approval, the submittal would follow the City of Reno process as identified in the City of Reno Municipal Code.

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Talus Valley Development Plan

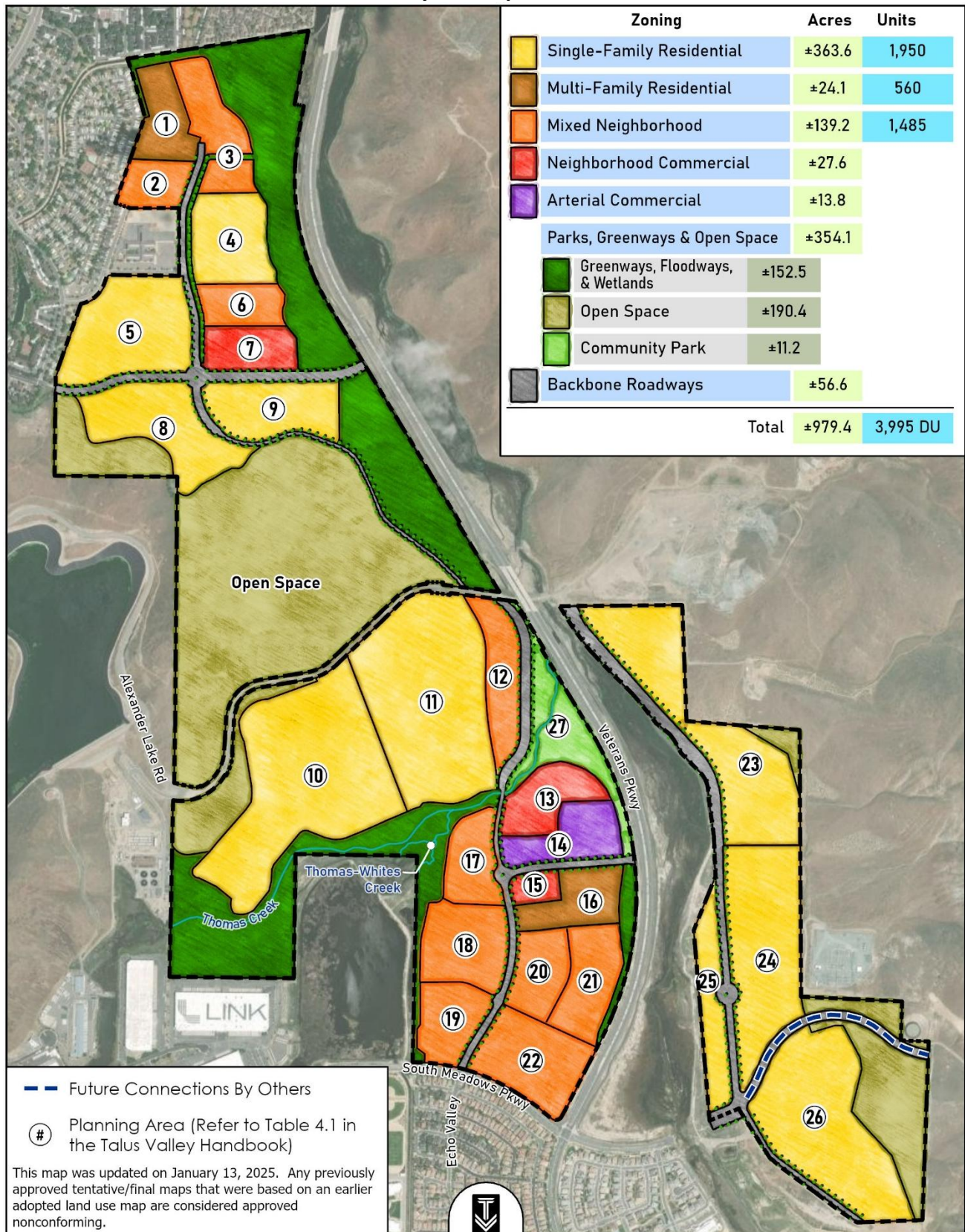


Table 4.1: Plan Area Statistics

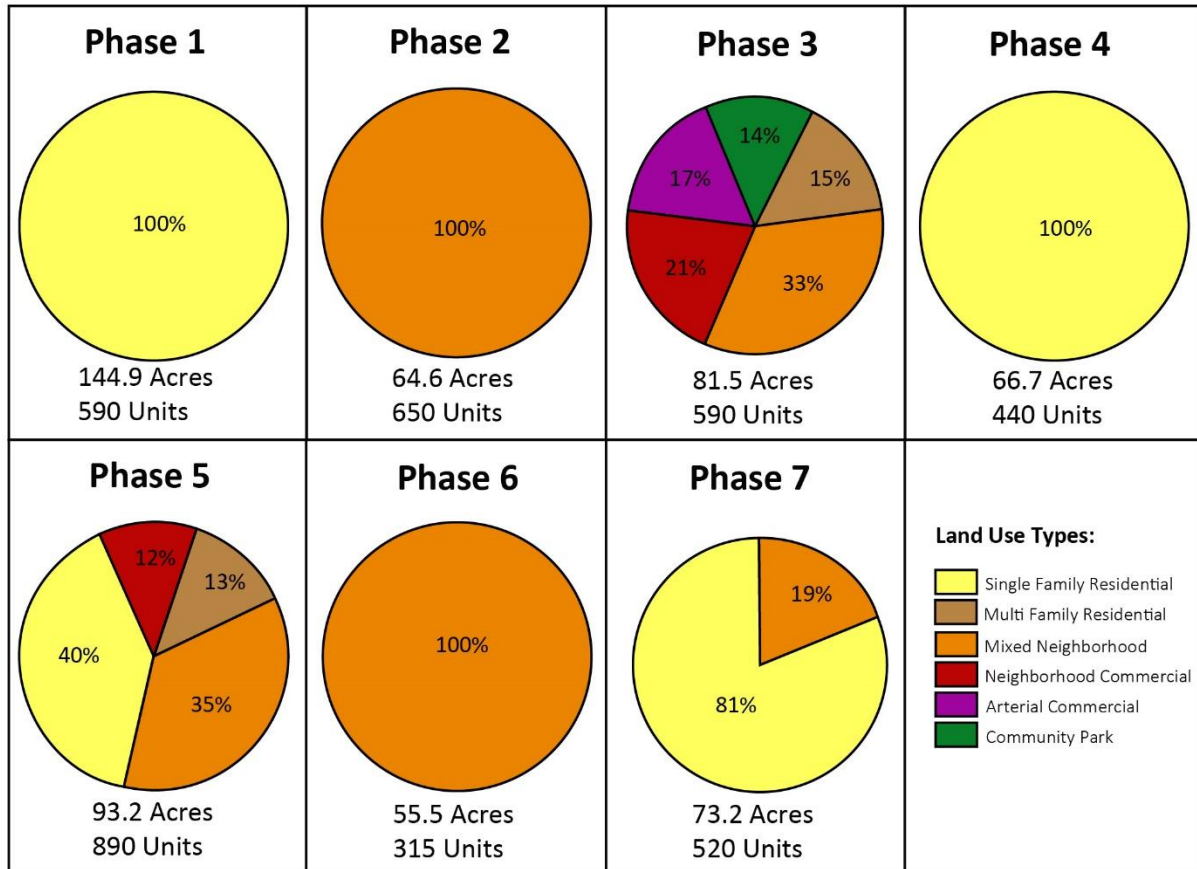
<u>Plan Area</u>	<u>PUD Land Use Category</u>	<u>Acreage²</u>	<u>Min. Net Density⁵</u>	<u>Max. Gross Density⁶</u>	<u>Approx. Dwelling Units¹</u>	<u>Approx. Du/Ac</u>
1	Multi-Family Residential	±11.6	15 du/ac	30 du/ac	280	24.1
2	Mixed Neighborhood	±8.3	8 du/ac	30 du/ac	85	10.2
3	Mixed Neighborhood	±15.7	8 du/ac	21 du/ac	150	9.6
4 ⁴	Single-Family Residential	±18.4	6 du/ac	21 du/ac	130	7.1
5	Single-Family Residential	±30.2	4 du/ac	8 du/ac	180	6.0
6	Mixed Neighborhood	±9.1	8 du/ac	N/A	120	13.2
7	Neighborhood Commercial	±10.9	N/A	N/A	0	N/A
8	Single-Family Residential	±25.3	3 du/ac	8 du/ac	135	5.3
9 ⁴	Single-Family Residential	±19.2	6 du/ac	21 du/ac	125	6.5
10 ⁴	Single-Family Residential	±66.7	6 du/ac	21 du/ac	440	6.6
11	Single-Family Residential	±58.9	3 du/ac	8 du/ac	350	6.6
12	Mixed Neighborhood	±14.3	8 du/ac	21 du/ac	170	11.9
13	Neighborhood Commercial	±12.7	N/A	N/A	0	N/A
14	Arterial Commercial	±13.8	N/A	N/A	0	N/A
15	Neighborhood Commercial	±4.1	N/A	N/A	0	N/A
16	Multi-Family Residential	±12.5	15 du/ac	30 du/ac	280	22.4
17	Mixed Neighborhood	±11.8	8 du/ac	N/A	120	10.2
18	Mixed Neighborhood	±18.4	8 du/ac	N/A	150	8.2
19	Mixed Neighborhood	±12.7	8 du/ac	N/A	130	10.2
20	Mixed Neighborhood	±12.0	8 du/ac	N/A	190	15.8
21	Mixed Neighborhood	±15.4	8 du/ac	N/A	190	12.34
22	Mixed Neighborhood	±21.5	8 du/ac	N/A	180	8.4
23	Single-Family Residential	±42.5	3 du/ac	8 du/ac	170	4.0
24	Single-Family Residential	±42.6	3 du/ac	8 du/ac	170	4.0
25	Single-Family Residential	±13.2	3 du/ac	8 du/ac	55	4.2
26	Single-Family Residential	±46.6	3 du/ac	8 du/ac	195	4.2
27	Community Park	±11.2	N/A	N/A	0	N/A

Total Units Allowed:
3,995¹
Notes:

1. The total amount of residential dwelling units by Plan Area may vary and shall not exceed 3,995 units.
2. Individual Plan Area acreages may vary from the above assumptions such that they comply with the underlying Master Plan designations and/or are within the limitations of the PUD.
3. An accounting of the actual acreages and unit count shall be provided with each tentative map or building permit as applicable.
4. Plan Areas 4, 9, and 10 are identified in the Talus Valley PUD as Single Family within the Mixed Neighborhood land use category of the City of Reno Master Plan. Detached Single Family uses in these areas are intended to achieve higher single family densities and shall be designed to small lot or SF4 lot standards (per RMC), or shall include single family attached product types.
5. Minimum Net Density is calculated by dividing the total number of lots by the total acreage of lot area.

6. Maximum Gross Density is calculated by dividing the total number of lots by the total Plan Area acreage.

Phasing Mix



Land Use	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Phase 7
Single Family Residential	100%			100%	40%		81%
Multi-Family Residential			15%		13%		
Mixed Neighborhood		100%	33%		35%	100%	19%
Neighborhood Commercial			21%		12%		
Arterial Commercial			17%				
Community Park			14%				
Total Units	590	650	590	440	890	315	520
Total Acres	144.9	64.6	81.5	66.7	93.2	55.5	73.2

4.2 Land Use Descriptions

Arterial Commercial

Arterial Commercial allows a mix of retail, commercial, office, or other uses in a less intense or more suburban context with uses appropriate near main arterials. The mix of uses will serve both existing and future development and will be connected to the surrounding residential areas via the regional trail network.

- ✓ **Reimagine Reno GP 4 - Vibrant Neighborhoods and Centers**
 - **4.4: Walkable Community/ Neighborhood Centers**
 - Live/Work, Mix of Uses

Characteristics:

- Buildings are oriented along the main arterials
- Bike and Pedestrian connectivity should be provided through the site with connections to the larger trail network
- Signage facing Veteran's Parkway shall be monument style only
- Architecture defined in Section 5.10

Neighborhood Commercial

Neighborhood commercial allows a mix of retail, commercial, office, or other uses in a less intense or more suburban context creating town centers for the surrounding development. The mix of uses will serve the existing and future development. Neighborhood commercial areas are situated near open space areas, along entrances to the heart of the development, and connected to the residential areas via the regional trail network serving as the “Town Center”.

