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12/20/2024 09:16:44 AM

Requested By
VENTURE ENGINEERING & CONSULTING
Washoe County Recorder
Kalie M. Work - Recorder
Fee: \$43.00 RPTT: \$0.00
Page 1 of 55

APN# _____

Recording Requested by:

Name: City of Reno

Address: 1 E. 1st Street

City/State/Zip: Reno, NV 89501

When Recorded Mail to:

Name: City of Reno

Address: P.O. Box 1900

City/State/Zip: Reno, NV 89505

(for Recorder's use only)

Mail Tax Statement to:

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The Canyons PUD Handbook

(Title of Document)

Please complete Affirmation Statement below:

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

-OR-

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

(State specific law)


Signature

Associate Planner, City of Reno
Title

Carter Williams
Printed Name

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

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

The Canyons Planned Unit Development Handbook

Notice is hereby given that the Planned Unit Development Handbook for The Canyons was revised by the Reno City Council on September 19, 2024. A copy of the revised, certified handbook is attached hereto and incorporated herein.

The revision supersedes and terminates the applicability of the most recent version recorded on May 25, 2023 as document no. 5382467.

Dated this 8th day of November, 2024.

Carter Williams

Name of Authorized Agent

[Handwritten Signature]

Signature of Authorized Agent

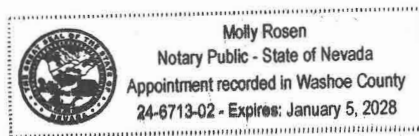
STATE OF NEVADA)
)SS
COUNTY OF WASHOE)

On this 8th day of NOVEMBER, 2024, before me, a Notary Public, personally appeared CARTER WILLIAMS, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose names is subscribed to the within instrument and acknowledged to me that she executed in the same in their authorized capacity, and that by their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

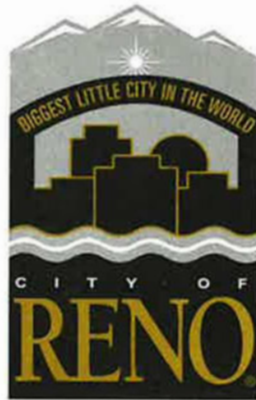
WITNESS my hand and official seal.

[Handwritten Signature]
Signature of Notary Public



(seal)

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



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

October 30, 2024

Venture Engineering
Attn John Munson
530 E Plumb Ln
Reno, NV 89502

FILED THIS DATE
10 / 30 / 2024
BY: [Signature]
CITY CLERK

RE: **Case No.** LDC24-00050 (The Canyons PUD Amendment)
APN 145-010-06 thru -07, 016-720-01 & 016-720-16
Adopted Ordinance No. 6685

Dear Applicant:

At a regular meeting of the Reno City Council on September 19, 2024 and following a public hearing thereon, the Reno City Council passed and adopted Ordinance No. 6685 approving an amendment to The Canyons Planned Unit Development (PUD) handbook to: a) increase the number of residential units from 81 to 126; b) reduce the number of land use categories and villages; c) modify the allowed uses within each land category; d) make changes to various environmental standards including grading, feral horse management, and open space requirements; and e) make changes to other development standards including site, building, and roadway design, among other modifications, on a ±161.23 acre site. The site has a Master Plan land use designations of Single-Family Neighborhood (SF) and Parks, Greenways, and Open Space (PGOS).

Sincerely,


Mikki Huntsman
City Clerk

xc: Development Services
Carter Williams, Development Services
Aryte Group, Brook Oswald, 3855 Warren Way, Reno, NV 89509
Thomas S Dolan Trust, PO Box 11770, Reno, NV 89510

Six (6) Development Inc, 8375 Fairway Ridge Ct, Reno, NV 89523
Virginia 40s LLC, 5150 Mae Anne Ave, Ste 405, Reno, NV 89523

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

BILL NO. 7276

ORDINANCE NO. 6685

AN ORDINANCE TO AMEND TITLE 18, CHAPTER 18.02 OF THE RENO MUNICIPAL CODE, ENTITLED "ZONING," TO CHANGE THE TEXT IN THE PLANNED UNIT DEVELOPMENT (PUD) HANDBOOK TO: A) INCREASE THE NUMBER OF RESIDENTIAL UNITS FROM 81 TO 126; B) REDUCE THE NUMBER OF LAND USE CATEGORIES AND VILLAGES; C) MODIFY THE ALLOWED USES WITHIN EACH LAND CATEGORY; D) MAKE CHANGES TO VARIOUS ENVIRONMENTAL STANDARDS INCLUDING GRADING, FERAL HORSE MANAGEMENT, AND OPEN SPACE REQUIREMENTS; AND E) MAKE CHANGES TO OTHER DEVELOPMENT STANDARDS INCLUDING SITE, BUILDING, AND ROADWAY DESIGN, AMONG OTHER MODIFICATIONS; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

THE CITY COUNCIL OF THE CITY OF RENO DO ORDAIN:

SECTION 1. Chapter 18.02 of the Reno Municipal Code is hereby amended by adding thereto a new section to be known as Section 18.02.102(b).1456 relating to an± 161.23 acre site generally located east of the eastern terminus of Mine Shaft Drive, to change the text in the planned unit development (PUD) handbook to: a) increase the number of residential units from 81 to 126; b) reduce the number of land use categories and villages; c) modify the allowed uses within each land category; d) make changes to various environmental standards including grading, feral horse management, and open space requirements; and e) make changes to other development standards including site, building, and roadway design, among other modifications, the same to read as follows:

Sec. 18.02.102(b).1456. The zoning of the City of Reno as heretofore established is hereby amended in the manner shown on the map labeled Case No. LDC24-00050, thereby changing the use of land indicated therein, relating to an ± 161.23 acre site generally east of the eastern terminus of Mine Shafi Drive, to change the text in the planned unit development (PUD) handbook to: a) increase the number of residential units from 81 to 126; b) reduce the number of land use categories and villages; c) modify the allowed uses within each land category; d) make changes to various environmental standards including grading, feral horse management, and open space requirements; and e) make changes to other development standards including site, building, and roadway design, among other modifications.

CASE NO. LDC24-00050 (The Canyons PUD Amendment)

APN Nos. 145-010-06, 145-010-07, 016-720-01, 016-720-16

SECTION 2. This Ordinance shall be in effect from and after its passage, adoption, and publication in one issue of a newspaper printed and published in the City of Reno; and upon certification and recordation of the amended PUD Handbook for Case No. LDC24-00050 (The Canyons PUD Handbook).

SECTION 3. The City Clerk and Clerk of the City Council of the City of Reno is hereby authorized and directed to have this Ordinance published in one issue of the Reno Gazette Journal, a newspaper printed and published in the City of Reno.

PASSED AND ADOPTED this 19th day of September, 2024, by the following vote

AYES: Taylor, Martinez, Duerr, Reese, Schieve
NAYS: Brekhus, Ebert
ABSTAIN: None ABSENT: None
of the Council:

APPROVED this 19th day of September, 2024.



HILLARY L. SCHIEVE
MAYOR OF THE CITY OF RENO

ATTEST:



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



EFFECTIVE DATE: FRIDAY, September 21, 2024



Nevada/Utah

P.O. Box 677345, Dallas, TX 75267-7345

GANNETT

AFFIDAVIT OF PUBLICATION

Barbara Aufiero
City of Reno - Legals
1 E 1ST Street FL 2
Reno NV 89501

STATE OF WISCONSIN, COUNTY OF BROWN

Being first duly sworn, deposes and says: That as the legal clerk of the Reno Gazette-Journal, a daily newspaper of general circulation published in Reno, Washoe County, State of Nevada that the notice hereto annexed was Published in said newspapers in the issue:

09/23/2024

and that the fees charged are legal.
Sworn to and subscribed before on 09/23/2024


NOTICE OF CITY ORDINANCE(S) ADOPTION
NOTICE IS HEREBY GIVEN that the ordinance(s) listed below by title and containing the vote of the Council, was prepared on August 28, 2024. Final action and adoption of such ordinance(s) took place on September 19, 2024.

BILL NO. 7276, ORDINANCE NO. 6685
AN ORDINANCE TO AMEND TITLE 18, CHAPTER 18.02 OF THE RENO MUNICIPAL CODE, ENTITLED "ZONING," TO CHANGE THE TEXT IN THE PLANNED UNIT DEVELOPMENT (PUD) HANDBOOK TO: A) INCREASE THE NUMBER OF RESIDENTIAL UNITS FROM 81 TO 126; B) REDUCE THE NUMBER OF LAND USE CATEGORIES AND VILLAGES; C) MODIFY THE ALLOWED USES WITHIN EACH LAND CATEGORY; D) MAKE CHANGES TO VARIOUS ENVIRONMENTAL STANDARDS INCLUDING GRADING, FERAL HORSE MANAGEMENT, AND OPEN SPACE REQUIREMENTS; AND E) MAKE CHANGES TO OTHER DEVELOPMENT STANDARDS INCLUDING SITE, BUILDING, AND ROADWAY DESIGN, AMONG OTHER MODIFICATIONS; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

YES: Taylor, Martinez, Duerr, Reese, Schieve
NAYS: Brekhus, Ebert
ABSTAIN: None.
ABSENT: None.

Ordinance(s) shall be in full force and effect from and after September 23, 2024. Notice is further given that copies of the above ordinance(s) are available for inspection by all interested parties at the office of the City Clerk, City Hall, One East First Street, Second Floor, Reno, Nevada, or by accessing our website at reno.gov.

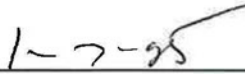
MIKKI HUNTSMAN, CITY CLERK AND CLERK OF THE CITY COUNCIL
9/23/2024



