

VALLEY VIEW ESTATES

PLANNED UNIT DEVELOPMENT



Adopted Date: July 24, 2024

**Valley View Estates
Planned Unit Development Handbook**

Notice is given that the Planned Unit Development Handbook for Valley View Estates was approved by the Reno City Council on _____, 2024. A copy of the certified handbook is attached hereto and incorporated herein.

Dated this _____ day of _____, 2024.

Name of Authorized Agent

Signature of Authorized Agent

STATE OF NEVADA)
)SS
COUNTY OF WASHOE)

On this _____ day of _____, 2024, before me, a Notary Public, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed this instrument.

_____ (seal)
Notary Public

VALLEY VIEW ESTATES PLANNED UNIT DEVELOPMENT

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1 INTRODUCTION AND IMPLEMENTATION

1.1 PURPOSE

The purpose of this Development Handbook is to provide for the orderly development of the Valley View Estates Planned Unit Development (PUD). Since public and private improvements will occur in multiple phases over several years, the standards and guidelines contained herein establish a common framework to guide individual improvement plans. Additionally, the PUD is intended to ensure that Valley View Estates blends seamlessly with the adjoining Canyons PUD to provide a comprehensively planned community that is complementary in terms of design and quality.

Valley View Estates is controlled and restricted by the development standards contained herein as well as by all applicable City of Reno codes and regulations. The Valley View Estates Design Review Committee (DRC) and the City of Reno shall enforce all provisions and standards of this Development Handbook. This Development Handbook is not intended to limit creativity or prevent variation necessary to respond to unique site conditions, but rather to generate consistency and quality throughout the project and to provide consistency with the adjoining Canyons PUD.

Improvement of public areas within Valley View Estates will be the responsibility of the developer, unless assigned by agreement to other public or private parties. All improvements shall be designed consistent with these standards and guidelines. Maintenance of public areas within Valley View Estates, including trails, community amenities, monuments, open space, decorative light fixtures, and landscape buffers will be the responsibility of the Valley View Estates Homeowners Association (HOA) unless assigned by agreement to other public or private parties. Specific responsibilities for the improvement and maintenance of these areas are further addressed in Chapters 2 and 3 of this Development Handbook.

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1.2 COMMUNITY VISION

Like the adjoining Canyons PUD, Valley View Estates embraces the natural beauty and indigenous characteristics of the site and surrounding area, including the Virginia Range above. The overall vision of the community is based upon a careful and well-planned approach to development that respects the natural site features and constraints. New homes will be located in areas most suited for development, protecting the majority of the site as natural open space. This allows for the promotion of natural onsite features, sweeping valley views, and recreational opportunities for not only Valley View Estates residents, but all residents of the community. New residences will respect the natural environment through reduced grading, protection of natural landforms, and blending with the surrounding environment.

Given the site's location adjacent to The Canyons PUD, Valley View Estates sets out to largely mimic the development standards of the Canyons, providing a comprehensive master plan for this portion of the western slope of the Virginia Range. This will create a sense of community that is largely bound together through common design standards, similar styles, and innovative planning concepts.

Architectural standards included in the PUD are intended to provide a high caliber of design that is complementary to the Desert Contemporary theme of the Canyons while providing for variation in design. This ensures that the foothill community does not adopt a monotonous appearance from a design perspective and will diversify home design offerings. Similar to the Canyons, Valley View Estates will tie the two communities together through common design elements such as trails, the use of natural onsite materials, etc. This will result in a strong sense of community and ensures that the vision of the adjoining Canyons PUD is protected.

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1.2.1 Use of Organic and Natural Materials

Valley View Estates recognizes that the natural beauty, site features, and sweeping views afforded by the site are what truly sets the site apart from other communities in the area. The property includes a dramatic canyon backdrop, majestic rock formations, and plateaus that afford views of Mount Rose, the Sierra Front, and the valley lights below. The PUD envisions incorporating these natural features, not only as preserved areas but within the development itself. This is accomplished by incorporating natural materials found onsite into community features such as trail markers, signage, etc. Amenities planned within the PUD will include the use of native materials and will appear to be entirely natural to the site. This includes benches constructed of onsite rock, trail markers that utilize indigenous materials, walls constructed of natural stone, etc.

1.3 PROJECT DESCRIPTION

Valley View Estates (APN#’s 145-010-04 and 05) consists of 82± acres located east of Tellurium Mine Drive, south of The Canyons PUD in south Reno. Specifically, the property is located east of Damonte Ranch High School and Rio Wrangler Parkway and is accessed through the Palisades development to the west via connections with McCauley Ranch Boulevard.

The PUD site area is characterized by rolling terrain that includes canyons, drainages, and significant natural features including several plateau areas. The area is home to wild horses that roam through the Virginia Range. Natural features and wildlife corridors are a driving force of the community vision and design standards contained herein.

Immediately west of the PUD boundary lies the Palisades project currently under development along with the recently approved DP11 townhomes. Palisades essentially forms the eastern boundary of Damonte Ranch and the South Meadows. The Canyons PUD lies directly north and is envisioned to include residential development consistent with that proposed in Valley View Estates. Together, Valley View Estates and the Canyons will create the gateway to the eastern foothills and allow for a more innovative and sensitive approach to development.

Figure 1-1 (below) depicts the location of Valley View Estates in context with the Canyons and the entire Truckee Meadows region while Figure 1-2 (page 9) depicts the site in context with the immediate areas that adjoin the PUD boundary.

VALLEY VIEW ESTATES PLANNED UNIT DEVELOPMENT

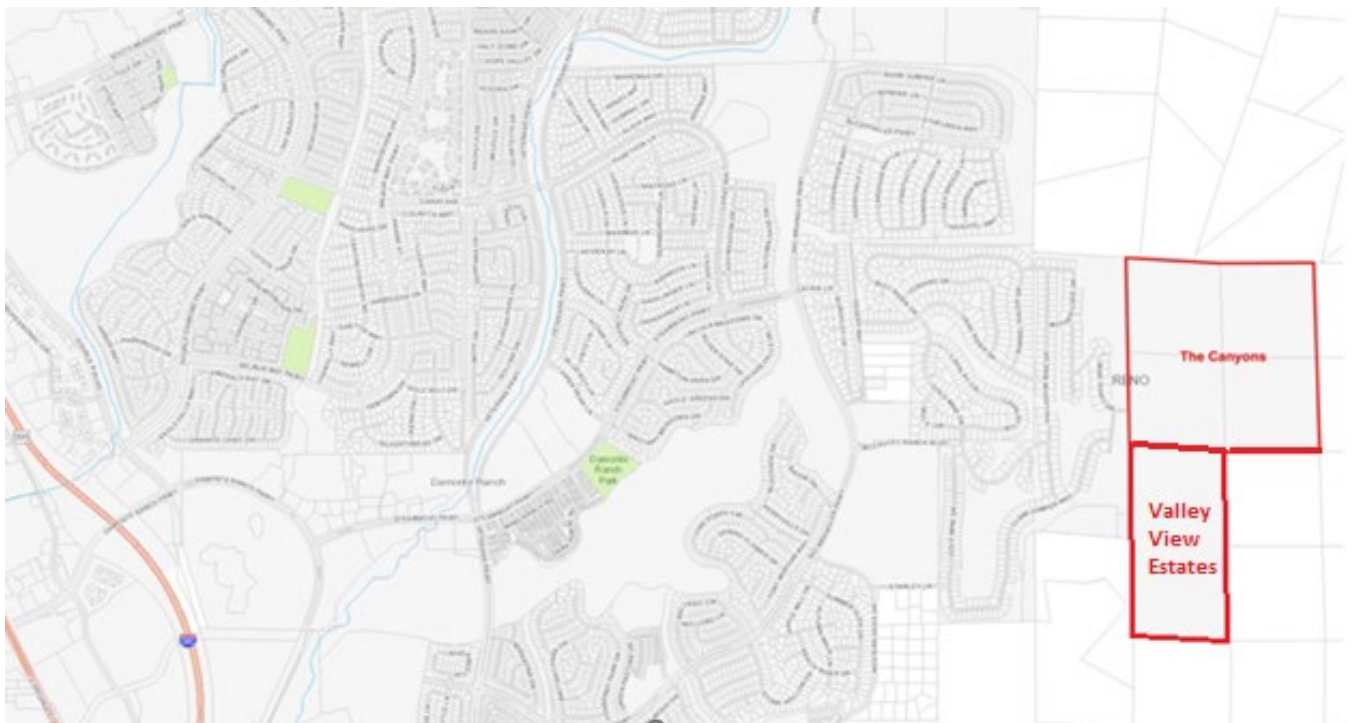


Figure 1-1 – Regional Context Map

VALLEY VIEW ESTATES PLANNED UNIT DEVELOPMENT

1.3.1 Site Analysis

The project site is currently vacant and includes two parcels with varied topography. This includes the northerly “McCauley parcel” (APN # 145-010-05, 40.69± acres) and the “Tormey parcel” (APN # 145-010-04, 41.12± acres) to the south. Lower portions of the McCauley parcel (southwestern portion) include relatively flat terrain. Slopes increase to the east with a relatively large bench/plateau central to the site and another located at the northeast portion of the property, adjacent to The Canyons PUD.

A drainageway traverses the south-central portion of the McCauley parcel from east to west. The site itself includes rock outcroppings and existing jeep trails that have been formed across the property over time. The upper portions of the site afford sweeping views of the Truckee Meadows, Mt. Rose, and the Sierra Front.

The Tormey Parcel includes flat, developable land at the north-central portion of the site, extending into the McCauley parcel to the north. Additionally, there are areas of flat plateaus that afford tremendous views to the west and north, including a panoramic view of the Sierra Front. Like the McCauley parcel, the Tormey property includes steeper terrain, rock outcroppings, etc. as it extends to the south and east.

Figures 1-3 and 1-4 (following pages) depict the existing onsite conditions.

A major drainageway, as defined by the City of Reno, traverses the northeast corner of the PUD area. The drainageway drains approximately 1,405± acres and is fed by the watershed above The Canyons PUD and Valley View Estates in the Virginia Range. The drainageway contains no identified wetlands or riparian vegetation. In fact, the drainageway rarely has water flowing through it. Any disturbance to this drainageway as part of a future tentative map(s) will require the review and approval of a Major Site Plan Review by the City of Reno, as detailed in the following chapters.

Various small drainages exist onsite. However, these drainages rarely convey flows and simply open up for sheet flow within the site itself. These drainages do not have significant hydrologic value and may be altered with future development, subject to City of Reno standards.

