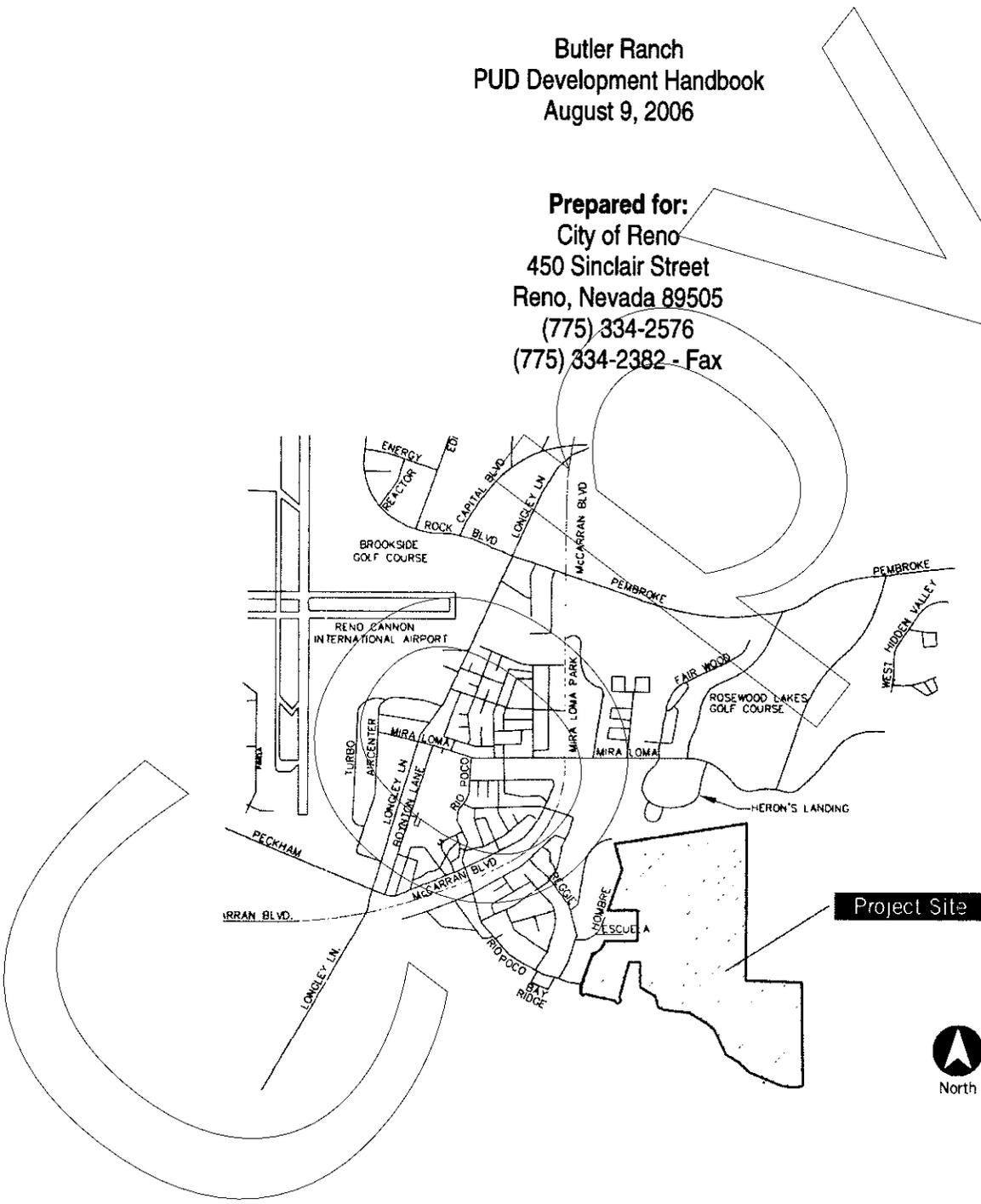




BUTLER RANCH

Butler Ranch
PUD Development Handbook
August 9, 2006

Prepared for:
City of Reno
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Reno, Nevada 89505
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(775) 334-2382 - Fax





When Recorded Return To:
Lennar Reno, LLC
10315 Professional Circle, Ste. 100
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**NOTICE OF DESIGN GUIDELINES FOR THE
BUTLER RANCH PLANNED UNIT DEVELOPMENT**

Notice is hereby given that the final "Development Design Standards" Handbook for the Butler Ranch Planned Unit Development was certified and approved by the Reno City Council on November 15, 2006. A copy of the Development Standards is attached hereto and incorporated herein:

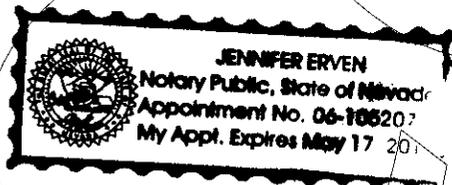
DATED this 16th day of November, 2006.

[Handwritten Signature]
Authorized Representative or Owner
DARRIN INDART
DIVISION PRESIDENT

State of Nevada

County of Washoe

On this 16th day of November, 2006, before me, a Notary Public, personally appeared Darrin Indart for Lennar Reno, LLC, Personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed this instrument.



[Handwritten Signature]
NOTARY PUBLIC

My commission expires:

May 17, 2010

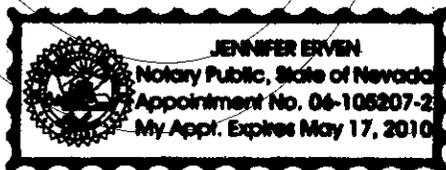




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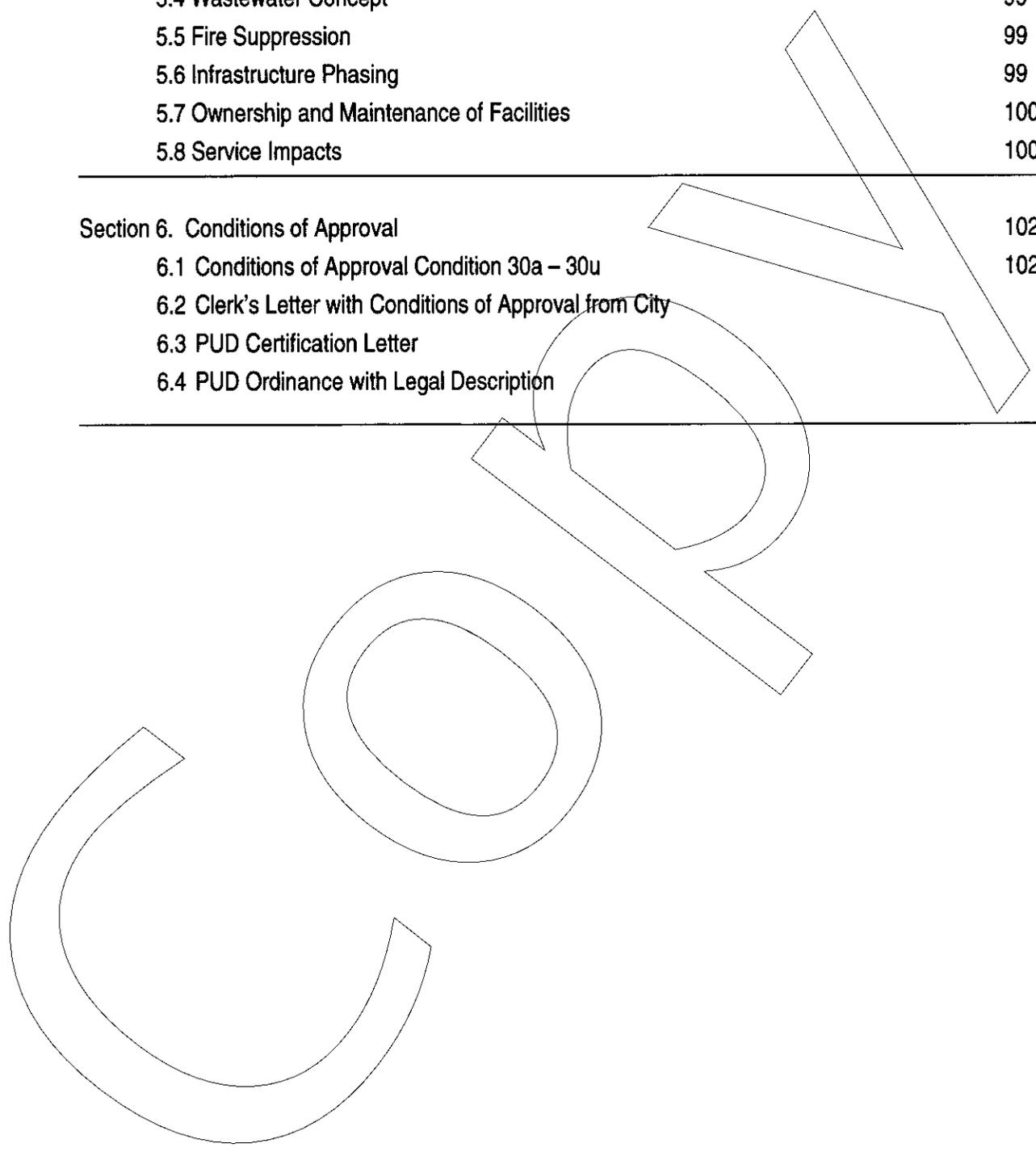




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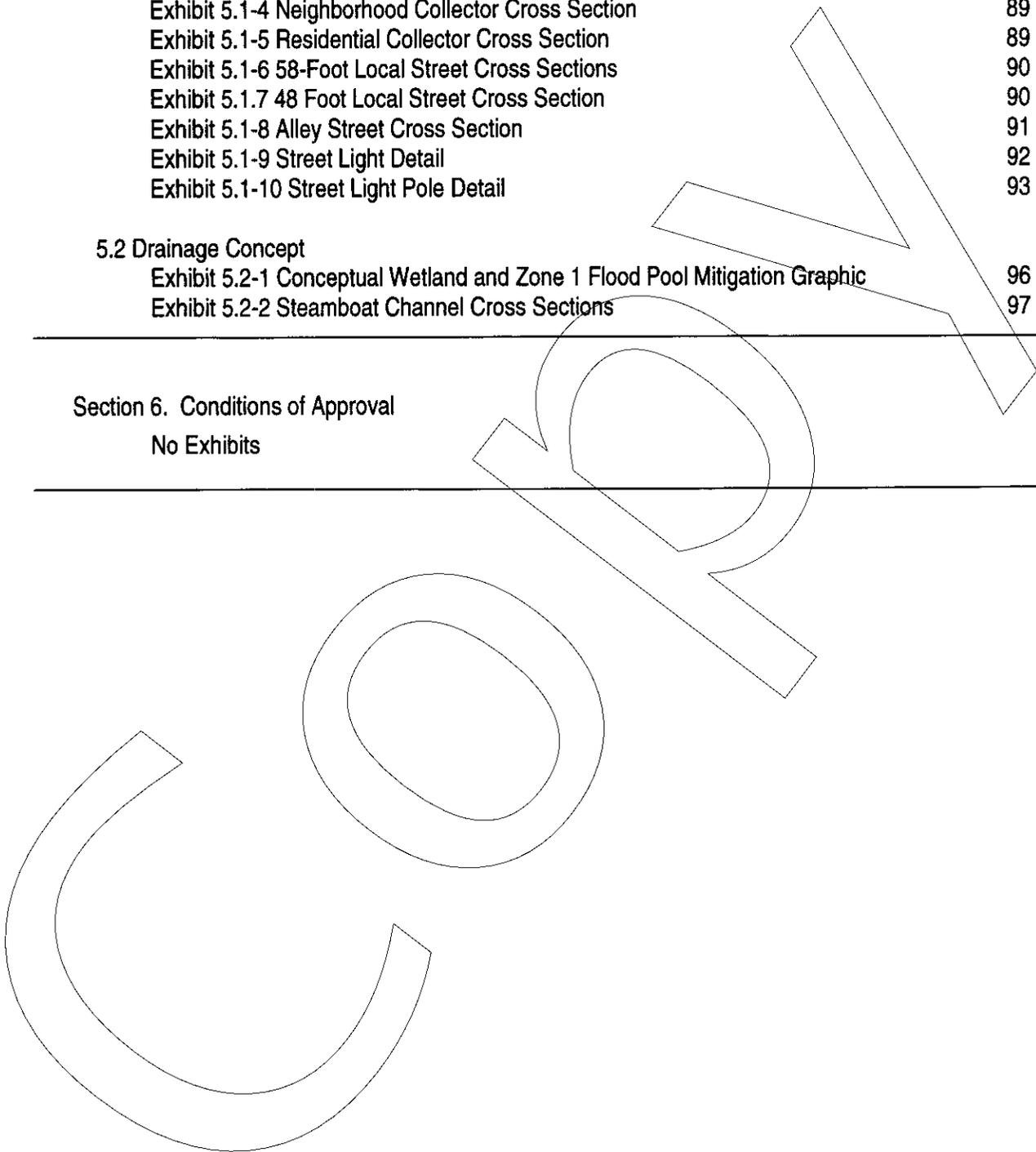
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SECTION 1. INTRODUCTION

Lennar Communities, a Nevada corporation is requesting the City of Reno (the "City") rezone the Butler's Ranch North Property to a Planned Unit Development (hereinafter known interchangeable as the "Butler Ranch PUD" or "PUD"). The property contained within the PUD consists of approximately 393± acres located south of Mira Loma Road, east of Reggie Road, west of additional private land and north of Alexander Lake Road, more particularly described by the Washoe County Assessor's Office as APN's 021-270-39 and 41 and 021-760-06 (the "Property").

The Butler Ranch PUD has been prepared to meet the City of Reno Development Handbook requirements. The PUD provides a cohesive and comprehensive working document to describe the guidelines and standards for implementation of the development.

This Development Handbook has been prepared to assist the City in the implementation of a comprehensive master plan, consistent with all regulatory standards in accordance with the City's Master Plan. The handbook provides a detailed description of proposed land uses, design themes and criteria, open space concepts, and infrastructure requirements. Design and development standards have also been developed to assist in creating a community representative of the vision of the City, while providing criteria for each Planned District ("District") within the Butler Ranch PUD.

The purpose and intent of this document is to:

- Promote quality development consistent with the goals and policies of the City's Master Plan.
- Develop a community plan that is economically feasible, responsible, and capable of being

implemented, based on existing and anticipated future economic conditions.

- Provide for comprehensive planning that assures the orderly development of the master plan in relation to the surrounding community.
- Establish development standards that allow for a variety of residential housing types and densities.
- Ensure the appropriate phasing and financing for community facilities, including circulation improvements, domestic water, urban runoff and flood control, sewage disposal, and parks.

The goal of Lennar Communities is to continue the company's tradition of envisioning, planning and ultimately creating a residential community that is first class in quality and design, and on the cutting edge of master planned community planning, yet based in the reality of the marketplace. The City's zoning ordinance specifically encourages this goal through the Planned Unit Development process. Specifically, the purpose of the PUD zoning is as follows:

To encourage innovations in residential development that create opportunities for better housing, recreation, shopping and employment that is conveniently located and available to all citizens and residents of Reno; to reflect changes in the technology of land development; to encourage a more creative approach in the utilization of land in order to accomplish a more efficient, aesthetic and desirable development which may be characterized by special features of the geography, topography and size or shape of a particular property; and to provide a compatible and stable environment, in harmony with that of the surrounding area.



1.1 PROPOSED PROJECT AND ENTITLEMENTS

The City of Reno zoning designation for the property is SF15 (Single Family, 15,000 s.f. lots) and LLR1 (Large Lot Residential, 1 du/ac). As set forth in the introduction, Lennar Communities is requesting that the City rezone the property to PUD.

The Butler Ranch PUD will allow the development of a master planned community consistent with the Lennar Communities' philosophy and commitment to create high-quality neighborhoods. The Master Plan has a strong identity and vision that provides diverse residential neighborhoods in proximity to existing commercial uses, consistent with the City's Master Plan. The PUD includes a broad range of densities and an overall dwelling unit entitlement that is consistent with the traditional neighborhood land use designations envisioned for the property.