Legal Clerk



Notary, State of WI, County of Brown



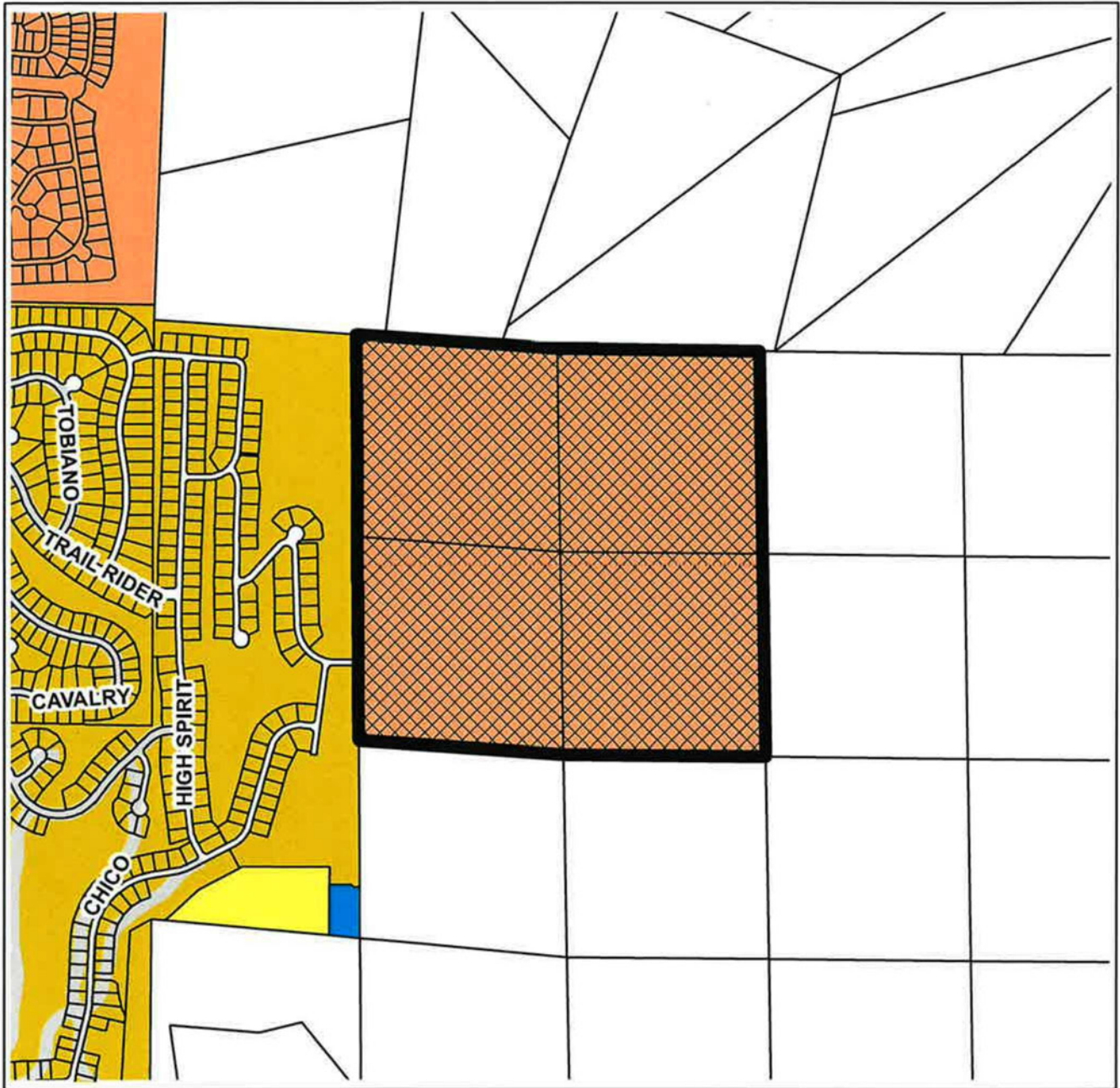
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PO #:


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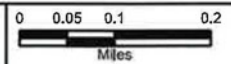
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KATHLEEN ALLEN
Notary Public
State of Wisconsin



**LDC24-00050
(The Canyons PUD Amendment)**

 SUBJECT SITE

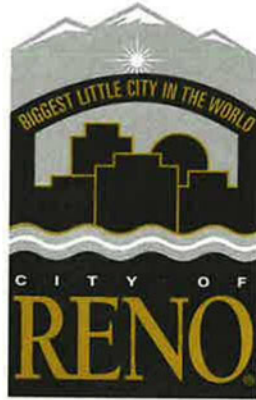


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**Development Services
Department**
1 East 1st Street Phone: 321-8309
P.O. Box 1900 Fax: 334-2043
Reno, NV 89505 www.reno.gov
Map Produced: August 2024

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



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

October 30, 2024

Venture Engineering
Attn John Munson
530 E Plumb Ln
Reno, NV 89502

FILED THIS DATE
10 / 30 / 2024
BY: BA
CITY CLERK

RE: **Case No. LDC24-00050 (The Canyons PUD Amendment) – NOTICE OF FINAL ACTION, DECISION, OR ORDER**
APN: 145-010-06 thru -07, 016-720-01 & 016-720-16
Certification of Planned Unit Development Handbook (The Canyons PUD Amendment)

Dear Applicant:

On September 19, 2024, following a public hearing, the Reno City Council passed and adopted Ordinance No. 6685 approving an amendment to The Canyons Planned Unit Development (PUD) handbook to: a) increase the number of residential units from 81 to 126; b) reduce the number of land use categories and villages; c) modify the allowed uses within each land category; d) make changes to various environmental standards including grading, feral horse management, and open space requirements; and e) make changes to other development standards including site, building, and roadway design, among other modifications, on a ±161.23 acre site. The final PUD – The Canyons handbook is hereby certified and will be effectuated upon recordation with the Washoe County Recorder's Office in accordance with NRS 278A.

Sincerely,


Mikki Huntsman
City Clerk

xc: Development Services
Carter Williams, Development Services
Aryte Group, Brook Oswald, 3855 Warren Way, Reno, NV 89509
Thomas S Dolan Trust, PO Box 11770, Reno, NV 89510

Six (6) Development Inc, 8375 Fairway Ridge Ct, Reno, NV 89523
Virginia 40s LLC, 5150 Mae Anne Ave, Ste 405, Reno, NV 89523

Enclosed:

Final Certification – PUD-The Canyons Handbook

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



The Canyons **HANDBOOK**

Planned Unit Development

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Chapter 1 - General Provisions

Chapter 2 - Land Area Designations

Chapter 3 - Land Area Uses

Chapter 4 - Development Standards

City of Reno

Approvals

Adopted April 14, 2021 (Ord. 6592)

Amended August 12, 2022 (Ord. 6634)

Amended September 19, 2024 (Ord. 6685)



Prepared by:



VENTURE
ENGINEERING & CONSULTING INC.

Venture Engineering & Consulting Inc.
530 East Plumb Lane Suite 4
Reno, Nevada. 89502
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(775) 825-9898



Aryte Group LLC
Planning and Consulting
321 East 5th Street
Reno, Nevada 89509
Arytegroup.com

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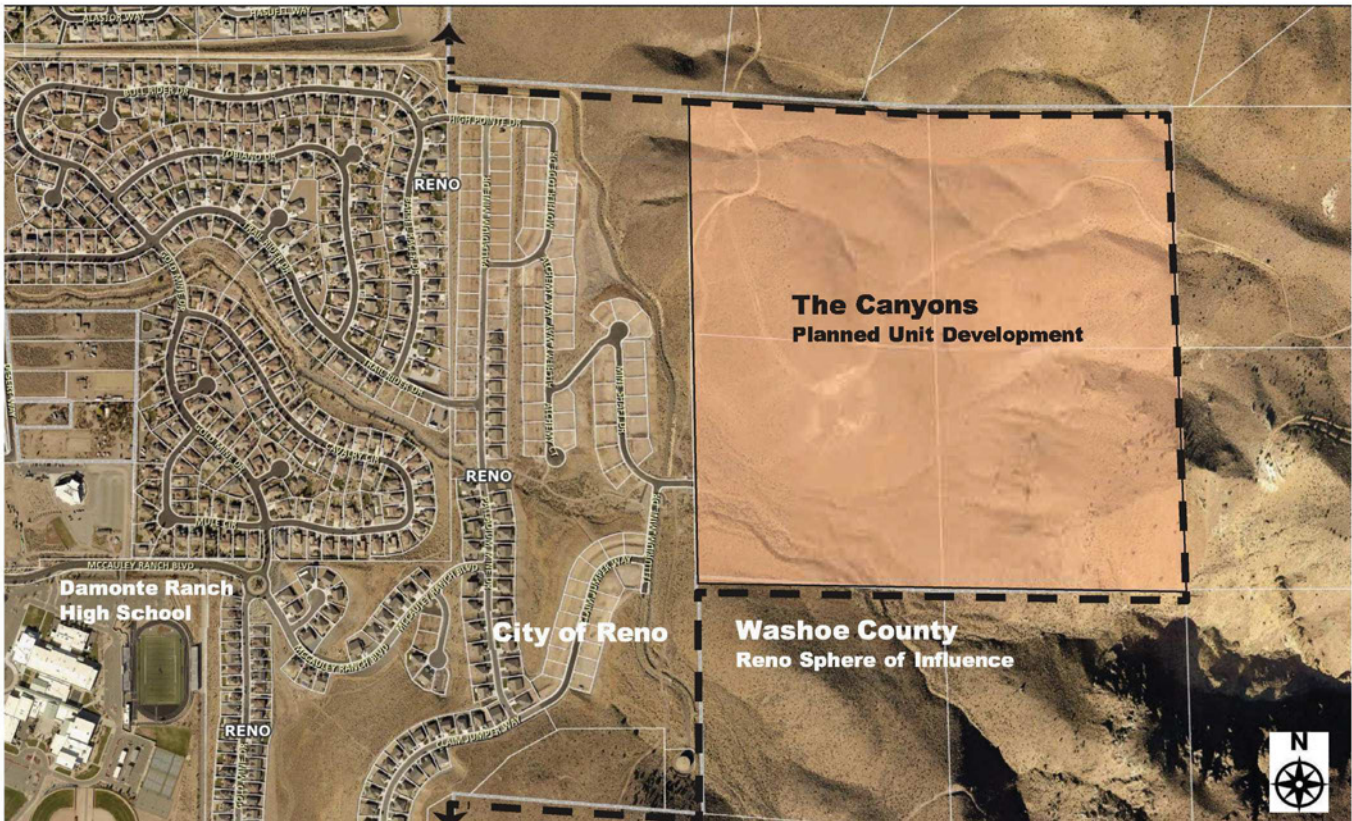
Development Summary

Context and Location

Southeast Reno thrives as a dynamic hub, celebrated for its diverse neighborhoods, scenic beauty, and abundant recreational opportunities. Nestled along the eastern foothills and framed by the stunning Virginia Range, it seamlessly blends urban amenities with natural splendor. From traditional streetscapes to modern enclaves, residential options cater to varied tastes. Residents relish ample parks, trails, and open spaces for outdoor pursuits. Bustling commercial districts offer diverse shopping, dining, and entertainment options. With its prime location, Southeast Reno provides easy access to outdoor adventures in nearby destinations like Lake Tahoe and the Sierra Nevada Mountains.

The Canyons Planned Unit Development (PUD) spans 161.23 acres within Southeast Reno’s eastern foothills, nestled against the Virginia Range. Its varied terrain accommodates residential areas and open spaces, including interconnected trails and parks for the public’s enjoyment. The unique foothill setting offers opportunities for ecological restoration, aiming to revive native flora and fauna habitats while promoting environmental balance. Through sustainable practices, The Canyons aims to create a vibrant community that harmonizes with its natural surroundings.