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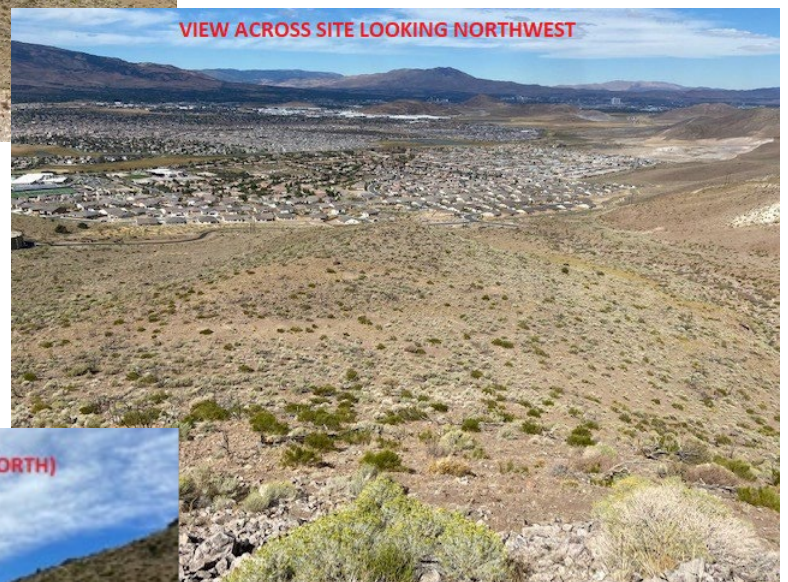


Figure 1-3 – Site Conditions

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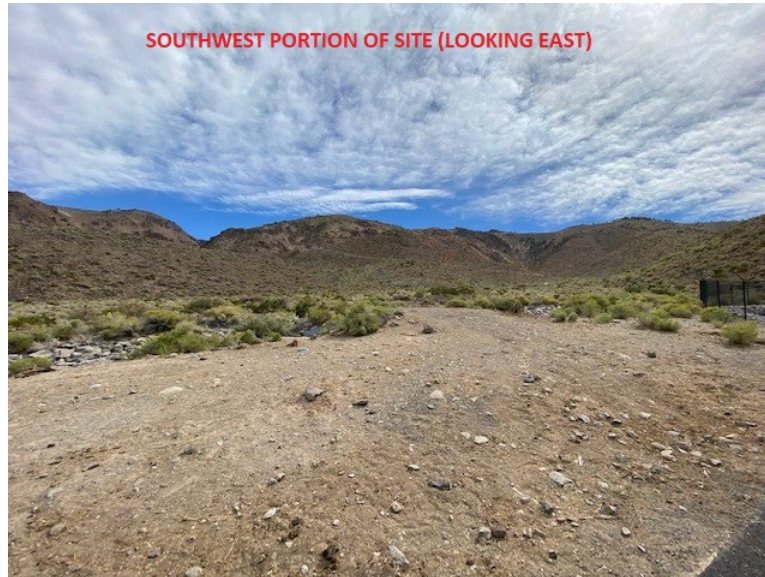
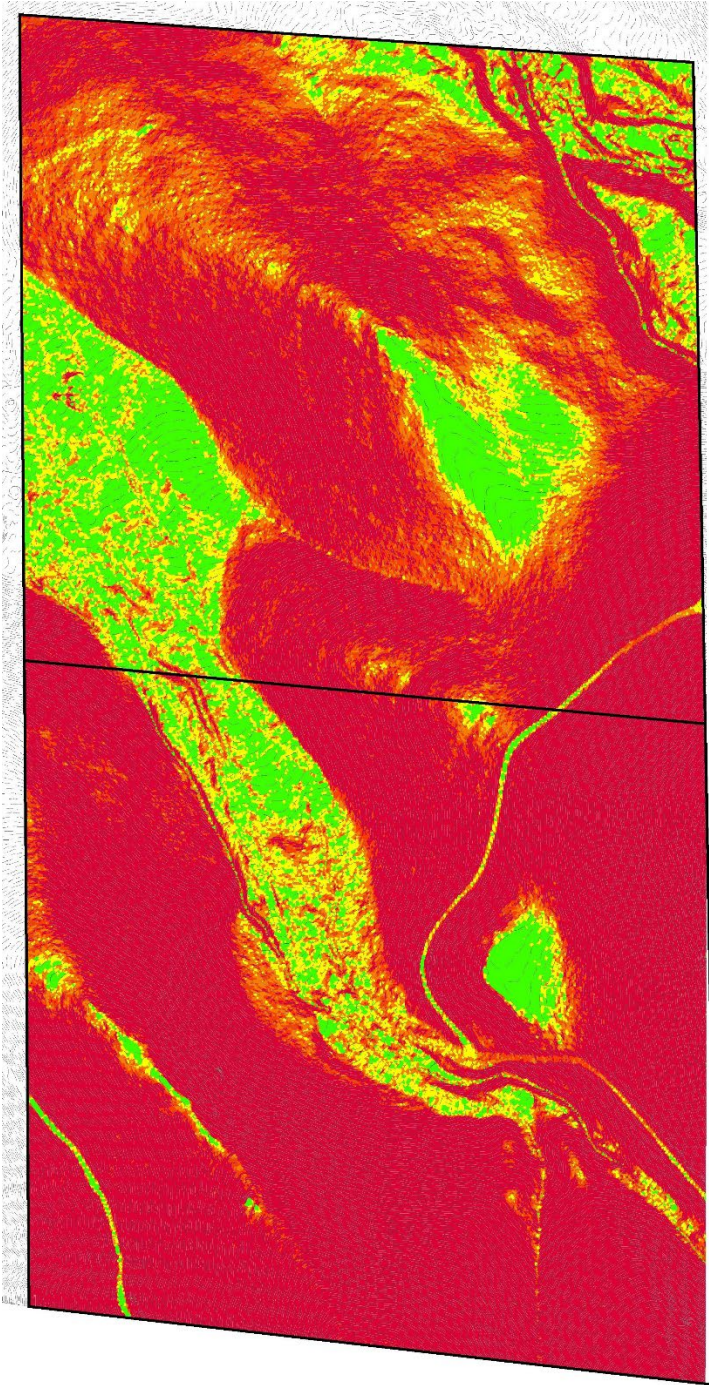


Figure 1-4 - Site Conditions

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Figure 1-5 (below) depicts a comprehensive slope analysis of the Valley View Estates parcels.



Slopes Table Total Site				
Number	Minimum Slope	Maximum Slope	Color	Area (acres)
1	0.0%	15.0%	■	8.01
2	15.1%	20.0%	■	6.81
3	20.1%	25.0%	■	7.09
4	25.1%	30.0%	■	8.38
5	30.1%	100.0%	■	51.52
TOTAL				81.81

Figure 1-5 – Valley View Estates Slope Analysis

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As noted previously, there is a significant amount of indigenous rock onsite. This material dates back thousands of years to when the Virginia Range was originally formed. Although there are no significant identified rock outcroppings, there are several rock formations that not only have scenic value but will serve to become focal points of the community. The standards contained herein provide for the protection of these scenic resources and require that new development incorporate the use of native materials to the extent possible.

The Virginia Range is known for its herds of feral horses that graze along the eastern foothills. Standards included in the following chapters will ensure that proper horse mitigation measures are incorporated into the project design and have been coordinated with City staff, wild horse advocacy groups, and the State of Nevada.

1.3.2 Permitted Density

The residential density allowed within Valley View Estates is derived from the underlying Single-Family Neighborhood (SF) Master Plan designation assigned to the developable portions of the PUD area. The SF designation allows for densities as high as 7.26 dwelling units per acre. However, density of Valley View Estates is based on 3 dwelling units per acre for the usable area, the equivalent of SF-3 zoning; the same methodology applied to the adjoining Canyons PUD. Gross density is limited to a maximum of 0.65 dwelling units per acre.

Because the PUD area meets the thresholds of a Hillside Development per the standards included in Article 4 of the Reno Municipal Code, density reduction factors included in section 18.04.405 are applied to the SF-3 base density to determine allowed base density for Valley View Estates (see Table 1-1 below).

Table 1-1 – Base PUD Density

Total Valley View						
Slope Range (1' Contours)	Density Reduction Factor	Total Area (acres)	Density Reduction Area (acres)	Dwelling Unit Allocation (SF-3, 3.0 du/ac)	OS Factor	Minimum Open Space (acres)
0 - 15%	1	8.01	8.01	24.03	0.00	0.00
15.1 - 20%	0.6	6.81	4.09	12.26	0.25	1.70
20.1 - 25%	0.2	7.09	1.42	4.25	0.50	3.55
25.1 - 30%	0.1	8.38	0.84	2.51	0.75	6.29
>30%	0	51.52	0.00	0.00	1.00	51.52
Total Acres and Density (Units) =		81.81	14.35	43.06		63.05

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1.3.3 Required Open Space

As depicted previously in Table 1-1, the unit yield within Valley View Estates is limited to 43 units per the hillside development standards (and maximum gross density shall not exceed 0.65 dwellings per acre). The Valley View PUD will also conform to the standards set forth in Section 18.04.406 of the Reno Municipal Code as it relates to required open space. Required open space is calculated in Table 1-1 above.