✓ **Reimagine Reno GP 4 - Vibrant Neighborhoods and Centers**

➤ **4.4: Walkable Community/Neighborhood Centers**

- Live/Work, Mix of Uses, Community Gathering Spaces

Characteristics:

- Buildings are oriented along the perimeters and main street, but provide open gaps to promote a continuous feel of the town center
- Bike and Pedestrian connectivity should be provided through the site with connections to the larger trail network
- Community gathering spaces shall be incorporated into the site layout, which can be used for events such as farmers markets, concerts, etc.
- Architecture defined in Section 5.10
- Signage should primarily be provided on the buildings with smaller monument signage provided

Multi-Family Residential

The Multi-Family Residential land use category is intended to provide for a higher density mix of multi-family residential products.

✓ **Reimagine Reno GP 4 - Vibrant Neighborhoods and Centers**

➤ **4.2: Mix of Housing Options**

- Provides for mixture of housing products, multi-generational, community amenities

➤ **4.4: Walkable Community/Neighborhood Centers**

- Density to support town center

Characteristics:

- Multi-family complexes designed with their own community amenities
- Located either adjacent to the town center or to existing multi-family and close to schools
- Architecture defined in Section 5.10 and should complement the surrounding developments

Mixed Neighborhood

The Mixed Neighborhood land use category includes a mix of lower density multi-family, single family attached, alley loaded, townhomes, condos, and small lot detached single family residential.

✓ **Reimagine Reno GP 4 - Vibrant Neighborhoods and Centers**

➤ **4.2: Mix of Housing Options**

- Provides for mixture of housing products, multi-generational, innovative design, community amenities

➤ **4.4: Walkable Community/Neighborhood Centers**

- Mix of uses, mix of density/intensity surrounding the town center and provides a transition between commercial to lower intensity uses

Characteristics:

- Encourage a mix of housing types
- Typically located within walking distance to amenities such as the town center, parks or schools
- Open neighborhoods with trail connectivity to nearby amenities
- Eclectic mix of Architecture as defined in Section 5.10 that blends with the single family detached products, but also offers opportunity for more modern designs

Single-Family Residential

The Single Family Residential land use category includes a mix of residential, both detached and attached products.

- ✓ **Reimagine Reno GP 4 - Vibrant Neighborhoods and Centers**
 - **4.2: Mix of Housing Options**
 - Provides for mixture of housing products, multi-generational

Characteristics:

- Primarily Single Family Detached with a mix of 4,000 to 6,000 square foot lots, with some larger 7,000 to 10,000 square foot lots located in the southeast
- Opportunity for smaller attached single family or clustered single family detached housing products where appropriate
- Open neighborhoods with cul-de-sacs abutting the backbone roadways providing connections to the trail network
- Eclectic mix of Architecture as defined in Section 5.10
- Appropriate location for an elementary school with trail connectivity
- With each tentative map for plan areas 4, 9, 10, and 11, the developer shall demonstrate compliance with the Mixed Neighborhood Master Plan intent. This may include a combination of strategies, including but not limited to: mix of attached and detached housing products, small lot standards, cluster development, narrative of site constraints resulting in limited density, typical housing product envelope intended to meet typical SF4 lot standards, etc.

4.3 Permitted Uses

Uses Permitted in the Talus Valley PUD

P = Permitted by Right

SPR = Site Plan Review Required

SUP = Special Use Permit Required

A = Permitted as Accessory Use

Table 4.3: Residential Uses

Use Category/ Specific Use Type	AC	NC	MFR	MN	SFR
Congregate Care Facility	P	P	P	P	
Multi-Family	P	P	P	P	
Nursing Home/Assisted Living Facility	P	P	P		
Senior Housing				P	
Single Family Attached/ Condominium/Town House	P	P	P	P	P
Single Family Detached				P	P
Single Family Zero Lot Line				P	P
Cluster Development				P	P
Active Adult Communities			P	P	P

Table 4.2: Commercial Sales and Services Uses

Use Category/ Specific Use Type	AC	NC	MFR	MN	SFR
Animal Clinic (No Shelters, Commercial Boarding/Kennels)	P				
Antique/Collectible Store	P	P			
Bakery, Retail	P	P			
Bar	SUP	SUP			
Barber/Beauty Shop	P	P			
Carwash	P	P			
Child Care Center	P	P			
Cleaners Commercial	P				

Convenience Store	P				
Copy Center	P	P			
Custom & Craft Work	P	P			
Drive-Through Facility	P				
Financial Institution	P	P			
Freestanding Automated Teller Machine	P	P			
General Personal Service	P	P			
General Retail Store	P	P			
Household Goods, Light Service, Repair & Assembly	P				
Laboratory	SUP				
Laundry, Drop-off/Pickup	P	P			
Medical Facility, Day Use Only	P	P			
Office Other Than Listed	P	P			
Plant Nursery/Garden Supply	P				
Restaurant with Alcohol Service	P	P			
Restaurant without Alcohol Service	P	P			
Sale of Low Volume Bulky Goods	P	P			

Table 4.3: Recreation, Entertainment and Amusement Uses

Use Category/ Specific Use Type	AC	NC	MFR	MN	SFR
Commercial Amusement/Recreation (Inside)	P				
Fitness Center	P	P	P	P	P
Sports Areen, Stadium, or Track (Inside only)	P				
Theatre (No Drive-in)	P				
Parks, Greenways, & Open Space	P	P	P	P	P
Trails	P	P	P	P	P

Table 4.3: Lodging Uses

Use Category/ Specific Use Type	AC	NC	MFR	MN	SFR
Hotel (without non-restricted gaming operation)	P				

Table 4.3: Institutional, Public, and Community Service Uses

Use Category/ Specific Use Type	AC	NC	MFR	MN	SFR
Church/House of Worship	P	P			
Communication Facility, Equipment Only	SUP	SUP	SUP		
Art Gallery	P	P			
Public Transit or School Bus Shelter	P	P	P	P	P
Utility Box/Well House, Backup Generator, Pumping or Booster	P	P	P	P	P
School, Primary or Secondary (Public or Private)	SPR	SPR	SPR	SPR	SPR
School, Vocational/Trade	SPR				

Table 4.3: Industrial, Manufacturing, Wholesale, Distribution, and Transportation Uses

Use Category/ Specific Use Types	AC	NC	MFR	MN	SFR
Mini-warehouse	SPR	SUP			
Rental Store, w/Outdoor Storage	SUP				
Brewery/Distillery	P	P			
Food Processing/Wholesale Bakery	P				

Table 4.3: Accessory Uses

Use Category/ Specific Use Types	AC	NC	MFR	MN	SFR
Accessory Dwelling Unit (ADU)					A – SPR
Caretaker Quarters	A	A	A		
Child Care In Home (1-6 Children)			A	A	A
Child Care, In Home (7-12 Children)			A – SUP	A – SUP	A - SUP

Community Center, Private		A	A	A	A
Drive Through Facility	A				
Home Occupation		A	A	A	A
Gaming Operation, Restricted	A	A			
Indoor Storage	A	A			
Sidewalk Cafes	A	A			
Parking Structures	A – SUP	A – SUP	A - SUP		

Notes and additional use requirements:

- *Primary Uses not listed in the Table above are not allowed, unless approved by the Master Developer and City of Reno Zoning Administrator.*
- *Allowed Temporary Uses are as defined in RMC Section 18.08.201 Table 18.08-5 under the associated zoning districts.*
- *For AC and NC districts, buffering shall be provided when adjacent to residentially zoned property and should include one of the following: a 6-foot-tall masonry wall, a 6-foot decorative wall, or a combination of a 15-foot landscape strip and 2 to 4-foot berm with trees. For purposes of this PUD, right of way and*
- *An SUP is required for uses that open before 6am or stay open past 11pm.
An SUP is required for uses that require deliveries before 6am or past 11pm.*

4.4 Setbacks & Lot Size Standards

Table 4.4: Dimensional Standards

	AC	NC	MFR	MN	SFR
Min. Lot Size	-	-	-	-	2,400 sf
Min Lot Width (ft.)	-	-	-	-	30
Min. Front Yard (ft.)	10	10	15	10	10
Min. Garage Setback (face of garage)	N/A	N/A	N/A	3 or 20	3 or 20
Min. Side Yard (ft.)	0 or 10	0 or 10	5	0 or 5	0 or 5
Min. Rear Yard (ft.)	0 or 10	0 or 10	10	10	15
Max. Stories	4	4	4	3	3
Max. Building Height (ft.)	55*	55*	55*	45*	35
Building Separation **	20	20	20 (10 if less than 50 units)	10	10

* Plan Areas 1, 2, 19, and 22 shall have an additional 1 foot of setback along property lines adjacent to existing residential for every 1 foot of height over 35 feet.

** A reduced Building Separation may be approved with a tentative map, special use permit, or site plan review to address unique housing products.

General Notes:

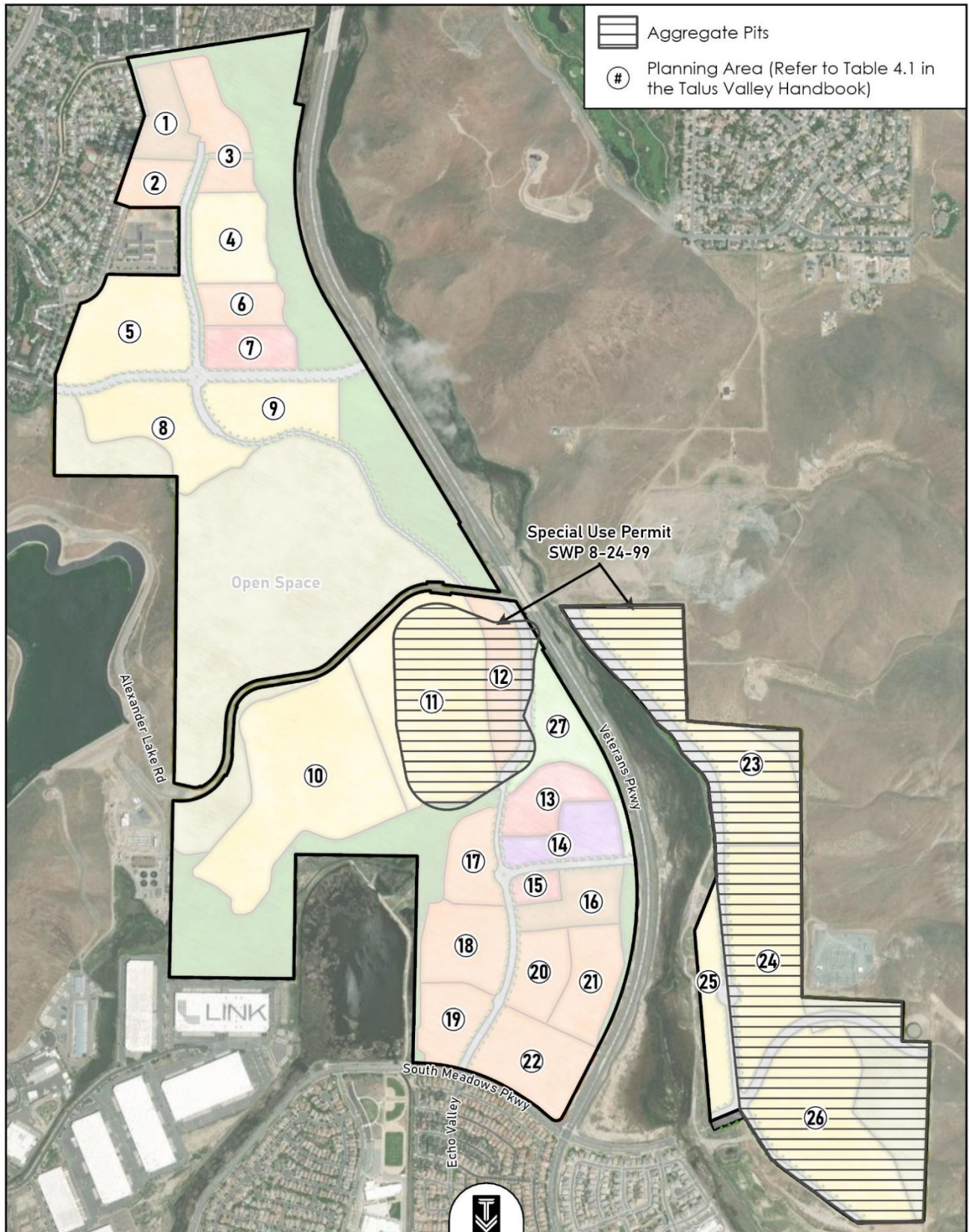
- Densities shall be consistent with Table 4.1: Plan Area Statistics
- Small Lot standards can be utilized per RMC Section 18.12.102.
- Setbacks for Mixed Neighborhood and Single Family Residential may be modified with a tentative map or special use permit to address unique housing products.