Location Map



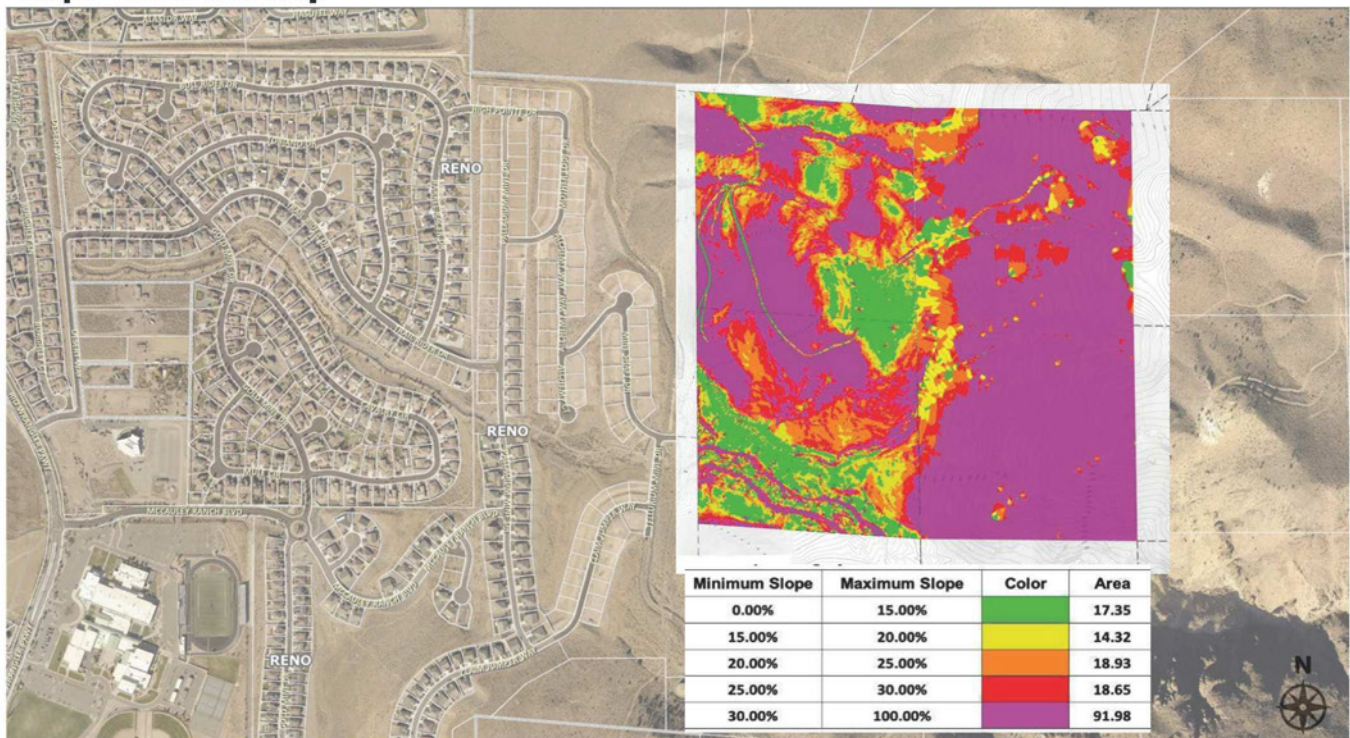
(Accessors Parcel Numbers: 145-010-06, 145-010-07, 016-720-01 & 016-720-16)

Geology and Topography

The Virginia Range spans across Storey County, Washoe County and Lyon County. Named after James Finney, the range is largely privately owned and characterized by rugged terrain, steep slopes, and deep canyons, with rolling foothills. The project site is located on the western foothills of the range and geological formations include a mix of volcanic rocks, sedimentary layers, and granite intrusions, sculpted over millions of years by erosion. Drainage patterns follow the natural contours of the terrain, with a major drainageway running from along the southern portion of the project site including channels for surface runoff.

The slope map analysis informed initial zoning level land use planning, categorizing terrain to identify suitable uses and was used to assess environmental impacts, development opportunities and significant natural features. Along with the soils report it aided in preliminary engineering, planning and risk management, guiding sustainable development goals of the project. Less steep slopes on the western portion of the site are suitable for access and development while steeper slopes shall be maintained as undeveloped open space. Analysis provided the opportunity to balance the grading on site, provide an emergency access loop road, provide a utility framework. The slope map was used to identify the major drainage way and appropriate boundaries for drainageway protection and one appropriate roadway crossing to minimize impact.

Slope Table and Map



Native Ecosystems

The Virginia Range foothills, with their diverse ecosystems, are home to a variety of plant and wildlife species. At lower elevations, pinyon-juniper woodlands dominate, while Jeffrey pines are prevalent at higher altitudes. This region supports native species such as bighorn sheep, mule deer, black bears, coyotes, and various rodents. Additionally, it is a haven for diverse bird life and reptiles, including rattlesnakes and lizards, all contributing to the area's rich biodiversity. However, the biodiversity of the Virginia Range foothills is under significant threat due to overgrazing, frequent fires, unregulated vehicle use, the spread of invasive plant species, and erosion, leading to habitat degradation and disrupting the natural balance of the ecosystem. To support native environmental stability, The Canyons has set the following goals: habitat restoration projects to revive native plant communities and better support wildlife, removal of invasive species to allow native plants to reclaim their habitats, sustainable land management practices to reduce the negative impact of human activities, and integration of conservation goals in land use planning to protect sensitive habitats and species during development.

Feral Horse Management

The Virginia Range hosts populations of feral horses managed by the Nevada Department of Agriculture (NDA), who estimated 3,567 horses across the range in 2022. Several bands of horses exist in the general area of The Canyons PUD. The project supports management efforts that include fertility control related to the horses and coordinated by the NDA with non-profits. The Property owners, the NDA, and horse advocate organizations have developed a strategy for the development area to ensure community safety and welfare amidst free-roaming horses. This involves fencing out horses which moves them to undeveloped areas north, south, and east of current and planned developments, and diverting horses through user agreements for diversionary feeding on the PUD property(s). A user agreement is in place for NDA contracted non-profits to conduct diversionary feeding and population control activities in approved areas. Fencing will be installed according to Nevada Revised Statutes and Handbook requirements.

Wildland Urban Interface (WUI)

Located at the interface of urban development and wildland areas, The Canyons PUD faces increased wildfire risk and will adhere to rigorous standards. These mandate strict vegetation management, community awareness, and proactive outreach. Proactive planning includes creating defensible space, wildfire-resistant building practices, and community-wide emergency response plans. This aims to safeguard residents, properties, and the environment from wildfire impacts through robust strategies and ongoing collaboration.

Reseeding efforts to the east of the project area were made to improve range conditions through erosion control and improved vegetation health, and to benefit wildlife.

Infrastructure

The City of Reno has implemented a Concurrency Management System to ensure timely provision of essential public facilities and infrastructure. Stringent requirements and monitoring prevent new development from straining existing resources, promoting sustainable growth and adequately funding infrastructure.

The site, at the eastern terminus of Claim Jumper Way and Mine Shaft Road, benefits from the roadway access to the development from the Palisades project to the west. The development is subject to Regional Road Impact Fees (RIFF) to be used by the Regional Transportation Commission (RTC). These fees support smart growth and contribute to the broader regional plan for transportation infrastructure in the community. Street widths and parking will be optimized according to hillside city standards, while sidewalks and a comprehensive trail network enhance connectivity and promote sustainable transportation options. A completed traffic entry and access study per Reno Municipal Code Standards determined that the existing roadway system is sufficient to support The Canyons PUD development,

City of Reno sewer can be extended from the adjacent development and has the capacity to accommodate the Canyons. The Truckee Meadows Water Authority (TMWA) will provide water services, with additional water tanks planned for the east to meet growing demands. Gas, telecommunications, and Internet connectivity are readily available.

Natural drainage features and stormwater infrastructure will be strategically leveraged to minimize the need for extensive engineered systems, ensuring effective rainfall runoff management and environmental preservation.

Services

Emergency

The project will be serviced by Reno Fire Department, with the closest response facility being Station 12. Police services are currently provided in the surrounding area, and taxes for new development will facilitate the expansion of services to the development area.

Schools

The Washoe County School District (WCSD) strategically plans for school provision through comprehensive analysis and stakeholder collaboration to address community needs. The WCSD has indicated that there is capacity within existing schools in the area to support additional school-aged children that would reside in this development. Anticipated schools include J. Wood Raw Elementary, Depoali Middle School, and Damonte Ranch High School, along with charter school options like Coral Academy of Science - Reno and Rainshadow Community Charter High School.

Parks Recreation, Trails and Open Space

The area offers numerous trails and dirt roads for public recreation, complemented by passive recreational opportunities. Nearby, a wetland and trail complex connected to Damonte Ranch Park expands recreational opportunities. To ensure preservation of natural landscapes and promote community well-being, The Canyons Handbook mandates significant provision of open space within its development, allocating 119 acres of protected Parks, Open Space and Trails integrated within the development. The restoration areas, parks, and recreational facilities serve as focal points for gatherings, outdoor activities, and leisure pursuits, enhancing the development's appeal while providing environmental and social benefits like wildlife habitats and outdoor recreation opportunities.

In anticipation, and to support the future planned Virginia Range Regional Trail (VRRT), a trailhead and will be constructed to provide parking and staging for the new parks and neighborhood trails. The overall trail system within the project will connect to the existing neighborhood to the west and provide continuation of the trail network to the north and south of the PUD area. A neighborhood and pocket park will be constructed within the development with the design and programming of each park tailored to address the context of the surrounding, community, and general topography parameters, locations, connectivity and recreational needs. The Canyons park and trails network aligns with the Reno Master Plan park descriptions with modifications on the specific area, future regional trails and native landscapes.

The development is subject to the residential construction tax to be used for the construction or recreational facilities. To support the construction of the VRRT, a donation will be made to the non-profit guiding and supporting the trail efforts.

Governing Documents

The Canyons PUD aligns with the Re-imagine Reno Master Plan outlining Single Family Neighborhood (SF) and Parks and Open Space (PGOS) land use areas for residential cohesion and conservation. Classified as a foothill neighborhood per the Master Plan, the Handbook standards and requirements support Master Plan policies and guide development consistent with Regional Plan Development Constraint Areas on the eastern portion of the project.

The Handbook is vital for maintaining neighborhood character, managing growth, and conserving resources, emphasizing responsible growth strategies, optimizing existing infrastructure, integrating new developments via trail networks, and preserving open space and natural features. Strategies implemented in the Handbook are consistent with the area to manage potential hazards like feral horses and wildfires to prioritize public safety. The development fosters a secure, health-conscious, and inclusive community with robust outdoor recreational amenities and a commitment to safeguarding natural resources, such as restoring natural drainage facilities and native landscapes.

The Canyons exemplifies several key aspects of Reno’s Sustainability and Climate Action Plan. First, it integrates renewable energy solutions by potential for solar panels and energy-efficient building designs, aiming to minimize its carbon footprint. This aligns with the city’s goals of reducing greenhouse gas emissions and promoting sustainable energy practices. The development also emphasizes water conservation through efficient landscaping and irrigation systems, supporting Reno’s efforts to conserve water resources. Additionally, The Canyons prioritizes sustainable urban planning principles by creating walkable neighborhoods and integrating green spaces.

Community Vision and Plan

The Canyons PUD aims to create a contemporary enclave where residential units blend harmoniously with natural features, fostering a connection with the environment. Thoughtful design and consideration of the site’s unique characteristics seek to cultivate a vibrant community, offering residents a high quality of life and setting a new standard for sustainable development. Ecological residential planning focuses on minimizing environmental impact, preserving natural habitats, promoting sustainability, and integrating conservation and resource efficiency. A comprehensive park, trail, open space, and habitat development plan enhances residents’ quality of life, preserves natural habitats, support biodiversity, increase property values, and stimulate local economies.

A development area map based on comprehensive analysis and detailed assessments of slope maps, preservation priorities, safe access considerations, and site grading, delineates development boundaries and prioritizes areas for preservation and conservation. Residential bulk and dimensional standards regulate the size, height, setbacks, and other physical characteristics of residential structures, ensuring orderly development, neighborhood character preservation, and safety. These standards include specifications for detached and attached residential dwellings, covering minimum lot sizes, maximum building heights, setbacks, lot coverage limits, and other parameters. The conceptual land plan for the development is divided into two main areas: Parks, Open Space, and Trails, (POST) and the Residential Area Designation (RAD). These land area designations are supported by provisions and development standards that closely align with Reno Municipal Code (RMC) Title 18 Land Development Code to ensure clear interpretation, transparency, and efficient administration.