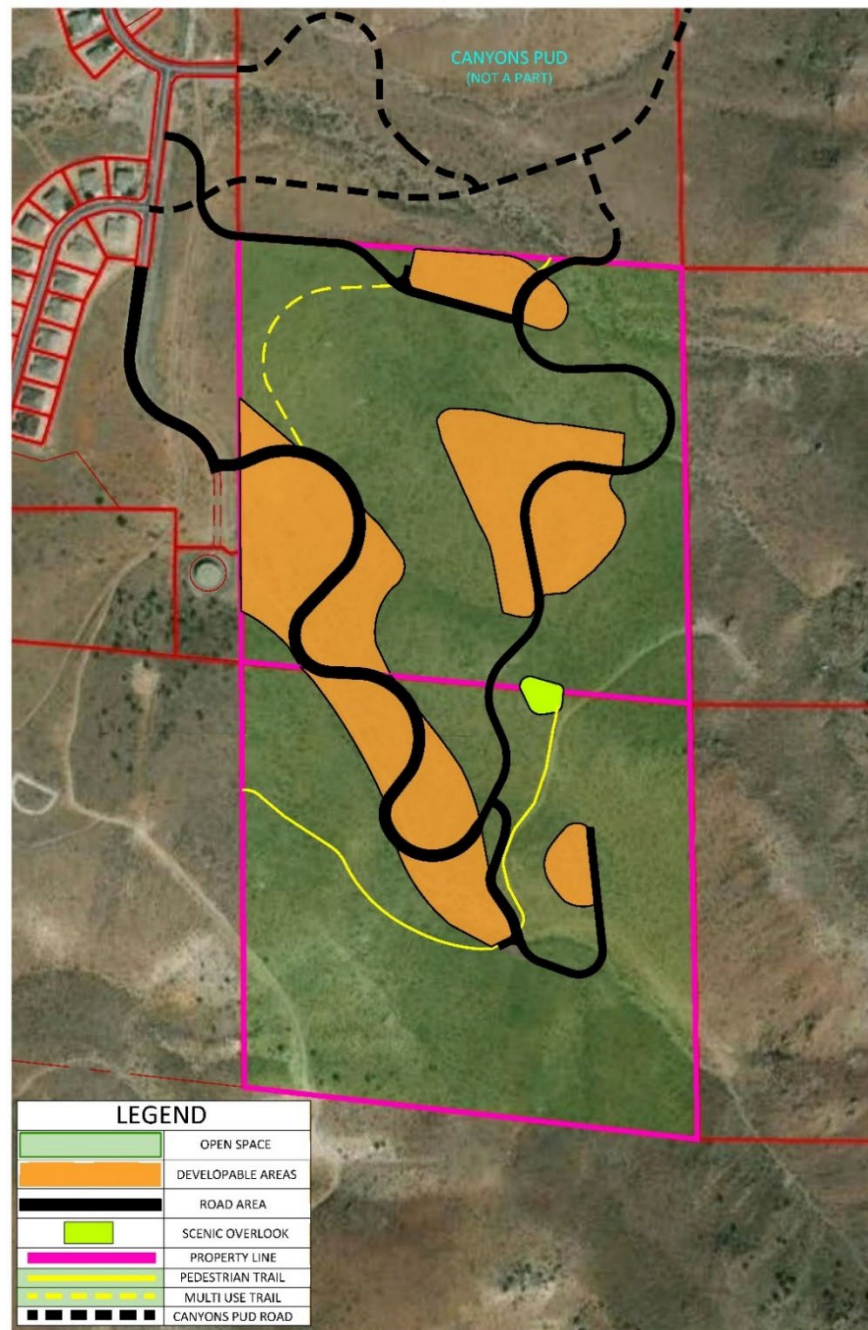
A total of 63.05± acres of dedicated open space is required within Valley View Estates. Compliance with the open space standard and requirements set forth by Section 18.04.406 of the Reno Municipal Code shall be demonstrated in any future tentative map. This includes the potential for additional open space requirements should the disturbance of 30% or greater slopes occur. Required open space may be included within development areas identified on the Valley View Estates Land Use Plan (refer to Figure 1-6) through the use of clustering, common open space, etc.

1.3.4 Land Use Plan

The Valley View Estates Land Use Plan identifies areas within the PUD that may be developed. The majority of the project site (63.09± acres) is designated as open space. No development, other than roadways, infrastructure, or community amenities (i.e. trails) may be developed within areas designated as Open Space. Development areas totaling 18.72± acres are identified on the Land Use Plan. Permitted residential units, as defined in section 1.3.2 of this PUD, shall be located within these areas and may include clustering of units as permitted in the development standards contained herein.

Figure 1-6 (following page) depicts the Valley View Estates Conceptual Land Use Plan.

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Note: Backbone roadways and trails subject to deviation based on site-specific grading to allow for reduction in site disturbance. Development areas may be modified with tentative map(s) (in general compliance with the areas shown) if it can be demonstrated that overall site disturbance is reduced.

Figure 1-6 – Valley View Estates Conceptual Land Use Plan

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Valley View Estates may include up to 43 single family lots. A specific layout for Valley View Estates will be developed with future tentative map(s) and will be subject to the densities and lot standards established with the PUD. This will include full compliance with hillside ordinance standards, trail connections to The Canyons PUD, preservation of natural site features, and provisions for the protection of wild horses. Lots within Valley View Estates will be clustered to allow for the preservation of natural features, drainages, steep terrain, etc. and are anticipated to range from 6,000 square feet (3,000 for duet/townhome units) to over an acre in size. Final lot sizes will be determined with the review and approval of a subsequent tentative map(s) by the City of Reno.

Table 1-2 – Valley View Estates Land Use Summary

Land Use	Acreage	Permitted Units ¹
Single Family Development Area	18.72 ± acres	43 ¹
Open Space	63.09 ± acres	0
TOTAL	81.81± acres	43 units¹

1 – Subject to compliance with section 18.04.405 of the Reno Municipal Code. To be determined at the tentative map(s) stage.

Development standards, regulations, and requirements for all future development within the PUD boundaries are included in Chapters 2 and 3 of this Development Handbook. Density within Valley View Estates will be clustered within the development areas identified on the Conceptual Land Use Plan.

1.4 HANDBOOK IMPLEMENTATION

1.4.1 Definitions

For the purposes of implementation of this Development Handbook, the definitions related to land use included in the City of Reno Municipal Code shall be adopted. For clarification purposes, the following definitions are clarified herein:

- **Administrator** – The City of Reno Development Services Director or their designee.
- **Master Developer** – Philip McCauley and Christopher Tormey as joint Master Developers with rights of assignment by mutual agreement.
- **Guest Builder** – Companies and/or individuals other than the Master Developer applying for entitlements and/or building within an individual phase.

1.4.2 Binding Effect of Handbook

Pursuant to NRS 278A.520 and NRS 278A.570, this Handbook cannot be modified or otherwise impaired by the action of the City without the consent of the Master Developer and any required landowner, except as specified in NRS 278A.410. The development and build-out of Valley View Estates will ultimately be dependent on market conditions, and this PUD shall have a 15-year completion timeframe that shall

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commence upon final approval of this PUD (as evidenced by the initial recording date of the certified handbook).

1.4.3 Individual Project Approvals

Individual projects within Valley View Estates shall be reviewed and approved by the Design Review Committee and shall be reviewed in context with the standards and requirements of this Handbook. In absence of specific reference within the handbook, all statutory public review requirements set forth in NRS and the Reno Municipal Code shall remain in full effect and shall be applied to new development requests within Valley View Estates. This includes tentative subdivision maps, conditional use permits, variances, etc.

1.4.4 Deviations from Handbook Standards

All development within Valley View Estates shall comply with the standards and requirements of this Handbook. However, it is recognized that unusual or unique circumstances may arise from time to time. Therefore, deviations from standards contained herein, not to exceed 10%, may be granted on a case-by-case basis with the approval of the Administrator. Additionally, any deviation from the standards of this Handbook must also be approved by the Valley View Estates Design Review Committee (DRC). The DRC, and its organizational characteristics, shall be established with the covenants, conditions, and restrictions (CC&R's) as proposed by the Master Developer and approved by the Reno City Attorney's Office.

1.4.5 Modifications to Handbook

Upon adoption and recordation, the standards and requirements outlined within this Handbook shall take full effect. Any modification to these standards, land uses, densities, etc. that exceed 10% shall require review by the City of Reno Planning Commission and approval by the Reno City Council. Modifications to this Handbook or the PUD boundary shall be subject to the review of a Zoning Map Amendment and the associated requirements and public review defined within the Reno Municipal Code.

1.4.6 Affordable Housing

The Valley View Estates PUD will assist the City of Reno in providing affordable housing through the following measures:

- 1) Accessory Dwelling Units (ADUs) and attached products are permitted in Valley View Estates, providing affordability options.
- 2) The Master Developer will enter into an Agreement with the City of Reno to make a donation to the City of Reno or City designee (as appointed by the City Council) for affordable housing with each unit sold. This shall further be conditioned with each tentative map, giving the City flexibility on providing affordable housing (reference the Valley View Estates Affordable Housing Agreement).

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2 DEVELOPMENT STANDARDS

The purpose of Chapter 2 is to set regulatory requirements for development within Valley View Estates. These requirements include standards for land use, density/intensity, and for the design of rights-of-way, landscape buffers, trails, etc. All development shall comply with the text, policies, standards, and associated tables and exhibits of this Development Handbook. Where a conflict exists between these development standards and the City of Reno Municipal Code, the standards contained herein shall apply. Where this Development Handbook remains silent, the provisions and definitions within the City of Reno Municipal Code Title 18 shall apply.

2.1 Residential Development Areas

Residential development areas within Valley View Estates are identified in the Conceptual Land Use Plan previously depicted in Figure 1-6. Residential uses permitted within Valley View Estates are intended to complement the adjoining Canyons PUD and Palisades projects, providing single family homes that are adaptive to the site conditions and respectful of the natural environment and beauty of the site.

Primarily, Valley View Estates is envisioned to include a mix of detached single-family dwellings as shown in Table 2-1. Lot sizes are anticipated to range from approximately 6,000 square feet to over an acre depending on location within the PUD and site topography. Based on recent project approvals in the area (The Canyons PUD and DP11 townhome project), the Valley View PUD includes provisions for attached single family units as well. Final unit mix and product type will be determined with a future tentative map(s).

Permitted uses and those uses requiring a Site Plan Review and/or Conditional Use Permit are contained in Table 2-3, Land Use Matrix. The Design Review Committee (DRC) and the Administrator shall determine the appropriateness of uses not specifically outlined in Table 2-3.

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Table 2-1 – Residential Development Standards

RESIDENTIAL VILLAGES	VALLEY VIEW ESATES	
DESCRIPTION	Valley View Estates is intended to provide single family homes in a variety of lot configurations and styles. Typical housing types include standard single family detached at suburban densities with the potential for attached townhome units. Lots will be clustered to preserve natural features and may range from 6,000 square feet to over one acre to accommodate estate lots at upper elevations of the PUD. Duet or townhome units, if contemplated, may reduce minimum lot size to 3,000 square feet.	
BUILDING INTENSITY		
Detached Single Family		
Lot Size (minimum)	6,000 square feet	Note: Homes that include walkout basements or walk-up architecture may include 3 stories. Building height shall be measured as defined in the Reno Municipal Code.
Minimum Lot Width	60 feet	
Building Height	35 feet (2 stories) maximum for flat lots 40 feet maximum (3 stories) for stepped lots	
BUILDING SETBACKS FROM PROPERTY LINES		
FRONT YARD SETBACKS		Note: Homes that include both front and side entry garages shall maintain a minimum setback of 15 feet to the side load garage and 20 feet to the front load garage. Detached casitas or ADUs shall maintain a minimum front setback of 15 feet.
To Main Structure w/ Front Entry Garage	10 feet minimum	
To Porch	10 feet minimum	
To Front Entry Garage (from public ROW)	20 feet minimum	
To Front Entry Garage (from private ROW)	15 feet minimum	
To Side Entry Garage	15 feet minimum	
SIDE YARD SETBACKS		
Interior Side Yard	5 feet minimum	
Side yard to Adjacent Street	15 feet minimum	
REAR YARD SETBACKS		
To Main Structure	20 feet minimum	
ACCESSORY DWELLING UNITS (ADU)		
Accessory Dwelling Units shall be permitted per the standards included herein.		
ACCESSORY USES		
Accessory uses shall be permitted pursuant to Reno Municipal Code Section 18.03.402		

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RESIDENTIAL VILLAGES	VALLEY VIEW ESATES	
Attached Single Family		
Lot Size (minimum)	3,000 square feet	Note: Building height shall be measured as defined in the Reno Municipal Code.
Minimum Lot Width	30 feet	
Building Height	35 feet (2 stories) maximum for flat lots 40 feet maximum (3 stories) for stepped lots	
BUILDING SETBACKS FROM PROPERTY LINES		
FRONT YARD SETBACKS		
To Main Structure w/ Front Entry Garage	10 feet minimum	
To Porch	10 feet minimum	
To Front Entry Garage (from public ROW)	18 feet minimum	
To Side Entry Garage	10 feet minimum	
SIDE YARD SETBACKS	Use Easements Permitted – see Notes below	Note: A minimum of 10 feet of separation between duet structures/townhome buildings is required.
Interior Side Yard	0 or 5 feet minimum	
Exterior Side Yard	5 feet minimum	
Side yard to Adjacent Street	10 feet minimum	
REAR YARD SETBACKS	Use Easements Permitted – see Notes below	
To Main Structure	10 feet minimum	
BUILDING PROJECTIONS	Refer to Reno Municipal Code	
ACCESSORY USES		
Accessory uses shall be permitted pursuant to Reno Municipal Code Section 18.03.402		
NOTES		
1. Exclusive use easements allowing for use of adjoining parcel may be incorporated by individual developers, allowing use of the adjoining parcel as a side yard for the residence. Easement area may vary and shall be called out on subsequent tentative map(s) and recorded with final map.		