Existing approvals for the Butler Ranch project include:

- a Master Plan Amendment from Single Family Residential (1-3 units per acre) and Mixed Residential (3-21 units per acre) to Special Planning Area;
- a zoning map amendment from LLR1 (Large Lot residential 1 acre minimum) and SF15 (Single Family 15,000 square feet minimum) to PUD (Planned Unit Development);
- a tentative map for creation of 245 parcels (237 residential lots and 8 common area parcels); and
- special use permits:
 - Cuts greater than 20 feet in height and fills greater than 10 feet in height;
 - Disturbance of a major drainageway; and
 - Crossing of a major drainageway.

With the approval of these entitlements, no additional entitlement requests will be necessary to cover such development review items as crossing and disturbance of a major drainageway or cuts and fills. However, additional entitlement actions will be part of the approval process for future villages within the Butler Ranch project, beyond the approved tentative map, listed above. Specifically, tentative map requests will be necessary for villages to be subdivided and special use permit requests will be necessary for each multi-family village.

The Butler Ranch community is intended to contain private streets within the village areas (local streets) and public streets in the arterial and collector type streets. Private streets will be reviewed and approved for each village through the Tentative Map process in accordance with this Handbook.

The total number of final maps to be associated with the Butler Ranch project shall be limited to twenty-two (22)

1.2 COMMUNITY MAINTENANCE AND CONTROL

Maintenance

The Butler Ranch PUD will have Protective Covenants that address maintenance issues. Maintenance issues to be covered under the Protective Covenants for Butler Ranch include, but are not limited all public benefit facilities and amenities that are not dedicated to or maintained by a municipal agency or other agency or organization (such as private streets and pocket parks). Project Protective Covenants will clearly define maintenance responsibilities of the Owners Association versus the responsibility of individual homeowners. Protective Covenants (CC&R's) will be recorded with the first Final Map for the Butler Ranch. All additional villages will be incorporated



into the same set of CC&R's via an annexation and/or supplemental declaration process.

Homeowners Association

The Butler Ranch Owners Association (HOA) will be overseen by boards of directors. The boards will ultimately hire a full-time professional manager, or Management Company, and associated staff to maintain, develop, and operate all public benefit facilities and amenities that are not dedicated to or maintained by a municipal agency or other agency or organization (such as private streets and pocket parks). Several other duties will be performed by the Associations. HOA duties include enforcement of the protective covenants; architectural/site improvement review and approval, purchase and maintenance of equipment, materials and supplies for maintenance purposes; and levying of annual assessments and special assessments as needed for maintenance purposes. These requirements and duties will be reflected in the master protective covenants recorded on the property prior to or concurrent with the first Final Map in the Butler Ranch. All additional villages will be incorporated into the same set of CC&R's via an annexation and/or supplemental declaration process.

Residential Restrictions

The Protective Covenants place several restrictions on residential parcels to ensure that the Butler Ranch remains, in perpetuity, a quality development. Restrictions include items pertaining to timely completion of construction, nuisances, maintenance of lots, fencing, animals, R.V. storage, accessory structures, landscaping, building heights, exterior walls and trim, and construction procedures/hours of operation. The HOA will have broad powers to ensure that the Protective Covenants are observed.

Minor Plan Amendment Process

If the final location or design of a project affects the distribution of acreage or units from one village to another, the units or density in a village area may be redistributed to or from another village. The total maximum number of units proposed for the Butler Ranch will, however, remain 1,550 dwelling units, per the approval from the City of Reno. Unit yield adjustments will be limited to less than ten percent of the total units allowed in the village(s) that is/are receiving the redistributed units. Any unit yield adjustments between different villages within the Butler Ranch project must approved by the Architectural Control Committee (ACC) and reviewed and approved as part of a tentative map request by the City of Reno Planning Commission. Note that areas, which are immediately adjacent to western or northern edges of the Butler Ranch project area may not receive any redistributed units without providing appropriate buffering or edge matching design considerations. Density transfers shall be in accordance with the standards and criteria contained on page 17.

Additional administrative variances limited to less than 10% to the Development Standards Handbook may be granted by the administrator, when in the opinion of the administrator, the variance does not impact the health, safety, and welfare of the general public, that site circumstances or site topography would constitute undue hardship to the applicant if the variance is not granted, that the intent of the development standards handbook is still met with approval of the variance, and that granting of the variance does not violate City Codes and ordinances. All changes to the Handbook shall be reviewed by Engineering. No standard that affects engineering concerns shall be changed without Engineering approval.



Modifications to the development design standards contained in this handbook (such as height, setbacks, road sections, landscaping and building separation) may be requested via the tentative map process. City staff will evaluate the request and present the requested modification in the associated staff report for review and approval by the Planning Commission.

Additions or supplements to this Handbook as required herein shall be added as an appendix to the Handbook and recorded as such. Any minor changes or additions to the Appendices which are in substantial conformance with the standards contained in this P.U.D. may be approved administratively by City of Reno staff. Any substantial change to the Handbook or Appendices will require approval of an amendment to the PUD Handbook as determined by the administrator.

Architectural Control Committee

All improvements constructed within the Butler Ranch development will require approval by the Butler Ranch ACC prior to commencement of construction. The ACC will review all plans and specifications and approve, approve with conditions or reject project applications to ensure compliance with both the PUD Handbook and the Protective Covenants. The ACC will include three to seven members with at least one qualified member of the allied physical design profession (i.e. civil engineer,

architect, land planner, etc.). Each application for a tentative map and subsequent building permit shall include written approval from the ACC prior to acceptance by the City of Reno for review.

The Architectural Control Committee (ACC) responsibilities prior to City of Reno staff review do not eliminate the City of Reno's review procedures, or transfer the City's police powers. All requirements of applicable codes and standard reviewing procedures for Tentative Maps and unit based Special Use Permits still apply.

Plan Conflict Resolution

In the event of a conflict or inconsistency between the provisions of the PUD and otherwise applicable ordinances, such as but not limited to, the Single Family Residential Guidelines or the City's Zoning Ordinance, the provisions of the PUD shall prevail.

In the event of a conflict between text and graphic contained in this PUD Handbook, the text shall prevail.

In the instance where a development issue is silent in this PUD Handbook, the issue shall defer back to City of Reno Code. City of Reno Standard Zoning Code Designations that shall apply for each PUD designation in the event of such a situation is defined on pages 15 and 16 of this Handbook



SECTION 2. CURRENT CONDITIONS

2.1 LOCATIONS AND LEGAL DESCRIPTION

Butler Ranch is located in Section 28 and 30 of Township 19 North and Range 20 East, in southeast Reno. The property consists of level agricultural land that is irrigated by Steamboat Creek, which meanders on the easterly toe of moderate to steep slopes. The property is bordered on the south and east by undeveloped moderate and steeply sloped land, a single-family residence and an open aggregate pit. To the north and west are small-lot single family homes, a mobile home park multi-family residential development and Donner Springs Elementary School.

Approximately 80% of the site has slopes ranging between 0% and 15%. This slope range is considered to be "unconstrained" and most appropriate for development by the Truckee Meadows Regional Plan. Only the eastern portions of the site contain slopes of 30% or greater. No significant topographic features, such as rock outcroppings exist within the proposed development area.

The Butler Family has used the property for ranching purposes since the early 1940's. Development has occurred adjacent to the property on the northern and western edges. Properties to the east and much of the south contain steep slopes that would be challenging to develop. As such, no development has occurred in these areas.

2.2 LAND USE AND ZONING

Existing Master Plan designations on the property are Mixed Residential (1-3 dwelling units per acre) and Single Family Residential (3-21 dwelling units per acre). Using the existing Master Plan designations, the property could yield a total of 1,767 units. Similar to the adjacent zoning designations to the north and west, the adjacent Master Plan designations contain generally higher or more intense designations than the subject property. Specifically, the adjacent developed properties to the west are designated Mixed Residential 3-21 DU/AC and the developed properties to the north are designated Urban Residential/Commercial and SPA (Heron's Landing). The request to change the Master Plan designation to SPA will present a more consistent transition and land use pattern.

Current zoning designations are SF15 (Single Family - 15,000 square foot lots) and LLR1 (Large Lot Residential, 1 dwelling unit per acre). The existing zoning designations would allow for 1,052 units on the property. However, it should be noted that the adjacent zoning designations to the north and west are currently developed with multi-family, small home site single family and high intensity commercial uses (MF14, MF21, SPD (Heron's Landing) and AC). As such, the 15,000 square feet and 1 acre lot size designations on this property are not considered compatible with the adjacent existing designations. The request to change the zoning to PUD will present a more consistent transition and land use pattern.



2.3 CURRENT INFRASTRUCTURE

The majority of the existing infrastructure necessary to service the site is coming from the west. Along the westerly edge there are currently three fully improved roadways stubbed to the site. Hombre Way and Escuela Way are local roadways that contain an existing 8 inch sanitary sewer and 10 inch water line that are stubbed to the site. Storm drain in these roadways has not been sized to accommodate runoff from the site. Rio POCO is a collector roadway that contains an 8" sanitary sewer and 10" water line stubbed to the site. The storm

drain in Rio POCO has also not been sized to accommodate runoff from the site.

On the northern boundary of the site, right of way has been dedicated for the construction of Veterans Parkway, which is an RTC high access control major arterial. Sewer and water infrastructure will be constructed with the arterial to tie into the existing utilities in Mira Loma approximately 550 feet north of the site.

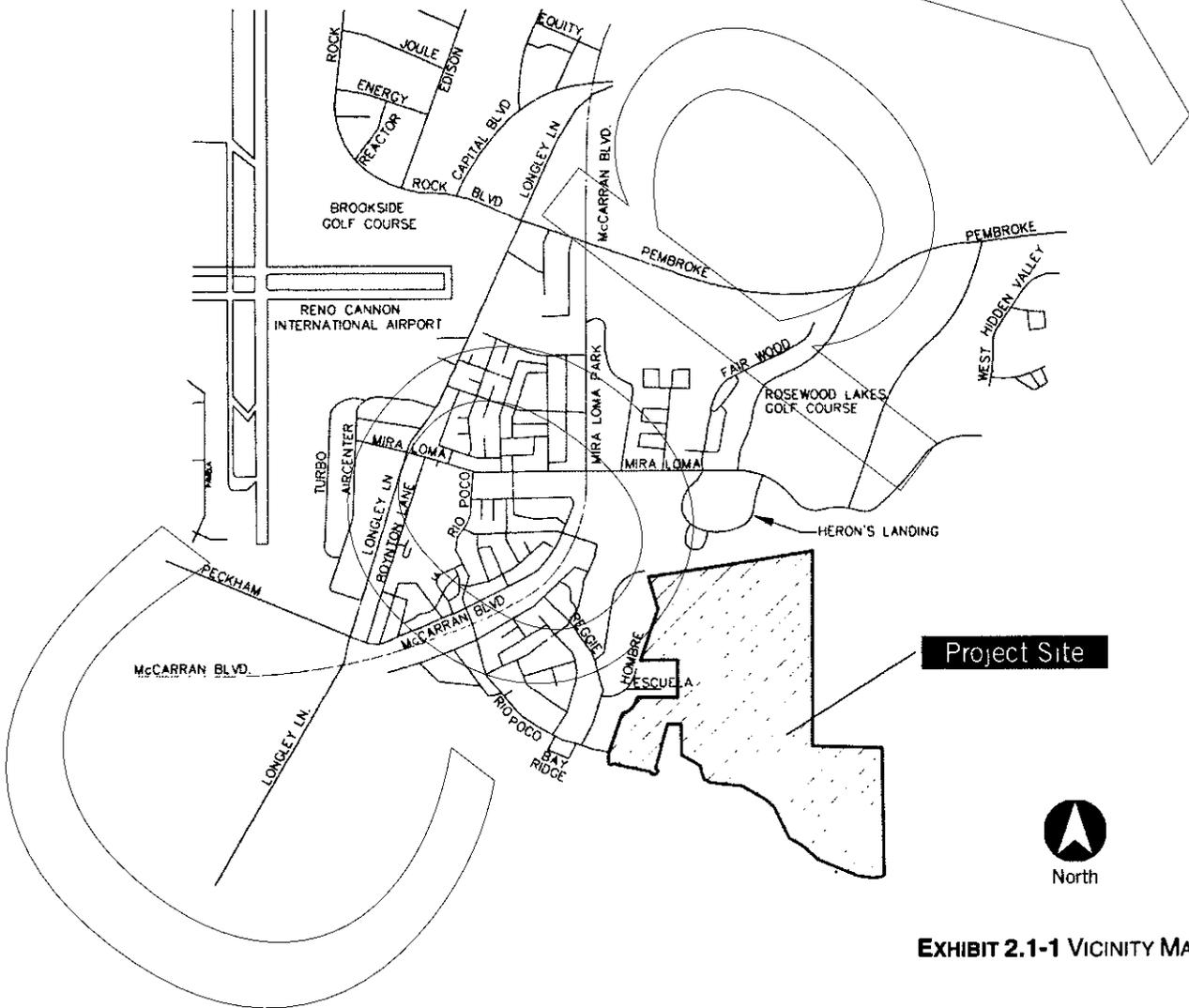


EXHIBIT 2.1-1 VICINITY MAP



SECTION 3. PLANNED UNIT DEVELOPMENT

3.1 THE VISION

The Butler Ranch community in the City of Reno will create a distinctive living environment that nurtures the spirit of its residents through comprehensive community, village, and neighborhood design that will build on local heritage and historical values while providing access to a variety of residential, educational, recreational, leisure, and retail opportunities.

The property will be developed as a “pedestrian friendly” community offering certain elements and open space features not found in many standard master-planned communities.

Open space and the circulation system depicted on the PUD are the primary organizing elements of the project. Open space and circulation create linkages between the “north” and the “south” villages. Open space elements include a community park, village parks, neighborhood parks, pathways and trails, and a linear park system – all of which define a hierarchy of open space and recreational amenities.

The “heart” of the community is a six (6) acre Village Green that will offer the residents a variety of recreational opportunities (the “Park Core”). It is envisioned that the Village Green, linked by two (2) neighborhood parks and an extensive linear park system, will fulfill the needs of the future residents of the community, as well as offering recreational opportunities to Reno residents outside the specific project boundary. Additional amenities include expansive landscaped neighborhood parkways with multi-use trails linking each of the community uses including the elementary school west of the Park Core

A series of neighborhoods, each organized around a centralized park, will be unique in their design, responding to the lifestyle and life stages of the various residents. Each neighborhood is intended to have a diverse mix of home types. Through the application of comprehensive design principles, each neighborhood will have its own individual character while complimenting the overall community and village theme.

The Butler Ranch PUD will be identified and unified through design elements such as architecture, signage, landscape, color, streetscapes, walls, fencing, and entry treatments. Variation and diversity of styles is a key objective, while still maintaining overall design compatibility and quality.

3.2 INTEGRATED DESIGN APPROACH

Successful community and neighborhood design depends on planning, site design, architecture, landscape design, and engineering being an integrated and unified effort. True “place making” can only occur with a strong commitment by the developer, builders, and design professionals to engage in this approach. Lennar Communities is committed to this approach, in partnership with the City’s vision.

Primary Community Design Objectives and Guiding Principles are to Create:

1. **A community that provides a superior living environment within the City of Reno.**
 - Emphasize a variety of land uses to provide housing (at many socio-economic levels) and recreation opportunities.



- Create the physical facilities and establish infrastructure programs to encourage “community” building.
- Provide a variety of housing types and densities in each neighborhood and each phase to serve a broad range of family types and demographics, including executive housing to help meet the City’s economic development goals.
- Create clear hierarchies of open space, public spaces, and circulation patterns.