Parks, Open Space and Trails (POST)

To ensure preservation of natural landscapes and promote community well-being, The Canyons mandates significant provision of open space within its development, allocating ±119 acres of protected Parks, Open Space and Trails (POST) alongside approximately ±42 acres of development. These restoration areas, parks, and recreational facilities serve as focal points for gatherings, outdoor activities, and leisure pursuits, enhancing the development’s appeal while providing environmental and social benefits like wildlife habitats and outdoor recreation opportunities for the general public.

Central to The Canyons’ plan is a park and trail system. Collaborative efforts with regional agencies and non-profits have identified optimal locations for parks, trailheads, and trails in support of the Virginia Range Regional Trail. The trail network provides existing and future connectivity and the areas identified for parks and a trailhead serve as a pivotal hub for outdoor activities, featuring amenities such as staging areas, availability of water, shade, viewing areas, and interpretive signage. These elements enhance the resident experience and promote outdoor recreation, environmental consciousness, and community cohesion.

Landscaping practices within The Canyons promote sustainability and ecosystem preservation, promoting biodiversity and ecological resilience. Restoration efforts leverage natural features to enhance native habitats, demonstrating a commitment to environmental stewardship and fostering harmony between development and the natural environment.

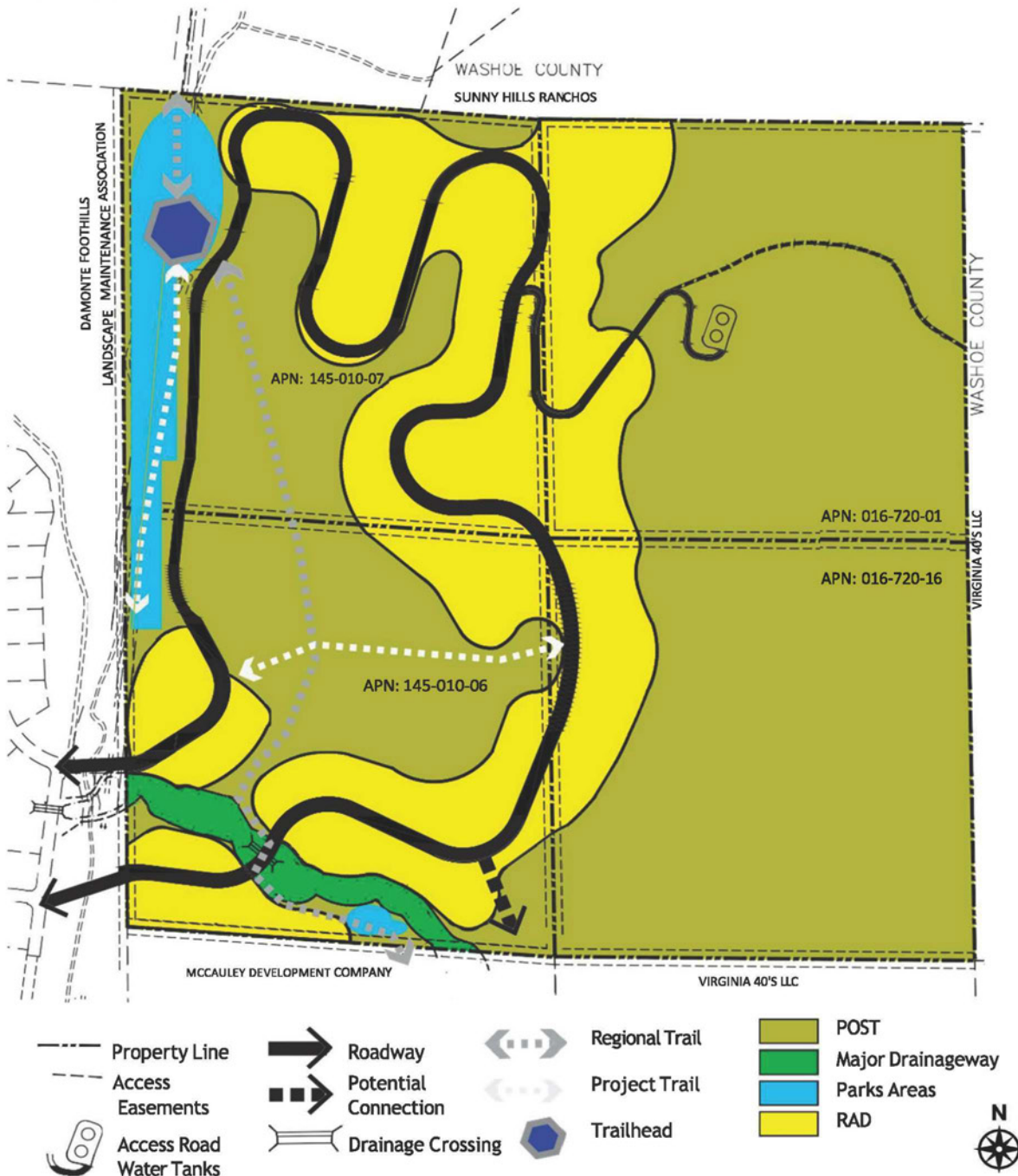
Residential Area Designation (RAD)

The Canyons development allows for a maximum of 110 residential units clustered within the designated development area, with a possible density bonus that would allow a maximum of 126 units. The density bonus would allow the maximum density to increase by one for each attached residential unit constructed, up to a maximum of 126 possible residential units. The allowed development area is a maximum of ±42.0 acres. The development seeks a gross residential density of four dwelling units per acre. The target residential unit allocation is generally consistent with nearby zoning districts, is in conformance with density reduction requirements associated with Hillside Development standards and is further justified by standard hillside architectural requirements and requirements for more balanced site grading.

Gross Density	Gross Density (hillside adjusted)	Net Density	No. of Units
4 units / acre	±0.78 units / acre	±2.98 units / acre	126

To encourage housing diversity and efficiently use land, the Handbook permits each dwelling unit to establish one Accessory Dwelling Unit (ADU), facilitating flexibility and accommodating various household needs. Attached housing is permitted and incentivized, broadening the range of housing options available within the development.

Land Use Plan



CHAPTER 01 General Provisions

Article 1 Effective Date

CYN.01.101 Handbook

The regulations set forth in this Document applied to The Canyons Planned Unit Development shall be known collectively and may be cited as the: "Canyons Handbook" or "Handbook".

CYN.01.102 Effective Date

Subject to the final approval by the Reno City Council and recordation by the Washoe County Recorder, this Handbook shall become effective on November 4, 2024.

Article 2 Purpose

CYN.01.201 The Canyons Handbook

The Canyons Handbook ensures the orderly development of The Canyons Planned Unit Development (PUD) while upholding the desired level of quality. It establishes standards and guidelines to guide the implementation of public and private improvements, which may occur in multiple phases over several years. These requirements, along with applicable government codes and regulations, govern the development of The Canyons PUD. The Canyons Design Review Committee (DRC) and the City of Reno are responsible for enforcing all provisions and standards outlined in this Handbook, including both graphic and textual elements. While the Handbook does not aim to stifle creativity or hinder adaptation to unique site conditions, its purpose is to ensure consistency and quality throughout The Canyons development.

Article 3 Authority, Applicability and Severability

CYN.01.301 General Applicability

This Handbook shall serve as the governing document dictating the regulations and procedures for all activities pertaining to land grading, construction, infrastructure development, and land use within the legal boundaries of the project.

CYN.01.302 Conflicting Standards or Requirements

In the event of a conflict between these design standards and City Code, these standards shall govern the development of the PUD. When a specific standard is not addressed by the Handbook then the applicable section of Reno Municipal Code Title 18, as amended, at the time of application submission shall prevail.

CYN.01.303 Authority

Within the framework of the Canyons Handbook, individual property owners are granted flexibility to combine land ownership, entitlement of permitted density, and mandated open space, fostering collaborative decision-making and promoting a cohesive development strategy. The allocation of residential density and open space may be exchanged between properties only with the unanimous written approval of the following landowners: Six (6) Development Inc. (APN 145-010-06), Dolan Trust, Thomas S (APN 145-010-07) and, Virginia 40s LLC (APN 016-720-01 & 016-720-16).

CYN.01.304 Prior Approvals

This Handbook amendment shall prevail and dictate the development of the Planned Unit Development (PUD) and nullifies all previous Handbooks, tentative maps, agreements, or applicable City Code. The requirements and standards set forth by this Handbook amendment shall prevail and dictate the development of the Planned Unit Development (PUD). This provision ensures clarity and uniformity in the application of development guidelines, prioritizing the standards established within this updated Handbook for all aspects of PUD development.

Article 4 Development Implementation

CYN.01.401 Construction Timeline

Construction of The Canyons developed shall be completed within 15 years from the effective date of the Handbook and is subject to reconsideration and expiration proceedings pursuant to City code and State law.

CYN.01.402 Conceptual Development Phasing

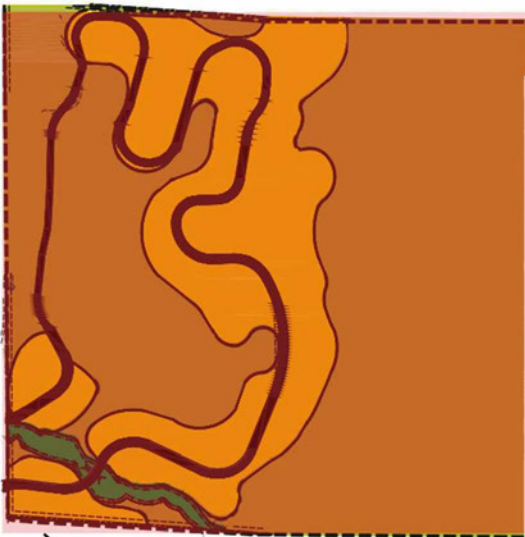
The timelines and construction phases outlined in this conceptual development phasing plan are subject to change based on various factors, including but not limited to market conditions, regulatory requirements, environmental considerations, and unforeseen circumstances. While every effort has been made to provide accurate projections, actual timelines may vary, and the Master Developer reserves the right to adjust the phasing schedule as deemed necessary to ensure the successful implementation of the development.