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2.2 Open Space

The purpose of this land use designation is to provide pedestrian and bicycle trails, community amenities, protection of steep slopes, drainage facilities, opportunities for passive recreational use, and lands that will remain in their natural condition. Typical uses of these areas include trails, passive/active recreational facilities, interpretive trails/signage, wildlife corridors, native and ornamental landscaping, storm drain channels, and erosion protection needed for regional utilities and infrastructure.

Table 2-2 - Open Space Development Standards

OPEN SPACE	OPEN SPACE AND COMMON AREAS	
DESCRIPTION	The purpose of this land use designation is to provide pedestrian and bicycle trails, regional trails, protection of steep slopes, drainage facilities, opportunities for active/passive recreational use, and lands that will remain in their natural condition. Typical uses of these areas include trails, passive recreational facilities, wildlife corridors, native and ornamental landscaping, storm drain channels, and erosion protection needed for regional utilities and infrastructure.	
BUILDING INTENSITY		
Building/Facility Height		25 feet maximum
Building Separation		0 ft. or 20 ft. minimum
LANDSCAPING		
Landscape Requirement		Site specific to use
TYPE	OPEN SPACE (OS)	
BUILDING SETBACKS FROM RIGHT-OF-WAY		
Public ROW		50 feet minimum
Private Roadway		25 feet minimum
Property Line		10 feet minimum

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2.3 Permitted and Conditional Land Uses

Permitted uses, uses requiring a Minor Conditional Use Permit or Conditional Use Permit, and prohibited uses within Valley View Estates are provided in the following Land Use Matrix (Table 2-3). This matrix organizes potential uses within the residential villages and open space, as identified on the Valley View Estates Land Plan. The following symbols are used in the matrix to indicate whether a proposed use is permitted, not permitted, or requires additional review procedures from the City of Reno as set forth in the Reno Municipal Code:

P	Permitted by right
MUP	Minor Conditional Use Permit required
CUP	Conditional Use Permit required
AN	Ancillary Use - Uses only allowed when permitted uses are present for a particular land use
Blank Cell	Not Permitted (empty cell)

Those uses not specifically listed in the Land Use Matrix table are subject to review based on the consistency with the purpose and intent of the land use designation and Master Plan included in these Development Standards.

Table 2-3 – Land Use Matrix

	Residential Villages	Open Space
Residential Use Types		
Accessory Dwelling Unit (ADU)	P	
Cluster Development	P	
Congregate Care Facility		
Detached Accessory Structure – Garage/Shop	P	
Group Home	MUP	
Hospice	MUP	
Single Family Attached – Duet/Duplex/Townhome	P	
Single Family, Detached	P	
Single Family, Zero Lot Line	P	
Non-Residential Use Types		
Community Garden (includes rock gardens)	P	P
Community Bicycle Facilities (i.e. Pump Tracks, Trails)		P
Community Vineyard/Orchard		P
Communication Facility, Equipment Only	CUP	P
Electric Utility Substation	CUP	CUP
Public Park or Recreation Area (including dog park)	P	P
Utility Box/Well House, Back-Up Generator, Pumping or Booster	P	P

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	Residential Villages	Open Space
Station		
Utility Installation, other than listed	MUP	MUP
Utilities, Major	CUP	CUP
Notes:		
1. Accessory Dwelling Units shall not exceed 1,200 square feet or 50% of the primary structure, whichever is larger. 2. Detached Accessory buildings (i.e. garages, workshops, etc.) shall not exceed 700 square feet and shall be subject to setback standards included in Table 2-1. 3. Garden sheds, up to 200 square feet, shall be permitted within residential villages, subject to applicable setback standards.		

2.4 Roadway Standards

2.4.1 Circulation Plan

As a small PUD, the circulation plan for Valley View Estates is fairly simple. Primary access to Valley View Estates will be via a southerly extension of Tellurium Mine Drive, located at the northwest portion of the PUD area. Extension of this roadway will “loop” through the PUD, connecting the identified development areas. A secondary access easement was put in place with the approval of The Canyons PUD to the north. Thus, it is envisioned that the backbone roadway will provide connection into the Canyons project. There is an opportunity for additional access along the northern PUD boundary via an existing access easement which could be utilized should the Valley View roadway development precede the Canyons PUD roadway development.

The Conceptual Land Use Plan includes a conceptual roadway connecting the development villages. However, this will be refined with a subsequent tentative map(s) and is subject to variation based on grading, unit configurations, etc. Primarily, the road may be moved to reduce grading impacts and ensure proper street grades with the design of future subdivisions. The land use plan shows the two available secondary access connections, the first through the Canyons PUD, the second along the northern PUD boundary. A more detailed roadway plan is included in this section.

2.4.2 Roadway Design

Roadways within Valley View Estates will meet the City of Reno Public Works Design Manual standards for local streets with a minor modification to include sidewalk on only one side of the street. Both full width and reduced width roadway sections will be utilized within the project to include a 43-foot Right of Way section which provides for parking on both sides of the street, a 35-foot wide Right of Way section which provides for parking on only one side of the street, and a 31-foot right of way section with no on-

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street parking. Reduced width street sections are appropriate for hillside projects to reduce grading impacts. More specifically, the 35-foot section with parking on only one side will be utilized for streets that are single loaded and/or with large lot frontages, and the 31-foot no parking section utilized on streets with no lots fronting which are the streets that connect between each of the project developed areas as shown on the land use plan. Where no parking sections are used, parking turnouts will be provided at strategic locations for scenic overlooks and/or emergency parking.

Private access roads and private driveways will also be used within the project. Private roads include secondary access roads which are not typically dedicated to the City of Reno. Private driveways are provided for each homesite off the public streets but also include access to remote lots such as the developed area in the southeastern portion of the Tormey parcel (refer to Figure 2-1B). Secondary access roads shall be paved or constructed of an alternate all-weather surface to the satisfaction of the Reno Fire Department. Private driveways serving homes within the developed areas shall be paved with either concrete or decorative pavers. Longer private driveways serving remote lots can be paved with asphalt as an alternative to either concrete or decorative pavers. Curb, gutter, and sidewalk are optional on private roads, driveways, and emergency access sections. Instead, roadside ditches can be incorporated to convey storm water flows to the approval of the City of Reno Engineering Department (refer to Figure 2-1A). Private driveways serving homes that extend further than 150 feet shall include a turnaround (i.e. hammerhead) for emergency vehicles to the approval of the Reno Fire Department. Private roads and driveways may include public utilities subject to appropriate width public utility easements within the underlying roadway. Speed limits for all roadways within Valley View Estates shall be limited to 20 to 25 miles per hour to be determined with the subsequent tentative map(s).

Figure 2-1A (page 26) depicts the various roadway section types proposed within the project and as outlined above. Figure 2-1B (page 27) is a roadway map which illustrates where each roadway section is proposed within the development and whether the roadway is proposed to be public or private.

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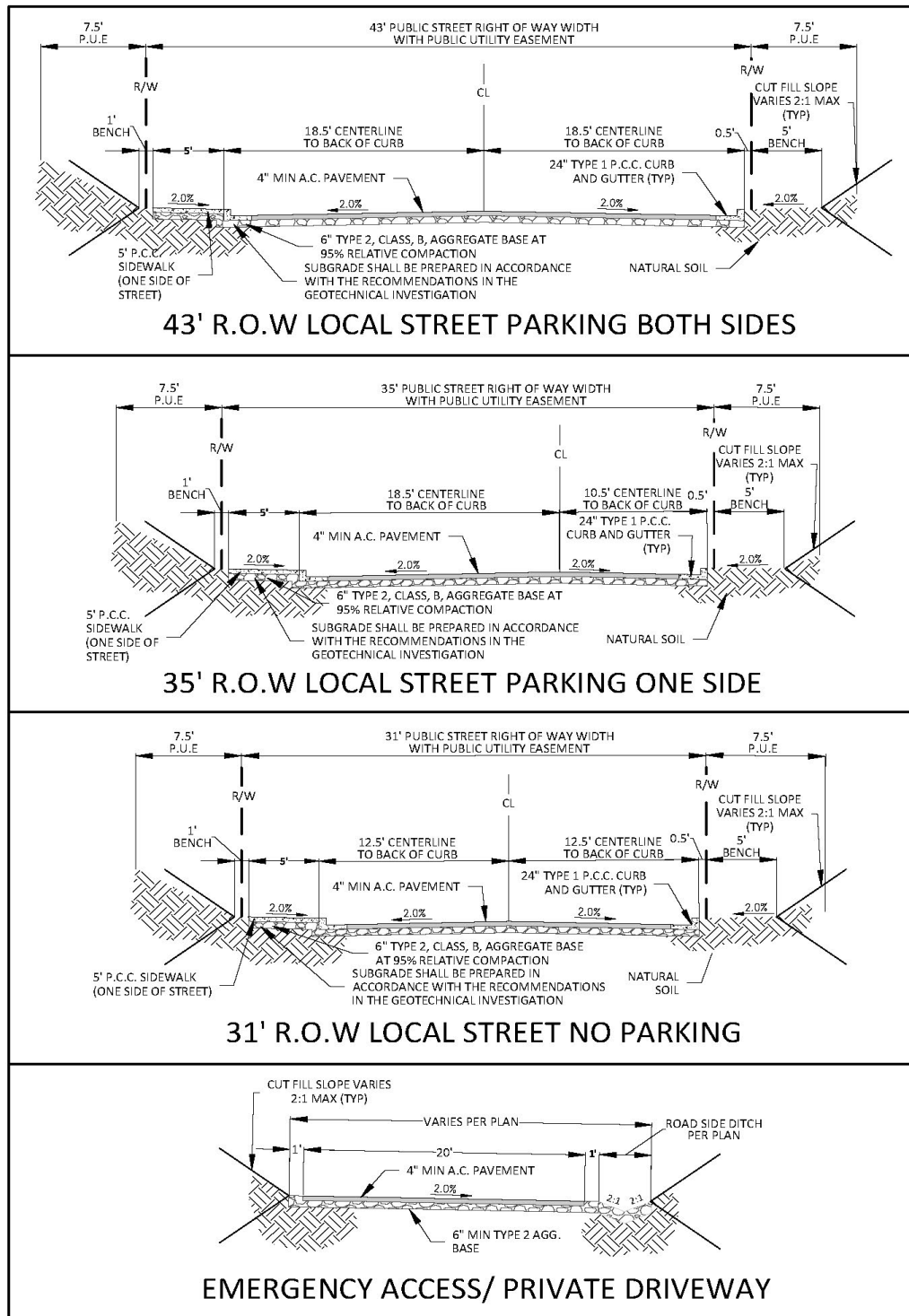


