

APPENDICES

## APPENDIX A

### DEFINITIONS

The following defines words and terms used throughout the Plumgate Development Standards Handbook. Any words or terms used

in the Shopper's Square Development Standards Handbook which are not defined in this Handbook will have the meaning ascribed in the Reno Municipal Code.

**Administrator** means the planning director or other agent of the Planning Commission acting in a capacity as zoning administrator.

**Accent Tree** means a tree including deciduous and evergreen whose distinctive leaf or flower color draws attention to site features or warns of potential conflicts at intersections and project entries.

**Building Height** means the vertical distance above a reference datum measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched roof or hipped roof. The reference datum shall be selected by either of the following, whichever yields a greater height of building:

- The elevation of the highest adjoining sidewalk or ground surface within a 5-foot horizontal distance of the exterior wall of the building when such sidewalk or ground surface is not more than 10 feet above lowest grade.
- An elevation 10 feet higher than the lowest grade

when the sidewalk or ground surface described in "a" is more than 10 feet above lowest grade.

The height of a stepped or terraced building is the maximum height of any segment of the building.

**Canopy Tree (or Shade)** means a tree, typically deciduous, whose leaf pattern and branching pattern displays characteristics of near equal height and width, providing shade. The mature height is generally over 30 feet in height.

**Evergreen Tree** means a tree which retains its needles or leaves year round in a living condition.

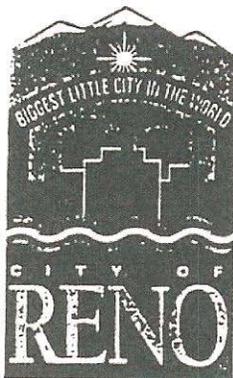
**RMC** is the abbreviation for the City of Reno Municipal Code.

**PUE** is the abbreviation for the Public Utility Easement.

**Standards** are used to define issues that are considered critical to achieving the stated intent. Standards use the term "shall" to indicate that compliance is required unless it can be demonstrated that an acceptable alternative meets one or more of the following conditions:

- The intent for which the standard was created to address will not be achieved by the application of the standard in this particular circumstance;
- The application of other standards and/or guidelines will be improved by not applying this standard;
- The application of one or more related guidelines may be amended by the reviewing entity to provide a sufficient substitute for the standard, or;
- Unique site factors make the standard impractical.

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



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

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

January 31, 2003

Plumgate LLC  
Dennis Banks  
5690 Riggins Court, Suite B  
Reno, NV 89502

FILED THIS DATE  
1 31 03  
BY: [Signature]  
CITY CLERK

RE: Case No. LDC03-00156 (Plumgate Arlington)

Dear Applicant:

At a regular meeting held January 28, 2003, and following a public hearing thereon, the City Council upheld the recommendation of the Planning Commission and approved your request for a zoning map amendment to amend the Plumgate SPD (Specific Plan District) Handbook to: (1) allow three restaurants instead of two, one of which may have a lounge; (2) allow a small fitness center to open at 6:00 a.m.; (3) construct a concrete cantilevered trellis system instead of wood trellises; and (4) construct the Plumb Lane left turn pocket upon approval of the requested amendment instead of the last phase of development on a ±6.1 acre site located at the southeast corner of Arlington Avenue and Plumb Lane and is zoned SPD, by resolution, subject to the following conditions:

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

1. The project shall comply with all applicable City codes, and plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports and materials and City codes, City codes in effect at the time the building permit is applied for, shall prevail.

Plumgate LLC, Dennis Banks  
Case No. LDC03-00156 (Plumgate Arlington)  
January 31, 2003  
Page 2

2. The applicant shall submit the revised Development Standards Handbook to staff within two months of the date of City Council approval and complete any revisions or corrections required by staff within two months from the date of notification by staff. Failure to comply with either of these time limits shall render the approval null and void.
3. Page 2-16 (parking requirements) shall be amended to include a requirement to submit a current parking tally with each building permit, including tenant improvements, or business license for which an application is made.
4. Three restaurants shall be permitted, with a maximum square footage of 8,000 square feet for all three. No one restaurant may exceed 5,000 square feet. One restaurant may have a lounge at 780 square feet or 20% of the overall restaurant, whichever is less, and there may be no more than 8 stools permitted at the bar. The restaurant with the lounge must have a full kitchen which shall be open when the lounge is open. No gaming shall be permitted in the restaurants or the lounge area. Off premise sale of alcohol is not permitted.
5. All pages of the handbook which contain references to any of these approvals shall be amended.
6. Prior to final adoption of the SPD handbook, the applicant shall submit a 2'X3' scaled drawing of Figure 2-8. This figure shall be used to evaluate future building permits. No variation 10% or greater will be allowed without a zone change to amend this handbook.
7. A left turn lane shall be designed and constructed for the east leg of the Plumb Lane/Lander Street intersection.
8. The fitness center may not open until 6:00 am.
9. The trellises may be concrete instead of wood.