Major Development Activities	
Phase 1	<ul style="list-style-type: none"> • Support NDA goals related to feral horses • Temporary feral horse fencing as needed • Site preparation • Tentative and Final Maps
Phase 2	<ul style="list-style-type: none"> • Temporary feral horse fencing • Mass grading and extend existing infrastructure • Establishment of initial phase homes
Phase 3	<ul style="list-style-type: none"> • Permanent feral horse fencing • Final grading • Major drainage improvements • Back bone roadway and infrastructure to an upper emergency turn around • Establish water tank and booster pump • Establishment of second phase homes
Phase 4	<ul style="list-style-type: none"> • Complete roadway infrastructure • Establishment of final phase homes • Complete trail network, park areas, and trail head

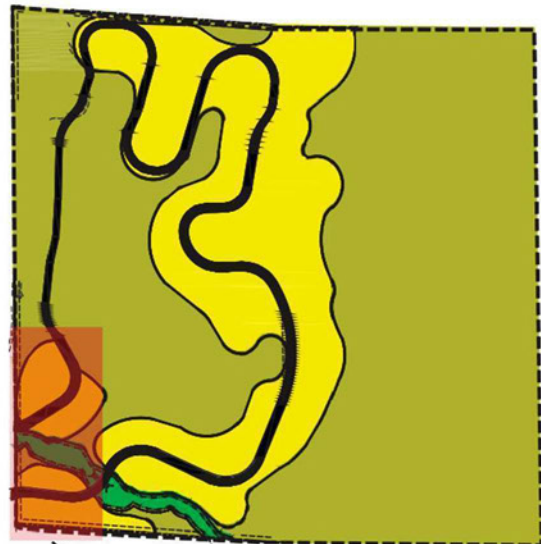
	2024	2025	2026	2027	2028	2029	2030	2031
Phase 1								
Phase 2								
Phase 3								
Phase 4								

Conceptual Phasing Maps

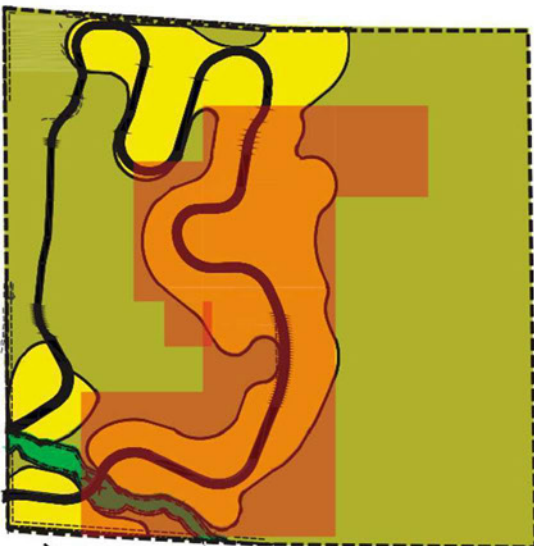
PHASE 1



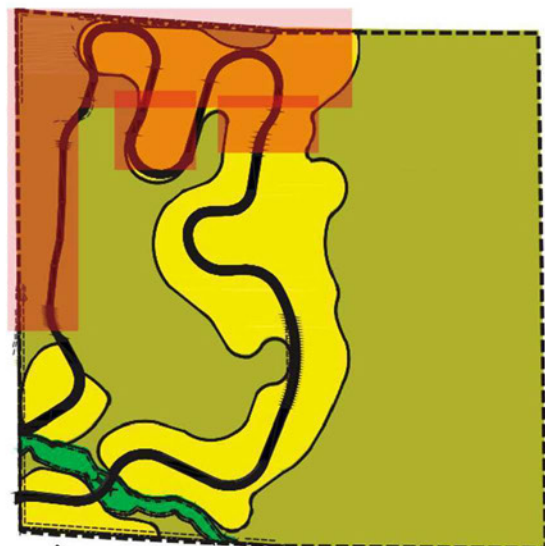
PHASE 2



PHASE 3



PHASE 4



Article 5 Administration and Procedures

CYN,01,501 Master Developer

- 1) The Master Developer shall be appointed by unanimous written approval of all landowners within the development boundary.
- 2) The Master Developer shall be assigned prior to the first tentative map and written notification shall be provided to the City of Reno.
- 3) Any change to the Master Developer requires written notification to the City of Reno.
- 4) The role of the Master Developer shall automatically transition in whole to the Master Homeowners Association once established.
- 5) The Master Developer is responsible for the maintenance of common areas, infrastructure, and drainage systems.
- 6) The Master Developer is responsible for the construction of roadways, trails, and sidewalks.
- 7) Prior to submission of the first development application to the City of Reno, the Master Developer shall establish The Canyons Design Review Committee (DRC).
- 8) Prior to the recordation of the first final map, the Master Developer shall establish the Master Homeowners Association.
- 9) Prior to the approval of the first final map, The Master Developer shall develop a comprehensive operations and maintenance (O&M) manual for common areas and open spaces, to be crafted throughout the project's design, development, and construction phases. This manual, to be attached as an appendix to the CC&Rs, shall offer detailed guidance on the upkeep and management of shared spaces, ensuring clarity and enforceability.
- 10) Prior to the approval of the first final map, the Master Developer shall create an emergency response manual with coordination with the Reno Fire Department covering potential emergency scenarios, prioritizing those most likely to impact the project adversely. This should include communication protocols for city staff and residents, contact details for utility providers, and evacuation procedures to ensure preparedness and safety during emergencies.
- 11) With the submission of each tentative map, the Master Developer or individual subdivision developers shall submit a development constraints map that indicates slope, wildlife habitat, and archaeological/cultural resource constraints.

CYN.01.502 Zoning Administrator

The administration of the PUD Handbook shall be overseen by the City of Reno Zoning Administrator or their designee and is authorized to reasonably interpret and apply the provisions outlined in this Handbook.

CYN.01.503 Design Review Committee

1) The Canyons Design Review Committee (DRC) shall review and provide approval of all development applications prior to their submission to the City of Reno.

2) The organizational structure and characteristics of the DRC shall be established in accordance with The Canyons covenants, conditions, and restrictions (CC&R's) proposed by the Master Developer.

CYN.01.504 Homeowners Association

1) The Master Homeowners Association shall be responsible for the ongoing maintenance of all public open space and common areas within the PUD area. This includes vegetation, preservation of watersheds, debris and litter removal, trail maintenance of community signs and amenities, landscape maintenance of public access where applicable, noxious weed abatement, etc.

2) An alternative legal instrument may be formed to provide for the ongoing permanent maintenance of open space and common areas subject to the approval of the Master Developer and the City of Reno. Acceptable instruments include a Landscape Maintenance Association (LMA).

3) The City of Reno shall not be responsible for open space or common areas within The Canyons PUD.

4) The Master Developer, HOA, or any designated sub-association shall include the implementation of best management practices for the prevention of noxious weeds establishing or spreading during construction activities.

CYN.01.505 Flexibility and Relief

1) Deviations to the standards within this Handbook may be considered pursuant to standard flexibility and relief applications within Reno Municipal Code Chapter 18.04 Article 8 and all modifications and amendments allowed per RMC related to Planned Unit Developments.

2) No standard shall be modified that would result in an increase in the number of allowed dwelling units for the project without the approval of a full amendment to the handbook by the Reno City Council.

CHAPTER 02 Land Area Designations

Article 1 Zoning and Area Designations

CYN.02.101 Land Area Designations

- 1) Bulk and dimensional standards shall be determined at each tentative map stage based on whether detached single-family, attached single-family, or a mix of the two are proposed.
- 2) In the event properties with attached single-family directly abut detached single-family, the greater of the two setback requirements for that abutting side or rear lot line will apply to both properties.
- 3) The maximum number of single-family detached dwelling units allowed is 110.
- 4) For each single-family attached dwelling unit constructed, the maximum number of dwelling units increases by one unit, up to a maximum of 126 units.
- 5) The overall gross density shall be a minimum of four dwelling units per acre and the net density of the Residential Area Designation (RAD) shall be five units per acre.
- 6) Accessory Dwelling Units do not count against the number of units allowed within The Canyons PUD.
- 7) A minimum of 119 acres shall be designated as protected open space area established by easement and may be located within either land area designation.
- 8) The maximum developable area shall be 42 acres.



CYN.02.102 Residential Area Designation

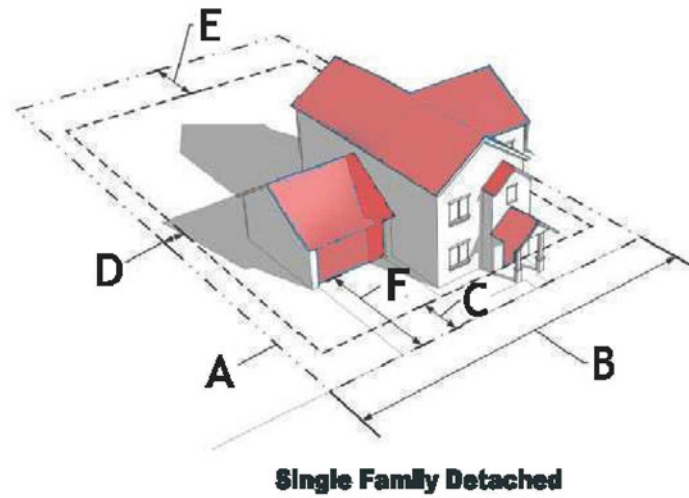
(a) Single Family Detached

The following bulk and dimensional standards apply to individual properties or portions of development that propose detached single-family uses,

Detached Single Family			
Lot Standards	Corner Lot	Interior Lot	
A	Lot Area, min	8,000 sf	7,000 sf
A	Lot Area, max	2.5 ac	2.5 ac
B	Lot Width, min	70 ft	60 ft
Setbacks, minimum		Principal Building	Accessory Structure
C	Front	10 ft	[1]
D	Side	5 ft	5 ft
E	Rear	20 ft (10 ft abutting open space)	20 ft (10 feet facing open space) / 5 ft [2]
F	Street-facing garage	20 ft measured from back of sidewalk or planned sidewalk to face of garage	
Height, maximum		Principal Building	Accessory Structure
	Height	35 ft	29 ft / 16 ft / 12 ft [3]
Other			
	Building Coverage, max	40% of the lot or common open space shall be provided equal to 20% of the gross project area	
	Usable Yard, min	400 sf	
	Accessory Structures	See CYN.03 Article 4	

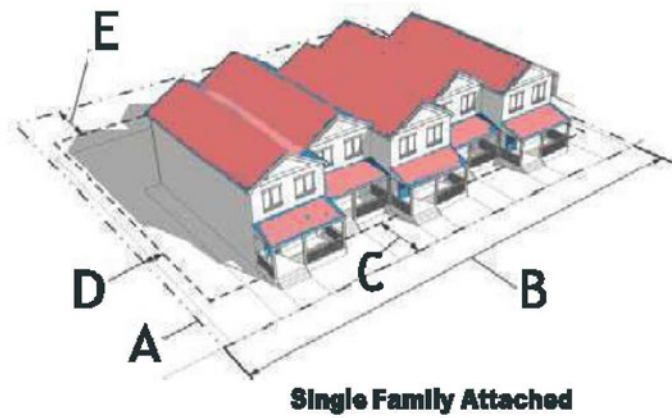
Notes:

1. All accessory structures shall be located behind the front face of the existing principal structure.
2. The lower rear setback applies to any accessory structure up to 16 ft in height; Other accessory structures shall comply with the higher rear setback.
3. 29 ft maximum for an accessory dwelling unit; 16 ft maximum for a one-story residential garage or carport; 12 ft maximum for all the accessory structures.



(b) Single Family Attached

The following bulk and dimensional standards apply to individual properties or portions of development that propose attached single-family uses.