4.5 Existing Uses

There are two identified Aggregate Pits within the Project Site as depicted in Figure 15, which currently hold a Special Use Permit SWP8-24-99, originally through Washoe County and have since been taken over by the City of Reno. The primary haul route utilized is Alexander Lake Road. The Talus Valley PUD will allow these pits and haul road to remain active until such time they are no longer needed. Once the pits and haul road are no longer active, the land will be utilized for future development as depicted in the Talus Valley Development Plan, Figure 3. As the pits remain active, any future home builders will be required to disclose that the pits are active to their home buyers. Once the pits are inactive the disclosure statements will no longer be required.

The property also has current ranching and agricultural activities taking place, which are planned to continue as the first phases of the PUD are built out. These activities are allowed to continue under the Talus Valley PUD.

Figure 14: Aggregate Pit Locations



Chapter 5

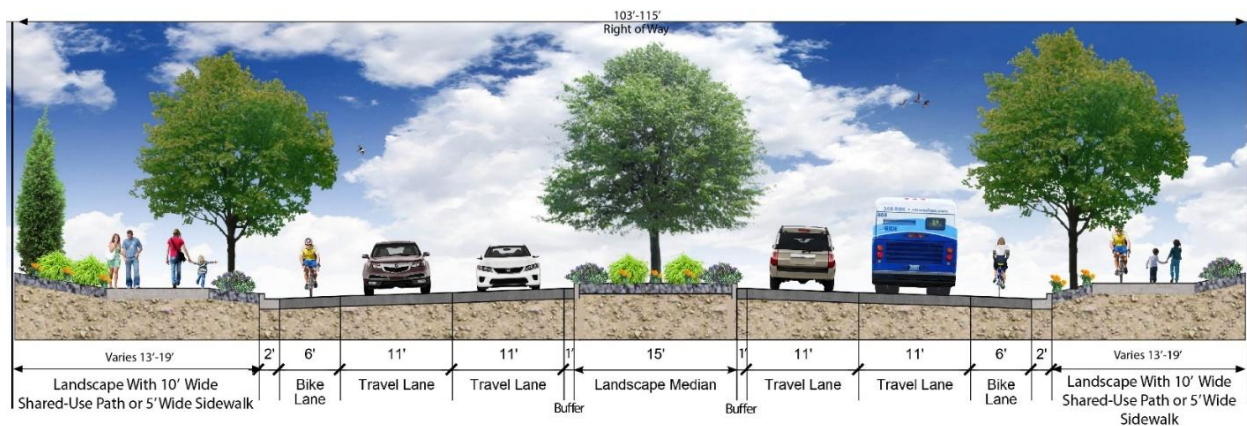
Design Standards

5.1 Street Design

The Master Developer or their authorized designee shall be responsible for constructing all Community, Neighborhood, and Park Collectors, and Local Streets to the satisfaction of the Administrator. Upon completion and approval by City of Reno, the Master Developer or their authorized designee shall dedicate the right of way and street improvements to the City of Reno. Street sections may be modified by the Administrator if required for final design. All landscape and shared use paths included within Right-of-Way shall be maintained by a Master Maintenance Association.

Community Collectors (4 lanes):

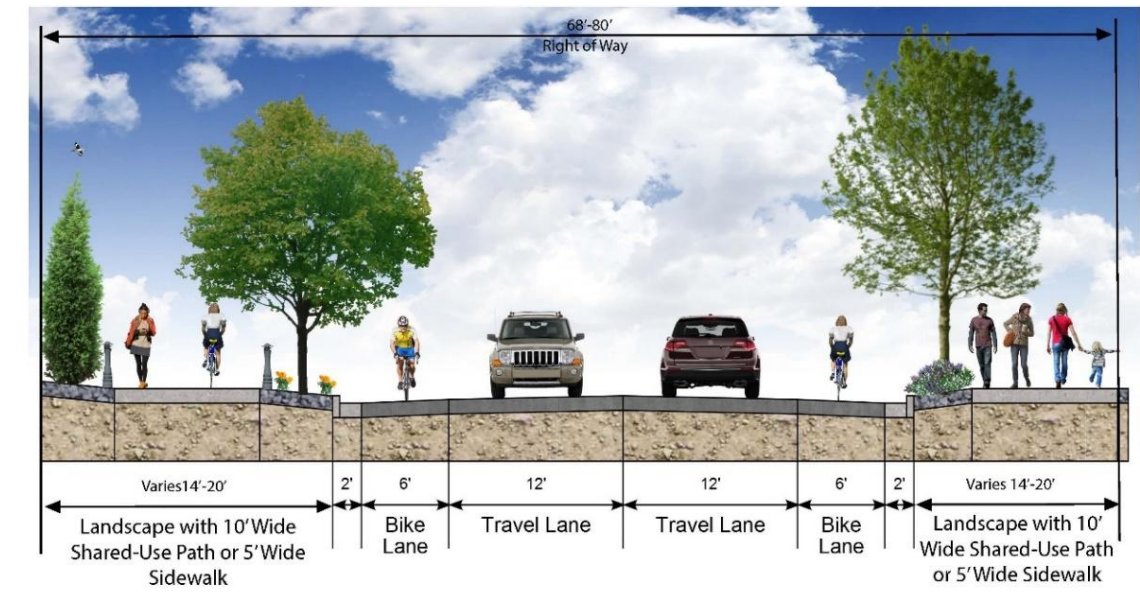
The Community Collectors include the extension of Echo Valley Parkway and Bella Vista Ranch Road and generally includes the future extensions connecting to Veterans Parkway, or the other Plan Areas. Community Collector right-of-way will vary based on use but will generally range from 110 feet to 115 feet in width



Community Collector

Neighborhood Collector (2 lanes):

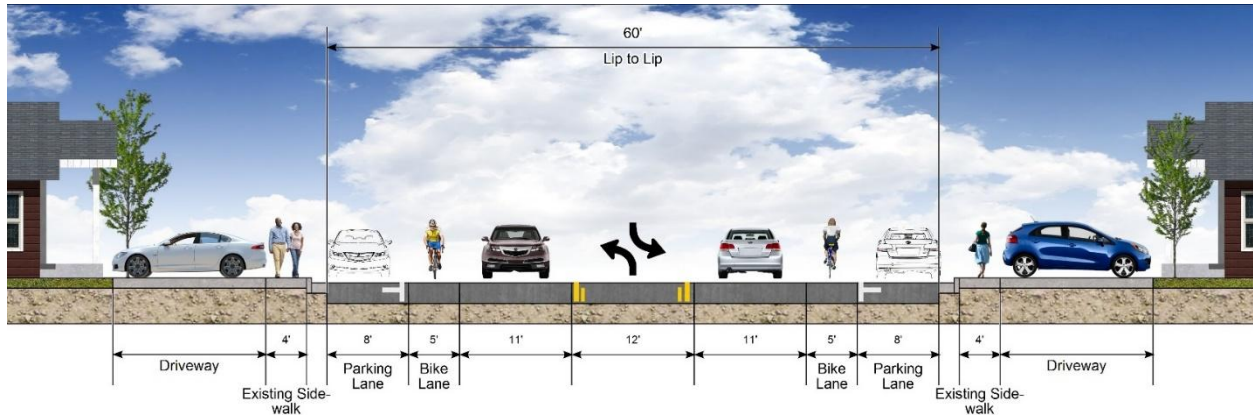
Neighborhood Collectors provide access from Community Collectors to the individual neighborhoods. The Community Collector right-of-way will generally range from 68 feet to 92 feet in width.



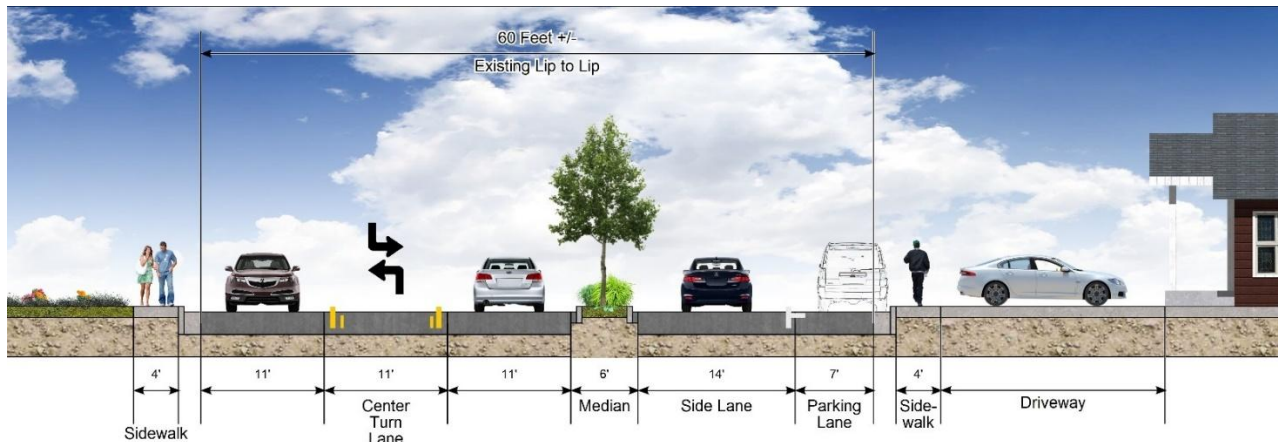
Neighborhood Collector

Rio Poco Road Improvements:

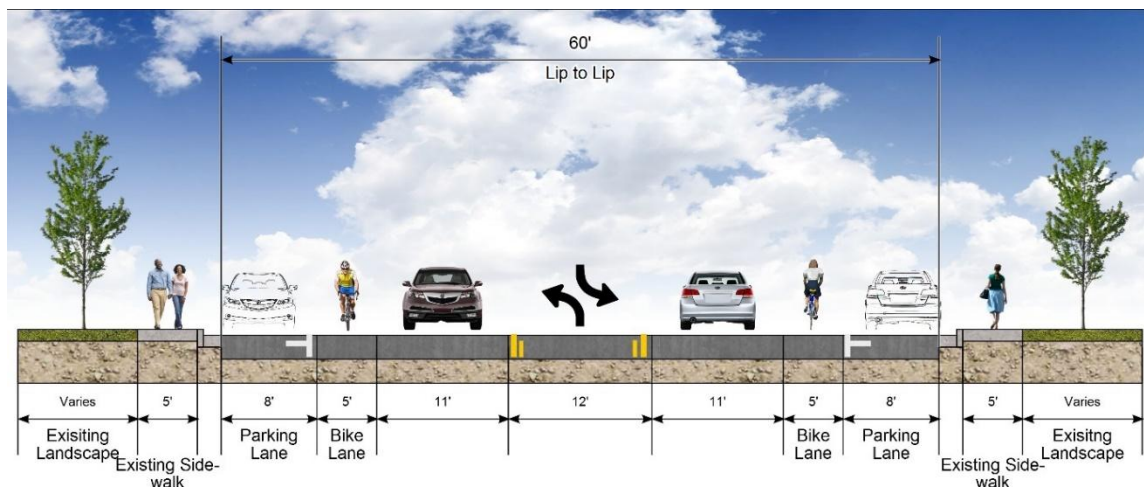
The following modifications will be made to Rio Poco Road as identified in the Traffic Impact Analysis in Appendix 2.