Sincerely,



Lynnette R. Jones  
City Clerk

LRJ:cdg

Donald J. Cook  
City Clerk  
735 334-2030  
dcook@ci.reno.nv.us



Office of the City Clerk  
General Cashiering - (775) 334-2030  
Parking Tickets - (775) 334-2079  
Steven D. Whitaker, CRM  
Records Systems Manager  
(775) 326-6633

September 27, 2001

FILED THIS DATE  
9/27/01  
BY: *[Signature]*  
CITY CLERK  
RECEIVED

OCT 01 2001

JEFF COLEMAN PLUMBING &  
DESIGN, INC.

M. A. Bletcher, Trust  
1605 W. Sixth St.  
Reno, NV 89503

RE: Case No. LDC01-00363 (Plumgate) - AMENDED LETTER

Dear Applicant:

At a regular meeting held August 28, 2001, the City Council upheld the recommendation of the Planning Commission and approved your request for the following:

- A. A zoning map amendment from  $\approx$ 3.3 acres of SF-9 (Single Family Residential-9,000 square feet), and  $\approx$ 2.8 acres of SF-15 (Single Family Residential-15,000 square feet) to SPD (Specific Plan District), by ordinance;
- B. An abandonment of a fifty (50) foot by one hundred nineteen (119) foot portion of Hillcrest Drive to allow for a private drive and landscape entry feature, subject to the following conditions; and
- C. A special use permit to construct a mixed use development with  $\approx$ 50,000 square feet of office space,  $\approx$ 20,000 square feet of commercial space, and five (5) residential dwellings: (a) with a grading which results in cuts deeper than 20 feet and/or fills greater than 10 feet in height; (b) non-residential development adjacent to residentially zoned property on a  $\approx$ 6.1 acre site located at the southeast corner of Plumb Lane and Arlington Avenue, subject to the following conditions:

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

490 South Center Street\*P.O. Box 7, Reno, NV 89504  
CityofReno.com

APPENDIX B

M. A. Bletcher Trust  
Case No. LDC01-00363 (Plumgate/Plumb Lane and Arlington)  
September 27, 2001  
Page 2

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

1. The project shall comply with all applicable City codes, and plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports and materials and City codes, City codes in effect at the time the building permit is applied for, shall prevail.
2. The applicant shall apply for a building permit for the project within eighteen (18) months of the date of approval, and continuously maintain the validity of that permit, or this approval shall be null and void.
3. No use/building on site may operate 24 hours. The hours of operation for the two commercial buildings shall be limited to 7:00 a.m. to 10:00 p.m., seven days a week, with the exception of a bakery which may open at 6:00 a.m.. Parking lot sweepers may only operate between the hours of 7:00 a.m. to 10:00 a.m. No use/building on site may have drive through services.
4. A pharmacy shall be permitted as an accessory use to a medical office only and shall count towards the square footage of the medical office. A retail pharmacy is prohibited and shall be added to the list of prohibited uses in the Handbook.
5. Lighting for the site shall have an automatic timer. Lighting for the commercial buildings shall be turned off at 11:00 p.m., and 7:00 p.m. for the office buildings, except that necessary for security.
6. The project shall be completed in accordance with the phasing plan on page 1-5 of the handbook. Each phase shall stand alone with all associated landscaping, parking, and access. Construction of the project shall be completed within 5 years or the applicant shall return to the Planning Commission and City Council for further review.
7. Outdoor music of any kind shall be prohibited on the property and shall be added to the list of prohibited uses.
8. All trees eliminated from the buffer area as shown on the landscaping plan at the request of abutting property owners, shall be placed elsewhere on site. The final landscaping plan shall indicate in detail what trees have been relocated accompanied by suitable documentation from the adjoining owners approving the change.