Figure 2-1A - Roadway Sections

VALLEY VIEW ESTATES PLANNED UNIT DEVELOPMENT

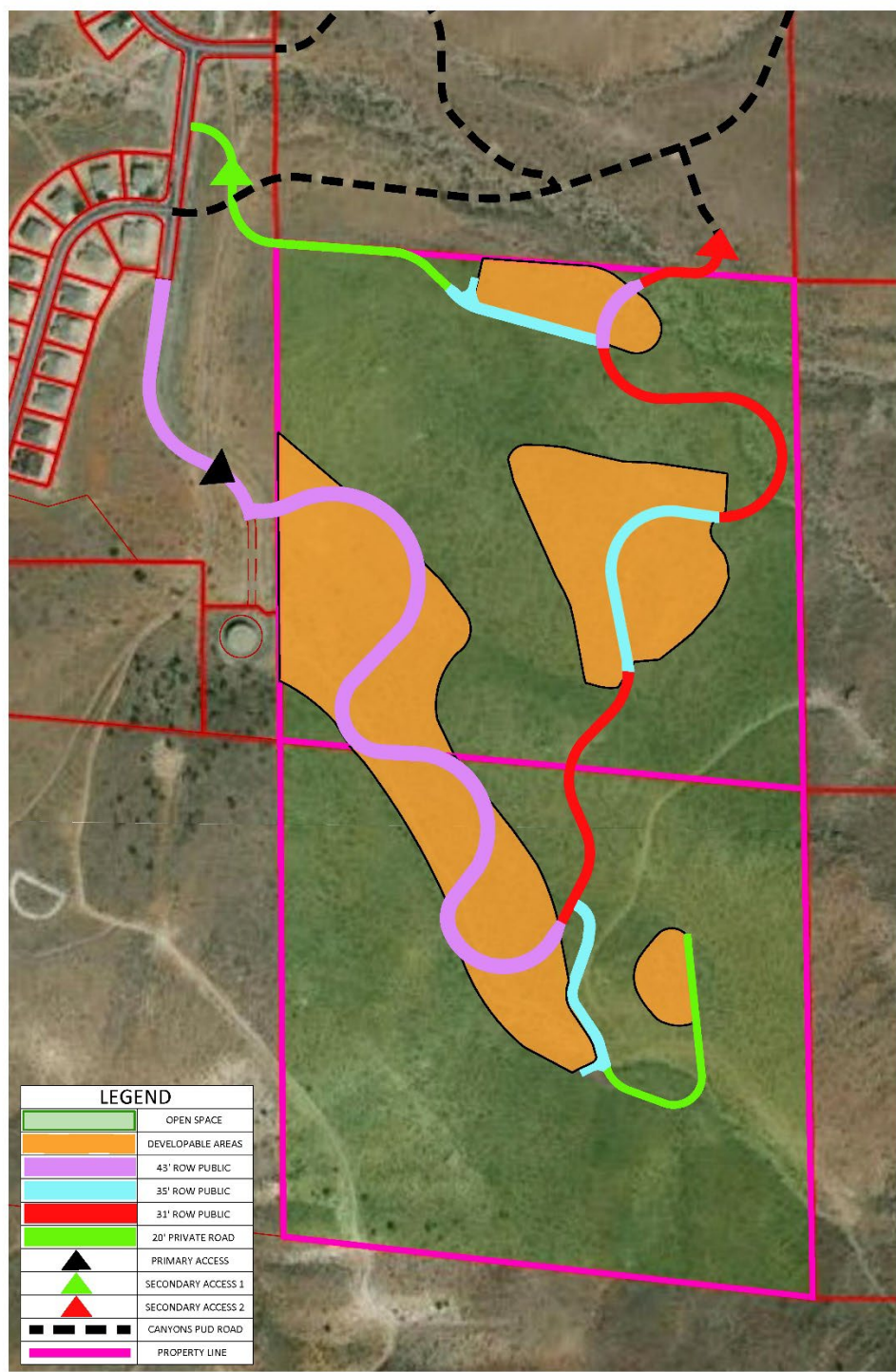


Figure 2-1B – Roadway Plan

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2.4.3 Roadway Maintenance

The Valley View backbone roadway network connecting the various developed areas is proposed to be public and will be dedicated to the City of Reno, which will include the street, sidewalks, and City utilities such as sewer and storm drain. Water improvements will be owned and maintained by TMWA. Electric and natural gas will be owned and maintained by NV Energy. Landscaping improvements located within the right-of-way, landscape buffers, or easements adjacent to public or private rights-of-way shall be maintained by the Valley View Estates Homeowners Association (HOA) and/or a sub-association established with the approval of the Master Developer. Landscape buffers may be dedicated as individual/separate parcels in which they shall be owned by either the Master Developer or HOA and maintained by the HOA.

A public access easement shall be granted to the City of Reno for all sidewalks along any private driveways as applicable as well as any public sidewalks/trails located outside the right-of-way. An access easement shall be granted to the HOA for all landscape areas within the right-of-way.

Private roadways needed for secondary access would be dedicated to the HOA for ownership and maintenance. Private driveways would not be dedicated to the HOA and would be owned and maintained by the individual lot owner(s). Where a private driveway might serve two or more homesites, the maintenance would be by private maintenance agreement or sub-association between the affected lot owners. The exception being that if by future design, the backbone roadways should become private then those private roads would be dedicated to the HOA for ownership and maintenance.

2.5 Street Lighting

Street lighting within Valley View Estates will be designed to enhance the quality and safety of the streetscape corridors while maintaining City of Reno dark skies standards. Lighting design will contribute to the overall atmosphere by reinforcing the community structure through a cohesive, identifiable palette of materials. Lighting design will be reviewed and approved by the DRC and the City of Reno. Lighting located within the right-of-way of public and private roadways and other common areas will be installed by the Master Developer and maintained by NV Energy or the HOA or sub-association (for standard poles/fixtures). This section provides lighting standards for local streets, as well as pedestrian, landscape and sign lighting within Valley View Estates.

The goals of these lighting standards are to:

- (1) Provide a safe level of illumination for both motorists and pedestrians.
- (2) Reinforce the pedestrian scale of the community; and
- (3) Allow for quality lighting design that enhances community aesthetics.

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GENERAL REQUIREMENTS:

- a) Lighting fixture types may be of a consistent scale, design, and color along street corridors.
- b) Street lighting may be directionally shaded to reduce offsite fugitive light and glare.

Table 2-4 – Streetscape Lighting Standards

Roadway Classification	Location	Maximum Height	Placement	Spacing
Local	All public and private streets within a parcel or subdivision.	15 feet	City of Reno Standards	Spacing Varies and subject to City of Reno approval

Valley View Estates may include decorative light fixtures that are non-NV Energy standards. Should this occur, maintenance of lighting fixtures shall be the responsibility of HOA or designated sub-association or maintenance association.

2.6 Entries

The consistent treatment of community gateways and residential neighborhood entries will help establish a consistent community character, while allowing a variety of entry treatments and identities for individual neighborhoods. The design of entries shall be reviewed and approved by the DRC and the City of Reno.

2.6.1 Community Entry

Valley View Estates shall include a landscaped entry feature at the primary entry (extension of Tellurium Mine Drive) at the northwest portion of the PUD area. The following standards shall apply to the entry monument design:

- a) The entry feature shall incorporate the use of natural stone found onsite and may include formal or informal landscape improvements depending on the final design concept. Landscaping should be located in dedicated common areas and maintained by the HOA.
- b) Entry features shall identify the Valley View Estates community and may be indirectly lit or include

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landscape lighting. Internal illumination is prohibited. Lettering should be no more than two feet high and may include a community logo with a concealed light source illuminating the monument.

- c) Entry monuments shall not exceed 15-feet in height and shall not be more than 25-feet in width.
- d) The landscape theme shall incorporate native materials, predominantly designed to look natural and wild, with some manicured ornamental landscaping where necessary.
- e) The entry feature shall be located outside the sight visibility triangle at road intersections.
- f) Final design of the community entry shall be reviewed and approved by the DRC and the City of Reno for consistency with this Handbook.

2.6.2 Neighborhood Entry Requirements

- a) A neighborhood entry treatment shall be placed at the primary entrance to villages. The entry treatments may be placed on both sides of the entry road.
- b) Entry treatments shall be located outside the sight visibility triangle of the road intersection.
- c) Neighborhood entry treatments shall be designed with similar characteristics to that of community entry, but on a smaller scale. Entry monuments shall incorporate the indigenous materials of the Virginia Range. This can be accomplished through the use of rock, timbers and tone and texture of the area. Designs that sharply contrast with the native landscape are prohibited.
- d) The landscape theme shall incorporate native materials, predominantly designed to look natural and wild, with some manicured ornamental landscaping where necessary.
- e) A neighborhood entry treatment shall include a minimum of 15 trees. Minimum tree sizes are as follows:
 - Deciduous trees shall be a minimum 2-inch caliper
 - Evergreen trees shall be a minimum 6 feet tall
 - Specimen trees shall be a minimum 2-inch caliper
- f) Refer to Chapter 3 for additional elements of neighborhood entries. Refer to Figure 2-2 for Neighborhood Entry examples.

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g) Neighborhood entry treatments shall be reviewed and approved by the DRC and the Administrator with each project and maintained by the Master Developer, HOA, or Sub-Association.