Rio Poco Road Improvements from Snowshoe Lane to Sierra Madre Drive



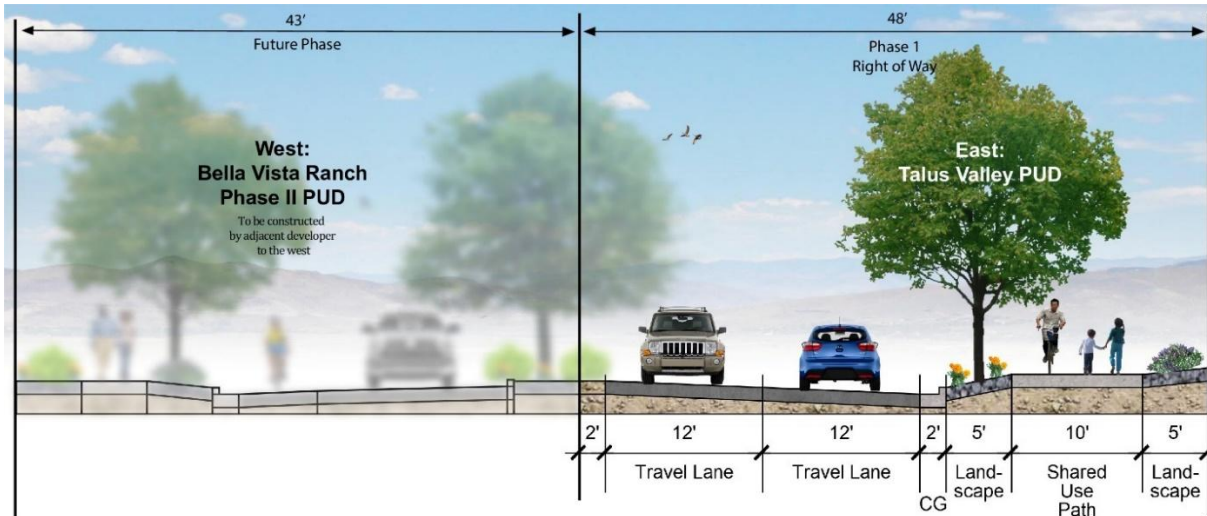
Rio Poco Road Improvements from Sierra Madre Drive to Match Drive



Rio Poco Road Improvements from Match Drive to Reggie Road

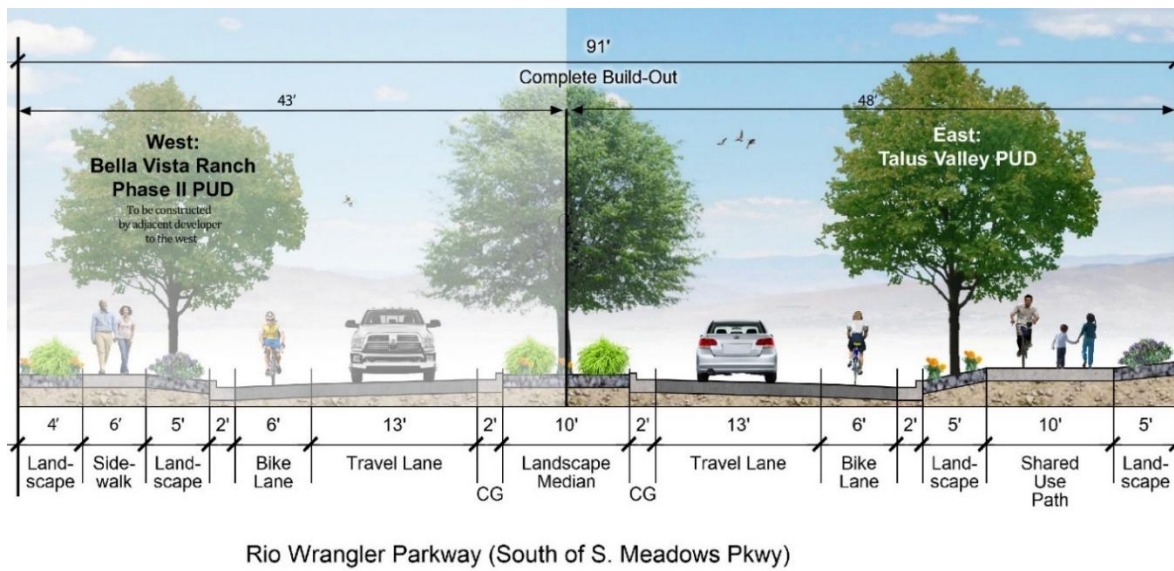
Rio Wrangler (South of South Meadows Parkway) Road Improvements:

Rio Wrangler Parkway south of South Meadows Parkway is proposed to be constructed in two phases pending the development of the adjacent property to the west. This section of Rio Wrangler Parkway will have the centerline located on the Talus Valley Property Line. Talus Valley shall include the dedication of 48-foot Right of Way. Prior to the development of the adjacent property, Phase 1 will include a 26-foot wide two lane road with a landscape strip including a 10-foot wide shared use path on the east side.



Phase 1: Rio Wrangler Parkway (South of S. Meadows Pkwy)

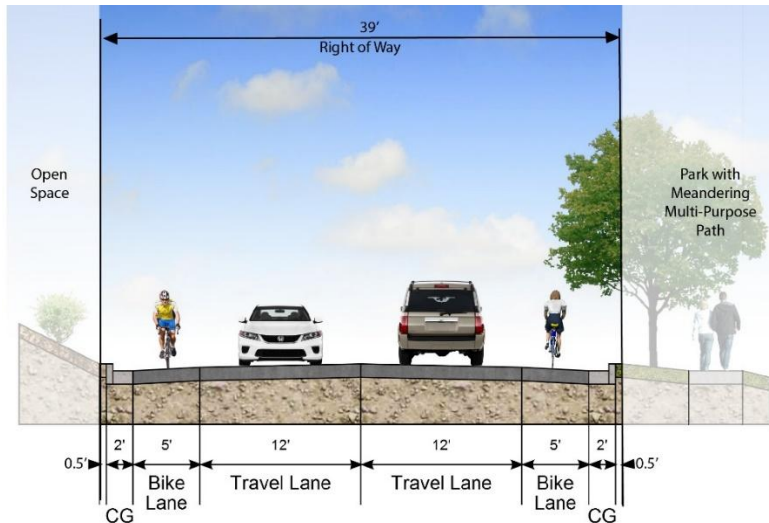
With the development of the adjacent property, the Complete Build Out will include the west portion of Rio Wrangler Pkwy, to be constructed by others, and will create a total 91-foot wide right of way with a two lane road, bike lanes on both sides, a landscaped median, landscape and a sidewalk on the west side, and landscape and a 10-foot wide shared use path on the east side.



Rio Wrangler Parkway (South of S. Meadows Pkwy)

Park Collector:

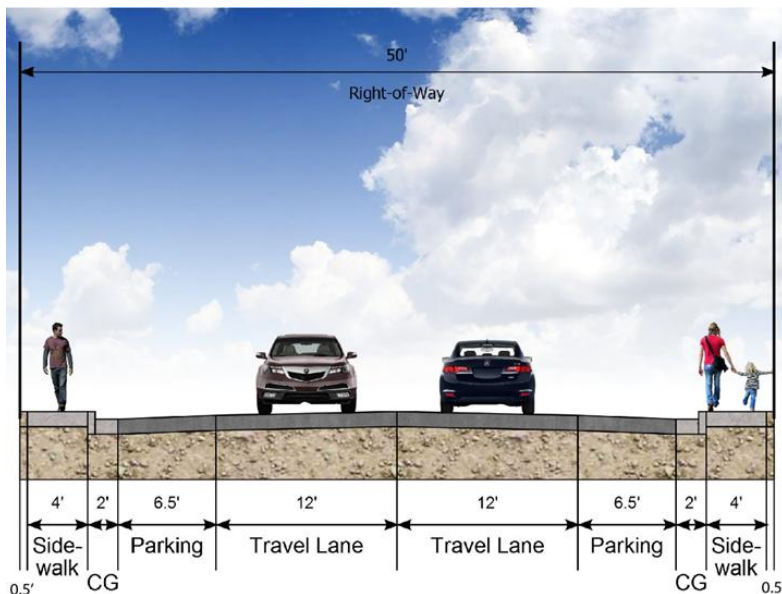
The Park Collector provides connectivity between the north and south portions of the PUD and the potential realignment of Alexandar Lake Road. The right of way is narrow as it will be surrounded by open space on both sides. The multi-purpose path may be adjacent to curb in areas where grading restricts width. Posted speed limits should consider pedestrian activity along this roadway.



Park Collector

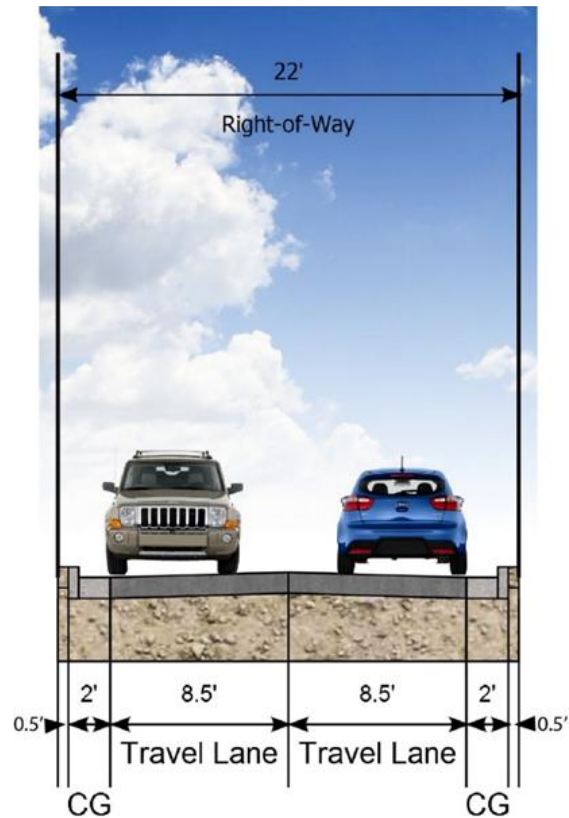
Local Streets:

Local Streets are located within individual neighborhoods. On-street parking may be omitted with a subdivision plan that includes off-street parking pockets at the time of Tentative Map. Parking pockets shall be provided and constructed in accordance with RMC 18.12.1101-1105, as amended. Max Posted Speed 25 MPH.



Alleyways:

Alleys may be proposed in individual subdivisions, depending on the residential product type at time of building permit.



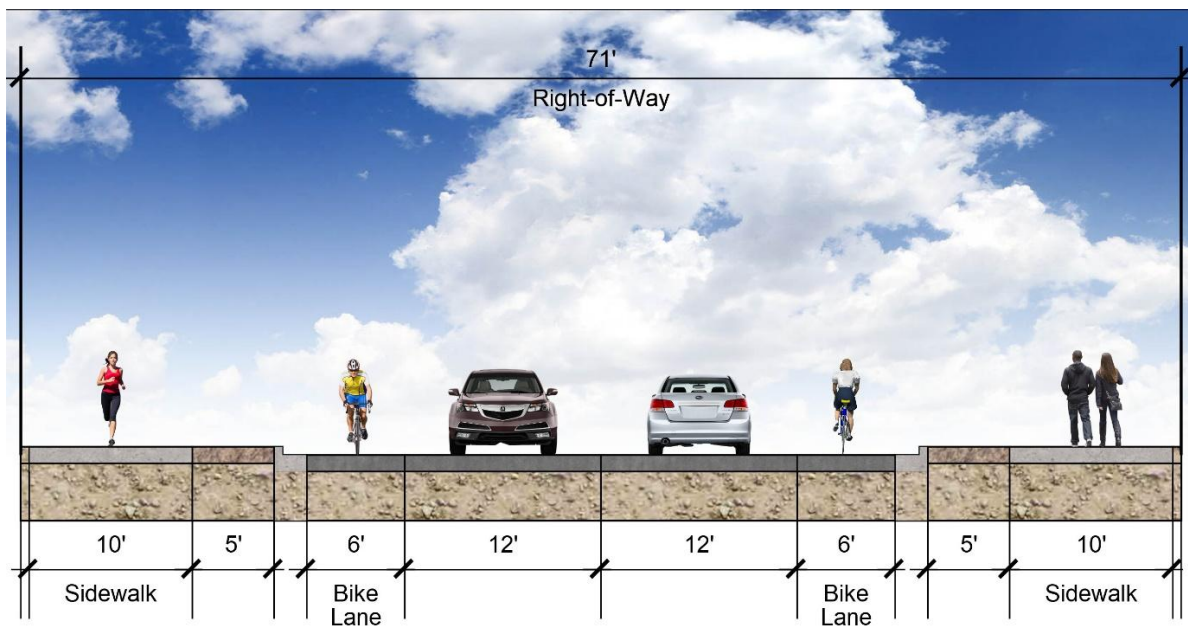
Midblock Pedestrian Crossings:

Midblock pedestrian crossings shall be designed to City of Reno standards and include a crosswalk with pedestrian activated Rectangular Rapid Flash Beacons (RRFB).