9. Prior to any permits issued for the residential component, all necessary permits shall be obtained such as a tentative map and boundary line adjustment. A guard rail shall be installed along Hillcrest Drive to prevent vehicles from crashing into the parking lot below during bad weather.
10. The final site plan shall show all buildings adjacent to residentially zoned properties in conformance with the residential adjacency setback standard.
11. To ensure that parking needs are met for the project, maximum square footages for the following uses shall be enforced:

a.	Medical	10,000 s.f.
b.	Professional Office	40,000 s.f.
c.	Retail/Restaurants (max. 2)	20,000 s.f.

At no time will the commercial uses be permitted to increase beyond 20,000 square feet, or be located in any other buildings except the two fronting on Plumb Lane. No single retail or restaurant use/tenant may exceed 5,000 square feet.

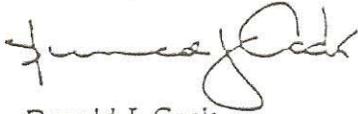
12. The trash enclosures adjacent to residential uses shall be relocated to other suitable locations subject to approval by the Community Development Department.
13. Construction hours for the office and commercial components shall be limited to 7:00 a.m. until 8:00 p.m., Monday through Saturday (no construction permitted on Sundays and holidays). Construction hours for the residential component shall be limited to 8:00 a.m. to 5:00 p.m., Monday through Friday (no construction allowed on holidays). Construction employee parking shall be prohibited on Hillcrest Drive and surrounding residential streets, and construction staging must remain on site.
14. The applicant shall post a bond for median modifications on Plumb Lane at Lander Street. The applicant shall perform a traffic study one year after issuance of the first certificate of occupancy to evaluate traffic operations and safety with findings and recommendations to be forwarded to the City Council within 8 weeks time.

The approved zoning map amendment will become effective upon passage and adoption of the appropriate ordinance.

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

M. A. Bletcher Trust  
Case No. LDC01-00363 (Plumgate/Plumb Lane and Arlington)  
September 27, 2001  
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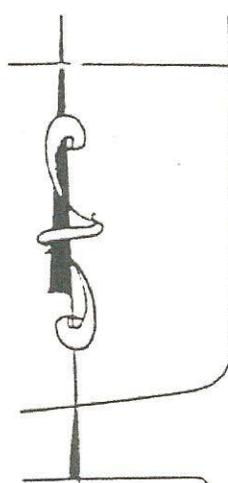
Sincerely,



Donald J. Cook  
City Clerk

DJC:edg

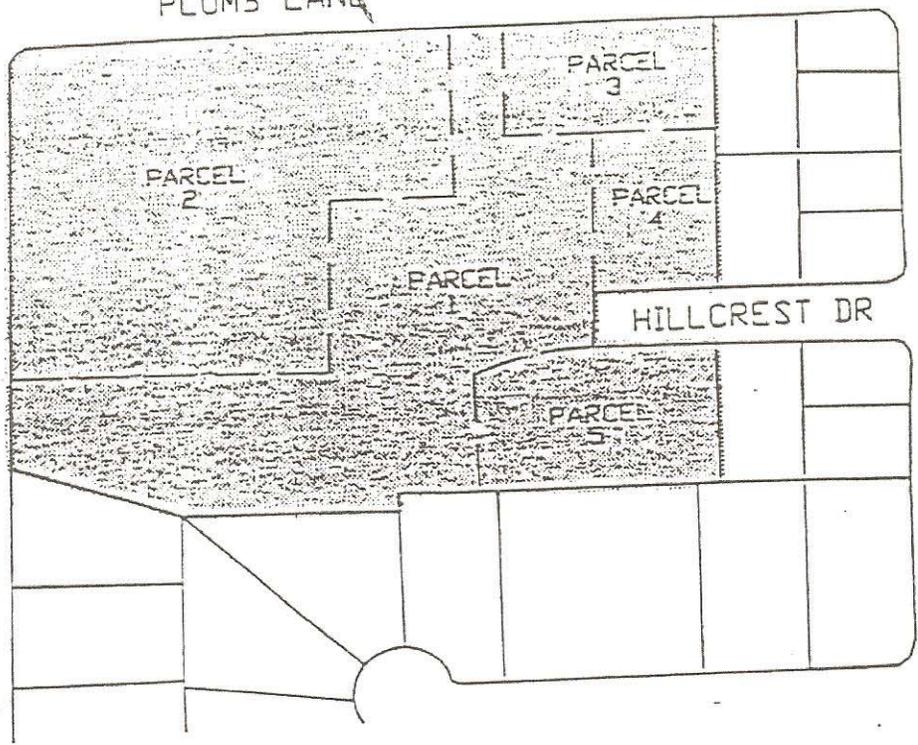
cc: Development Services  
Traffic Design Engineer  
Ed Schenk, Parks, Recreation & Community Services  
Sam Dibitonto  
Dennis Banks Construction  
Karen Melby, Jeff Codega Planning & Design  
John Webster Brown