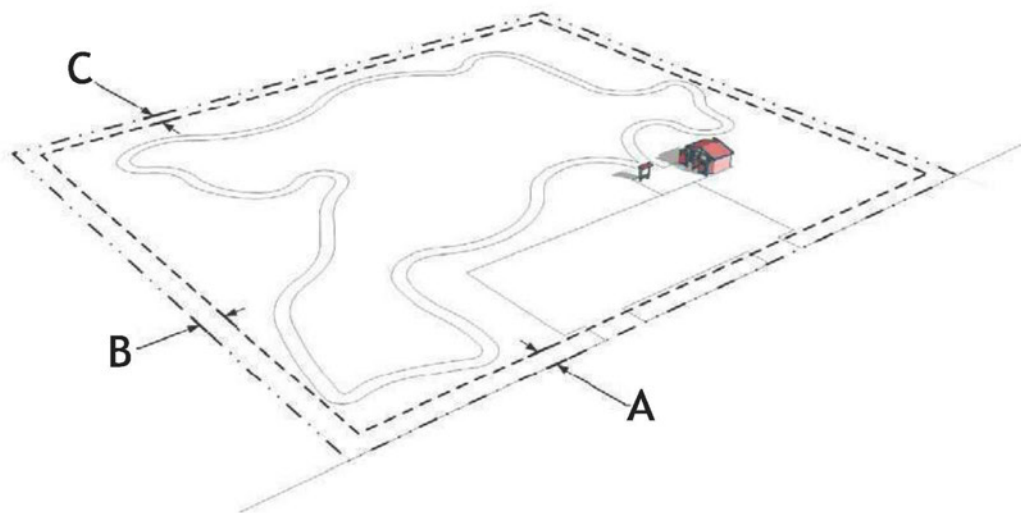
Attached Single Family			
Lot Standards			
A	Lot Area, min	3,000 sf	
B	Lot Width, min	No minimum lot width	
Setbacks, minimum [1]			
	Principal Building	Accessory Structure	
C	Front	10 ft	10 ft
D	Side	5 ft	5 ft
	Side (for zero-lot-line development)	10 ft on one side and 0 ft on the other	
	Rear	20 ft / 10 ft [2]	20 ft / 10 ft / 5 ft [2] [3]
E	Street-facing garage	3 ft or 20 ft measured from back of sidewalk or planned sidewalk to face of garage	
	Building separation	10 ft between buildings	
Height, maximum			
	Principal Building	Accessory Structure	
	Height	35 ft	12 ft [4]
Other			
	Usable Yard, min	150 sf	
	Accessory Structures	See CYN.03 Article 4	

Notes:

1. A minimum zero-foot setback is allowed when the property line abuts an alley and at least 24 feet of backup space (including the alley) is provided from all garage doors and parking spaces that backup onto an alley.
2. Ten-foot setback applies if rear yard abuts open space, otherwise the 20-foot setback applies.
3. The five-foot setback applies to any accessory structure up to 16 feet in height. Otherwise, see footnote 1.
4. One accessory structure is allowed with a maximum height of 12 ft.

CYN.02.103 Parks Open Space and Trails Land Area (POST) Land Area Designation

The following bulk and dimensional standards apply to individual properties or portions of development that are designated for parks, open space, and trails. Including common areas within individual subdivisions and open space in the overall development,



POST Standards		
Setbacks, minimum		
A	Front	10 ft
B	Side	5 ft
C	Rear	10 ft
Height, maximum		
	Height	18 ft

CHAPTER 03 Use Regulations

Article 1 Allowed Uses

CYN.03.101 Explanation of Abbreviations

Permitted Uses by Right (P):

This use is allowed by-right in the respective land area designation but must meet all relevant standards in this Handbook and the Reno Municipal Code (RMC).

Minor Conditional Use Permit (M):

This use is allowed in the respective land area designation but requires a minor conditional use permit per RMC Section 18.08.604 and must comply with all applicable standards in RMC Title 18, unless specified in this Handbook.

Conditional Use Permit Required (C):

These uses are permitted only in the respective land area designation with approval of a conditional use permit per Section 18.08.605 and must adhere to all relevant use-specific standards referenced in the summary use table, along with other applicable standards outlined in RMC Title 18 unless specified otherwise in this Handbook.

Site Plan Review (SPR):

This use is permitted only with the approval of a site plan review per RMC Section 18.08.602 and must adhere to all relevant use-specific standards referenced in the summary use table, along with other applicable standards outlined in RMC Title 18.

CYN.03.102 Classification of New or Unlisted Use

- 1) The Administrator may determine an appropriate use category or use type for a new or unlisted use that is not present in the Table of Allowed Uses in accordance with RMC Section 18.03.205, as amended. The Administrator may determine that such new or unlisted use requires a text amendment of this Handbook reviewed by the Reno City Council.
- 2) If an accessory use is not explicitly listed in the Table of Allowed Uses, the Administrator may permit such use if it aligns with the definition of an "accessory use" in Section 18.09.306 and is deemed customary and incidental to the principal use or structure.
- 3) If a temporary use is not listed in the Table of Allowed Uses, the Administrator may permit the temporary use if they find that such use is similar in type, scale, duration, and impact as other temporary uses allowed in the zoning district.
- 4) Any request for classification of a new or unlisted use shall be approved by the Master Developer or Master Homeowners Association, prior to submission to the Administrator.

CYN.03.103 Table of Allowed Uses

	Residential Area	Parks Open Space and Trails	
Land Use	RAD	POST	Use Specific Standards
Household Living			
Dwelling Single Family Attached	P		CYN
Dwelling Single Family Detached	P		CYN
Cluster Development	P		RMC
Public and Civic Uses			
Parks, Trailhead and Trails	P	P	
Urban Farm	M	M	RMC
Utilities			
Major	C	C	RMC
Minor	P	P	RMC
Communication Facility	SPR	P	RMC
Accessory and Seasonal Uses			
Accessory Dwelling Unit	A		CYN
Guest Quarters	A		RMC
Home Occupations	A		RMC
Community Center Private	M	M	RMC
Stable Commercial		M	CYN
Recreation Rental		M	CYN
Urban Farm	A	A	
Temporary Uses			
Construction Field Office	P	P	RMC
Real Estate Office & Sales	P	P	RMC
Stockpiling	P	P	RMC
Site Preparation and Stockpiling	M	M	CYN
Vegetation Management	P	P	RMC

Article 2 Accessory Structures and Seasonal Uses

CYN.03.201 Accessory Structures

- 1) No private garages or other accessory structures may be constructed in the residential land area designation without an approved principal building.
- 2) Detached accessory structures shall not exceed 700 square feet in building coverage.
- 3) Accessory structures shall comply with standards for the Single Family (SF8) zoning district for detached dwelling units and Multifamily Residential (MF14) for the attached dwelling units

CYN.03.202 Accessory Dwelling Units

- 1) Accessory dwelling units (ADUs) shall be limited to one per lot.
- 2) Accessory dwelling units shall not exceed 1,200 square feet or 50% of the primary structure, whichever is less.
- 3) For two story ADU structures, the second story shall not exceed 50% of the first-floor area.
- 4) All detached ADUs shall maintain a single-family appearance.
- 5) All detached ADUs shall be architecturally compatible with the principal building. Architectural compatibility shall be achieved by including all of the following elements in the building design:
 - a. The exterior finish is constructed with materials compatible with the existing principal building materials.
 - b. The new materials must be either identical or similar to the original building materials.
 - c. Contemporary interpretations of architectural features such as trim, fenestration, window frames, dormers, columns, gables, decorative wood, or metal work found on the existing principal building are used.
 - d. The roof pitch is the same or within the range of the roof pitches on the existing principal building.

CYN.03.203 Commercial Stable (Seasonal)

- 1) The establishment of a seasonal commercial stable is restricted to the designated trailhead and neighborhood park area.
- 2) An operation and maintenance manual shall be submitted with the required minor conditional use permit and approved to the satisfaction of the Master Developer and the Administrator. This manual shall include:
 - a) The type and number of livestock.
 - b) The duration of operations.
 - c) Environmental considerations associated with the operation of the use.
- 3) Operations must be conducted with minimal disruption to nearby residences.
- 4) Temporary overnight caretaker lodging, camps, and livestock corrals shall be located a minimum of 100 feet from any residential property.
- 5) Temporary structures such as corrals, water tanks, and storage facilities shall be dismantled upon the conclusion of operations.
- 6) Operation of any seasonal commercial stable shall not start before April 1st and must cease operations on or before August 30th.
- 7) Signage shall be:
 - a) Non-illuminated.
 - b) Limited to a maximum of 20 square feet of sign copy area.
 - c) Freestanding signs shall be limited to six feet in height.
- 8) The number of horses is limited to six.

CYN.03.204 Recreational Rental (Seasonal)

- 1) Seasonal recreational rental activities are permitted exclusively within the designated trailhead and neighborhood park area
- 2) An operation and maintenance manual shall be submitted with the required minor conditional use permit and approved to the satisfaction of the Master Developer and the Administrator. This manual shall at minimum include:
 - a) The type of rental operation.

- b) The duration of operations.
 - c) The location of associated structures.
 - d) Environmental considerations associated with the operation of the use.
- 3) Temporary structures shall be dismantled upon the conclusion of operations.
- 4) Operation of any seasonal recreational rental shall not start before April 1st and must cease operations on or before August 30th.
- 5) Hours of operation are restricted to between 7:00 a.m. and 9:00 p.m.
- 6) Signage shall be:
- a) Non-illuminated.
 - b) Limited to a maximum of 20 square feet of sign copy area.
 - c) Freestanding signs shall be limited to six feet in height.

Article 3 Temporary Uses and Structures

CYN.03.301 Site Preparation and Associated Stockpiling

The term "Site Preparation" in this context refers to activities associated with the preparation or processing of mineral aggregates, such as sorting, stockpiling, crushing, blasting, dewatering, and land grading prior to the approval of a tentative map. This activity is specific to preparation of the land for future development and does not include commercial mining operations.

1) Site preparation activities are allowed with the approval of all appropriate entitlements and permits for a period not to exceed two years, unless extended by the Administrator for one additional year. All other site preparation activities shall require an approved project.

2) Stockpile activities shall not impair natural drainage patterns and shall be protected against erosion following guidelines outlined in the Truckee Meadows Construction Site Best Management Practices Handbook.

3) Material processing, encompassing crushing and blasting, is permissible only if no residential dwellings are within 750 feet of the crushing or blasting site. Stockpile and material processing activities, excluding crushing, are permitted if located a minimum of 250 feet away from residential dwellings.

All stockpile sites shall be posted with an on-site sign identifying the approved duration of the stockpile site, hours of operation, reference to this section of this Title, and contact information for the company conducting the stockpiling. The on-site sign shall be placed at the entrance to the site and easily visible from a public access easement or public right-of-way and delivered in writing to the owners of property located within 750 feet of the site area.

4) Truck routes and operations require the approval of the Administrator. Alternative surfaces for onsite roadways and parking are allowable with the approval of the Administrator.

5) Hours of construction, including grading, shall be limited between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday, and between 8:00 a.m. and 6:00 p.m. on Saturday. There shall be no construction on Sundays or State holidays. The requirement shall not apply to dust control or stormwater management operations. A note to this effect shall be placed on the title sheet of all building permit plan sets. A sign with the approved construction hours shall be posted on site for the full duration of construction activity. If the construction hours need to be varied for the pouring of concrete slabs, interior construction hours or other modifications, a plan detailing the construction operations and provisions to minimize impacts on nearby residential areas shall be submitted and approved to the satisfaction of Administrator.

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- 7) Stockpiling is allowed as an accessory to temporary site preparation and permitted for an additional consecutive 12 months following the cessation of such operations. The Administrator may grant two extensions for an additional four months each if residential structures are absent within a 40-foot radius of the stockpile materials.
- 8) Stockpiles are limited to 20 feet in height. Visual screening is not mandatory. The Contractor shall post an on-site sign indicating the approved duration of operation, hours of activity, reference to relevant regulations, and contact details for the operating company. This sign should be prominently displayed at the site entrance and easily visible from public access easements or rights-of-way. Notification of this information must be provided in writing to property owners residing within 750 feet of the site, with the Master Developer or assignee responsible for compiling and distributing the list of affected properties for proper notification. Noticing requirement is satisfied by noticing based on lists from the Washoe County Assessor.
- 9) The site shall be restored to its pre-stockpiling condition and must be covered by security bonds. All stockpiling activities shall be approved through a grading permit in accordance with Section 18.08.606(b).
- 10) Stockpiling not specific to site preparation is governed by RMC.