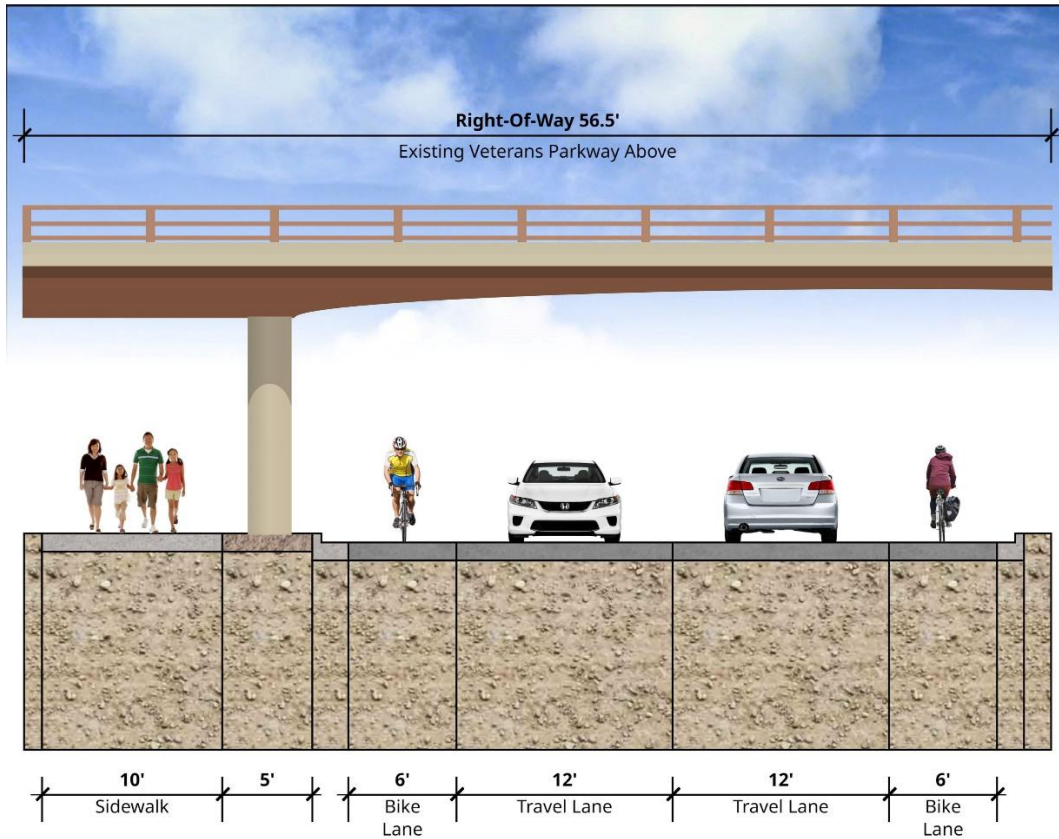


Alexander Lake Road:

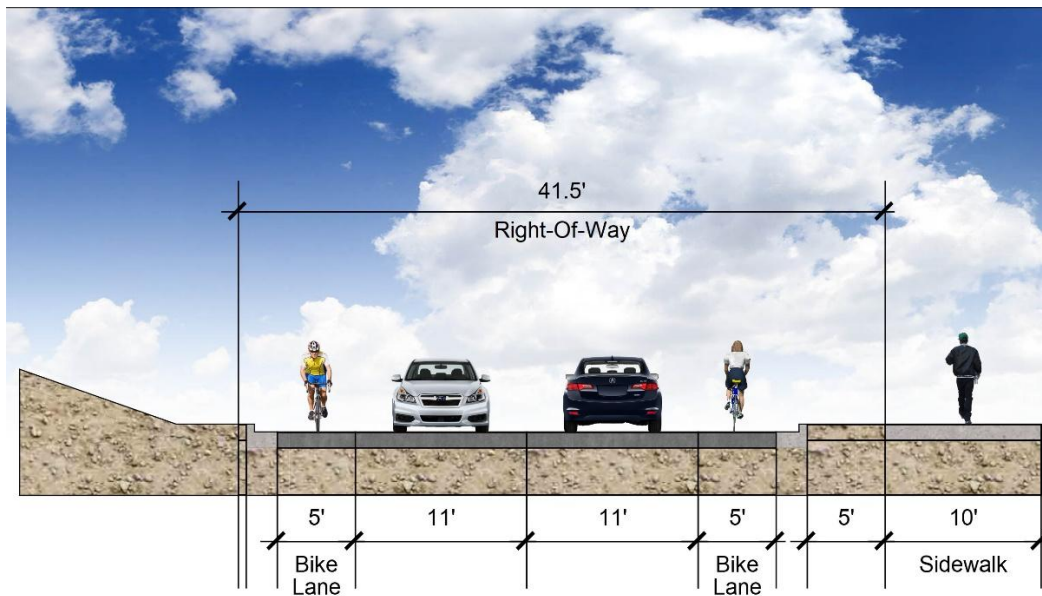
Alexander Lake Road will be extended from Rio Wrangler Parkway to Talus Valley Parkway and re-aligned to provide access to Villages 10 & 11. The *Alexander Lake Road: BLM* cross section will be located at the terminus of Rio Wrangler Road within the Bureau of Land Management (BLM) property. The *Alexander Lake Road: Veteran's Parkway* cross section will be provided below Veteran's Parkway and be a private road located within a public easement. The road will be maintained by Master Developer or Designee for areas within the flood zone. The *Alexander Lake Road: Western Realignment* cross section will be to the west of the intersection of Alexander Lake Road and Talus Valley Parkway and will provide connectivity to Villages 10 and 11 and will reconnect with the existing Alexander Lake Road.



Alexander Lake Road: BLM



Alexander Lake Road: Veterans Parkway



Alexander Lake Road: Western Alignment

Water/Wetland Crossings:

All water crossings will include a bridge or box culverts with a decorative façade, which shall be similar to existing crossings in the area and shall meet all City of Reno standards.



5.2 Parking Standards

Parking for all land use categories within this PUD shall be provided and constructed in accordance with RMC 18.12.1101, as amended, unless expressly modified within the PUD development standards. Documentation of compliance with parking and parking lot landscape requirements shall be provided at the time of building permit.

Table 5.2: Minimum Parking Required

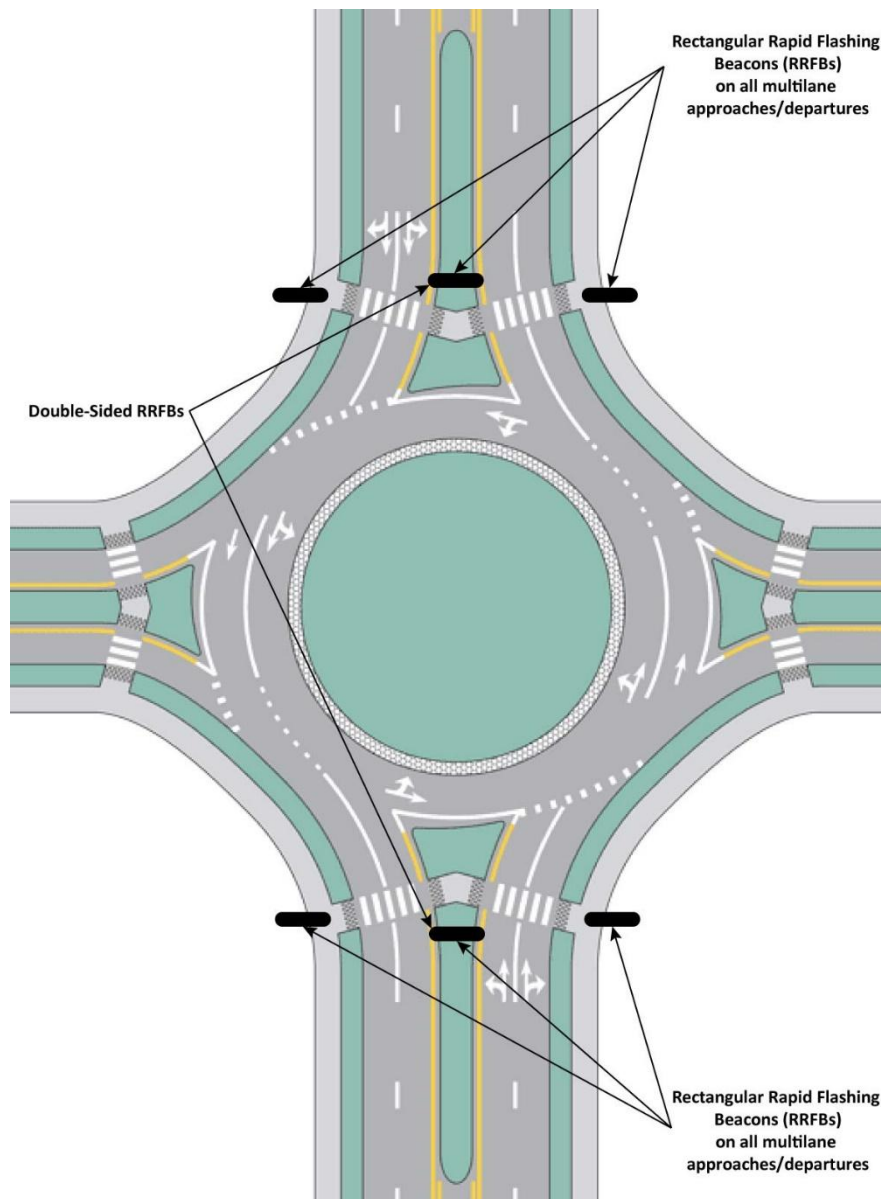
Land Use	Requirement
Single Family Detached	1 space/bedroom
Single Family Attached/Multi-Family	1 space/1-bedroom units 2 spaces/2 & 3+ bedroom units 1 space/10 units for guest parking
Commercial (AC/NC) & Other Uses	See RMC Section 18.12.1102

Notes:

- *Single Family Detached – should local street sections be modified for smaller lot product and on street parking is not provided, parking pockets with 1 space per 10 units shall be provided for guest parking in addition to the parking standard.*
- *The Administrator may allow a parking reduction or allow a different parking standard for all uses with a parking justification letter.*
- *Accessory Dwelling Unit (ADUs) should be considered in the bedroom count for parking requirements if applicable.*

5.3 Roundabouts

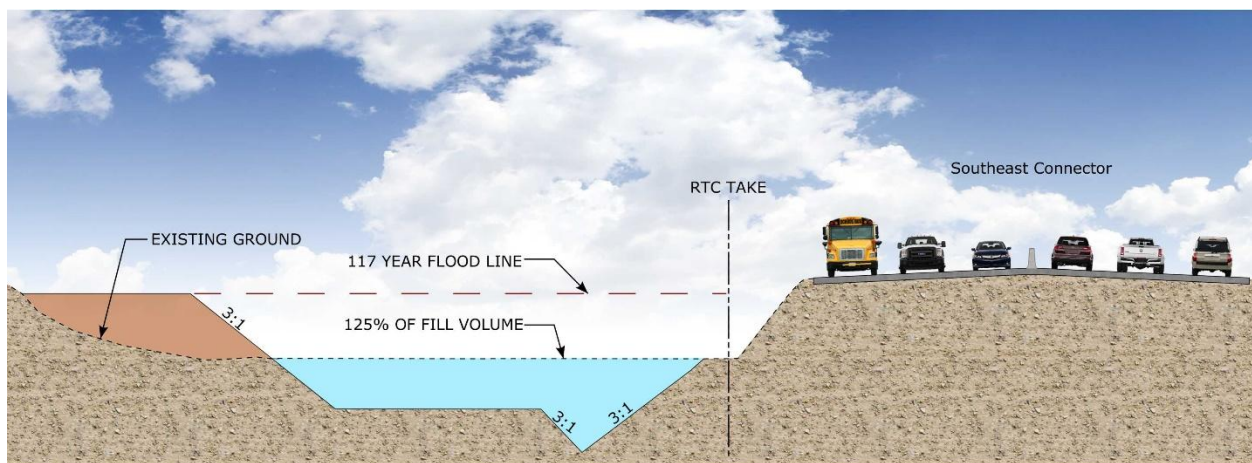
Three roundabouts are planned for the development, as depicted in the Development Plan (Figure 3). These roundabouts will provide traffic calming, and intersection safety improvements greatly reducing conflict points compared to traditional intersections. On 4 lane approaches, rapid flashing beacons to provide advance warning for pedestrian safety shall be provided as depicted in the illustrations to the right and below. The roundabouts also serve as gateway points for the development and shall incorporate landscaping, and art to enhance the surrounding communities.