SCALE: 1"=50'

ARLINGTON AVENUE

PLUMB LANE



LEGAL DESCRIPTION EXHIBIT

Job No: 2064.0001    Scale: 1"= 50'    Date: APR 2001



JEFF CODECA  
PLANNING/DESIGN, INC.

## APPENDIX D

### LANDSCAPE PALETTE

#### LARGE SHADE TREES

- Acer sp.
- Catalpa speciosa
- Celtis occidentalis
- Gleditsia truncanctos 'inermis'
- Platanus acerifolia
- Quercus muehlenbergii
- Quercus robur

#### EVERGREEN TREES

- Cedrus atlantica glauca
- Cedrus deodara
- Cercocarpus sp.
- Juniperus sp.
- Picea pungens 'Clauca'
- Pinus edulis
- Pinus monophylla
- Taxus baccata 'Stricta'
- Thuja occidentalis
- Tsuga mertensiana

#### MEDIUM - SMALL DECIDUOUS TREES - ACCENT

- Cotinus coggygria
- Elaeagnus angustifolia
- Laburnum x watereri
- Pistacia chinensis
- Prunus sp.
- Pyrus calleryana Et. Al.
- Quercus gambelii
- Robinia idahoensis

#### EVERGREEN SHRUBS

- Arctostaphylos patula
- Cotoneaster sp.
- Cotoneaster dammeri
- Juniperus chinensis
- Juniperus communis saxatilis
- Juniperus sp.
- Mahonia aquifolium
- Paxistema myrsinites
- Picea abies Nidiformis
- Pinus mugo pumilio
- Pyracantha coccinea
- Yucca sp.

#### DECIDUOUS SHRUBS

- Arctostaphylos manzanita
- Artemisia schmidtiana
- Berberis mentorensis
- Berberis thunbergii
- Berberis 'atropurpurea'
- Buddiea davidii
- Euonymus alatus
- Forsythia intermedia
- Lagerstromemia indica
- Perovskia atriplicifolia
- Physocarpus sp.
- Rhus glabra cismontana
- Ribes aureum
- Viburnum tinus

- Sorbus aucuparia Et. Al.
- Syringa reticulata

- European Mt. Ash
- Japanese Tree Lilac

#### GROUNDCOVER/VINES

- Greenleaf Manzanita
- Cotoneaster
- Bearberry
- Juniper
- Dwarf Mtn. Juniper
- Juniper (many)
- Oregon Grape
- Oregon Boxwood
- Nest Spruce
- Shrubby Swiss Pine
- Pyracantha
- Yucca

#### PERENNIALS/ORNAMENTAL GRASSES

- Antennaria dioica
- Arabis caucasica
- Campsis radicans
- Clematis spp.
- Convallaria majalis
- Cotoneaster dammeri
- Hedera helix
- Hypericum repens
- Juniperus sp.
- Lysimachia nummularia
- Parthenocissus quinquefolia
- Santolina chamaecyparissus
- Sedum sp.
- Stachys lanata
- Thymus vulgaris
- Vinca minor
- Vitis arizonica

- Pussy Toes
- Wall Rockcress
- Trumpet Vine
- Clematis
- Lily-of-the-Valley
- Bearberry
- English Ivy
- St. Johns Wort
- Juniper (many)
- Moneywort
- Virginia Creeper
- Lavender Cotton
- Sedum
- Lamb's Ears
- Common Thyme
- Dwarf Periwinkle
- Arizona Grape