2. A place of distinctive, vital neighborhoods.

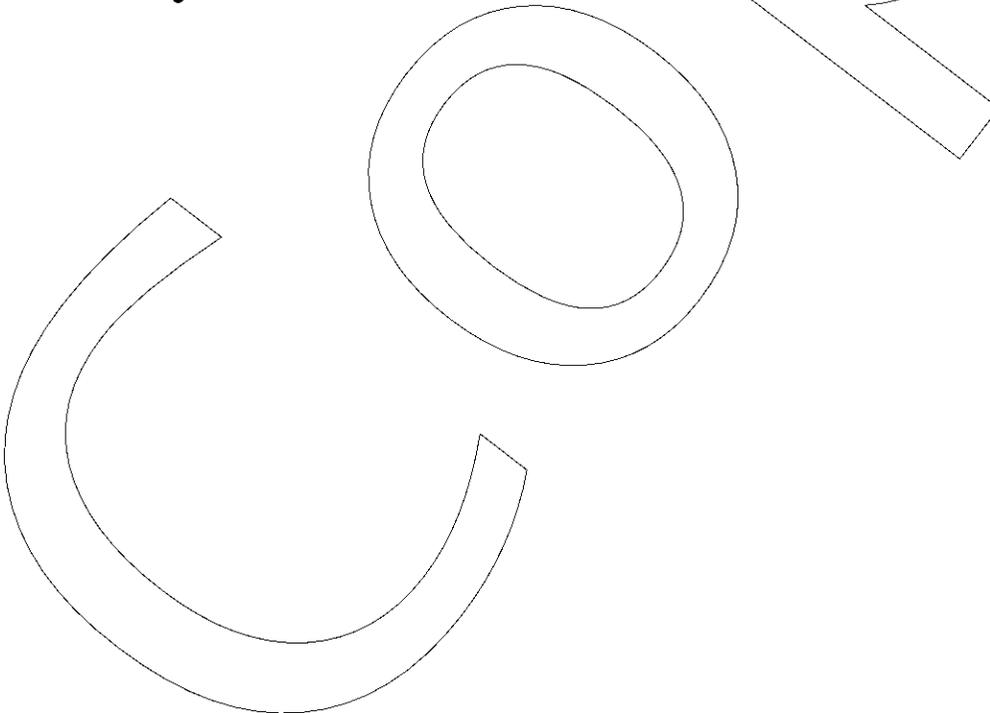
- Create neighborhood structures based on more traditional neighborhood forms.
- Offer diversity in home types and architectural styles.
- Allow for alternative or non-conventional home types (clusters, alley-loaded, courtyard multi-family, etc.)
- Incorporate alternative solutions to street edges, setbacks, and building forms.
- Organize neighborhoods around a centralized park and provide interconnectivity to adjacent neighborhoods.

3. An environmentally responsible community.

- Emphasize climatic-responsive siting and materials.
- Balance low-water usage/native landscapes with agrarian/homestead landscape concepts.
- Create dual-usage open spaces that facilitate recreational use, while functioning as storm water retention and recharge opportunities.
- Minimize auto trips by implementing integrated land use principles and creating an extensive multi-modal pathway system interconnecting the villages and accessing existing commercial opportunities to the northwest.

4. A community for the next millennium.

- Provide the infrastructure necessary to accommodate ever-changing lifestyle and communication needs.
- Provide each home with the ability to link to a community-wide digital network system.
- Implement a diverse housing mix to provide opportunities for most life stages and a wide variety of residents.





SECTION 4. CONCEPT DEVELOPMENT PLAN

4.1 ZONING DISTRICTS AND ALLOWED USES

The Butler Ranch PUD contains four types of zoning districts as shown on the Zoning District Map on page 18. The Zoning Districts include: (1) Single Family Attached Residential; (2) Medium Density Residential; (3) Single Family Detached Residential; and (4) Open Space. The maximum number of units shall not exceed 1,550 units.

A wide range of residential densities are proposed for the Butler Ranch PUD at the community and neighborhood levels. Generally, higher density home types (MDR and SFA districts) are located adjacent to the open space/recreational and community facility core areas, providing amenities and access for those residents. Progressively lower densities exist at the periphery of the community. It is the intent of the PUD to establish density limits, while maintaining flexibility for the various product types within neighborhoods and between districts. The overall intent is to allow for a variety of product types within each development phase of the Butler Ranch community.

The Butler Ranch PUD includes a total number of 1,550 dwelling units to be made up of a variety of lot sizes, as defined and allowed below. The gross allowed density for the Butler Ranch PUD is \pm 3.94 du/ac.

Single Family Detached (SFD)

Typical lot sizes within the SFD district range from 4,000 to 5,000 square feet with an allowed density range from 5 to 8 dwelling units per acre. The Land Use Plan contains six (6) defined SFD village areas.

Similar City of Reno Zoning Designation to be used if SFA designation or Handbook, in general is silent on a development standard issue – SF4

The permitted uses allowed in the SFD district include:

- Single family detached residential,
- Open space (pocket, neighborhood, village, and linear parks),
- Model home complex;
- Parks (pocket, neighborhood, village, and linear parks) and associated facilities as described on pages 24 - 28;
- Utility facilities associated with the development (inclusive but not limited to pump and lift stations);
- In home child care for the number of children legally permitted with one caregiver;
- Home occupations, as allowed under the CC&Rs for the development.

Medium Density Residential (MDR)

Typical lot sizes within the MDR district range from 1,950 to 2,500 square feet with an allowed density range of 8 to 12 dwelling units per acre. The Land Use Plan contains three (3) defined Medium Density Residential (MDR) village areas.

Similar City of Reno Zoning Designation to be used if MDR designation or Handbook, in general is silent on a development standard issue – MF-14

The permitted uses allowed in the MDR District include:

- Single family detached residential;
- Single family attached residential;
- Cluster and Courtyard lots (see diagrams on page 73);



- multi-family residential;
- Parks (pocket and neighborhood parks) and associated facilities as described on pages 24 - 28;
- Model home complex;
- Utility facilities associated with the development (inclusive but not limited to pump and lift stations);
- In home child care for the number of children legally permitted with one caregiver;
- Home occupations, as allowed under the CC&Rs for the development.

- Model home complex;
- Utility facilities associated with the development (inclusive but not limited to of pump and lift stations);
- In home child care for the number of children legally permitted with one caregiver;
- Home occupations, as allowed under the CC&Rs for the development.

Single Family Attached (SFA)

There is no pre-defined lot size or range for the SFA district as it is intended to be a multi-family type district. The types of housing options allowed will offer a compact product within a density range of 12 to 25 dwelling units per acre. The Land Use Plan contains three (3) districts designated as Single Family Attached (SFA) Residential.

Open Space – The Open Space (OS) designation is provided on the eastern side of the project area. The Permitted uses in this zoning include the active and passive recreation that is noted in the park plans to follow. Additionally, utility facilities necessary to serve the project may be located within this designation.

Similar City of Reno Zoning Designation to be used if SFA designation or Handbook, in general is silent on a development standard issue – MF-21

Similar City of Reno Zoning Designation to be used if OS designation or Handbook, in general is silent on a development standard issue – OS

The permitted uses allowed in the SFA District include:

The permitted uses allowed in the OS District include:

- Single family detached residential;
- Single family attached residential;
- Townhouses;
- Condominiums;
- Cluster and Courtyard Lots (see diagrams on page 73);
- Zero or Z-Lot residential;
- Multi-family residential;
- Parks (pocket, neighborhood, village, and linear parks) and associated facilities as described on pages 24 - 28;

- Passive recreation
- Active recreation
- Utility facilities
- Uses typically associated with the above uses

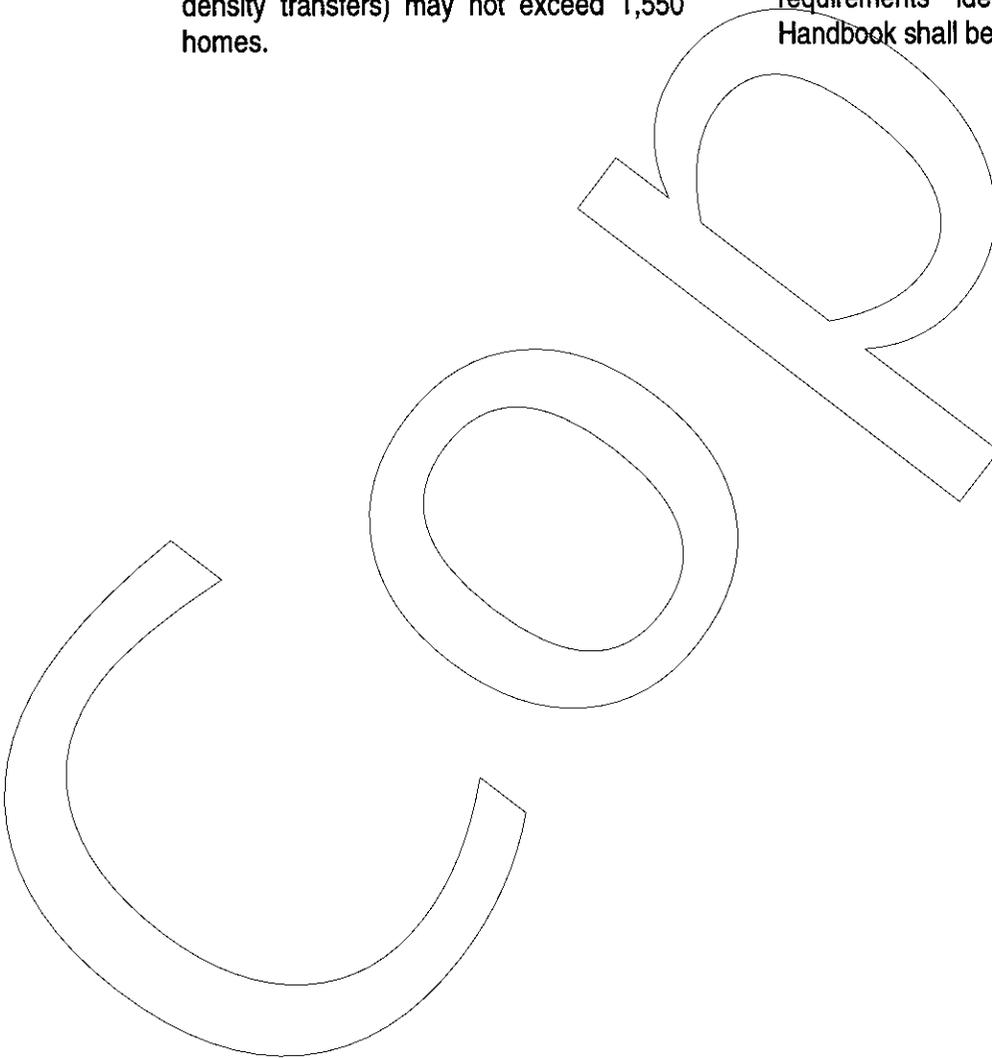


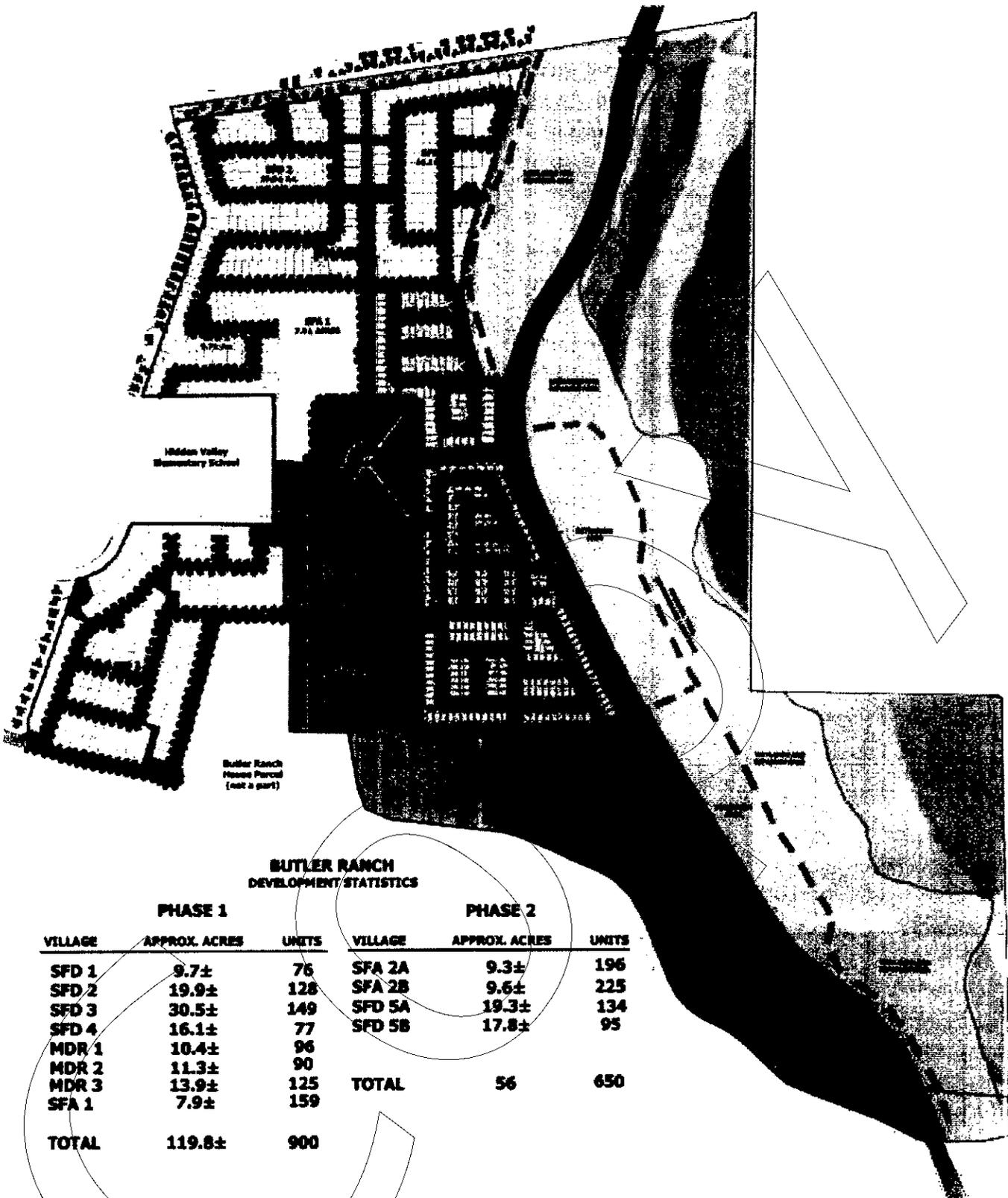
Density Transfers – Density Transfers will be allowed through the tentative map process within the Butler Ranch development as long as all of the following criteria are met:

- Transfers of density may only occur from areas with lower densities to higher densities.
- Any density transfer from one village to another may not exceed a 10% increase in the anticipated number of units within that village.
- The total number of units to be allowed in the Butler Ranch project (with or without density transfers) may not exceed 1,550 homes.

Project Phasing – The Butler Ranch project will be developed in two phases. The first phase consists of the northwestern portion of the site and will contain up to 900 homes. The second phase consists of the southwestern portion of the site and will contain up to the remaining 650 homes for a total of 1,550 homes, maximum.

Phasing of the project is tied to transportation improvements serving this and other properties in the region. Prior to approval of any certificate of occupancy for Phase 2 units, all roadway and intersection improvements defined as Access Alternative 2 of the Master Traffic Study and other requirements identified in Section 5 of this Handbook shall be complete and functional.





**BUTLER RANCH
 DEVELOPMENT STATISTICS**

PHASE 1			PHASE 2		
VILLAGE	APPROX. ACRES	UNITS	VILLAGE	APPROX. ACRES	UNITS
SFD 1	9.7±	76	SFA 2A	9.3±	196
SFD 2	19.9±	128	SFA 2B	9.6±	225
SFD 3	30.5±	149	SFD 5A	19.3±	134
SFD 4	16.1±	77	SFD 5B	17.8±	95
MDR 1	10.4±	96			
MDR 2	11.3±	90			
MDR 3	13.9±	125	TOTAL	56	650
SFA 1	7.9±	159			
TOTAL	119.8±	900			

EXHIBIT 4.1-2 LAND USE AND PHASING PLAN



BUTLER RANCH Phasing and Unit Breakdown				
	Density Range	Approx. Acres	Number of Units	Minimum Lot Sizes (Acres)

PHASE 1

SFD1	5-8	9.7	76	4000
SFD2	5-8	19.9	128	4500
SFD3	5-8	30.5	149	5000
SFD4	5-8	16.1	77	4000
MDR1	8-12	10.4	96	1950
MDR2	8-12	11.3	90	2500
MDR3	8-12	13.9	125	3200
SFA1	12-25	7.9	159	N/A
TOTALS		119.7	900	

PHASE 2

SFD5A	5-8	19.3	134	4000
SFD5B	5-8	17.8	95	5000
SFA2A	12-25	9.3	196	3200
SFA2B	12-25	9.6	225	N/A
TOTALS		56	650	

OPEN SPACE (DRAINAGE & SLOPE)		149.9±		
NEIGHBORHOOD PARKS		13.1±		
POCKET PARKS *		1.8±		
PRIMARY LINEAR PARKS (REGIONAL TRAIL SYSTEMS)		3.3±		
SECONDARY LINEAR PARKS		4.0±		
PARKWAY & ARTERIAL ROADS		40.23		
TOTAL (GROSS)		386.2±	1550	

* AREA INCLUDED IN VILLAGE ACREAGE

Exhibit 4.1-3 Phasing and Unit Breakdown Table



4.2 LAND USE

4.2.1 OPEN SPACE/ RECREATION

Comprehensive open space planning is critical to the success of the development of the community and perhaps the single most defining element of the Butler Ranch PUD. The proposed system of open space and recreational uses are linked together through an extensive linear park and pathway network, providing residents with access to the community amenities.