5.4 Grading Standards

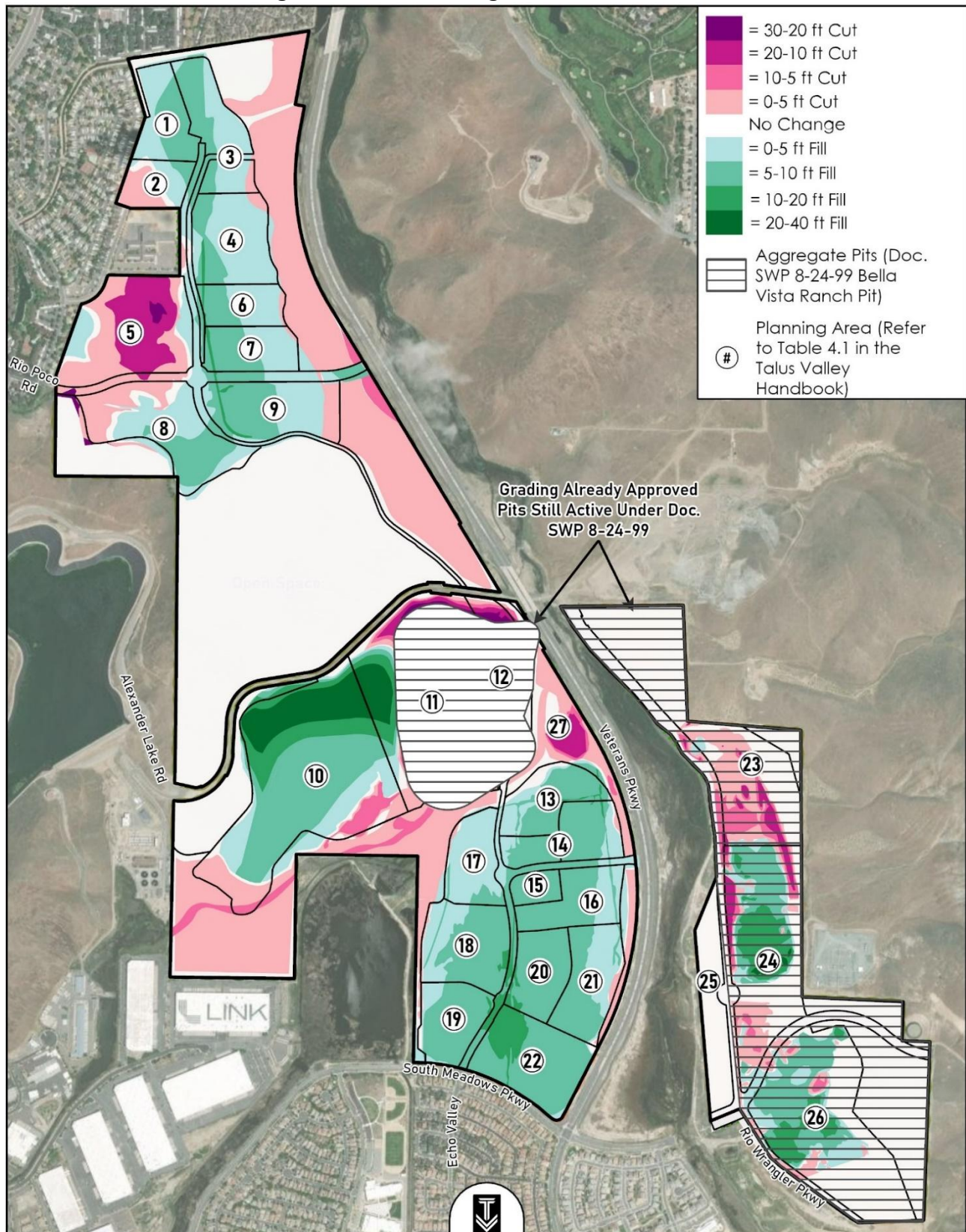
Grading shall conform to the City of Reno Municipal Code, and Public Works Design Manual. A Preliminary mass grading plan has been prepared for the Project Site for flood mitigation purposes per Figure 15: Mass Grading Plan. The Master Developer will submit the mass grading plan to FEMA in order to receive a conditional Letter of Map Revision (CLOMR). Special Use Permits for cuts and fills shall not be required for future development plans (tentative maps, and building permits), as long as the grading is consistent with the Mass Grading Plan associated with the future CLOMR (Figure 15). Flood storage volume mitigation within the Mass Grading will be designed based on the detail below:



FLOOD STORAGE VOLUME MITIGATION

Realignment of Alexander Lake Rd and its connection to the future Park Collector, and final grading of the aggregate pit (approved Doc. SWP 8-24-99) will require grading activities within the Hillside of Villages 10, and 11. Tentative Maps for Village 10 and 11 shall address City of Reno Hillside Development requirements but will not require an additional Special Use Permit.

Figure 15: Mass Grading Plan Cuts and Fills



5.5 Wetland Disturbance and Mitigation Plan

The Aquatic Resource Mitigation Plan being prepared by *Salix Consulting, Inc.*, a biological consulting firm, will be submitted to the Army Corps of Engineers for future approval. The proposed development plan (Figure 3) would result in direct impacts to approximately ± 55 acres of WOUS, comprised of ± 2 acres of Wetland areas, and ± 53 acres of “Other Waters”. To minimize the impacts to the WOUS within the PUD, and in efforts to enhance and restore the wetlands that will be impacted, the PUD will follow several methods that have been introduced to the Army Corps of Engineers including avoidance, minimization, and mitigation.

Avoidance: The PUD is designed to avoid the aquatic resources with the highest function and services. The PUD will avoid approximately $1\pm$ acre of WOUS (Figure 16).

Minimization: Methods include Low-Impact Development (LID) features that will further reduce long-term, adverse impacts to WOUS and will maintain water quality in Thomas Creek, the main drainage through the PUD. The Project incorporates the practical application of LID strategies and treatments for stormwater quality. The PUD proposes site-based strategies to collect storm flows and manage the quantity and quality of stormwater runoff, which will mimic the natural hydrologic function of the site. Stormwater quality will be managed through source, runoff, and treatment controls applied to land uses covered by the Talus Valley Section 404 Permit. Best Management Practices (BMPs) will be used to maintain water quality and protect preserved resources during construction.

Mitigation: To compensate for the impacts to the WOUS, the PUD is providing $89.2\pm$ acres of mitigation preserve, $54.5\pm$ acres are within the Project Site, identified in Figure 17: Wetland Mitigation Plan. The preserve will include the existing Thomas and Whites Creeks which will be enhanced to improve functions and services of the streams.

Nearly 80% of the impacted WOUS within the PUD include $41\pm$ acres of impacts to open water (Alexander Lake). Alexander Lake was man-made by damming Thomas Creek to create an irrigation water storage pond for the ranching activities. To compensate for this loss of open water, the Thomas Creek stream channel will be re-created and enhanced just south of the existing lake. The new stream channel will include a low-flow channel, with a “mosaic” wetland fringe along the stream. This mosaic of wetland area will resemble the existing emergent marsh habitat located upstream of the lake and will have higher functions and services than the open water habitat that the lake is currently providing. These improvements will be essential to wildlife and will build upon other improvements that have been enhanced, improved and expanded with the construction of the Veterans Parkway around Steamboat Creek.

The Talus Valley PUD will utilize similar methods as other projects located throughout the southeastern portion of the Truckee Meadows, to improve and enhance the wetland areas found throughout the Project Site. This includes improving the wetland conditions that will not only improve water quality but also include the removal of invasive weeds such as tall white top (perennial pepperweed), that is found throughout the Talus Valley PUD. Final development plans shall not be required to submit a Special Use Permit for the disturbance of a major drainageway,

including wetlands, as long as the plans meet the requirements of the Final Wetland Mitigation Plan as approved by the Army Corps of Engineers and is consistent with this PUD. A Site Plan Review shall be submitted to the City of Reno to verify compliance with the Wetland Mitigation Plan, if not incorporated with a Tentative Map of an adjacent Village.