- Common manzanita
- Silver Mound
- Mentor Barberry
- Japanese Barberry
- Butterfly Bush
- Winged Euonymus
- Forsythia
- Grape Myrtle
- Russian Sage
- Ninebark
- Dwarf Smooth Sumac
- Golden Currant
- Leatherleaf Viburnum

- Aegopodium podagraria
- Aubrietia deltoidea
- Aurinia saxatilis
- Calamagrostis acutiflora
- 'Stricta'
- Cerastium tomentosum
- Chrysanthemum coccineum
- Chrysanthemum maximum
- Echinacea purpurea
- Echinops exaltia
- Festuca ovina var. glauca
- Gaillardia sp.
- Hemerocallis sp.
- Iberis sempervirens
- Kniphofia sp.

- Bishops Weed
- Aubrietia
- Basket of Gold
- Feather Reed Grass
- Snow in Summer
- Painted Daisy
- Shasta Daisy
- Purple Cone Flower
- Globe Thistle
- Blue Fescue
- Blanket Flower
- Daylily
- Candytuft
- Hot pokers

Lavandula angustifolia

Lavender

Linum sp.

Flax

Miscanthus sinensis

Japanese Silver Grass

Oenothera speciosa

Mexican Evening Primrose

Papaver oriental

Oriental Poppy

Penisetum alopecuroides

Fountain Grass

Phalaris arundinacea

var picta

Ribbon Grass

Rudbeckia sp.

Gloriosa Daisy

Santolina chamaecypariss

Lavender Cotton

**TURF GRASS**

Festuca sp.

Fescue

Poa pratensis

Kentucky Bluegrass



# TRELLIS @ PARKING

Sc: 1/4" = 1'-0"

## Appendix E Plumgate

### DEVELOPMENT STANDARDS COMPLIANCE CHECKLIST

This checklist must be submitted with an application for any building permit for Plumgate. Should there be any deviation between this checklist and the SPD Handbook, the SPD Handbook shall prevail.

Name of Project: \_\_\_\_\_  
 Developer: \_\_\_\_\_  
 Developer's Agent: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 Fax: \_\_\_\_\_

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

**For proposed development:**

- Letter from City of Reno indicating conformance of the proposed project with the SPD Development Standards Handbook.
- A minimum of three (3) copies of the building plans stamped and signed by the master developer certifying that the plans are in conformance with the SPD Development Standards Handbook.

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

- Project:**
- Site Plan illustrating:
    - structure locations
    - access from adjacent streets
    - setbacks

- location of signs
- parking areas (with number of regular and handicap spaces indicated) with parking ratios noted
- Architectural Elevations
- Landscape and irrigation plan (on-site and any required perimeter landscaping) per Development Standards Handbook
- Full color architectural elevations (all sides of proposed buildings) with construction materials and building heights noted
- Sign calculations - type, size, location
- Outdoor lighting plan

**Allowed Uses**

- Patio Homes:**
- Townhomes
  - Home occupations
  - Single-family detached dwelling
  - Temporary construction yard for residential construction only

**Professional / Medical Office:**

- Professional/Business/medical offices
- Basement storage
- Optical Centers
- Business and vocational schools
- Public and quasi-public facilities and uses such as libraries or satellite offices
- Medical or dental laboratory, accessory to dental or medical offices
- Veterinarian offices or clinics (no outside)
- One pharmacy accessory to medical office use (that may serve all medical uses onsite)

**Commercial**

- Art Galleries and Artisan/Craft Studios
- Bakeries, retail / baking on premises with all baked goods sold at retail on premises)

- Professional/business/ medical offices
- Barber shop/beauty salon
- Cultural facilities
- Restaurants without cocktail lounges. Table service of alcohol is allowed
- Dry cleaning
- Specialty retail shops (jewelry, compact disks, books, craft, antiques, etc.)
- Small copy store
- Professional/medical office (10,000 sq ft. total)