A hierarchical system of open space elements is intended to provide a variety of recreational opportunities. Village green, neighborhood and pocket park levels of open space, each programmed to be complimentary to the overall system, will be within easy walking distance of each of the homes.

Large multi-use village green parks will provide the active use open space required for the residents. Medium-sized neighborhood parks will provide passive recreation, and smaller pocket parks allow for social gathering and open play for the nearby residents. Park areas may play a dual role of storm water drainage and retention.

Each of the neighborhoods will be connected by systems of linear open space, curb separated sidewalks and/or pathways. While providing linkages, this open space also provides passive and active-use amenities at specific locations.

The minimum overall amount of open space proposed for the Butler Ranch PUD is approximately 40% of the total area. This area includes linear parks, formal parks, open space associated with the drainage channel and hillside open space to the east of the Butler Ranch development area.

Open Space/Recreation Phasing

The village green will be constructed with the first final map of the Butler Ranch project and completed prior to the issuance of the last certificate of occupancy for that village.

The construction of the Regional Trail, along Veterans Parkway and the Steamboat Creek Drainage Channel will be accomplished in concert with the construction of each segment of Veterans Parkway. This will allow for appropriate trail and pedestrian crossings to be accommodated into the Butler Ranch internal pedestrian system.

All other common areas, linear parks, neighborhood parks and pocket parks will be constructed by the developer with the first adjacent village or completion of the associated roadway segments. Completion of these amenities will be made prior to the issuance of the last certificate of occupancy for the first adjacent village. Limits of construction for each segment or portion of the open space and recreation system will be reviewed through the tentative map process for each village.



4.3 Community and Recreational Amenities

4.3.1 Parks and Recreation

A major feature of the Land Use Plan is the system of parks and open space that provide active uses of both open space and linear parks, which connect the various land uses. The Land Use Plan is based on using open space as the primary organizing element, around which other community support uses are arranged. Recreational opportunities vary from active recreation areas within the two neighborhood parks with the allowance for active and some active recreation uses to passive pocket parks and linear trails and pathways. The varied community recreation system is intended to target the full spectrum of age groups. Park sites and pedestrian connections of varying sizes and types have been distributed and situated throughout the site to provide convenient access to these facilities.

The Butler Ranch contains two (2) Neighborhood Park facilities: (1) the Village Green (a 6+/- acre park site), located at in proximity to Donner Springs Elementary School, at the primary project entry from Veterans Parkway and (2) a 7.1+/- acre Neighborhood Park site is located south of the Village Green to help serve residents at the southern end of the Butler Ranch.

The Village Green is intended to be the focal and activity center of the community. This park site will offer active and passive recreation uses and will present opportunities for community events or even concerts where the area residents from a broader area than the Butler Ranch will be encouraged to participate.

The South Park will provide many of the same opportunities as the Village Green, with the exception of the Community Events and Concert type activities. It is the intention that the South Park be constructed to be a traditional

neighborhood Park with active and passive recreation opportunities.

A Pocket Park location will be provided in each village. The intent of these park sites is to provide a passive recreation opportunity for residents within each village. These park sites are not intended to provide additional tot lots or playgrounds. Rather, they will have pedestrian paths and bench areas. Some will have barbeque areas so that village residents may have a larger area to conduct such events as birthday parties and family or friend gatherings.

A Linear Park System is also included in the plan, which will provide safe and inviting pedestrian environments (sometimes following the primary roadway network and sometimes through open space corridors or paseo walkways). One key element to the linear park system is the inclusion of over one mile of the Regional Trail System (the Primary Linear Park) through the site. This will exist along Veterans Parkway at the eastern side of the site. This trail, through the Butler Ranch PUD will present an inviting environment through its meandering through the flood mitigation area.

Secondary Linear Parks will be provided through open space corridors, providing interconnection to other areas of the surrounding community (such as Donner Springs and Mira Loma Road). The primary and secondary linear parks, if not directly connected will be linked through a linear park system adjacent to the residential and neighborhood parkway system.



The project developer shall work with the City of Reno Parks, Recreation and Community Services Department to develop an agreement in determination of park construction and on-going maintenance costs. The design of all parks to be dedicated to the City of Reno shall be reviewed and approved by the City of Reno Parks and Recreation Commission.

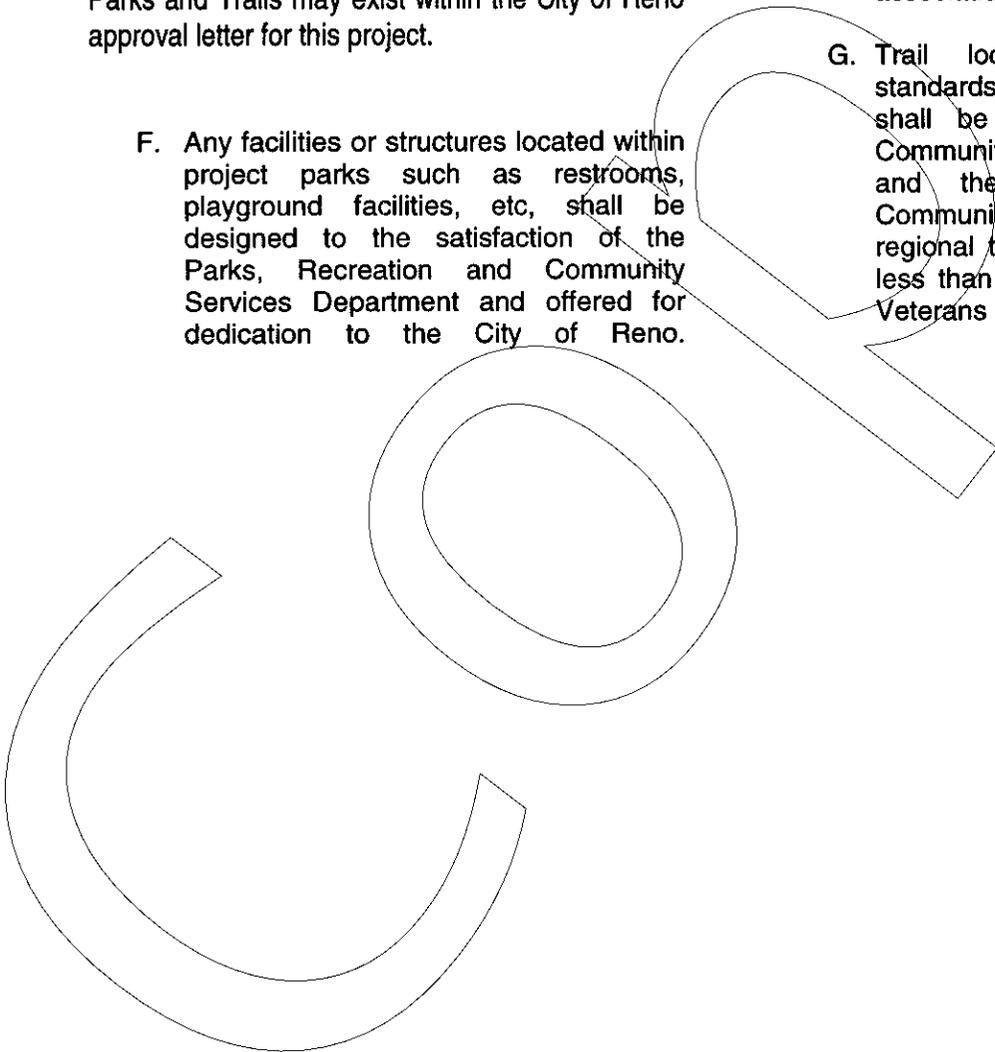
Conditions of Approval – Parks and Trails

The following development requirements were mandated through the approval of the project on January 30, 2006 to be included in the text of this Handbook. Additional conditions associated with Parks and Trails may exist within the City of Reno approval letter for this project.

Maintenance of park landscaping and surface level improvements shall be funded through a homeowners association, special assessment district or other acceptable entity to the satisfaction of the City of Reno Parks, Recreation and Community Services, Community Development and Public Works Departments. Residential Construction Tax credits/reimbursements for dedicated park development shall be subject to a maximum of 50 percent of the RCT generated by the Butler Ranch North development. If the City does not accept the parks, maintenance shall be entirely accomplished by the homeowners association or equivalent.

F. Any facilities or structures located within project parks such as restrooms, playground facilities, etc, shall be designed to the satisfaction of the Parks, Recreation and Community Services Department and offered for dedication to the City of Reno.

G. Trail locations, crossings, section standards and construction materials shall be to the satisfaction of the Community Development Department and the Parks, Recreation and Community Services Department. The regional trail shall be separated by no less than 10 feet from back of curb of Veterans Parkway.



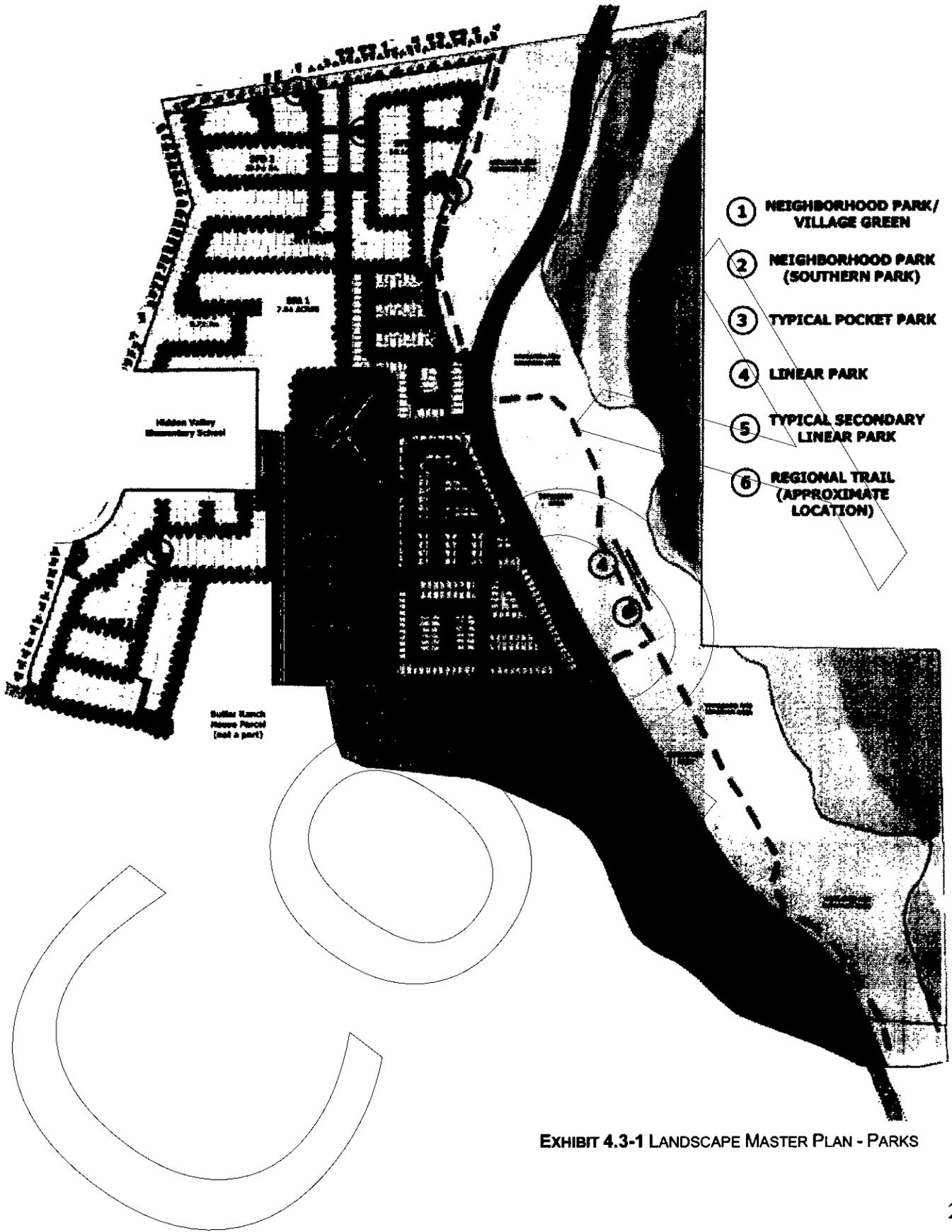


EXHIBIT 4.3-1 LANDSCAPE MASTER PLAN - PARKS



The neighborhood parks and village green will utilize a more formal design that also includes tree-lined pathways, shaded bench and picnic areas, and prominent places for public art. Public art may include monumental art or aesthetic/artistic adaptations to site furnishings, walls, entry elements, signage, paving or lighting.

The village green will include either an amphitheatre with a stage or a community building as the functional centerpiece of the park. The neighborhood parks and village green will also provide the potential for hosting farmer's markets, art festivals, neighborhood meetings, and outdoor events or concerts. Detention or retention facilities for storm water management from an area or village shall only be allowed in project parks as approved through the tentative map process and

provided that required amenities are not compromised.

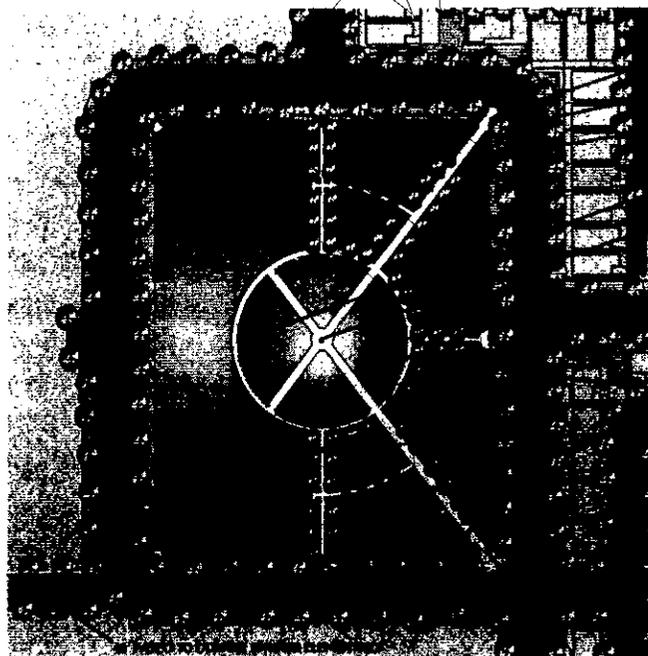
Neighborhood Park - Village Green Uses

Required Uses

- Active Multi-purpose Play Fields
- Passive Recreation Areas
- Ramada / Shade Structure(s)
- BBQ / Picnic Area(s)
- Restroom / Drinking Fountains
- Public Art
- Amphitheater or Community Building

Optional Uses

- Tot Lot(s)/Playground
- Sprinkle Park
- Detention/Retention Facilities



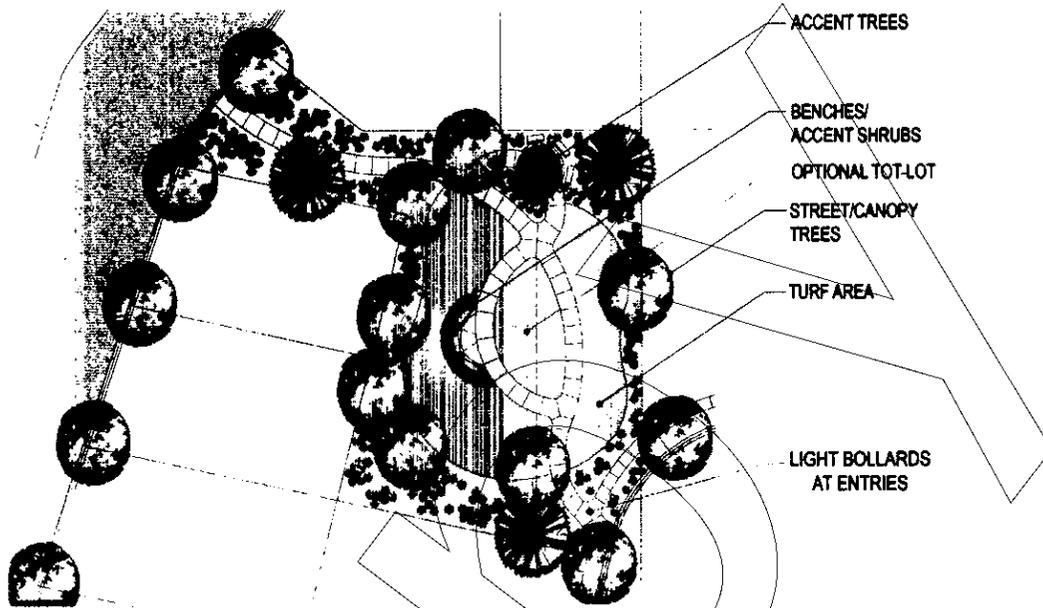
- ACCENT TREES (TYP)
- STREET TREES (TYP)
- ACCENT SHRUB AREAS
- AMPHITHEATER*
*UNLESS COMMUNITY BUILDING IS CONSTRUCTED
- CENTRAL STAGE (OPTIONAL)
- 8' CIRCULAR PATHWAY
- 6' PATHWAY
- PICNIC TABLES
- 12' PATHWAY
- LIGHT BOLLARD(S)
AT ENTRIES

EXHIBIT 4.3-2 VILLAGE GREEN



Each type of park will provide a variety of recreation activities for the residents. The pocket

parcs will include tree-lined pathways, contoured turf areas and shaded bench and picnic areas.