Figure 16: Wetland Impacts

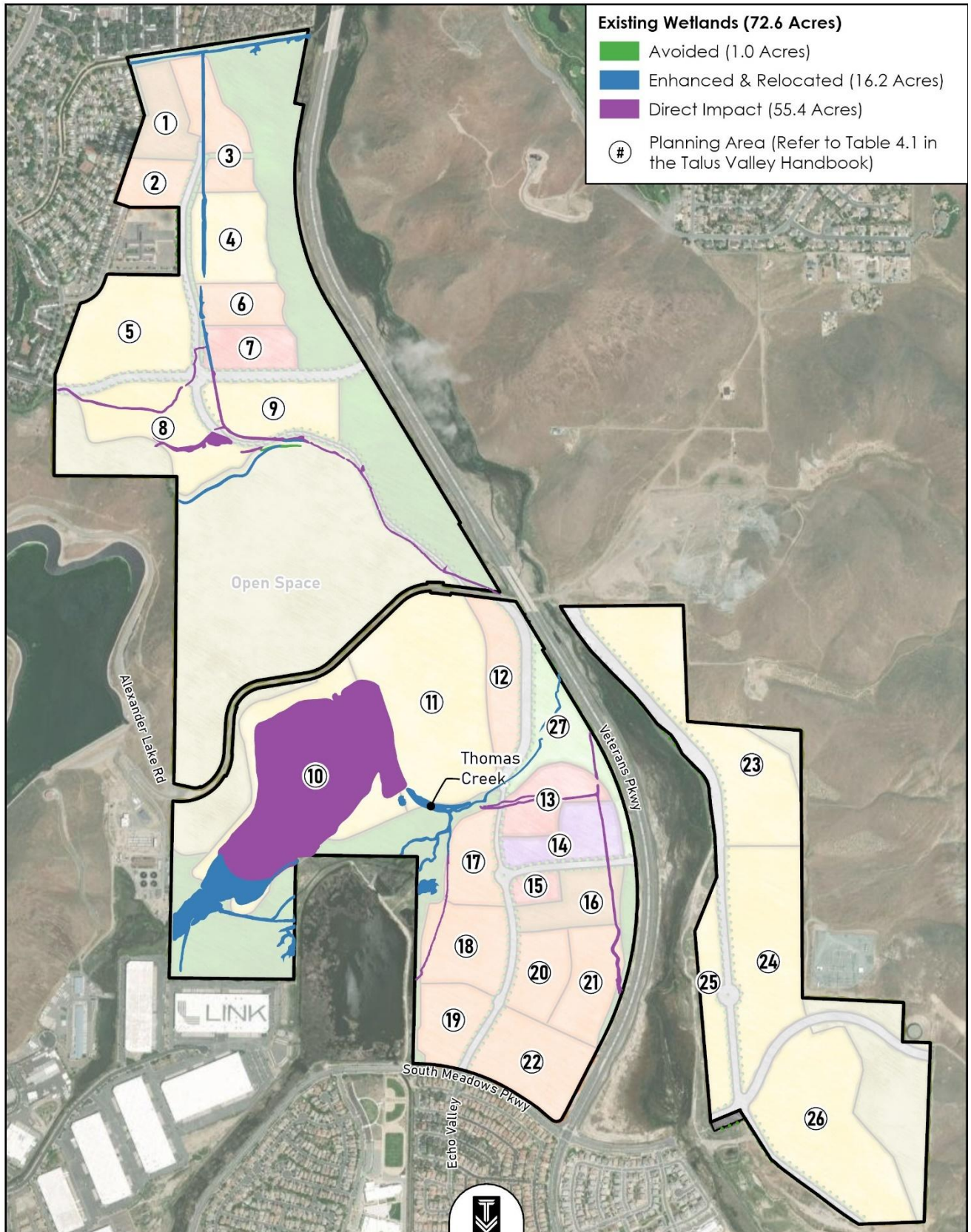
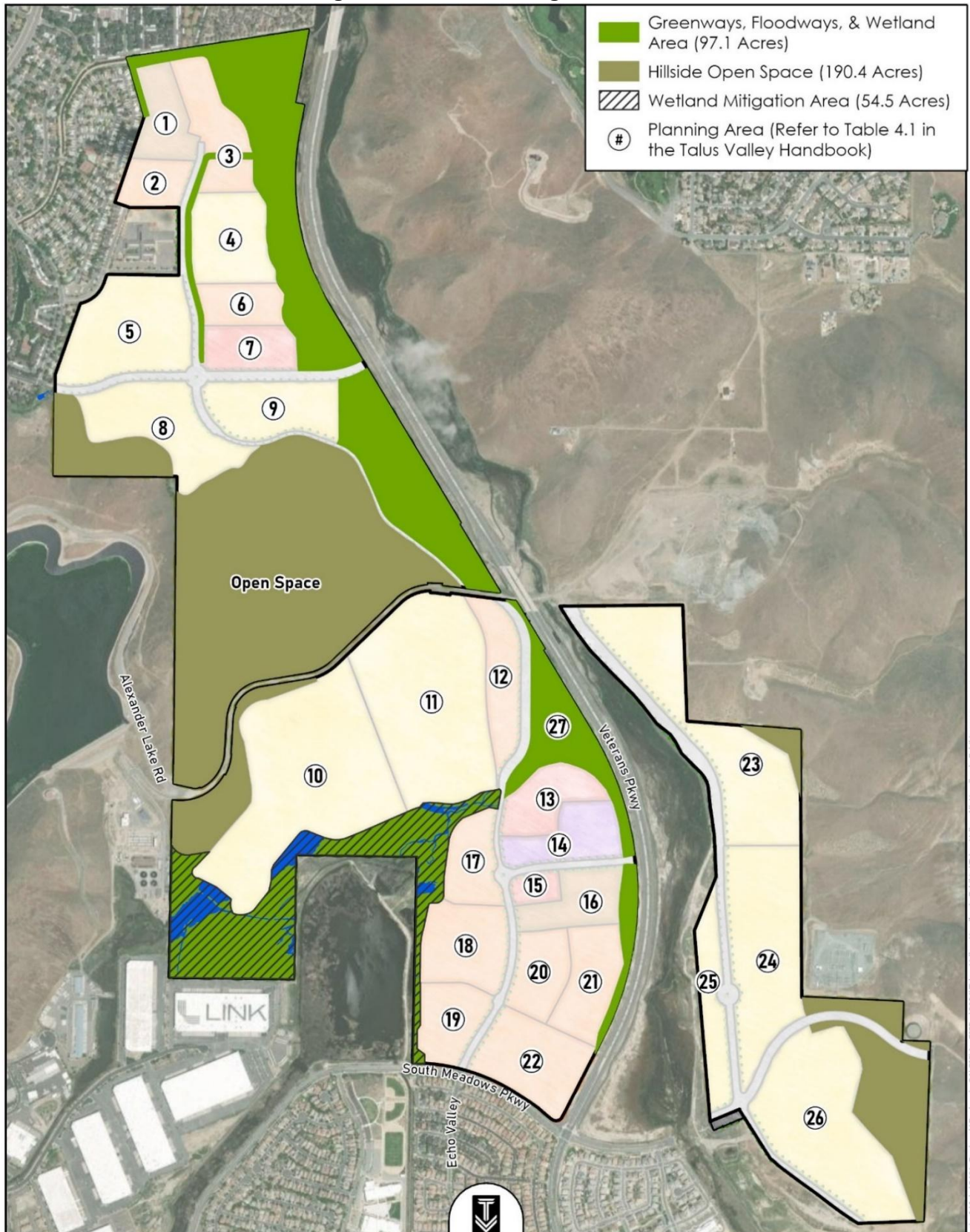


Figure 17: Wetland Mitigation



5.6 Environmental Site Assessment and Remedial Action Plan

Environmental assessments conducted by the Regional Transportation Commission of Washoe County (RTC) for the Southeast Connector Roadway Project resulted in awareness of mercury-impacted soil in the vicinity of the proposed development. Therefore, an environmental site assessment was initiated for mercury concentrations within the soils proposed for development. The mercury-impacted soil at the site is believed to be related to legacy gold milling activities from the historic Comstock Lode mining era. The mercury is generally contained in the stream channel of Steamboat Creek, but decades of flood-irrigation of the property with water from Steamboat Creek allowed mercury-impacted sediment to be deposited on the irrigated areas of the property.

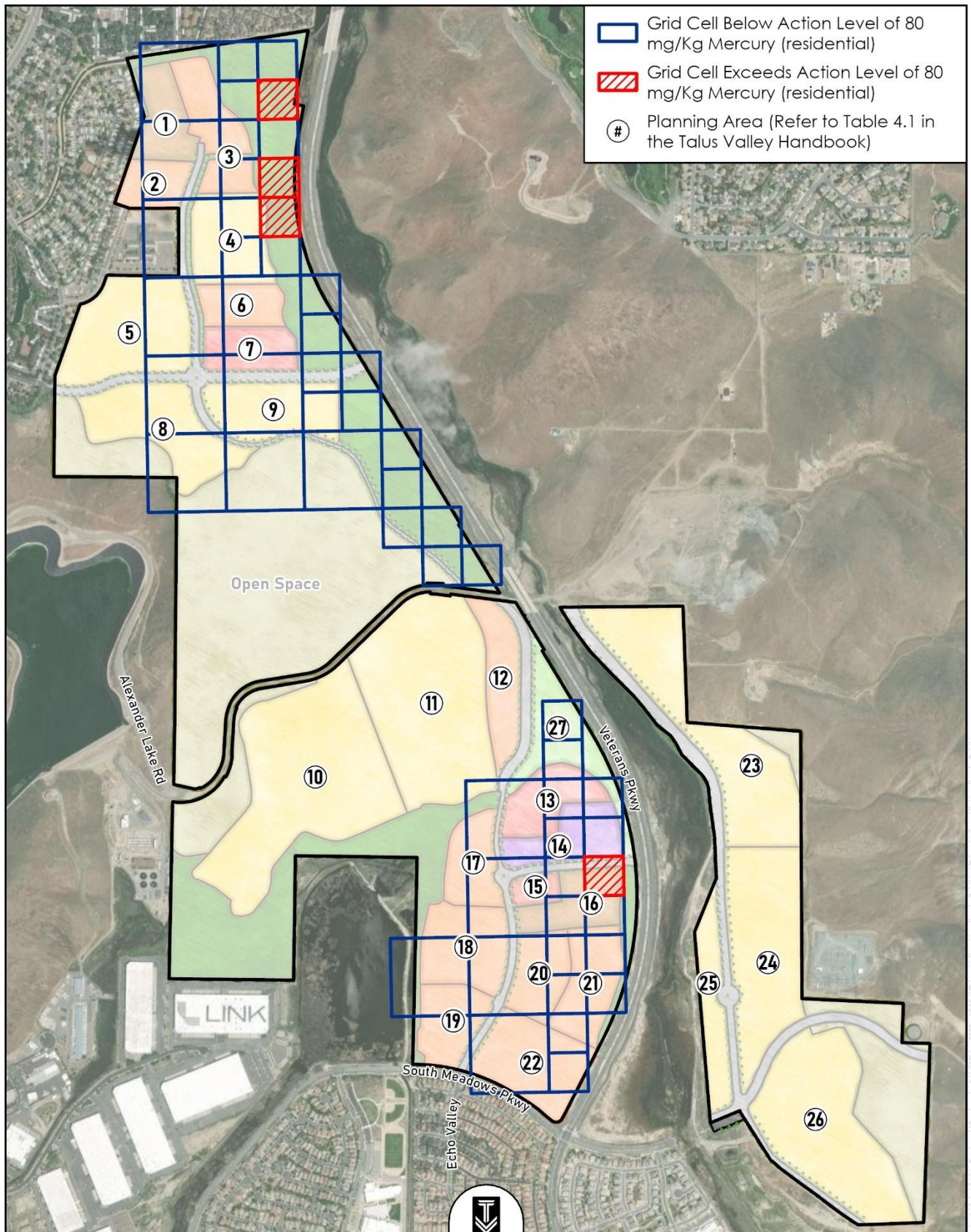
During initial site assessment activities, composite soil samples were collected from a total of 55 grid cells at the property. Additionally, a total of 19 discrete soil samples were collected from proposed borrow material in two nearby pits that will be used as fill within the project area, to demonstrate that there were no mercury impacts in the borrow material. Detectable concentrations of mercury in the collected composite samples ranged from 0.0669 to 84.7 milligrams per kilogram (mg/kg). Detectable concentrations of mercury in the discrete samples collected from the two borrow pits ranged from 0.00535 to 0.124 mg/kg.

Based on discussions with the Nevada Division of Environmental Protection, this corrective action case will be administered in accordance with the Carson River Mercury Superfund Site, which has a residential remedial action level of 80 mg/kg for mercury in soil. Based on site assessment activities, four sample grid cells were identified with mercury concentrations exceeding the action level of 80 mg/kg that will require remedial action. Remediation of the mercury impacted soil in these areas will be accomplished by covering the mercury-impacted material with at least two feet of clean fill during site grading activities to eliminate the potential exposure pathway.

After the site has achieved final grade, confirmation soil samples will be collected to demonstrate that no mercury impacts above 80 mg/kg are present within the top two feet of soil in the residential areas where cut and fill activities from the floodplain occurred. The areas that were subject to remedial activities will also be assessed during the confirmation sampling, this will be the responsibility of the Master Developer. A complete copy of the site assessment report and remedial action plan is provided in Appendix 6 of this document. Figure 18 depicts the soil remediation areas.

The Master Developer or assignee will be responsible for providing additional mercury testing south of Alexander Lake Road in Planning Area 12. The results of the additional testing will need to be provided prior to the first tentative map or building permit submitted for Planning Area 12.

Figure 18: Soils Remediation Plan



5.7 Cultural Resources

Archaeologists and architectural historians have completed a survey and National Register eligibility evaluation of all cultural resources that appear on private lands in Washoe County, Nevada slated for the future housing and commercial development “Talus Valley”, located in south Reno, sited on either side of the soon-to-be completed Veteran’s Parkway.

The cultural resources survey and resource evaluation has been completed by cultural resource specialists from Kautz Environmental Consultants, Inc., of Reno under the direction of Dr. Bob Kautz. As a result of the survey seven historic and prehistoric isolated finds have been located and recommended not eligible for the National Register of Historic Places. Additionally, 23 archaeological sites have been located, 10 of which have been recommended eligible for the National Register, due to the likelihood that they will yield information important in history or prehistory, while 13 have been recommended not eligible. Also, a separate architectural evaluation has been conducted of the Bella Vista ranch complex by ZoAnn Campana, M.P.S. That study has resulted in the identification of 15 architectural resources, 13 of which have been recommended eligible for the National Register and two not eligible. Reports outlining details of these activities have been prepared and will be made available to qualified agency personnel.