Figure 2-2 – Typical Neighborhood Entry Concept

2.7 Trails

Valley View Estates will perpetuate and expand the trail network adopted with The Canyons PUD to the north. This includes a multi-use trail, and sidewalks that tie the communities together. Multi-use trails are provided to allow both pedestrians and bicyclists. The multi-use trail is located to complete a pedestrian and bicycle loop between the community streets and sidewalks network. Pedestrian trails are also proposed to provide opportunities to explore the common areas outside of the developed community boundaries. Pedestrian only trails lead to scenic areas on the site and will be situated to accommodate connection to similar trails provided with anticipated future development of adjacent properties. Pedestrian trails are typically constructed of a natural surface such as decomposed granite and are not intended for use by street bicycles and therefore would be considered semi-multi-use trails acceptable for use with off-road / mountain bicycles only. Proper signage will be provided at each trail head location designating the type and intended use of each trail, as well as posting the common risks

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associated with the use of off-road trails. The project trail systems will be located within common areas and open space and maintained by the Homeowners Association. Sidewalks are part of the public street Rights of Way.

There are several existing dirt access roads (aka jeep trails) located on the property which provide access through the site to adjacent properties. Existing dirt roads are prescribed as easements by Land Map 25 and were historically graded across the natural terrain to provide access through the various properties within the Land Map 25 boundaries. These roads exist at grades generally exceeding the maximum grades allowable for public access, and are typically not maintained, and thus referenced as “jeep trails”. Dirt road access and its underlying easement are replaced by improved access such as a public or private street where such improvement provides legal access previously provided by the dirt road. Dirt road access may be combined with pedestrian trail access.

Sidewalks and trails (if applicable) shall be built with the construction of the adjacent roadway by the party responsible for the installation of the adjacent improvements. Sidewalks may be detached from the street and meander in order to enhance pedestrian safety or provide access to open space areas, at the discretion of the Master Developer. Final design of the project trail network will be reviewed and approved by the DRC and the Administrator. Trails shown on the Trails Plan may be relocated with the approval of the Master Developer if it can be demonstrated that realignment provides for enhanced recreational opportunity or significantly reduces site disturbance (to be determined with subsequent tentative map(s)).

2.7.1 Multi-Use Trails

Multi-use trails/paths are designed to provide pedestrian and bicycle connections within the community, recreational opportunities, and connections to the trail network adopted in the adjoining Canyons PUD. Unlike formal sidewalks, multi-use trails are located within open space/common areas and may be constructed of either concrete, asphalt, or an all-weather surface such as decomposed granite and/or local indigenous rock. The following standards apply to multi-use trails:

- a) Multi-use trails shall be a minimum of 3-feet in width.
- b) All multi-use trails located within open space/common areas shall be owned and maintained by the HOA or sub-association (with DRC approval).

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c) Final location of multi-use trails shall be constructed concurrently with adjacent projects. Trail location and design shall be reviewed and approved by the DRC and the Administrator.

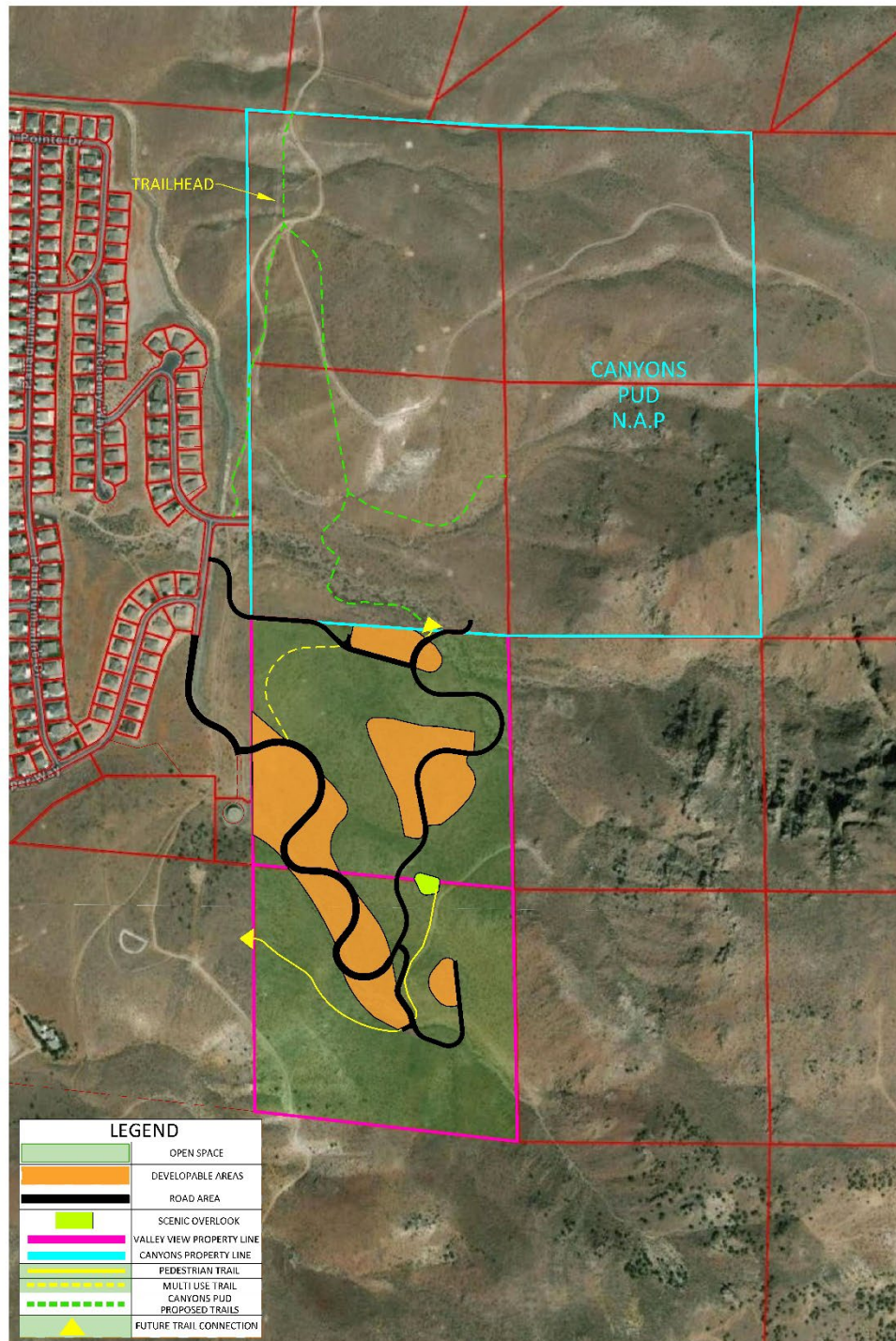
d) Trails shall be designed to maintain a natural appearance and follow natural topography to the extent possible. Trails shall not be lined with borders that result in a manmade or manufactured appearance but should incorporate an organic design that puts forward an appearance they were developed over time. Refer to Figure 2-4 for examples.

e) Wayfinding and markers for trail network along with benches shall include the use of natural materials. Illumination of wayfinding signs shall be prohibited.

f) A minimum of 4 interpretive signs shall be located along the Valley View Estates trail network. Information to be included on the interpretive signs shall be compiled with input from the City of Reno Parks and Recreation Department, Nevada Department of Wildlife, and local wild horse advocacy groups.

g) Trail location shall be consistent with the Valley View Trail and Open Space Plan. Refer to Figure 2-3. However, trails may be relocated with the approval of the Master Developer and Administrator if it can be demonstrated that the relocation will result in enhanced recreational opportunities and/or reduced site disturbance.

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Note: Final trail location may deviate with tentative map(s) design but shall generally comply with that depicted on the Trail Plan.

Figure 2-3 – Valley View Estates Trail and Open Space Plan

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Figure 2-4 – Trail Concepts

2.7.2 Trail Access Points

A minimum of one trail access point shall be incorporated within each residential village and shall be constructed by the Master Developer (or their appointed designee) to align with the adjacent project trail points. Trail access points shall include a wayfinding sign with an overall trail network map and will be maintained by the HOA.

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2.7.3 Open Space

Open Space areas within PUD are intended to preserve natural site features, create wildlife corridors, provide for community amenities such as trails and allow for active and passive recreation. Open space areas will be maintained by the HOA and will be limited in use per the regulations of this Handbook.

2.8 Wildland Urban Interface/Virginia Range Interface

The Valley View Estates PUD adopts standards to address not only the wildland urban interface that will exist with future development, but the unique characteristics associated with the Virginia Range. These include the following standards:

2.8.1 Wildland Urban Interface

a) 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). Refer to Figure 2-5 (below).

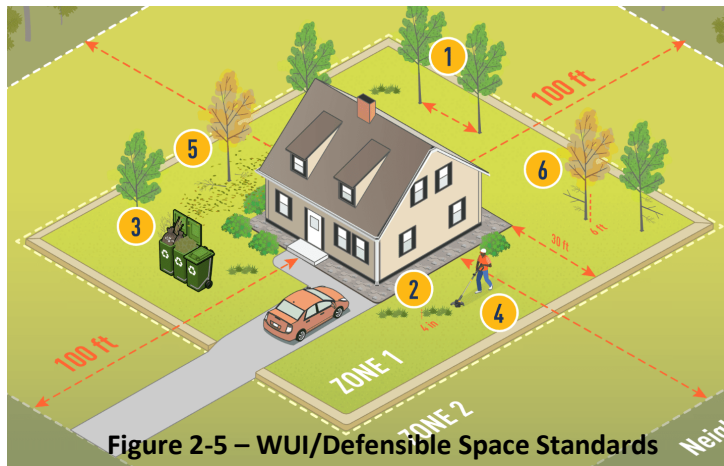


Figure 2-5 – WUI/Defensible Space Standards

b) The RFD shall have the ability to condition site specific fire mitigation requirements such as increased defensible space, specific plant palettes, etc. with a subsequent tentative map(s).

c) The Valley View Estates 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.

d) 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. To the extent possible, access points shall be incorporated at required trailheads/accesses.

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2.8.2 Feral Horses

The following standards are specific to the Virginia Range, addressing the unique environmental and wildlife characteristics of the area:

- a) 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.
- b) 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 2-6.
- c) Pedestrian Access as detailed shall be installed at all locations where sidewalk/pedestrian pathways/trail access points cross perimeter horse fencing. An additional gate as detailed shall be provided to allow movement of horses as needed for public safety. Refer to Figure 2-7.
- d) Perimeter horse fencing shall be maintained by the developer during construction and maintenance responsibility shall be transferred to the HOA 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.
- e) Streetscape turf shall not be installed within 200 feet of the cattle guards/roadway crossings referenced above.
- f) Should perimeter horse fencing cross open channel drainages, large riprap will be installed in the drainage channel abutting the fencing. Other options may be presented and implemented per Administrator approval.
- g) 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). Refer to Figure 2-7.
- h) Install a minimum of two signs that provide information to drivers and pedestrians about horse safety. Facilitate the provision of Virginian 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.
- i) 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.