Pocket Parks Uses

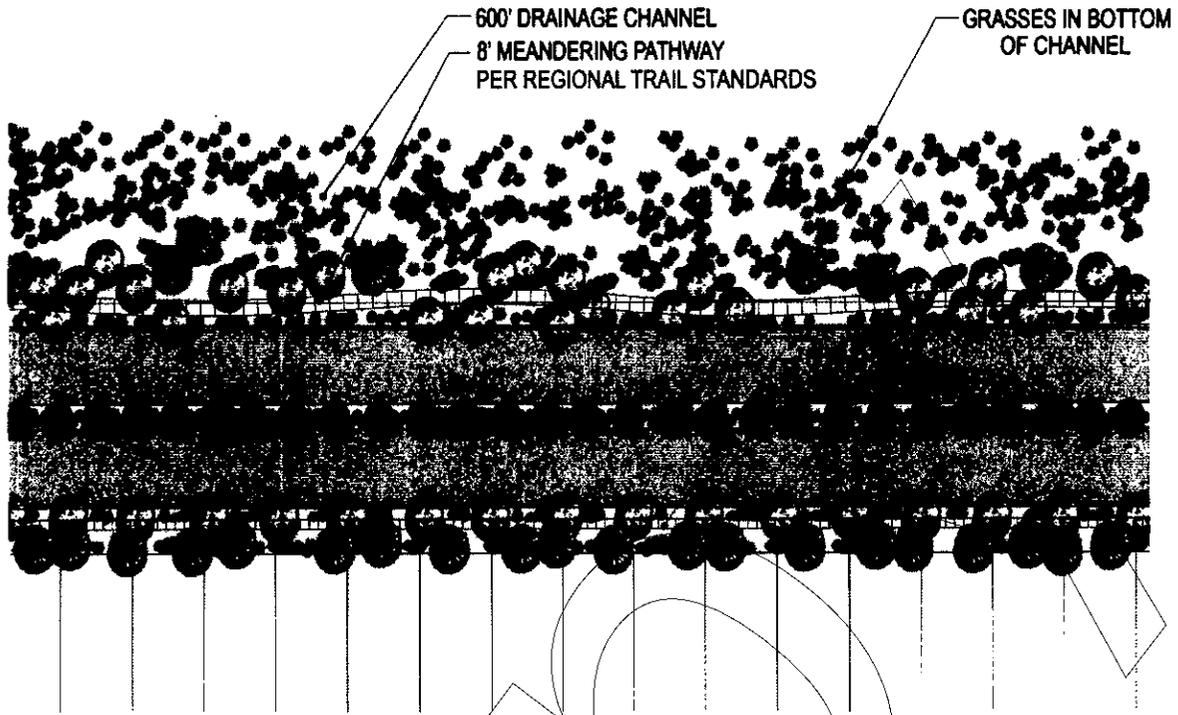
Required Uses

- Seating

Optional Uses

- BBQ / Picnic Area
- Restroom / Drinking Fountains
- Tot Lot
- Detention/Retention Facilities

EXHIBIT 4.3-3 POCKET PARKS



Primary Linear Park Uses

Required Uses

- Multi-Use Trails
- Benches

Optional Uses

- Fitness Course and Equipment
- Picnic Areas without BBQ's
- Sports Fields

EXHIBIT 4.3-4 PRIMARY LINEAR PARK

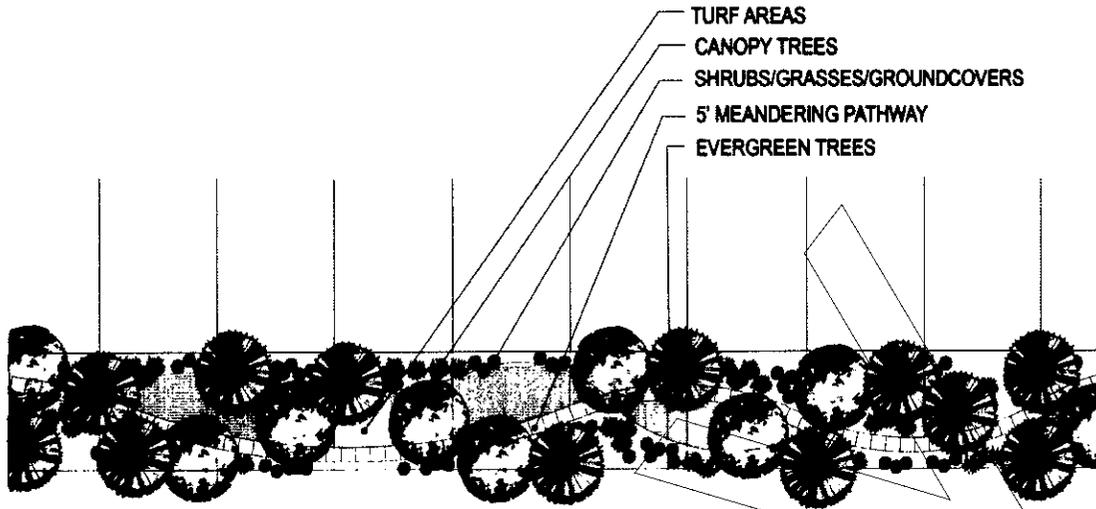
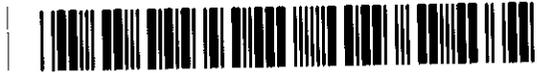


EXHIBIT 4.3-5 SECONDARY LINEAR PARK - PLAN

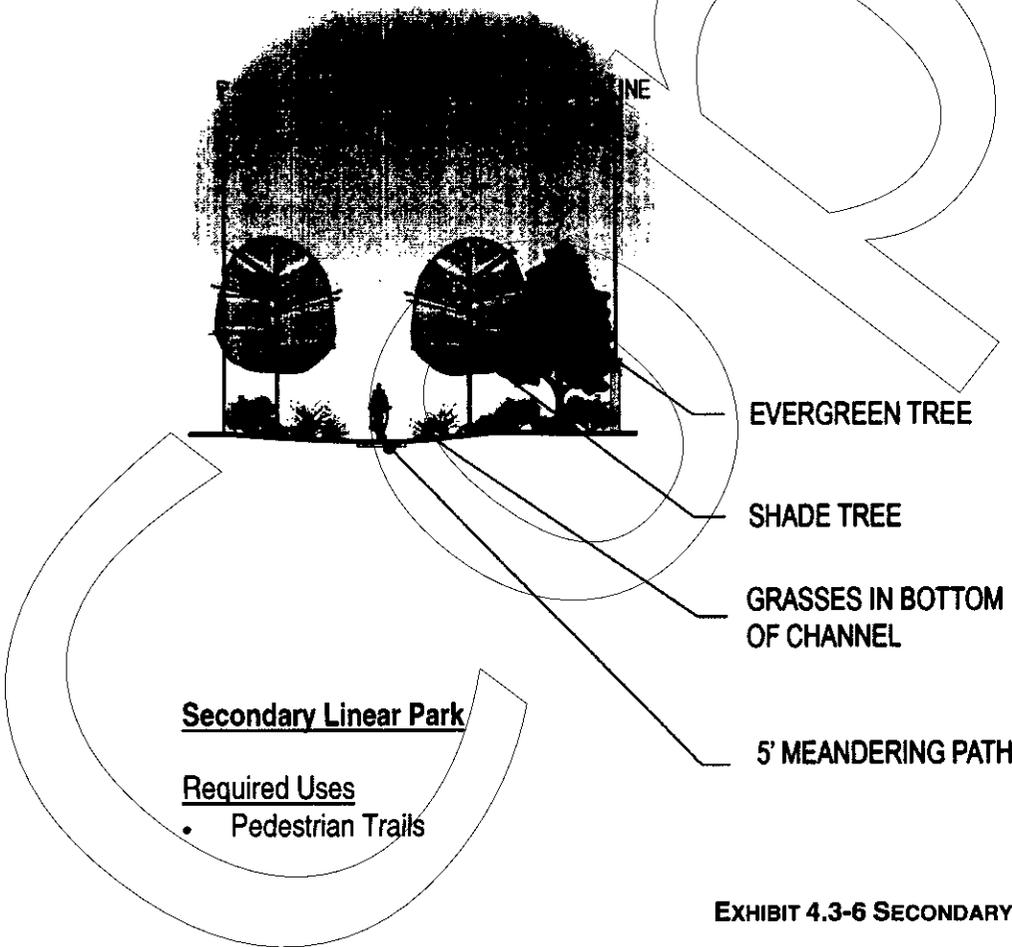


EXHIBIT 4.3-6 SECONDARY LINEAR PARK - SECTION



4.4 ARCHITECTURAL DESIGN THEME

Architecture will include a wide range of styles. The desired result of such diversity in styles is a community that takes on the eclectic flavor of a European village.

A sense of harmony will be created through the use of the various Master Plan elements. Such elements would include signage and monumentation and public places. These elements will all follow the same design style, unifying the community through use of color and materials.

4.4.1 ENERGY EFFICIENCY

Energy efficiency is a responsible approach in all new construction techniques. At least 15 percent of the homes within the Butler Ranch community will be required to incorporate energy saving construction. At least six (6) of the following options shall be required:

- Low-E windows
- Solar Screens
- 2x6 Exterior walls - increases insulation
- Upgrade insulation
- Auto-changeover Thermostats
- Duct Blaster / Blower Door testing
- Increase SEER of Air Conditioning
- Energy Star HVAC equipment
- Zone Thermal Equalizer / Split Zone Thermostats (2-story homes)
- Electric Load Center
- Fluorescent Lighting
- Motion Sensors on Lighting
- Dimmers for Lighting
- Energy Star Appliances
- In-Line Water Heater
- Solar Panels
- Dow Blueboard ILO White foam

- Insulate Exposed Sides of Slab
- Slab on Grade ILO Raised Foundation
- PEX Water Distribution System
- Polar Tec / Solar Board / Kool Ply Reflective Roof Sheathing
- Vented Eave Risers
- Elevated Batten Systems for Roofing
- EFL (Engineered for Life) Program
- Full wrap exterior sheer
- Zone HVAC system on 2 story homes

Conditions of Approval – Energy Efficiency

The following development requirements were mandated through the approval of the project on January 30, 2006 to be included in the text of this Handbook. Additional conditions associated with Energy Efficiency may exist within the City of Reno approval letter for this project.

Condition #30 K has already been incorporated into the text of the Handbook in Section 4.4.1.

- L. The developer of the Butler Ranch PUD shall be responsible for generation of alternate energy equivalent to 15 percent of the Kilowatt hours per year needed for the entire development based on 12,000 kilowatt hours per unit or shall participate in another alternate energy generation program or energy conservation program to the satisfaction of Community Development. That generation may occur anywhere within the Truckee Meadows. If the City of Reno adopts industry standards relating to alternate energy generation or efficiency subsequent to the City Council approval of the Butler Ranch PUD Handbook, this condition shall be replaced by the new ordinance.

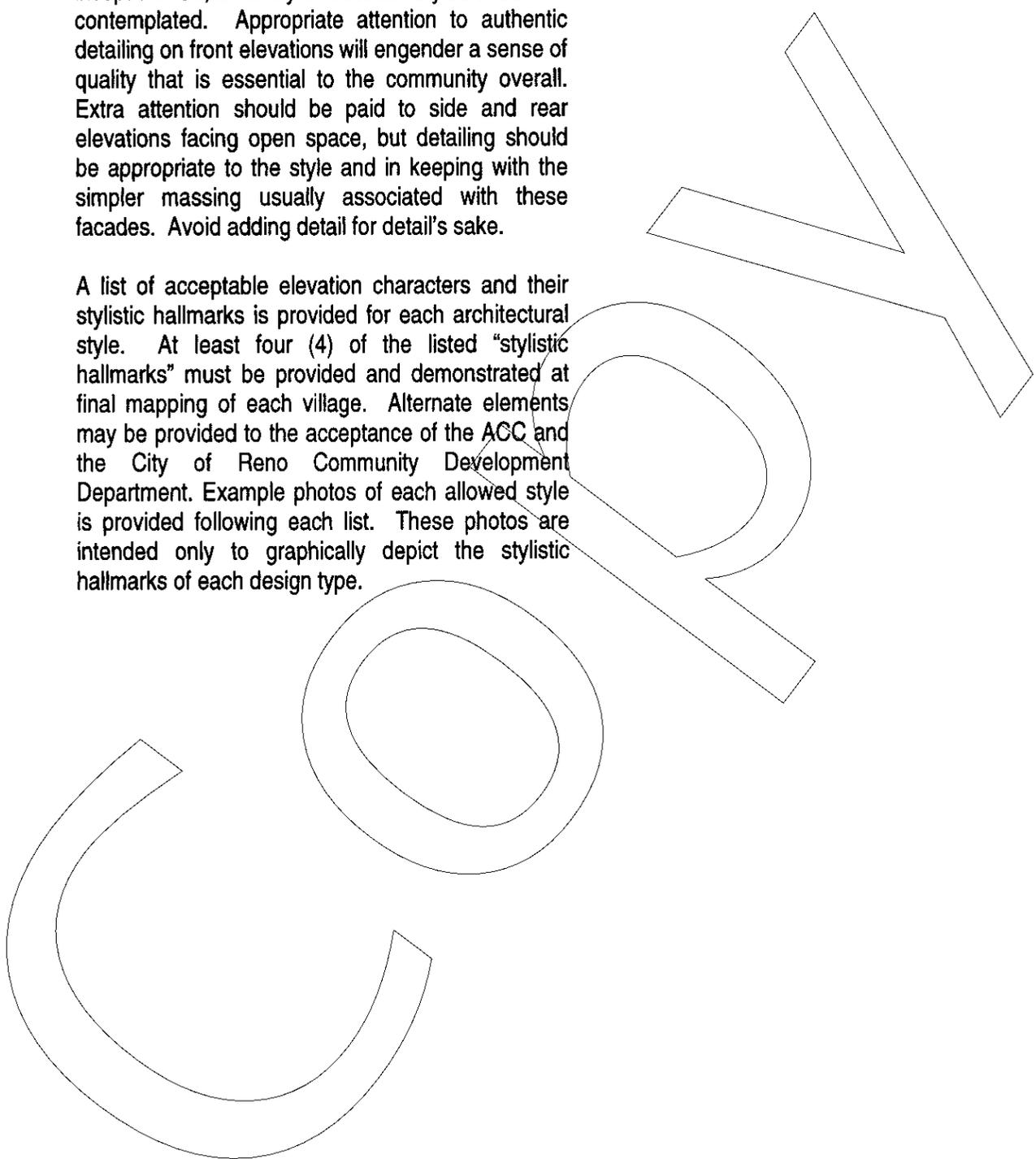


4.4.2 ARCHITECTURAL DESIGN GUIDELINES

Character and Massing

The character of the housing should be diverse from inception. So, a variety of elevation styles should be contemplated. Appropriate attention to authentic detailing on front elevations will engender a sense of quality that is essential to the community overall. Extra attention should be paid to side and rear elevations facing open space, but detailing should be appropriate to the style and in keeping with the simpler massing usually associated with these facades. Avoid adding detail for detail's sake.