All sites and buildings determined eligible for inclusion in the National Register of Historic Places will be treated as per regulation specified in Section 106 of the National Historic Preservation Act of 1966 (54 U.S.C. § 300101 et seq.). This may include the preferred action of avoidance of direct and indirect effects or, where necessary, mitigation. The Master Developer will prepare a preservation plan and be responsible for the implementation of the plan.

5.8 Wildlife Habitat & Interface

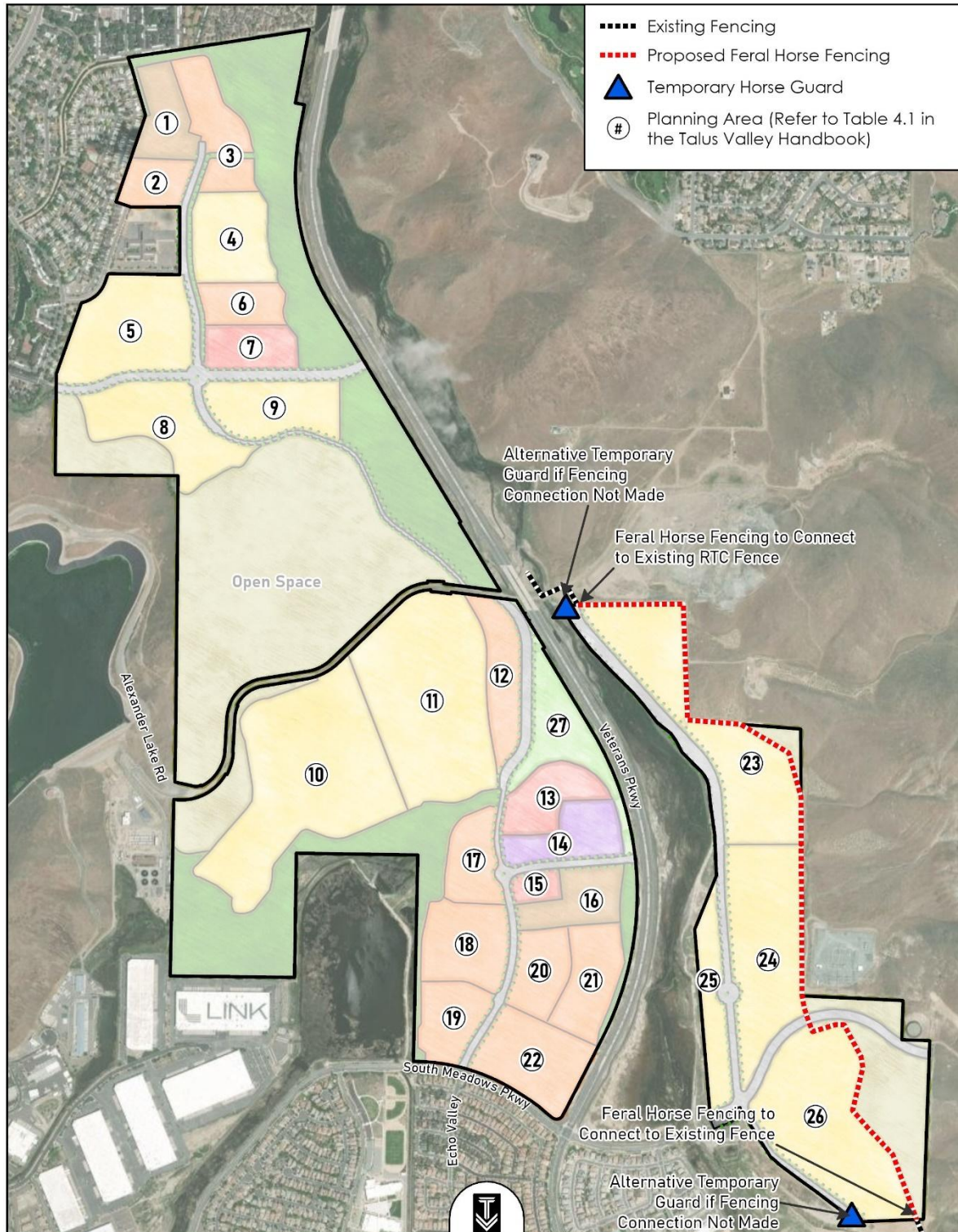
The Talus Valley PUD will maintain and enhance the natural wildlife habitat as identified in the development plan through preservation of 354.1± acres Open Space and enhancement of wetland areas per the Wetland Mitigation Plan found in section 5.4.

As part of this PUD, EnvirosScientists Inc. prepared an Environmental Species Act (ESA) documentation (Appendix 7) for the Talus Valley PUD. Data requests were also submitted to the Nevada Department of Wildlife (NDOW), and the Nevada Natural Heritage Program (NNHP). Based on these consultations, there is no potential for any federally listed species or their habitat to occur within the Talus Valley PUD.

The Virginia Range is located on the eastern portion of the site where feral horses are known to be located. To promote the safety of future residents as well as the feral horses, and in accordance with NRS 569.431 the Master Developer or their assignee will erect a preconstruction legal fence to prevent the feral/estrays livestock from entering the construction area. If the construction fence cannot connect to the existing fence, a temporary horse guard (double cattle guard) shall be provided at the north and south end of the proposed neighborhood collector for the eastern villages. Final Map submittals will include a permanent fencing plan that incorporates typical residential fencing and horse fencing for areas identified in Figure 19: Feral Horse Fence

Plan. Horse guards shall be installed per City of Reno requirements on the backbone roadway only, and not within or at entrances to subdivisions.

Figure 19: Feral Horse Fence Plan



5.9 Architecture

Talus Valley presents an eclectic architectural style that offers the opportunity for innovative design and reinterpretation of the “American Heritage” throughout the PUD. Architectural character imagery is provided to demonstrate the various architectural elements that may be appropriate for the Talus Valley PUD. The Master Developer will be responsible for creating more detailed builder design guidelines for future residential and commercial builders to follow. The design manual will be provided to the City of Reno for review and comment prior to the first tentative map.

Architectural Standards:

- Building articulation and exterior interest shall be provided.
- All new buildings shall conform to RMC Section 18.12.301(a), as amended for multifamily, office and commercial uses.
- RMC Section 18.12.306 shall not apply to future developments within the Talus Valley PUD.
- Loading areas should not face public roadways. In the event that loading areas are adjacent to public roadways, the loading area must be screened and provide visual interest and be incorporated into the architectural style of the building and/or screening.
- Architectural elements must not end at the corner of a building and shall wrap around the corner and extend to a logical terminus point that is incorporated into the overall architectural design.
- Commercial developments shall include between 30% and 50% building frontage along main streets.
- Four (4) sided color elevations shall be provided at the time of each building permit for non-residential and at the time of master housing plan approval for residential.
- Solar that is part of the architectural standards should be considered for residential and commercial buildings. Use of Solar shall be integrated effectively as to not stand out or be obtrusive to the street scape and surrounding architecture.

Single Family Residential Architectural Styles:

AMERICAN HERITAGE ARCHITECTURAL STYLES



Napa Contemporary



American Ranch



Santa Barbara



American Farmhouse



Craftsman



Abstract Traditional



Spanish Colonial



Contemporary Spanish

Single Family Attached Sample Products:



Rowtown



A-ELEVATION

Mansion Town



PLAN 1
(SPANISH ELEVATIONS)

PLAN 2
(COTTAGE ELEVATION)

PLAN 3
(FARMHOUSE ELEVATION)

Six Pack



PLAN 1
(COTTAGE ELEVATION)

PLAN 2
(SPANISH ELEVATION)

PLAN 3
(FARMHOUSE ELEVATION)

Villas

Multi-Family Architectural Styles:



Commercial Architectural Styles:



5.10 Landscaping

Landscaping for new development within the Talus Valley PUD shall conform to RMC 18.12.1205 through 18.12.1211, as amended, except as expressly identified with the following standards.

Table 5.10: Minimum Required Landscape Area

Land Use	Minimum Required Area
Arterial Commercial	15%
Neighborhood Commercial	15%
Multi-Family Neighborhood	15%
Mixed Neighborhood	Refer to RMC 18.12.1205
Single-Family Residential	Refer to RMC 18.12.1205

The minimum front yard setback, excluding driveways and sidewalks, shall be comprised entirely of landscape, which shall be credited toward the percent of required landscape area identified in the table above.

The land uses with frontages located adjacent to South Meadows Parkway shall be required to provide landscaping within the right of way between the property line and the developed portion of the street. The landscaping shall be consistent with the right of way landscaping found within the area (see street landscape samples below). This landscaping is in addition to the required on-site landscaping and shall be reviewed and approved with the first building permit for each parcel and installed prior to the issuance of the first certificate of occupancy.

Turf:

Turf area in front yards and landscapes (excluding parks) shall not exceed 50% of total landscape. Turf shall not be used in landscape medians, and minimal to no turf use in right of ways.

Screening:

Screening of utilities, equipment, and outdoor service areas (i.e. trash enclosures) shall conform to RMC 18.12.1208, as amended. Screening of commercial parking areas shall conform to RMC 18.12.1205(e), as amended.

Screening Between Land Uses:

Screening between residential and commercial land uses shall conform to RMC 18.12.1207, as amended.

Right of Way Landscape Examples:



5.11 Lighting

Lighting within the Talus Valley PUD is intended to be unobtrusive and add to the nighttime aesthetics of the surrounding neighborhood. New lighting fixtures shall be consistent with the architectural design of the existing fixtures to the north and south, and conform to RMC 18.12.304(e), as amended. An alternative light standard complementary to the architectural standards may be used in the Arterial and Neighborhood Commercial categories, to the approval of the Administrator. Further, lighting within Talus Valley shall meet the following standards:

- Light poles shall be limited to 20 feet and meet NV Energy Standards
- South Meadows Parkway and Veterans Parkway shall meet the RTC Standards
- Lighting shall use cut-off fixtures, refractors, or housing shields to eliminate light spillover.
- Landscape lighting shall be soft, unobtrusive and directed and/or shielded to prevent glare.

A final site lighting photometric plan shall be submitted reviewed and approved by the Zoning Administrator prior to the issuance of each building permit.

5.12 Signage

Signage within the Talus Valley PUD shall conform to City of Reno RMC Sections 18.16.101 through 701, as amended, with the following modifications noted below. For purposes of translation, the following table shall establish the comparable City of Reno zoning designation to the land use categories defined within this PUD handbook.

Table 5.12: Signage Equivalency (*Reference RMC Table 18.16-1*)

Talus Valley Land Use Category	RMC Sign Standard (RMC Table 18.16-1)
Arterial Commercial	Neighborhood Commercial
Neighborhood Commercial	Neighborhood Commercial
Multi-Family Residential	Residential
Mixed Neighborhood	Residential
Single-Family Residential	Residential

Signage Modifications:

- All signs shall incorporate natural materials such as stone or rock and augment the surrounding architecture. Alternative materials may be approved by the Zoning Administrator if coordinated with the adjacent Architecture.
- All monument signs located on South Meadows Parkway shall be limited to a maximum of 8-feet in height, 60 sq. ft. in size with indirect illumination.
- Any signage facing residential uses shall have indirect lighting with illumination restricted to the hours of 7:00 a.m. to 7:00 p.m.
- A schematic design of the monument and wall signage program shall be submitted to the Zoning Administrator for review and approval prior to issuance of the building permit.
- Letter height for wall signs shall not exceed 4-feet in the commercial land use category.

- Directional signage for village advertising is permitted and shall be controlled by the Master Developer.
- Animated Signs and Billboards are prohibited.

5.13 Walls and Fencing

A screening wall shall be provided adjacent to the western boundary of Plan Areas 1 and 2 and be designed in accordance with RMC 18.12.1401. All other Plan Areas will contain a mix of wall and fencing types and materials should be used throughout the Talus Valley PUD and apply to the general standards found in RMC 18.12.1401. Appropriate fencing treatments will be provided in the builder design guidelines and reviewed and approved through the tentative map or building permit process.

All Fence Types: Installing gates along the rear and side yards adjacent to open space, roadways, and other common area are prohibited.

APPENDIX 1-8

Available from the City of Reno Upon Request