CHAPTER 04 Development Standards

Article 1 Natural Resource Protection

CYN.04.101 General

The standards articulated within RMC Section 18.04 Article 1 shall be broadly applicable to The Canyons development, with the following supplemental standards.

CYN.04.102 Drainage Way Protection

- 1) The standards in RMC 18.04.104, as amended, apply to any disturbance of major drainageways.
- 2) Disturbance of any major drainageway requires the approval of a Major Site Plan Review pursuant to RMC Section 18.08.603, as amended.
- 3) The Canyons development shall be limited to a single drainageway crossing generally consistent with the location on the land use plan. The single crossing shall be designed using an open bottom culvert or bridge and shall not be piped.
- 4) The defined major drainage area shall be defined as open space and be under the ownership and maintenance responsibility of the HOA as defined in this Handbook. Trails and parks may be constructed along drainageways for public access and recreational use.

CYN.04.103 Wild Land Interface/ Fire Safety

- 1) New development that abuts open space and/or natural areas shall provide a minimum of 30-feet of defensible open space adjacent to homes with a 100-foot buffer zone to include minimal plantings, consistent with standards adopted by the Reno Fire Department (RFD).
- 2) With individual tentative maps and/or project approvals, RFD shall have the ability to condition site specific fire mitigation requirements such as increased defensible space, specific plant palettes, etc.
- 3) The Canyons HOA shall be responsible for the maintenance of common areas outside of individual lots to ensure weeds and other combustibles are removed in order to maintain a minimum of 20-feet of defensible space from the property line of an abutting unit. With new development, access to open space areas shall be coordinated with the RFD to allow for fire equipment to access open space/common areas during a wildfire event.
- 4) Vehicular access for emergency vehicles shall be maintained year-round on the private secondary access road maintained by the HOA.
- 5) Emergency service response times exceeding six minutes shall require sprinklers for individual dwelling units within the project and will be considered with the review of each tentative map.

CYN.04.104 Wildlife Habitat Management

- 1) With the submission of the first tentative map application, a comprehensive landscape plan shall be submitted that indicates the location of protected and to be enhanced habitat areas, proposes strategies to enable movement of wild animals, and requires the provision of essential resources such as shelter, cover, and food for wild animals. A minimum of 30 percent of the required open space must undergo enhancement and restoration according to the wildlife habitat management plan.
- 2) Prior to the submission of each tentative map application, plans shall be prepared by a Licensed Landscape Architect in consultation with subject matter experts including biologists, restoration experts, environmental planners and horticulturists. At minimum the plan shall include details on specific restoration areas, reseeding efforts, native plant screening and buffering zones, drainage revegetation. This includes acreages, methods, seed, shrub, and tree lists, and quantities, planting specifications, and provisions for temporary irrigation.
- 3) Concurrent with the submission of the first tentative map application, a wildlife conservation plan shall be submitted that was prepared in coordination with all applicable agencies.
- 4) The Master Developer pledges to make a habitat restoration charitable donation in the amount of \$250 per dwelling unit. Prior to the issuance of the first residential building permit for each subdivision, evidence shall be provided that the cumulative donation has been dispersed based on the number of units within that subdivision to the Master Homeowners Association for ongoing restoration activities and associated maintenance.

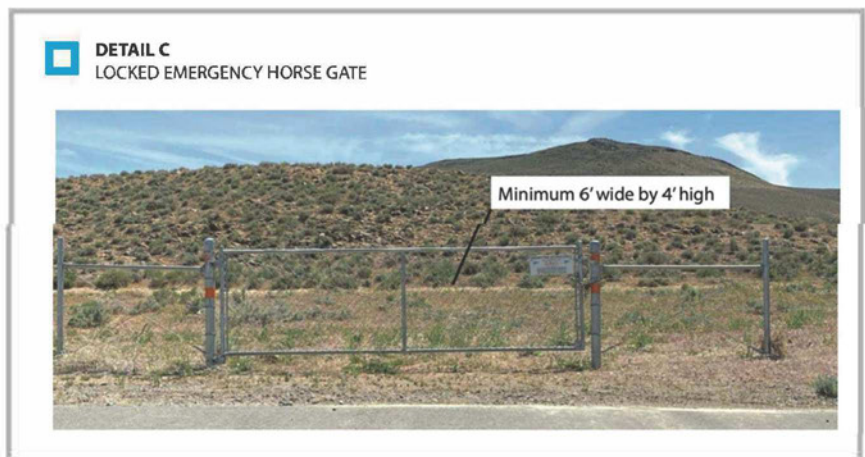
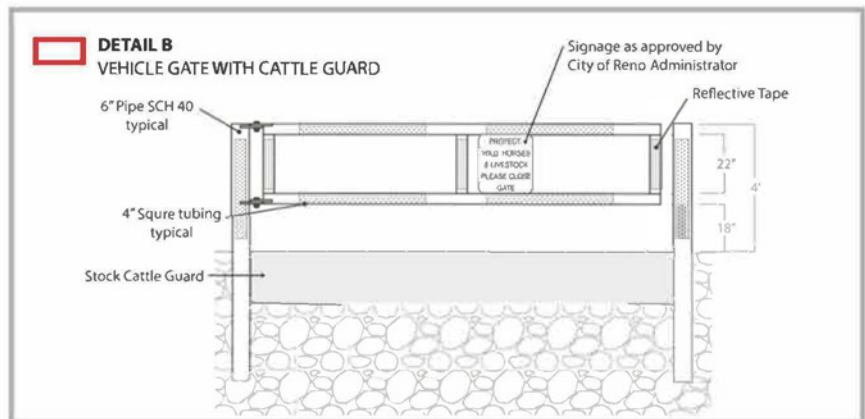
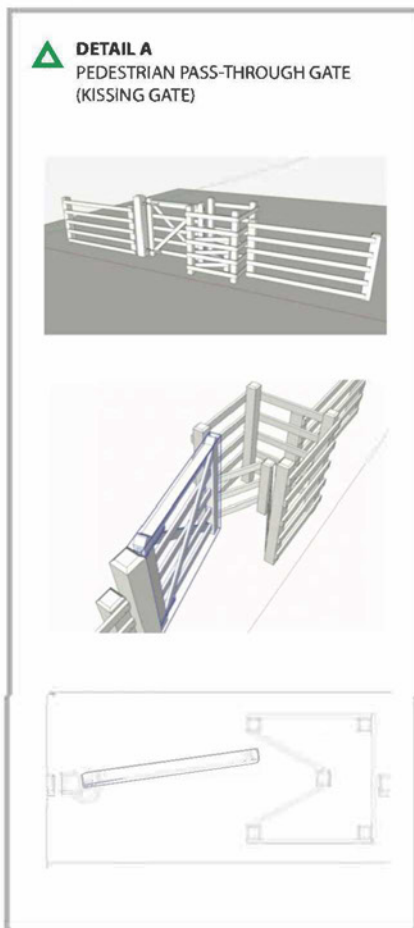
CYN.04.105 Feral Horse Management and Public Safety

- 1) In accordance with NRS 569.431 fencing requirements and standards, the Master Developer (or their assignee) prior to any construction or grading activities shall erect a City approved fence line connecting to existing fence lines on adjacent parcels. Interior fence lines may be removed if determined by the Administrator not to be necessary.
- 2) Stock cattle guards with welded "hoof stops" and gates as detailed shall be installed at all locations where roadways cross the perimeter horse fencing and enter the unfenced Virginia Range. Refer to Figure 4.01.
- 3) Pedestrian Access as detailed shall be installed at all locations where sidewalk/pedestrian pathways/trail access points cross perimeter horse fencing.
- 4) Perimeter horse fencing shall be maintained by the developer during construction and maintenance responsibility shall be transferred to the Master Homeowners Association upon formation. The applicant or the HOA shall maintain a contract for on-call fence repair to expedite response (within 48 hours of notice where feasible) to repairs as needed.

- 5) Streetscape turf shall not be installed within 200 feet of the cattle guards/ roadway crossings referenced above.
- 6) Should perimeter horse fencing cross open channel drainages, large riprap will be installed in the drainage channel abutting the fencing. Other options that prohibit horses from bypassing fencing along drainways may be considered and approved to the satisfaction of the Administrator.
- 7) During construction, a gate monitor on roadway crossings of concern with an emphasis on monitoring areas of known horse conflicts. If a fence is found to be damaged, repairs must be made immediately (within 48 hours).
- 8) Install a minimum of two signs that provide information to drivers and pedestrians about horse safety. Facilitate the provision of Virginia Range and free roaming horse safety and educational material. All material shall be reviewed by the Administrator, Nevada Department of Agriculture, and cooperative agreement holder (when applicable) to ensure accuracy.
- 9) The Master Developer should work with the State of Nevada, horse advocates and adjoining property owners to address long term issues on the Virginia Range including possible dedication of easements within open space/common areas, updates to fencing plan, access improvements, maintenance concerns, etc.

Figure 4.1

POTENTIAL GATE DESIGNS



Article 2 Sustainability

CYN.04.201 General Standards

- 1) Development plans shall provide connectivity with existing pedestrian networks and regional trails.
- 2) Pedestrian and bike paths should be seamlessly linked to existing routes and designed to facilitate future connections to off-site trails.
- 3) The project shall have a minimum net density of four units per acre for single-family houses in the designated residential development area.
- 4) Community Covenants, Conditions, and Restrictions (CC&Rs) shall articulate a clear preservation, native habitat maintenance and conservation policy to safeguard natural resources and maintain ecological balance.
- 5) 100% of the dwelling units shall be electrical vehicle (EV) charger ready including the installation of the appropriate electrical panel, conduit, and plug to support at least one EV charger.

Article 3 Grading, Erosion & Sediment Control

CYN.04.301 Applicability

- 1) All land-disturbing activity, encompassing grading or tree/vegetation clearance, must adhere to RMC Article 3 and all relevant city standards, including the Public Works Design Manual.

- 2) The applicant shall obtain a major site plan review permit when engaged in any grading resulting in cuts deeper than 20 feet and/or fills greater than ten feet in height, or any grading within the POST area that does not include the development for paths, public recreational amenities, or environmental restoration.

- 3) The overall site grading should be designed to be fully balanced onsite and shall be within 25% of a complete balance site excluding major utilities (e.g. booster station, utility road, water tanks etc.).

Article 4 Hillside Development

CYN.04.401 Applicability

- 1) All land-disturbing activity within areas meeting criterion for hillside development per RMC Section 18.04.402 must adhere to RMC Section 18.04 Article 4, as amended, and all relevant city standards, including the Public Works Design Manual.

- 2) The applicant shall obtain a major site plan review permit for a hillside development meeting the criteria in RMC Section 18.04.402.

CYN.04.402 Development on 30 percent and greater slopes

Refer to Reno Municipal code. Minor modifications may be made to this standard in the Residential Area Designation (RAD) through the tentative map approval process and demonstrated benefits of grading modifications.