A list of acceptable elevation characters and their stylistic hallmarks is provided for each architectural style. At least four (4) of the listed "stylistic hallmarks" must be provided and demonstrated at final mapping of each village. Alternate elements may be provided to the acceptance of the ACC and the City of Reno Community Development Department. Example photos of each allowed style is provided following each list. These photos are intended only to graphically depict the stylistic hallmarks of each design type.

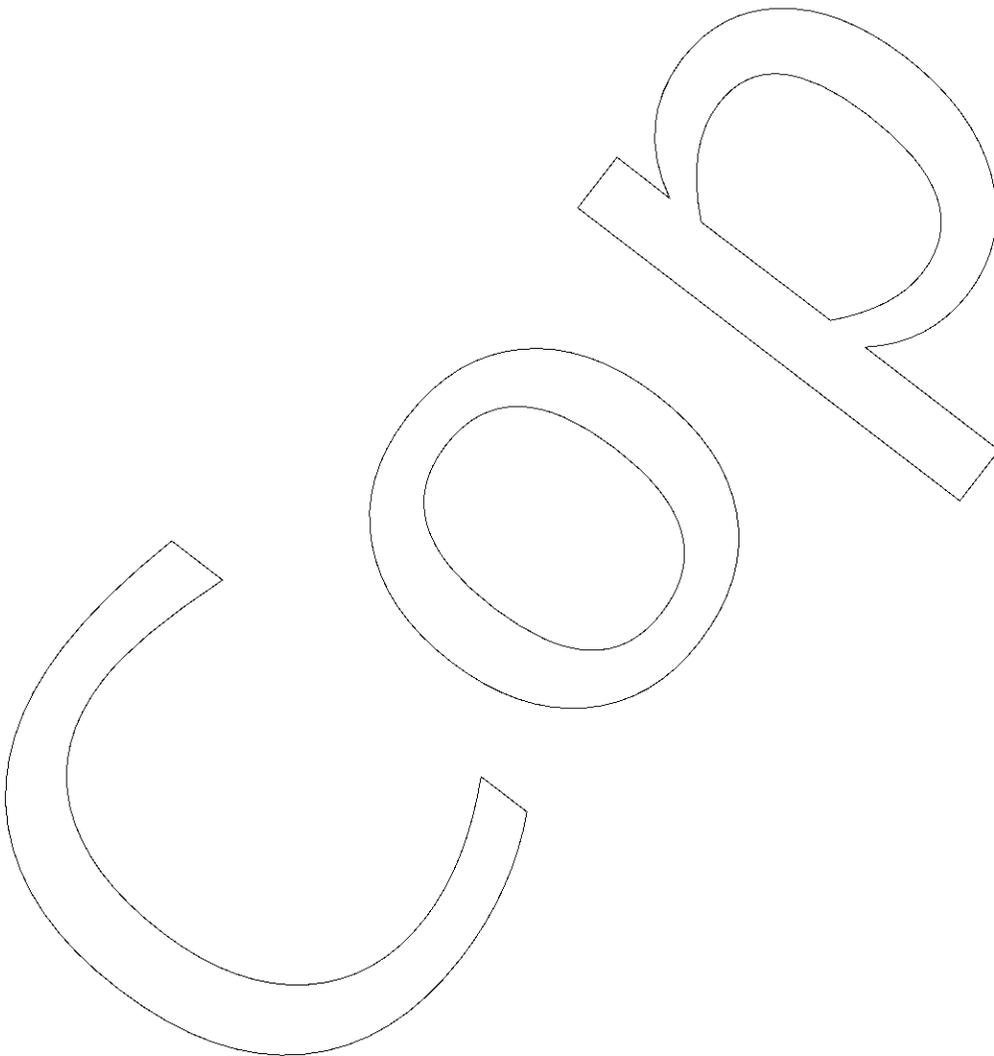


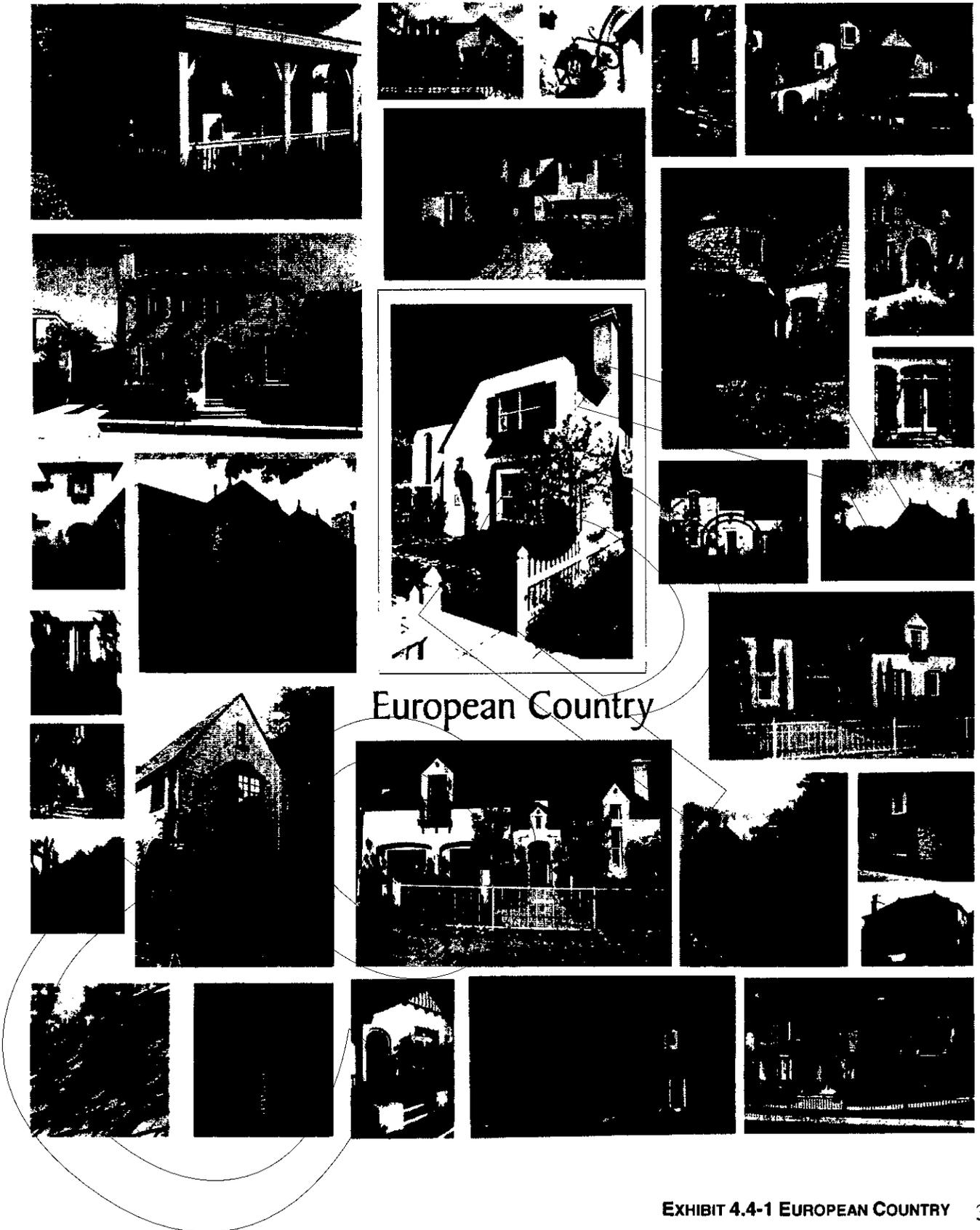


European Country

(See photo collage of this style on following page)

- Light to medium body colors and darker trims and accents
- Stone veneer in full wall or wainscot applications
- Steeper roof pitches
- Combination of hip roof main spans and gable roof forms
- Lower floor porches and small upper floor balconies
- Stucco siding
- Board and batten siding in the gables
- Tall, narrow gable vents and windows and windows with shutters
- Timber like components (such as exposed tails, corbels, out lookers, and posts/columns)
- Plank shutters with diagonal gussets and hardware
- Flower boxes without lookers
- Low courtyard walls
- Garage doors with wood appearance, diagonal gussets and hardware
- Coach lamps centered over doors and openings
- Flattened arches
- Half round gutters and round downspouts
- Slate or shake concrete tile roofing in brown and grey tones
- Metal roofing accents at window pop outs (bay windows, window seats, etc.)





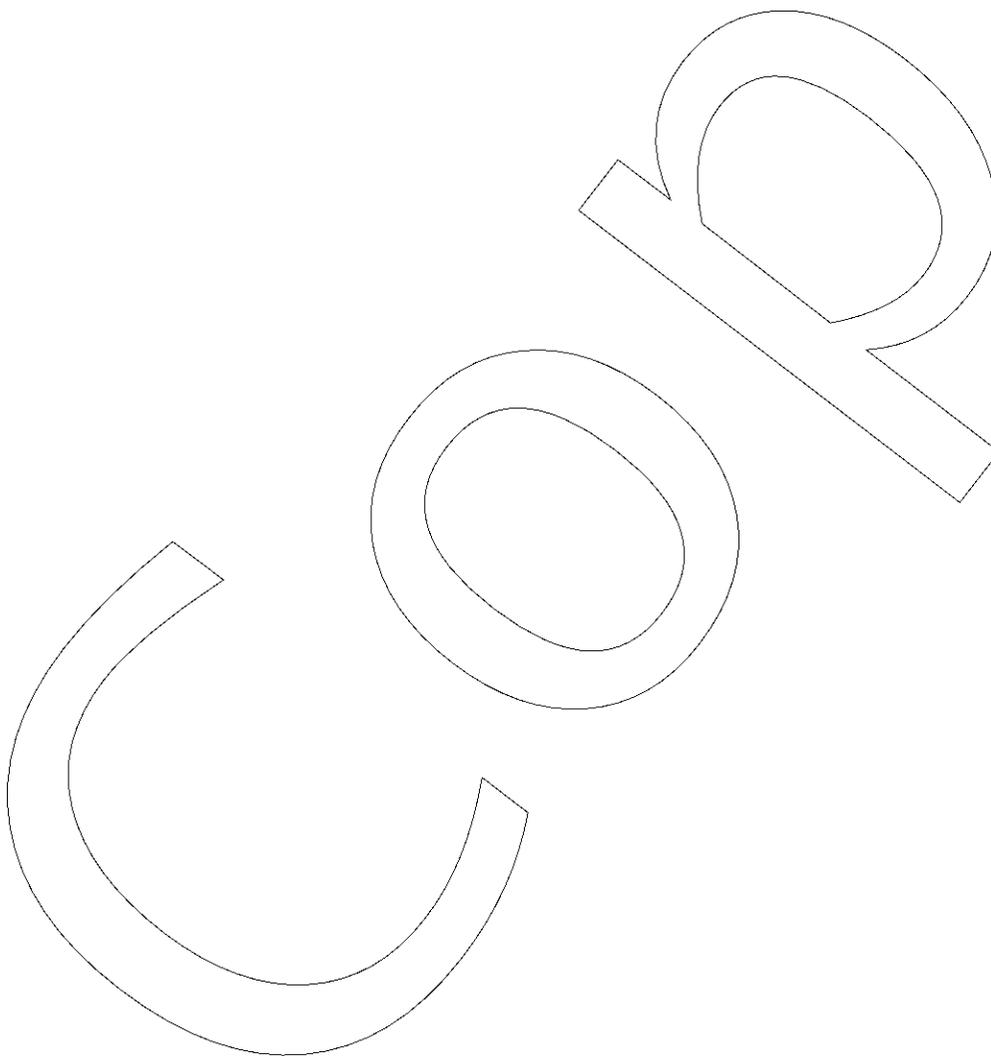
European Country



Monterey

(See photo collage of this style on following page)

- Medium/light body colors and lighter or darker trims with green, blue, maroon or other stylistically appropriate accents
- Lower roof pitches
- Predominantly simple front to back shed roof forms with occasional opposing gables
- Broad, cantilevered upper floor balconies with wood picket railings
- Stucco siding or horizontal hardboard siding, sometimes only at the upper floor (wood siding is also occasionally placed in gable forms in "Monterey Carpenter" derivatives)
- Timber like components (such as exposed tails, corbels, out lookers, and posts/columns)
- Various shutter styles (including plank and gusset, panel, louvered, etc.)
- Flower boxes with out lookers and/or corbels
- Low stucco finish courtyard walls
- Garage doors with wood appearance, rectilinear gussets/planking and hardware
- Coach lamps centered over doors and openings
- Occasional arching, but primarily rectilinear forms
- Shake concrete tile roofing in grey and beige tones





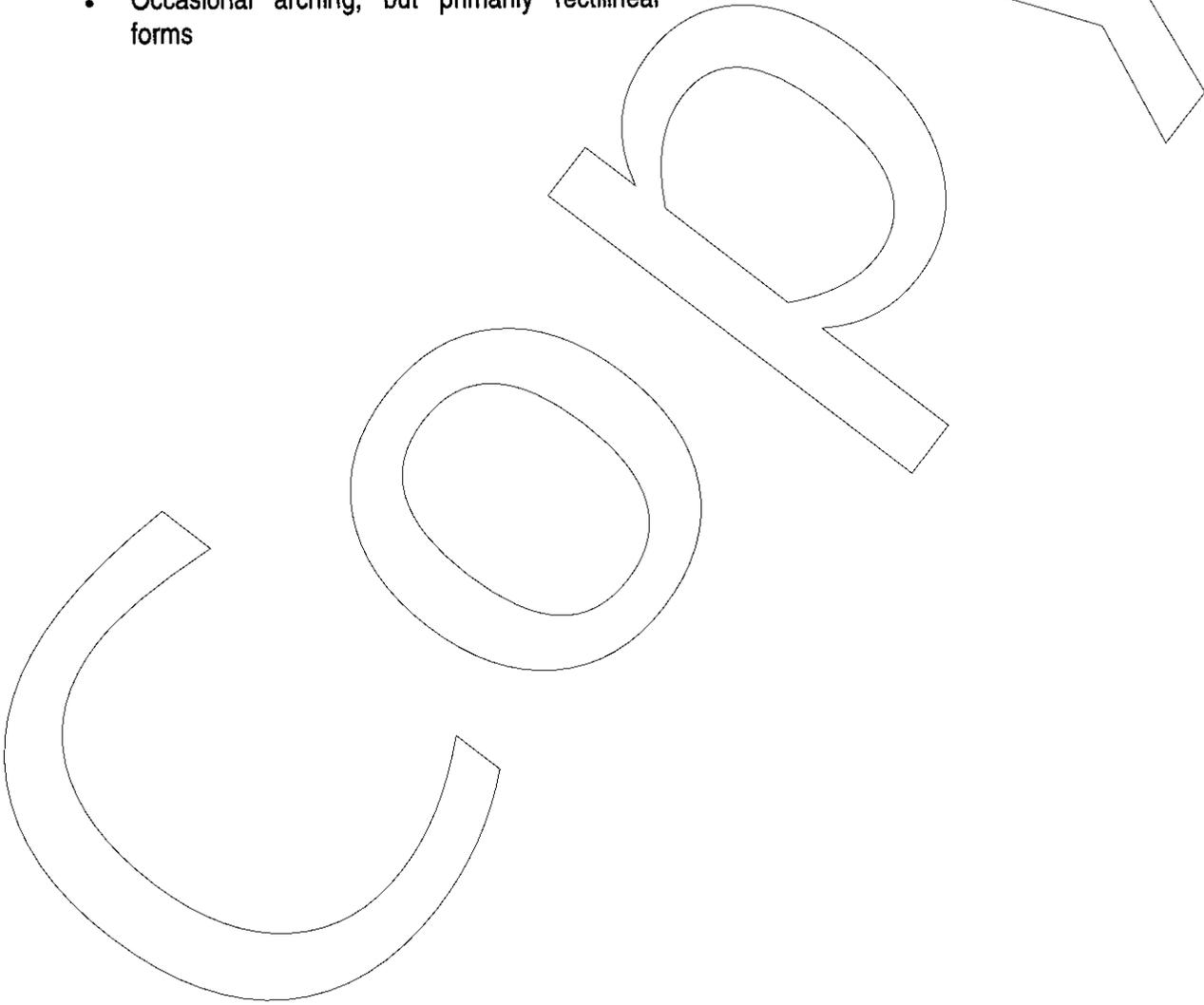


Tuscan/Umbrian

(See photo collage of this style on following page)