**Parking:**

- Residential: 1 per bedroom
  - Professional Office: 1 per 275 square feet
  - Medical Office: 1 per 165 square feet
  - Medical or Dental Laboratory: 1 per 275 square feet
  - Financial Institution: 1 per 275 square feet
  - Business / Vocational School: 1 per student at full capacity
  - Basement Storage: 1 per 1,100 square feet
  - Optical Centers: 1 per 275 square feet
  - Commercial uses: 1 per 275 square feet
  - Art Gallery: 1 per 220 square feet
  - Retail Store: 1 per 220 square feet
  - Personal Service: 1 per 220 square feet
  - Restaurant: 1 per 88 square feet
  - Low-volume sit down lounge Area: 1 per 110 square feet
  - High-volume Cultural Facilities: 1 per 66 square feet
  - Educational centers/ schools, private or public: 1 per 330 square feet
  - Printing/ Quick Copy Establishments: 1 per student at full capacity
  - Printing/ Quick Copy Establishments: 1 per 275 square feet
- Parking required may be adjusted according to the Joint Use of Parking provisions of BMC 18.06.602 (F)
- Parking stalls shall be per Reno Municipal Ordinance

**Minimum Setbacks: (All non-residential buildings shall meet residential adjacency standards)**

- Patio Homes: Front 10 feet, 20 feet to garage, Side 5 feet

- Office: Rear: 10 feet, Front: 10 feet, Side: 5 feet
- Commercial: Rear: 10 feet, Front: 10 feet, Side: 10 feet, Rear: 10 feet

**Building Height:**

- Based on Figure 2-2 Building Height Plan

**Exterior Mechanical and Electrical Equipment Screening:**

- Switch boxes, transformer, electrical and gas meters and other above ground utility elements shall be screened or located out of view from street or public areas.
- Any equipment, whether on the roof, side of building, or on the ground must be screened. The method of screening must be architecturally integrated in terms of materials, color, shape and size.

**Service Areas and Trash Enclosures Screening:**

- Storage, service, including loading areas and trash enclosures, must be located either inside a closed building or behind a visual barrier.
- Loading dock areas must be setback, recessed and screened from view by berms or plantings.

**Lighting:**

- Lighting shall be shielded as needed to prevent glare onto adjoining residential parcels
- There shall be no light standards within 40 feet of residential properties.
- Lighting shall be decorative, consistent with the architecture.
- No light pole shall exceed 12 feet in height within 100 feet of residentially used property.
- Patio Homes: exterior fixtures mounted on building, no higher than 12 feet above finished floor, or first floor eave if less than 12"
- Office: Parking lot lights not to exceed 16 feet in height
- Commercial: Parking lot lights not to exceed 25 feet in height

**Architecture:**

- Exterior materials shall include concrete block, both smooth and split face; concrete, exterior plaster or "stucco"; brick, block, tile, masonry,

**Exhibit E - 2**

- concrete, stone or cultured stone; metal and tile. Wood may be used as pergolas, trellis, and accent pieces only.
  - Exterior building colors - vibrant earth colors consistent with the architectural renderings.
  - Patio Homes: shall be finished on all sides, architecture shall be compatible with traditional theme, roofing materials - concrete, clay, metal, architectural grade composition shingle and concrete tile.
  - Office: shall reflect traditional architecture, have low-pitched roof, all roof-mounted equipment screened, varied building heights and roof massing.
  - Commercial: shall traditional architecture, have low-pitched roof, all roof-mounted equipment screened, varied building heights and roof massing.
- Landscape Requirements:**
- Plant material shall be selected from the Plant Palette in Appendix.
  - Inert ground covers shall not exceed 25% of landscaped area.
  - General Standards
    - 1 tree and 6 shrubs for every 300 sq ft
    - Minimum tree size: Deciduous, 2 inch caliper; Evergreen, 8 feet height
    - 20 percent of area shall be landscaped
    - The South boundary shall have a landscape buffer planted at a rate of 1 tree every 20 feet on center. The relocation of trees to other site locations may be permitted upon consultation with adjoining property owners. A letter shall be submitted by the developer to Community Development stating the homeowner's request with their signature and the proposed relocation area.
  - Parking Lots
    - Minimum width dimension shall be 15 feet (including walkways) along public streets with a 2 foot berm or hedge/wall.
    - 1 tree within 75 feet of every parking space.
    - Minimum Street Tree Size: 100% deciduous, 3 inch caliper planted at a rate of 25 ± feet on center.
    - Minimum Parking Area Tree Size: Deciduous 2 inch caliper, and Evergreen, 8 feet height
    - Near-street perimeter planter area shall be 30" ± deciduous and 70" ± evergreen trees.
    - Minimum parking lot planter dimension containing trees shall be 9 feet.