CYN.04.403 Slope Treatment

1) Slope treatment activities must follow the guidelines outlined in RMC 18.04.409. The Administrator may grant exceptions to these standards to minimize grading impacts on undisturbed natural slopes, open spaces, and drainage ways. The Administrator considers such exceptions based on the specific circumstances, intent and objectives of the project.

1) Slopes contained within individual lots because of terracing shall be maintained by the property owner on the down slope side.

2) Rockery walls within common areas or open space shall be inspected annually and maintained by the HOA.

3) A geotechnical report shall be provided with the submission of each tentative map demonstrating adequate protection against rockslide areas and to ensure rockslides will not enter any private lots or fall onto any road. Said mitigation measures shall be architecturally compatible with all proposed fences and walls (e.g. gabion basket barrier, mesh nets or wire panels with colors matching natural rock, stabilization methods such as soil nails or rock anchors that do not cause scarring and meet all grading standards).

4) The Administrator may grant exceptions to requirements and standards to minimize grading impacts on undisturbed natural slopes, open spaces, and drainage ways. The Administrator considers such exceptions based on the specific circumstances, intent and objectives of the overall project.

CYN.04.404 Hillside Architecture

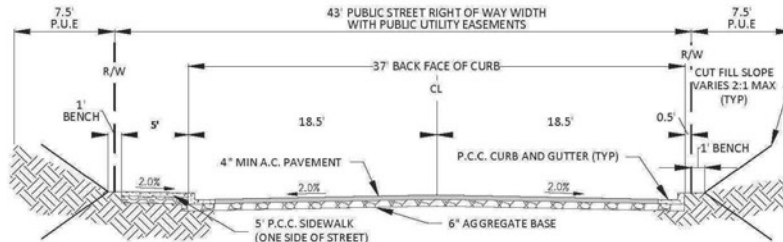
Hillside Architecture shall be conducted per RMC 18.04.410. Individual projects within The Canyons shall be include:

1) A minimum of 20 percent of the overall dwelling units shall employ architectural hillside adaptive design techniques.

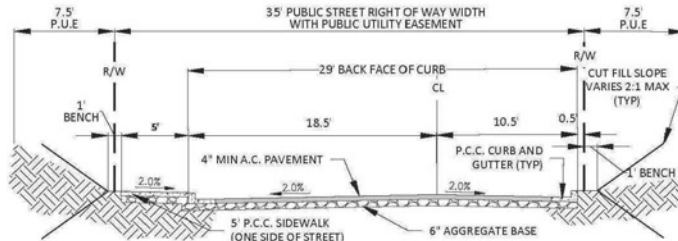
Article 5 Streets Utilities and Services

CYN.04.501 Streets

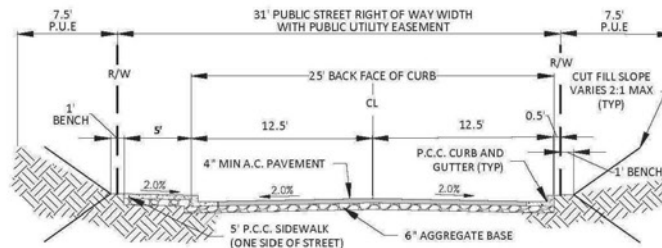
Shall be designed and constructed per corresponding section and article of RMC Title 18 and allowed deviations per RMC. Anticipated street sections are as follows:



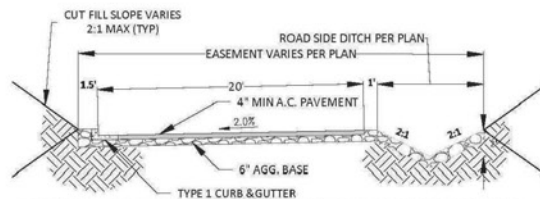
43' R.O.W LOCAL STREET PARKING BOTH SIDES



35' R.O.W LOCAL STREET PARKING ONE SIDE



31' R.O.W LOCAL STREET NO PARKING



PRIVATE ACCESS/ MAINTENANCE ROAD

Article 6 Landscape and Fencing

CYN.04.601 Purpose

The purpose of landscape development and restoration is to enhance and sustain the natural environment, creating resilient ecosystems that benefit both biodiversity and human communities. As an alternative to turf, natural xeriscaping and low-water plant materials are encouraged for front yards and common yards.

CYN.04.602 Landscape Plans

All landscape plans must be prepared and reviewed by a Landscape Architect registered with the State of Nevada.

CYN.04.603 Landscape Standards

General residential district landscape standards for Single-Family, Detached and Single-Family, Attached uses apply per RMC Section 18.04.804 with the following amendments:

- 1) Front yard landscaping should include at least one tree (1.5" caliper) and six shrubs (5-gallon size minimum) per 250 square feet of landscape area.
- 2) Landscaping shall be installed prior to the issuance of a certificate of occupancy for each home site.
- 3) Turf shall be limited in front yards and common areas and not installed in common areas within 200 feet of the permanent perimeter fencing to encourage water efficiency and deter feral horses.
- 4) Formalized common area landscapes, such as entryways and trailhead/parks, must adhere to minimum standards of one tree (1.5" caliper) and six shrubs (5-gallon size) per 400 square feet of landscape area.
- 5) In support of the goals of habitat restoration in the Handbook, required street trees and landscape along roadways not directly adjacent to residential lots may be substituted for the appropriate required habitat landscape establishment in open space areas. Alternative landscapes are subject to Administrator approval and will be established through the tentative map process.

CYN.04.605 Fences and Walls

- 1) Solid fences or walls are required along rear and side yards and shall be between four feet and six feet in height.
- 2) Fencing is prohibited between the front plane of residential dwellings and a street.
- 3) In areas facing open space, rear yard fences shall be open view.
- 4) Solid walls must be architecturally decorative, using earth-tone materials, and permit natural drainage. Material, type, and installation methods for fencing will be determined and approved with the initial final map and shall remain consistent through the entire development of the project.
- 5) Security gating may occur to protect neighborhood impacts as long as public access to the designated public trail systems and parks is not impeded.
- 6) The Administrator may require the erection of temporary protective fencing where construction occurs adjacent to open space areas, trails, or significant natural features to prevent disturbance of open space and ensure public safety. Prior to the issuance of a permit, a temporary fencing plan shall be submitted to the Administrator for approval.

Article 7 Site and Building Standards

CYN.04.701 General Residential Area Standards

General residential district architectural standards for Single-Family, Detached and Single-Family, Attached uses apply per RMC 18.04 Article 9, as amended, with the following additions:

- 1) Site planning, architectural design, and landscape design shall be consistent throughout the PUD area.
- 2) To the extent practical, mirroring of facades shall occur between lots so that garages and entries are adjacent to each other. The pattern shall include breaks so that it creates variation with patterns across the street and does not become overly repetitious. This standard shall not apply to zero lot line products.
- 3) All building facades shall be constructed using materials and colors in neutral tones.

Article 8 Parks and Trails

CYN.04.801 Purpose

To develop appropriate passive and active recreational opportunities that meet the general goals of the Master Plan, are appropriate for the area/topography and support the goals of the future Virginia Range Regional Trail and the Reno Parks Master Plan.

CYN.04.802 General Standards

- 1) A comprehensive trail, parks, and amenity plan shall be submitted with the first tentative map application and indicate the final location of the neighborhood park, trailhead, pocket park, and associated trail connections to neighborhoods.
- 2) All parks, trails, and trailhead amenities within this article shall be constructed prior to the issuance of the certificate of occupancy for the 32nd residential dwelling unit.
- 3) A blanket public access easement shall be established across all parks, common areas, open spaces, and trails at the time of establishment. All designated parks and trails shall be available to the public in perpetuity. All trails, parks and open space shall be owned and maintained by the Master Homeowners Association, sub-association, designated landscape maintenance entity, or similar organization.
- 4) Parking area lighting poles at trailheads and parks shall not exceed ten feet in height and shall incorporate cut-off fixtures to reduce light pollution and minimize glare. All parking lot lighting must be equipped with timers that remain inactive between 10:00 p.m. and 7:00 a.m.

CYN.04.803 Trailhead and Park Areas

- 1) The trailhead shall include a minimum of six parking stalls and the minimum required accessible parking per RMC standards. Trail-head parking shall be screened from residential property and public right-of-way using vegetation, earth berms, rockery walls, or a combination thereof with a minimum height of 36 inches.
- 2) A bicycle staging and maintenance area shall be provided with a minimum of eight bicycle parking spaces and a bicycle maintenance station.
- 3) A minimum of one drinking water access shall be provided for humans and one for small domestic animals.
- 4) A minimum of three shade structures with tables and seating shall be provided. One of the shade structures shall be a minimum of a 150 square foot footprint. All structures shall be consistent in architecture and reflect the natural surroundings in color and materials.
- 5) A minimum of three interpretive panels, one public art installation and appropriate identification and wayfinding signage shall be provided.
- 6) Unique topographic formations in this area shall be preserved and enhanced and a minimum of 1/2 acre of the trailhead and parks area shall have habitat restored and/or a water wise demonstration garden. One interpretive panel shall be related to these efforts.
- 7) The trailhead/neighborhood park shall be a minimum of 1/2 acre and shall not exceed a slope of 5%.
- 8) The pocket park shall be a minimum of 1/2 acre in size of which a minimum of 1/4 acre shall be 5% or less slope.
- 9) The pocket park shall include one shade structure at least 50 square feet in size and associated seating shall be provided. All structures shall be consistent in architecture and reflect the natural surroundings in color and materials.
- 10) A minimum of three bicycle parking spaces shall be provided at the pocket park.

-
- 11) One interpretive panel, one minor public art installation, and appropriate identification and wayfinding signage shall be provided.

CYN.04.804 Trails

- 1) Trails shall at minimum meet the standards of Class III as defined by the US Forest Services and shall be a minimum of five feet in width. Appropriate trail identification and way-finding signage shall be provided.
- 2) All neighborhoods shall provide a point of connection to the community trail system prior to the approval of each final map. Connection points can occur at the end of cul-de-sacs or within dedicated public access easements located within common open space. Trail connection points shall provide a minimum width of eight feet and transition to the denoted trail design.
- 3) All trails shall be owned and maintained by the Master Homeowners Association, sub-association, designated landscape maintenance entity or similar organization.
- 4) To facilitate the implementation of the Virginia Range Regional Trail, the Master Developer pledges to make a charitable donation amounting to \$500 per dwelling unit. Prior to the issuance of the first residential building permit for each subdivision, evidence shall be provided that the cumulative donation has been dispersed based on the number of units within that subdivision to the Truckee Meadows Parks Foundation or its appointed entity for design and construction of the Virginia Range Regional Trail.

Article 9 Housing

CYN.04.901 Affordable Housing Donation Agreement

To facilitate the implementation of an affordable housing strategy for the project and align with the City of Reno's housing objectives, the Master Developer or its designate pledges to make an Affordable Housing charitable donation. This contribution, amounting to \$1,000 per dwelling unit, will be collected upon the issuance of building permits for each residential unit within the development. The funds will be directed towards the City of Reno or its appointed entity responsible for affordable housing initiatives.



The Canyons

Planned Unit Development





WASHOE COUNTY RECORDER

OFFICE OF THE RECORDER
KALIE M. WORK, RECORDER

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RENO, NV 89512
PHONE (775) 328-3661
FAX (775) 325-8010

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Carter Williams
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