- Medium to dark body colors and darker trims with green, blue, maroon, or other stylistically appropriate accents
- Lower roof pitches
- Predominantly simple front to back shed roof forms with occasional opposing gables
- Courtyard areas
- Flush and soffited eave details
- Clay pipe venting
- Some upper floor balconies with metal picket railings, usually black
- Stucco siding
- Occasional arching, but primarily rectilinear forms

- Timber like components (such as exposed tails, corbels, out lookers, and posts/columns)
- Occasionally, various shutter styles are used (including plank and gusset, panel, louvered, etc.)
- Metal flower baskets and cantilevered balcony assemblies with decorative scrolling
- Low stucco or stone veneer finish courtyard walls
- Garage doors with wood appearance, diagonal/rectilinear gussets and hardware
- Coach lamps centered over doors and openings
- Half round gutters and round downspouts
- Barrel or Slate concrete tile roofing, usually in terra cotta tones



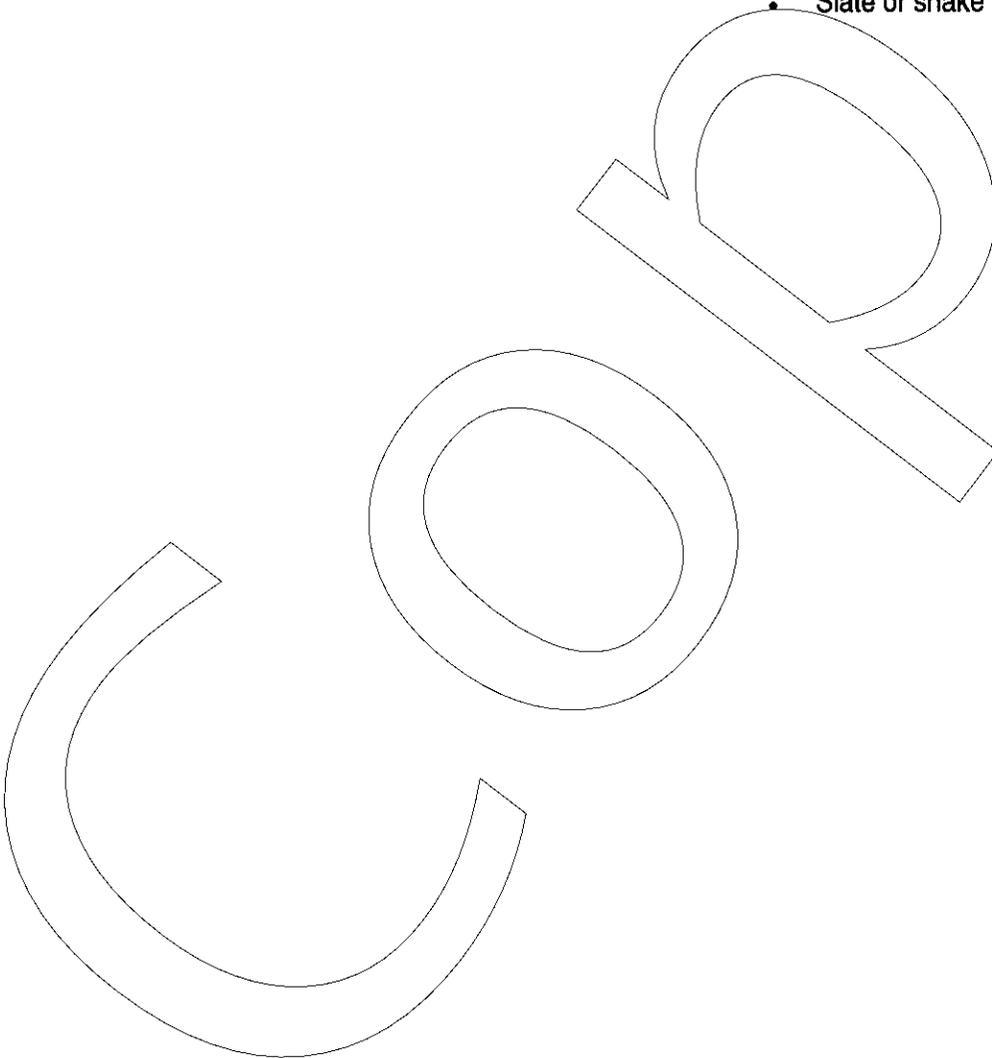


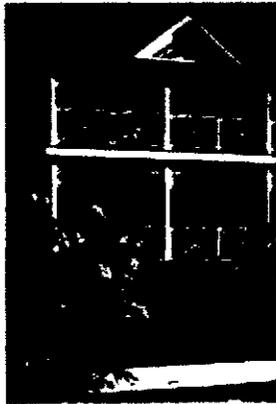
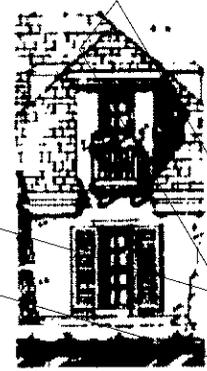
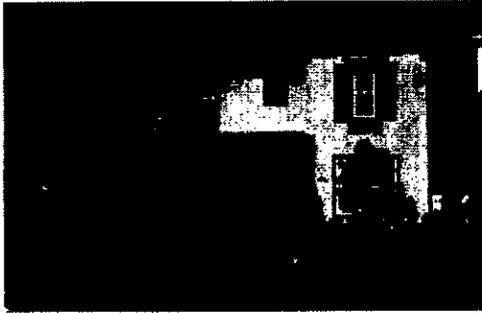


Cottage

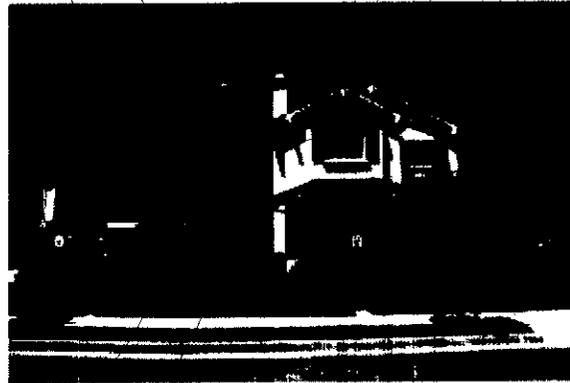
(See photo collage of this style on following page)

- Light to medium body colors (sometimes in primaries) and white trims with green, blue, maroon, even black accents
- Low and high pitch roof combinations
- Both gable and hip roof forms
- Stucco, horizontal hardboard, board and batten siding, or shingle siding
- Stone/brick veneer in full wall or wainscot applications
- Tall, narrow windows with shutters in gable areas
- Timber like components (such as exposed tails, corbels, out lookers, and posts/columns) or box, round and tapered columns
- Small porches and courtyards
- Various shutter styles are used (including plank and gusset, panel, louvered, etc.)
- Flower boxes with out lookers and/or corbels
- Garage doors with wood appearance, diagonal gussets and hardware as well as decorative windows
- Coach lamps centered over doors and openings or off to one side
- Combinations of rectilinear and arching forms
- Half round gutters and round downspouts or no gutters
- Slate or shake concrete tile roofing





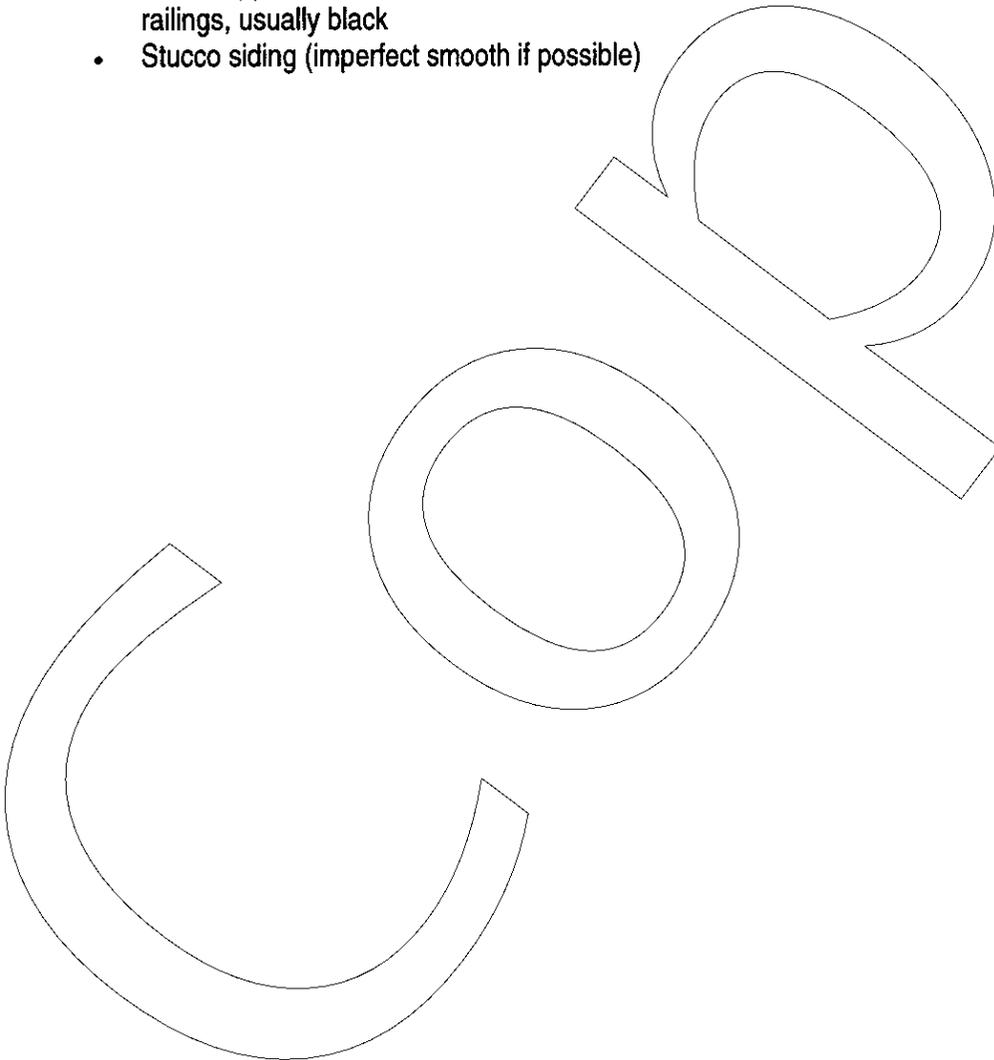
Cottage

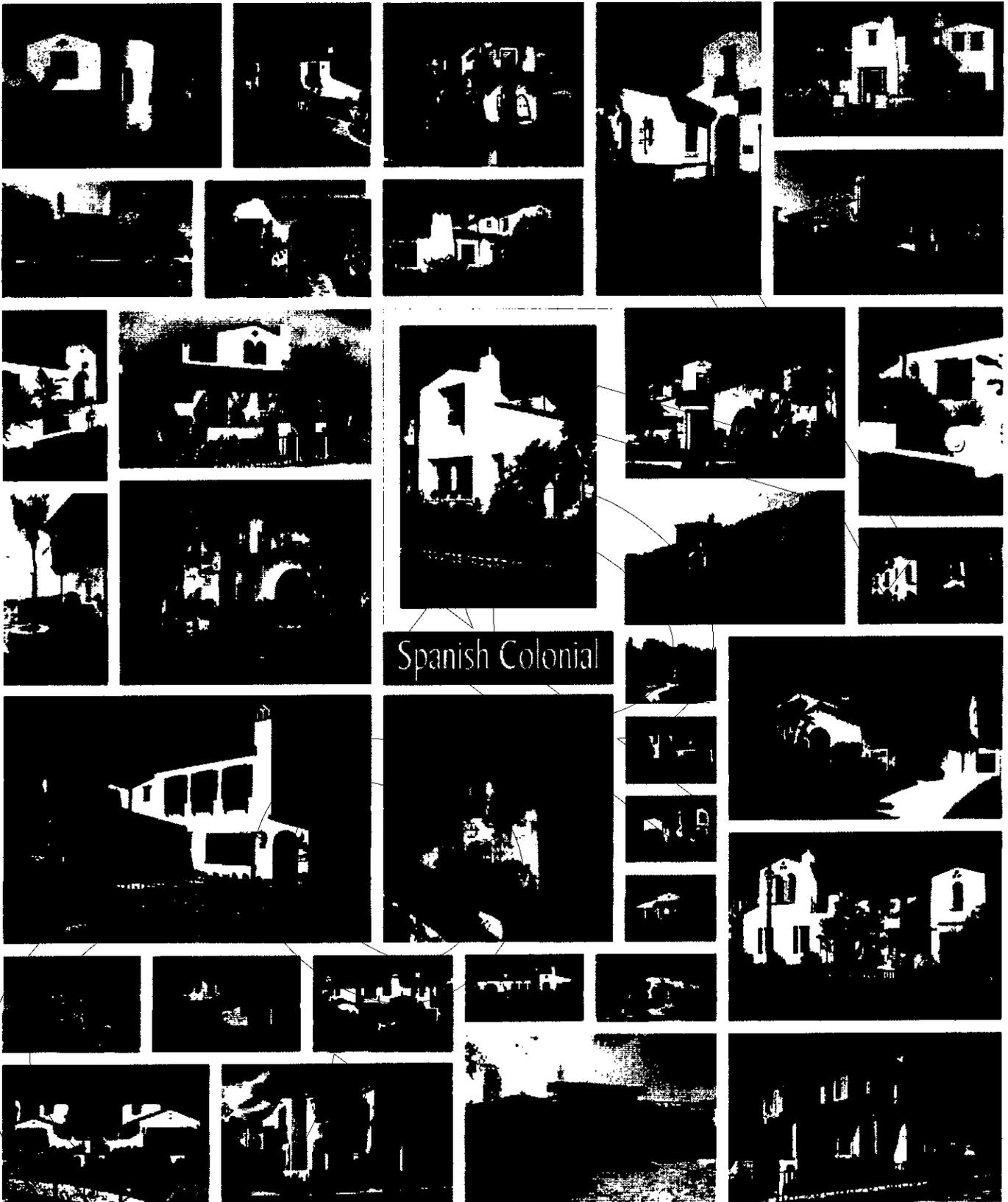




Spanish Colonial

- Light body colors and darker trims with green, blue, maroon or other stylistically appropriate accents
- Lower roof pitches
- Predominantly opposing gable roof forms with some precedent for hip roof elements
- Strong precedent for courtyard areas and verandas
- Flush and soffited eave details
- Clay pipe venting
- Patterns of square and diamond recesses implying wall openings for ventilation
- Some upper floor balconies with metal picket railings, usually black
- Stucco siding (imperfect smooth if possible)
- Full arch openings and window forms
- Timber like components (such as exposed tails, corbels, out lookers, and posts/columns)
- Precast decorative banding and sills
- Decorative, colorful tile accents, sometimes in mosaic patterns
- Various shutter styles (including plank and gusset, panel, louvered, etc.)
- Metal flower baskets and cantilevered balcony assemblies with decorative scrolling
- Low stucco finish courtyard walls
- Garage doors with wood appearance, rectilinear gussets/planking and hardware
- Coach lamps centered over doors and openings
- Barrel concrete tile roofing in terra cotta tones