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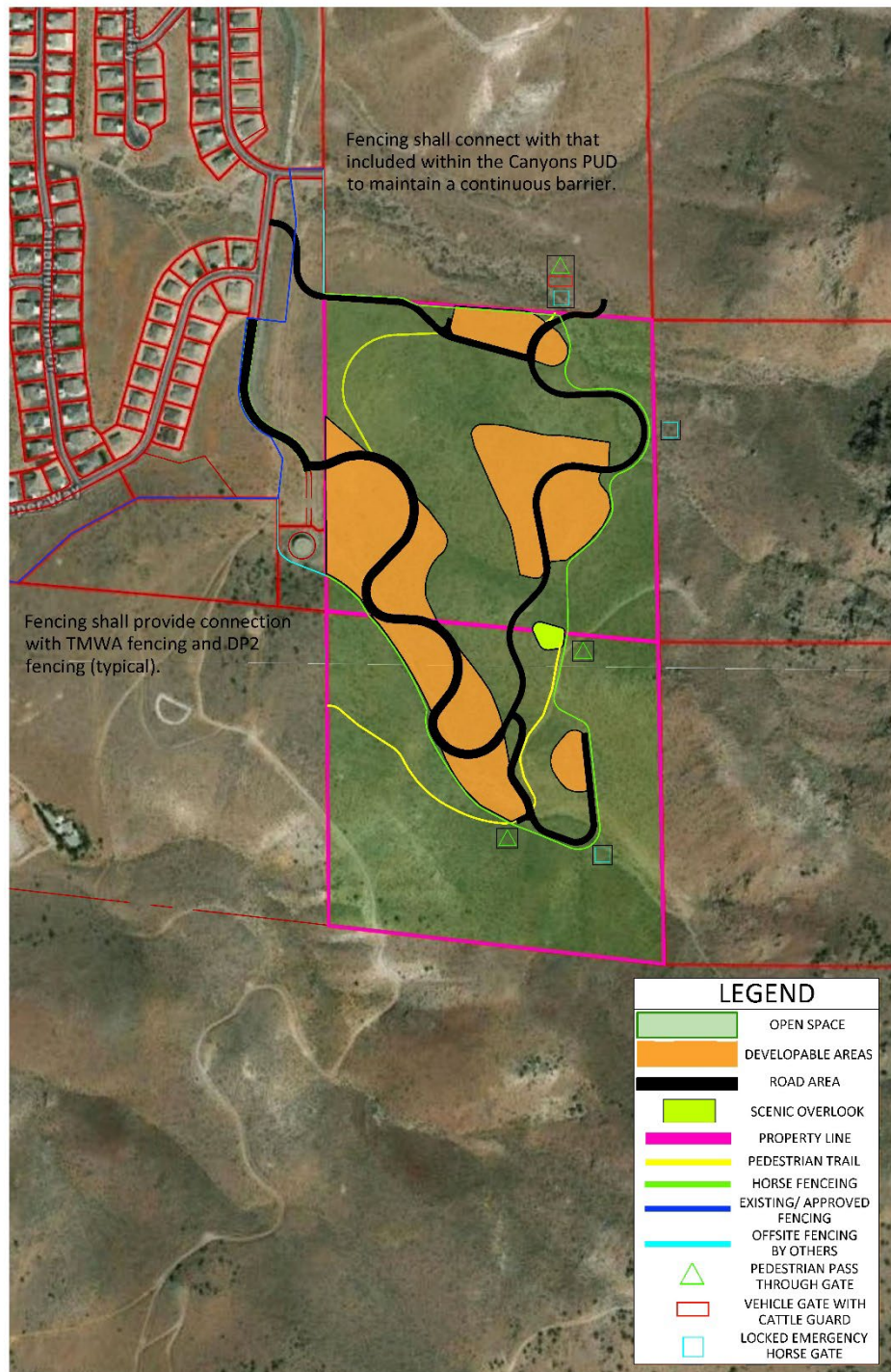


Figure 2-6 – Horse Fencing Plan

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POTENTIAL GATE DESIGNS

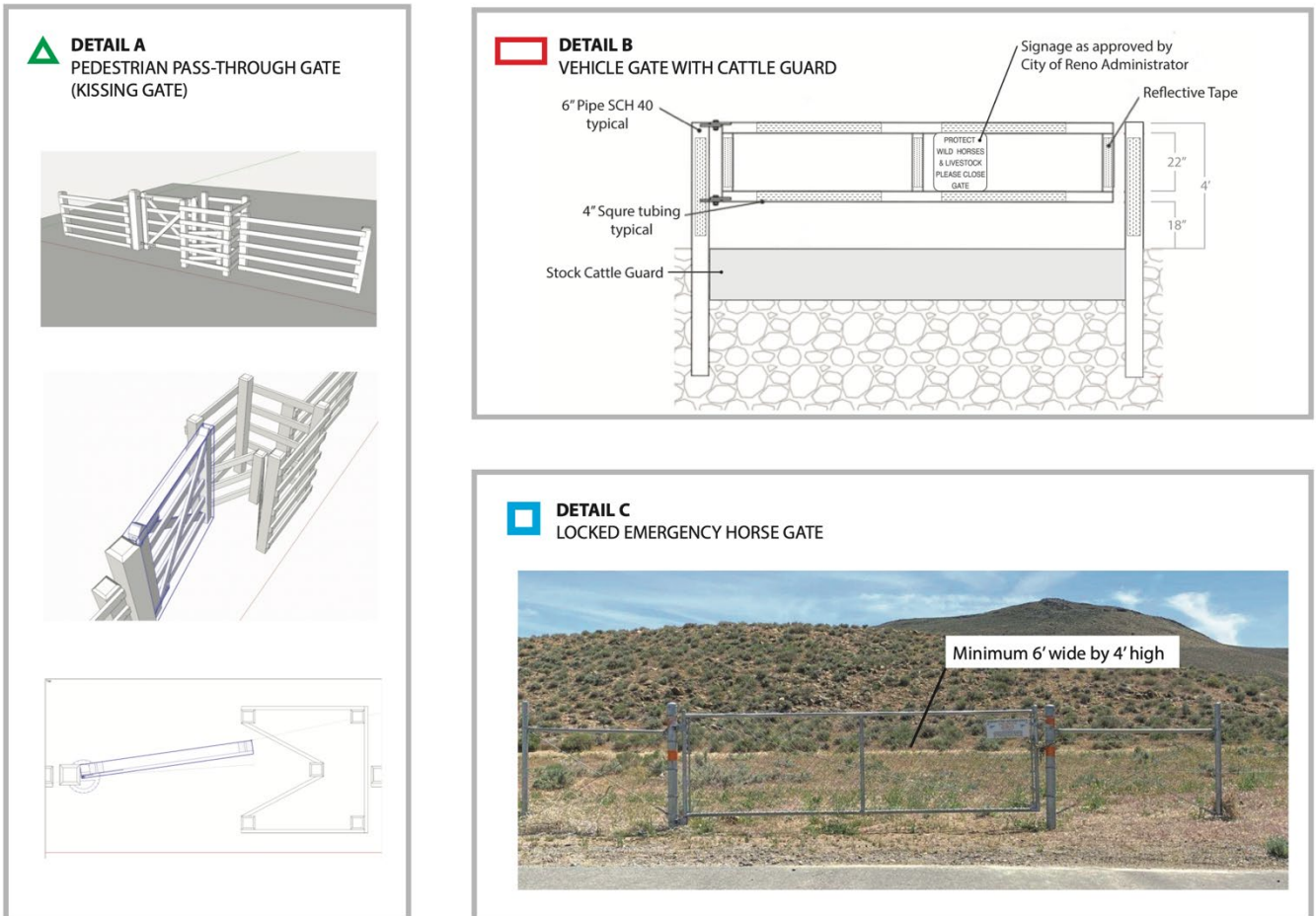


Figure 2-7 – Potential Horse Gate Designs

2.8.3 Wildlife and Geology

Recognizing the unique location and ecology of the Virginia Range, the Valley View Estates PUD adopts the following standards:

- a) Concurrent with a tentative map request, a wildlife inventory shall be developed in conjunction with the Nevada Department of Wildlife (NDOW) to identify any critical habitat areas. Based on the results of the inventory finding, a wildlife mitigation plan shall be required prior to the recording of any final map(s) within the PUD boundaries. The plan shall be reviewed and approved by NDOW.

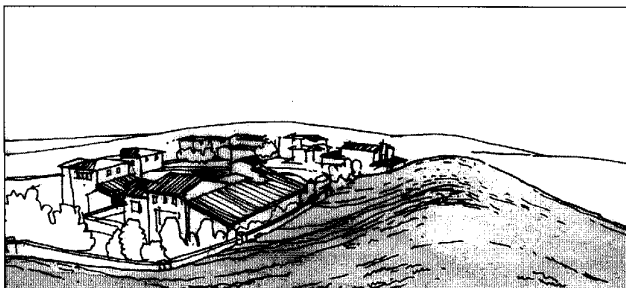
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b) Concurrent with a tentative map request, a preliminary geotechnical investigation shall be prepared by a Nevada licensed professional engineer. The report shall address any identified faults as well as address the potential for landslides, falling rock, etc. The tentative map design shall consider the findings of the geotechnical investigation and include any identified mitigation measures.

c) Should falling rock occur within the PUD boundaries resulting in blockage or obstruction to roads, trails, or sidewalks, the Valley View HOA (or applicable sub-association) shall be responsible for removing the obstruction within 48 hours. The Master Developer shall provide the City of Reno with an agreement indemnifying the City from any damage or injury resulting from falling rock.