- Parking lot planters, 100% deciduous trees
- All other landscape requirements shall be in accordance with Plumgate Development Standards Handbook.

**Signs:**

- No standard cabinet construction (canned) using plastic components.
- Maximum size for directional signs - 4 square feet and 5 feet in height.
- One Monument Center Identification sign located on the corner of Arlington Ave. and Plumb Lane. The maximum square footage shall be 60 square feet with maximum height of 12 feet and maximum width of 10 feet.
- Patio Homes - limited to address signs only
- Office and Commercial:
  - For Commercial Wall mounted signs - There shall be 1 sq. ft per 100 sq. ft. of GFA. All signs combined shall not exceed 400 sq ft per parcel with a maximum letter height of 3 feet.
  - For office buildings, there shall be 20 sq. ft. of sign area per building parcel.

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EXPLANATION: Matter underlined is new; matter in brackets [ ] is material to be omitted.

BILL NO. 6711

ORDINANCE NO. 6151

AN ORDINANCE TO AMEND TITLE 18, CHAPTER 18.08 OF THE RENO MUNICIPAL CODE, ENTITLED "ZONING", SECTION 18.08.102(b).1260, BY AMENDING ORDINANCE NO. 5620 TO CHANGE THE TEXT IN THE SPD HANDBOOK TO: (1) ALLOW ALCOHOL SERVICE FOR A SPECIALTY RETAIL ESTABLISHMENT; AND (2) ADD A DEFINITION FOR THE HOURS OF OPERATION FOR THE SPECIALTY RETAIL ESTABLISHMENT, LOCATED ON THE SOUTHEAST CORNER OF THE PLUMB LANE AND ARLINGTON AVENUE INTERSECTION IN AN SPD (SPECIFIC PLAN DISTRICT) ZONE; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

SPONSORED BY: RENO CITY PLANNING COMMISSION

THE CITY COUNCIL OF THE CITY OF RENO DO ORDAIN:

SECTION 1. Chapter 18.08 of the Reno Municipal Code is hereby amended by adding thereto a new section to be known as Section 18.08.102(b).1260 relating to a ±1.44 acre portion of a parcel that is part of an overall ±6.1 acre site which the SPD Handbook governs and is located on the southeast corner of the Plumb Lane and Arlington Avenue intersection in the SPD (Specific Plan District) zoning district, and more particularly described in the attached "Exhibit A"; and by amending Ordinance No. 1260 to change the text in the SPD handbook to: (1) allow alcohol service for a specialty retail establishment; and (2) add a definition for the hours of operation for the specialty retail establishment, as described in Exhibit B, the same to read as follows:

Sec. 18.08.102(b).1260. The zoning of the City of Reno as heretofore established is hereby amended in the manner shown on the map labeled Case No. LDC10-00037, thereby changing the use of land indicated therein, relating to a ±1.44 acre portion of a parcel that is part of an overall ±6.1 acre site located on the southeast corner of the Plumb Lane and Arlington Avenue intersection in the SPD (Specific Plan District) zoning district, and more particularly described in the attached "Exhibit A"; and by amending Ordinance No. 5620 to change the text in the SPD handbook to: (1) allow alcohol service for a specialty retail establishment; and (2) add a definition for the hours of operation for the specialty retail establishment, as described in Exhibit B.

-1-

SECTION 2. This Ordinance shall be in effect from and after its passage, adoption and publication in one issue of a newspaper printed and published in the City of Reno.

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

PASSED AND ADOPTED this 26<sup>th</sup> day of May, 2010, by the following vote of the Council:

AYES: Zadra, Hascheff, Gustin, Dortch, Aiazzi, Cashell

NAYS: Sferrazza

ABSTAIN: None ABSENT: None

APPROVED this 26<sup>th</sup> day of May, 2010.

  
MAYOR OF THE CITY OF RENO

ATTEST:

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



EFFECTIVE DATE: May 28, 2010

**LEGAL DESCRIPTION**  
**(APN 019-033-50)**

The real property situated in the county of Washoe, State of Nevada, described as follows:

Parcel 1 of Parcel Map No. 3884, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on June 19, 2002, as File No. 2701009.

**EXHIBIT A**  
**LDC10-00037 (PLUMBGATE SPD**  
**AMENDMENT FOR NAPA-SONOMA)**

# PLUMB GATE

## PROFESSIONAL MEDICAL OFFICE

### Allowed Uses

- Professional/business/medical office.
- Public and quasi-public facilities and uses such as libraries or satellite offices.
- Business/vocational schools
- Basement storage
- Medical or dental laboratory (accessory to dental or medical offices).
- Optical Centers
- Veterinarian offices or clinics (no outside kennels)
- One pharmacy accessory to medical office uses. (The pharmacy must be located within a medical office, but may serve all medical uses on site and shall count toward the medical office overall square footage).

### Prohibited Uses

- Car rental offices with on site storage of rental vehicles.
- Rental offices with on site storage of rental equipment if needed to be stored outside.
- Any other uses not listed.
- Retail drug store

### Development Characteristics

- Front Yard Setback: 10 feet (landscaped)
- Side Yard Setback: 5 feet; 20 feet if adjacent to residential with buffering
- Rear Yard Setback: 10 feet; 20 feet if adjacent to residential with buffering
- Maximum Building Height: Refer to Figure 2-2
- Building Height Plan on page 2-3.
- Maximum Stories: 2

### Loading

- Loading shall be limited to panel truck deliveries and shall not have a loading dock.

### COMMERCIAL

#### Allowed Uses

- Bakeries, retail baking on premises with all baked goods sold at retail on premises)
- Barber shop/beauty salon
- Cultural facilities (including art galleries, libraries, and museums) private and/or publicly owned.
- Dry cleaning (limited to pick up and delivery with no on-site cleaning).
- Small copy store (eg: Mail Boxes, etc.)
- Professional/business/medical (max. 10,000 s.f. of total office sq. ft) offices.

- Restaurants, maximum of three (3) with each limited to 5,000 s.f. The area of the three restaurants combined may not exceed 8,000 s.f. Table service of alcohol is allowed in two of the three restaurants. Alcohol may not be purchased for off-premise consumption. No gaming is allowed.

- A Single Restaurant with liquor sales. The lounge area may not exceed 20% of the gross floor area or 780 s.f., whichever is less, with no more than 8 bar stools. The restaurant shall have a full kitchen that is open whenever the lounge is open.

- Specialty retail shops (ie: jewelry, boutiques, books, craft, antiques, groceries, etc.)

- Fitness Centers, not to exceed 1,620 sq. ft. in gross floor area

- Alcohol Service and sales (as an ancillary use to specialty retail) may be permitted on parcel number 019-003-50 only and shall not exceed 50% of the overall gross floor area or 1,200 square feet.

- Food in the form of appetizers shall be available at all times when the bar is open and drinks are being served. Water shall also be made available. Packages of alcohol sales are restricted to wine and beer.

### Including all gift baskets

- Prohibited Uses
- Car Washes
- Convenience Stores
- Car rental offices with on site storage of rental vehicles
- Outdoor storage of equipment and merchandise
- Service stations with or without convenience store.
- Drug store/pharmacy not accessory to medical office use.
- Individual retail businesses exceeding 5,000 sq. ft. in floor area.
- Outdoor music shall be prohibited on the property.
- Entertainment facilities (including video arcade, game arcade, fun center and other similar activities).
- No 24-hour uses. Hours of operation are limited to 7:00 a.m. to 10:00 p.m. seven days a week (customers must be out of the premises by 10:00 p.m), except a bakery use and coffee shop may open at 6:00 a.m. and fitness center at 6:00 a.m. Alcohol service and sales, as permitted on parcel 019-003-50, shall be permitted to operate between 11:00 a.m. and 11:00 p.m. (customers must be out of the premises by 11:00 p.m).
- Freestanding ATM Machines
- Any other use not listed

- No Drive-through service windows are allowed.

### Development Characteristics

- All residential adjacency standards shall be met
- Front Yard Setback: 10 feet landscaped
- Side Yard Setback: 10 feet; 20 feet if adjacent to residential with buffering
- Rear Yard Setback: 10 feet
- Maximum Building Height: Refer to Figure 2-2
- Building Height Plan on page 2-3
- Maximum Stories: 1

## EXHIBIT B LDC10-00037 (PLUMB GATE SPD AMENDMENT FOR NAPA-SONOMA)