2.9 Grading

Grading within Valley View Estates shall be designed to reduce the amount of overall site disturbance. In addition to Reno Municipal Code requirements, the following standards shall apply:



Berms shall be used to help screen hillside development and utilitarian features where topography warrants it. From public view, the berm shall completely hide development and other structures, providing a view of natural slope face where topography warrants.

a) Design of residential neighborhoods shall be sensitive to the natural terrain. Structures shall be located in such a manner so as to minimize necessary grading and preserve natural site features including drainageways, slopes in excess of 30%, rock outcroppings, etc.

b) Grading of subdivisions or pad sites shall be designed to blend the edges of development with the adjoining natural terrain. This may be accomplished through the use of rockery walls or stepped foundations in order to reduce the length of man-made slopes, etc.

c) Landscaping and native revegetation shall be the preferred method of slope stabilization as opposed to rip rap on all manmade slopes. If rip rap occurs, it shall be covered with soil and revegetated with a native seed mix.

d) Graded slopes shall be rounded resulting in smooth, harmonious transitions between the man-made terrain and the natural terrain.

e) Graded slopes shall be revegetated prior to the issuance of a certificate of occupancy for new homes. This standard may be phased with the phased development of individual projects (i.e. slopes shall be revegetated concurrently with development within any given phase). If climatic conditions or other

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circumstances prevent planting at the time of occupancy, a bond shall be provided for landscaping during the subsequent growing season to the satisfaction of the Administrator.

f) Drought tolerant plant species and native reseeding shall be utilized to help minimize erosion.

g) Slopes contained within individual lots as a result of terracing shall be maintained by the property on the down slope side.

h) All grading shall comply with the requirements and disturbance limitations as set forth in the Reno Municipal Code, Article 4, Sections 18.04-401-413 (Hillside Development)

2.10 Mailboxes

Individual mailboxes shall be paired at driveways to serve adjacent homes, if allowed by the United States Postal Service (USPS). The style of the mailboxes, including address numbers, shall be compatible with the architectural styles of the homes and shall be consistent throughout each project within Valley View Estates. Mailbox designs shall be approved by the DRC and the USPS. Mailboxes shall be provided and installed by individual builders prior to the issuance of certificates of occupancy for the individual homes.

When individual mailboxes are not permitted, clustered boxes shall be located in convenient areas conducive to temporary on-street parking. Placement of cluster boxes shall not be near intersections and shall not conflict with individual driveways or utilities. Locations shall be approved by the USPS and the DRC. USPS shall be responsible for the maintenance of mailboxes/mailbox cluster boxes within Valley View Estates.

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3 CONSTRUCTION, OPERATION, AND MAINTENANCE

3.1 Clean Job Site

As construction occurs within Valley View Estates, individual developers/builders shall ensure that construction sites, including standing and storage areas, are maintained in a clean and orderly fashion. Any hazardous materials (i.e. gasoline, paints, etc.) shall be stored in proper OSHA approved containers and in accordance with all applicable local, State, and Federal standards/permits.

3.2 Protection of Vegetation During Construction

Natural vegetation outside of the limits of grading for any given project within the PUD area shall be protected from damage during construction. Any common or open space areas that are disturbed during construction (i.e. extension of utilities, construction access, etc.) shall be fully restored. Disturbed open space areas shall be revegetated with native vegetation. All developed/improved common areas shall be returned to their natural state, although additional landscaping, irrigation, and other refinements may be provided.

3.3 Temporary Protective Fencing

Construction that is adjacent to any open space areas, areas of public activity (i.e. trails) or significant natural features shall be required to erect temporary protective fencing to ensure that these areas are not disturbed, and that public safety is preserved.

3.4 Erosion Control Plan and Storm Water Pollution Prevention Plan (SWPPP)

Per Reno Municipal Code and Nevada Division of Environmental Protection (NDEP) policies and regulations, all construction projects are required to have an Erosion Control Plan and Storm Water Pollution Prevention Plan (SWPPP) in place prior to commencement of any grading activities. Erosion Control Plans shall be reviewed and approved by the Administrator and the Washoe County District Health Department. The SWPPP shall be approved by the NDEP. This standard applies for any and all land-disturbing activities that occur within the PUD area.

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3.5 Temporary Structures and Signs

Temporary structures such as construction trailers, portable offices, temporary sales offices, etc. shall be reviewed by the Master Developer and/or the DRC as to their location, hours of operation, etc. To the extent possible, construction trailers shall be located away from public rights-of-way, trails, and active common areas. All temporary structures shall be removed within 30 days of the completion of work or issuance of final certificate of occupancy (as applicable).

Individual projects within Valley View Estates shall be permitted two 32 square foot temporary project identification signs. The purpose of these signs is to identify the project and may include builder name, selling price, contact information, phasing announcements, financing source, etc. This sign may not replace the required project entry monument (refer to Chapter 2) and shall be removed concurrently with the sale of the final home within that particular neighborhood. All temporary signs shall be reviewed and approved by the Master Developer or the DRC.

Security fencing associated with temporary structures and construction is permitted. This includes the use of chain link and barbed wire fencing on a temporary basis. Fencing shall be limited to no more than 6 feet in height and shall be removed concurrently with the temporary structure or completion of construction.

3.6 Model Home Complexes

Model Home Complexes shall comply with the following standards:

- a) The location of model home complexes and details regarding parking, lighting, landscaping, fencing, signing and hours of operation shall be reviewed and approved by Master Developer and the Administrator.
- b) Model home complexes/sales offices shall be limited to operations between the hours of 8:00 am to 6:00 pm, 7 days per week.
- c) Any temporary sales office and/or model home complex shall cease operation with the sale of the final home in the subdivision. All temporary signs and other temporary fixtures shall be removed concurrently.
- d) Accessible parking shall be provided per Reno Municipal Code standards for all model home complexes.
- e) Temporary parking lots, subject to ADA standards, shall be permitted with new model home complexes and shall be removed concurrently with the sale of the final unit within the subdivision.

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- f) Temporary open view fencing is permitted within the front yard setbacks of model home complexes and shall be removed with the sale of the final unit within the subdivision. Acceptable fencing includes wrought iron or split rail and shall not exceed 4 feet in height.
- g) Lighting for model home complexes may be provided for safety and security purposes and shall be approved by the Master Developer and/or the DRC. Temporary security lighting shall be removed with the sale of the final unit within the subdivision.
- h) Lighting of temporary parking lots, other than bollard lighting limited to 4 feet in height, shall be prohibited.
- i) Temporary flags and flag poles shall be permitted within model home complexes subject to review and approval of the Master Developer and/or DRC. All flags and flag poles shall be removed with the sale of the final unit within the subdivision.

3.7 Construction Yards and Hours

As construction commences within Valley View Estates, construction yards will be necessary. A construction yard is a temporary area used for the storage of materials, supplies, tools, equipment, etc. The following requirements will apply to all projects within Valley View Estates PUD area:

- a) Construction hours, including activity within construction yards, shall be limited to 7:00 am to 8:00 pm weekdays and 9:00 am to 6:00 pm on weekends.
- b) To the greatest extent practical, new construction yards shall be located away from existing residences.
- c) Construction yard location shall be reviewed and approved by the Master Developer and/or the DRC.
- d) Construction yards shall be subject to any applicable City of Reno permits. If applicable, a Washoe County District Health Department dust control permit shall be required.
- e) Construction yards shall be removed, and sites returned to a natural or developed state with issuance of the final certificate of occupancy within the subdivision(s) they serve.
- f) All construction yards shall be kept in a neat and orderly fashion. All materials, equipment, etc. shall be kept behind a 6-foot minimum fence. Acceptable fencing includes wood or chain link and may include barbed wire.
- g) Temporary pole lighting is permitted within construction yards for security purposes. All fixtures shall be shielded to ensure spillover and glare does not occur on adjoining properties.

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- h) An onsite resident may be permitted within temporary living quarters (modular unit or recreational vehicle) within active construction yards for security purposes.
- i) The project contractor shall be responsible for obtaining applicable permits and enforcement of these standards.

3.8 General Construction Standards

- a) Construction hours shall be limited to 7:00 am to 8:00 pm weekdays and 9:00 am to 6:00 pm on weekends.
- b) Individual builders shall be responsible for obtaining all required permits such as dust control, SWPPP, etc.
- c) Roadways within construction areas shall be kept free of debris such as scrap materials, nails, etc. and shall be swept on a regular basis.
- d) Adequate dumpsters shall be provided within construction areas to ensure debris does not spill over into streets or blow off-site.
- e) Builders shall designate to the Master Developer and City of Reno a project contact person responsible/authorized to correct problems regarding the project on a 24-hour/7 day a week basis.
- f) Fencing may be erected around construction sites on a temporary basis. This may include chain link at a maximum of 6-feet.
- g) The Master Developer, HOA, or any designated sub-association, shall ensure the implementation of Best Management Practices to prevent the spread of noxious weeds during construction activities.

3.9 Common Area Maintenance

Valley View Estates will include a significant amount of common area and open space. This includes both private and public common areas. In general, private common areas will be located within individual subdivisions and may include neighborhood greens, private recreational amenities, private streets, etc. Public common areas include dedicated open space, trails, drainageways, utility corridors, etc.

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3.9.1 General Maintenance Standards

- a) Concurrent with the approval of the first tentative map or development permit (i.e. road construction), the Master Developer shall submit a final Three-Year Maintenance Plan to the Administrator for review and approval. The maintenance plans shall be reviewed and updated, as necessary, by the Administrator every 3 years.
- b) Prior to or concurrent with the issuance of the first building permit, the Master Developer shall demonstrate that the master homeowner's association, Valley View Estates HOA, has been formed and articles of incorporation are filed with the Nevada Secretary of State.
- c) Valley View Estates HOA shall be responsible for the ongoing maintenance of all public common areas within the PUD Area. This includes vegetation, preservation of watersheds, debris and litter removal, trail maintenance, maintenance of community signs and amenities, landscape maintenance, maintaining public access where applicable, noxious weed abatement, etc.
- d) Valley View Estates HOA shall be responsible for the permanent maintenance of public common/open spaces.
- e) As an alternative to a Homeowner's Association, an alternative legal instrument may be formed to provide for the ongoing permanent maintenance of common/open space areas and community amenities. Acceptable instruments include a Landscape Maintenance Association (LMA) or Landscape Maintenance District (LMD) subject to the approval of the Master Developer and City of Reno.
- f) Valley View Estates HOA or any subsequent entity charged with the task of maintenance shall comply with the regulations set forth in NRS 278A.120 through 278A.190.
- g) The City of Reno shall not be responsible for common or open space areas within Valley View Estates.
- h) The Master Developer, HOA, or any designated sub-association shall include the implementation of Best Management Practices to prevent the spread of noxious weeds during construction activities.

3.9.2 Private Open Space and Common Areas

- a) Private Open Space and common areas such as neighborhood greens, private streets, etc. shall be maintained by the HOA or a designated sub-homeowner's association specific to an individual neighborhood.

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- b) Sub-homeowner's associations must comply with all applicable rules and regulations, including any adopted covenants, conditions, and restrictions (CC&R's), included within the PUD and shall require approval to be formed by the Master Developer and Administrator.
- c) Valley View Estates HOA may choose to maintain private common areas through an agreement with a sub-HOA or individual builder. This shall be subject to approval of the Master Developer and/or Valley View Estates Homeowners Association Board of Directors.
- d) The Master Developer and subsequent Homeowners Association(s) shall include the implementation of Best Management Practices to prevent the spread of noxious weeds during construction activities.