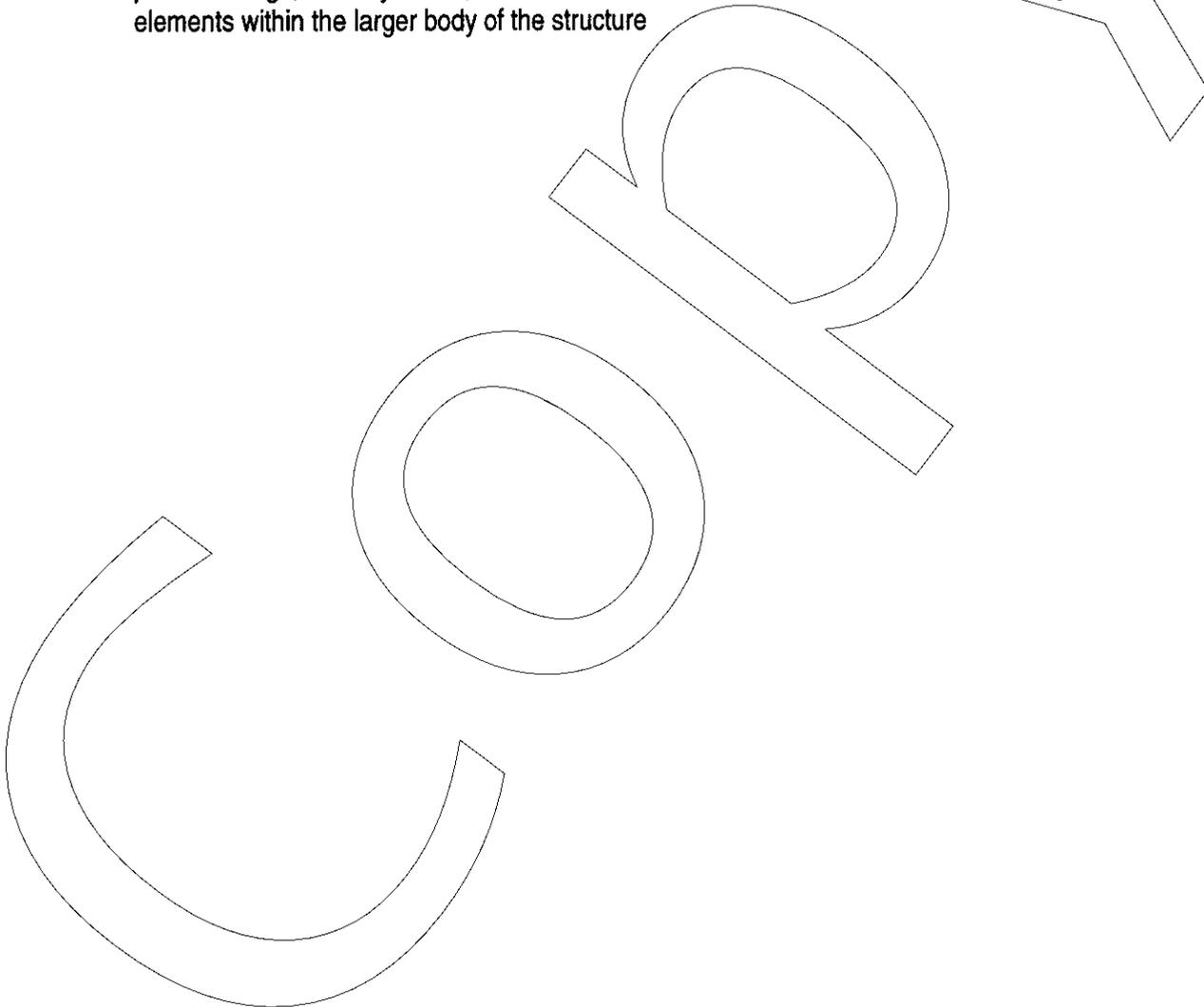


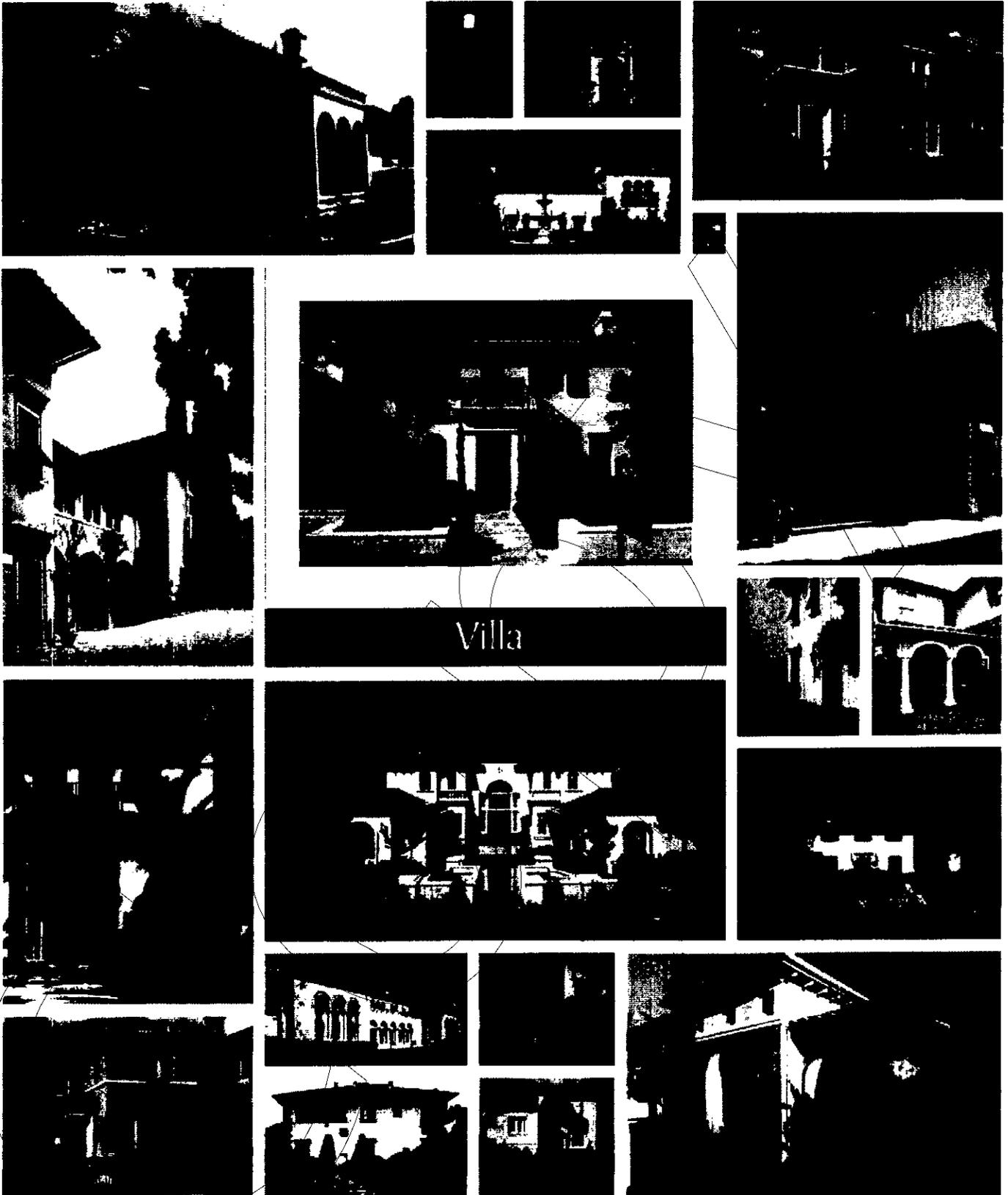


Villa

- Medium body colors and darker trims with green, blue, maroon, black or other stylistically appropriate accents
- Lower roof pitches
- All hip roof forms
- Large formal courtyard areas and verandas
- Large stucco columns and formal precast round columns, usually linked with full arch forms overhead
- Patterns of square and diamond recesses implying wall openings for ventilation
- Some upper floor balconies with scrolled metal picket railings, usually black, or as recessed elements within the larger body of the structure

- Stucco siding
- Combinations of full arch and rectilinear openings and window forms
- Timber like components (such as exposed tails, corbels, out lookers)
- Precast decorative banding, sills, surrounds, and appliqués
- Formal shutter styles are used, usually louvered
- Metal flower baskets and cantilevered balcony assemblies with decorative scrolling
- Low and high stucco finish courtyard walls
- Garage doors with wood appearance, rectilinear gussets/planking and hardware
- Coach lamps centered over doors and openings
- Barrel concrete tile roofing in terra cotta tones





Villa

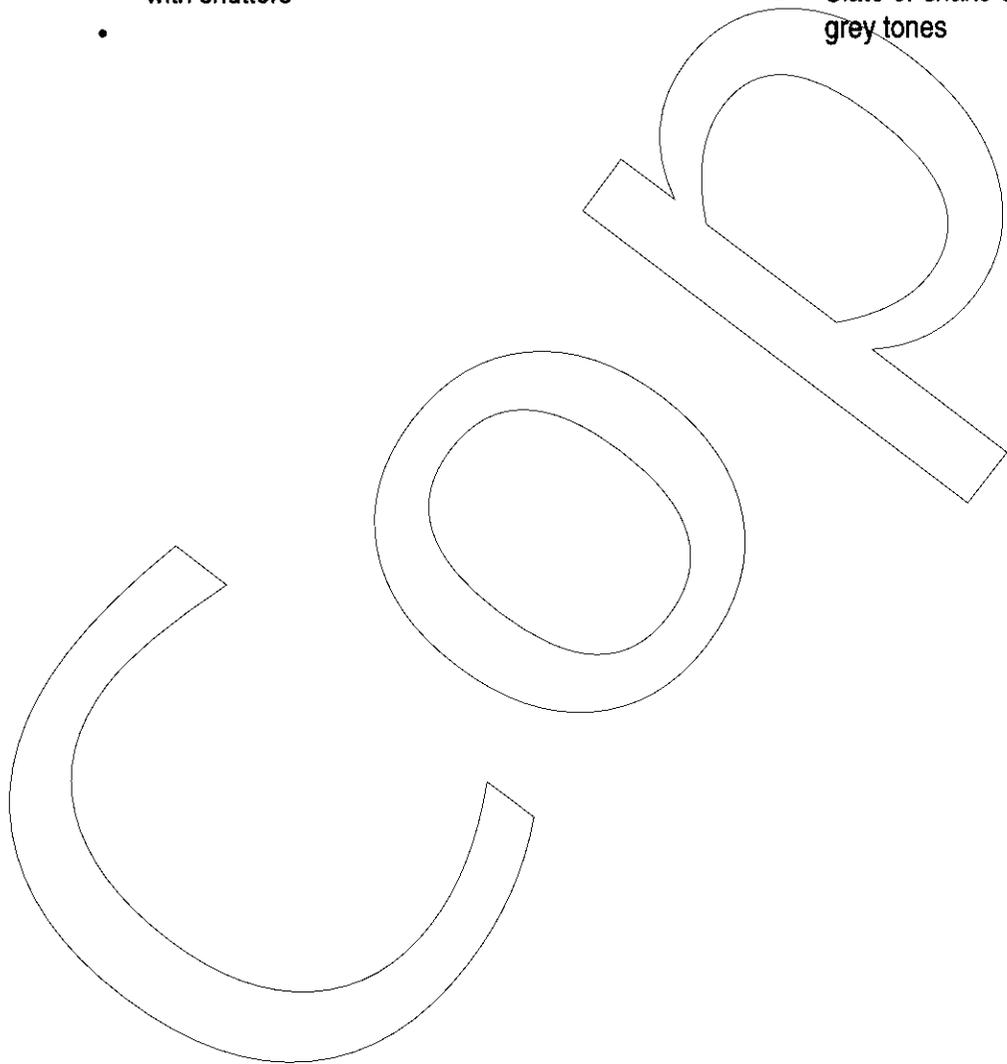


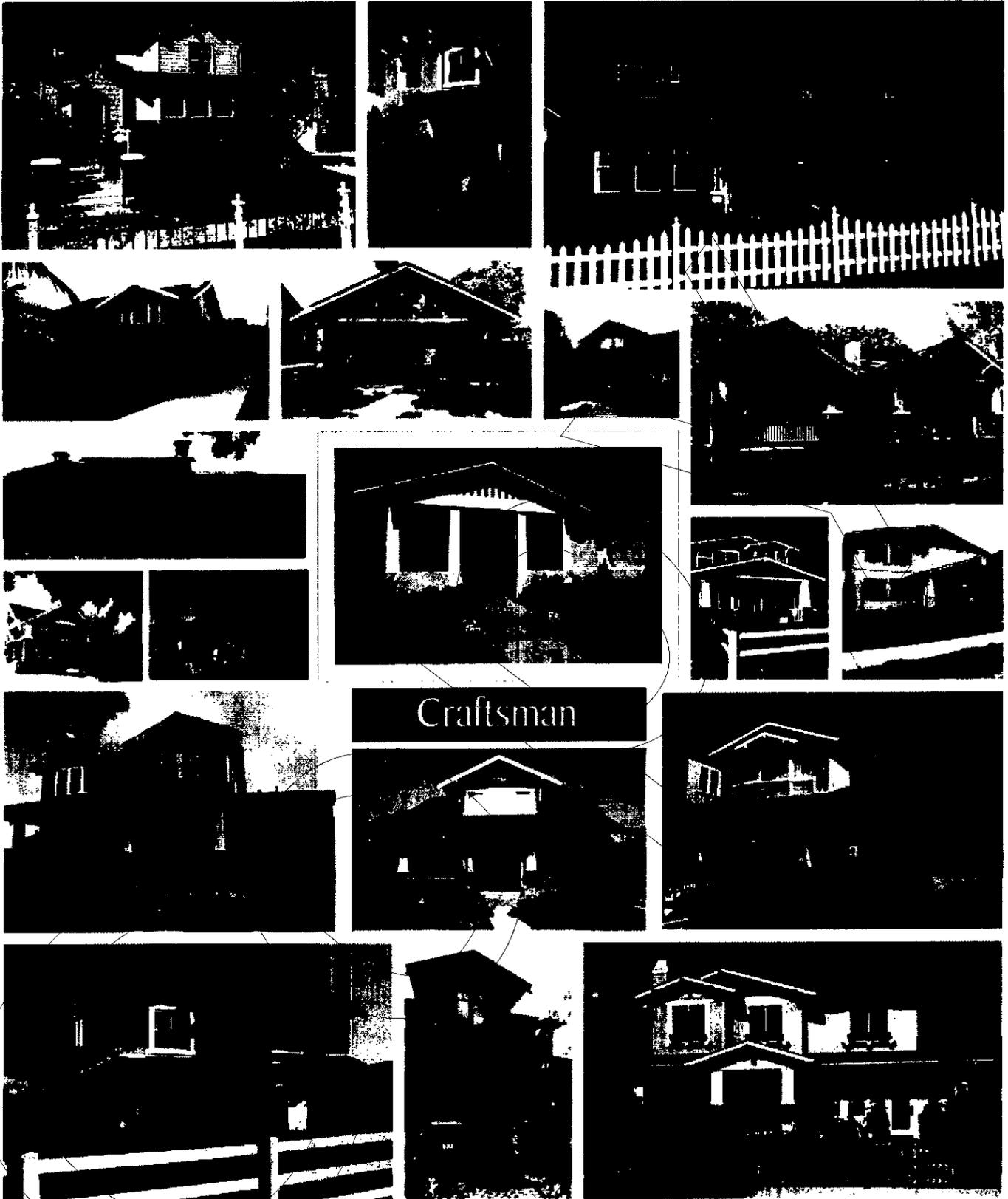
Craftsman

(See photo collage of this style on following page)

- Medium/dark body colors and darker trims and accents
- Stone veneer in full wall or wainscot applications
- Lower roof pitches
- Predominantly opposing gable roof forms with very long eaves and oversized barge boards
- Stucco siding, horizontal hardboard siding, board and batten siding, shingle siding usually in combinations that include board and batten siding in the gables
- Tall, narrow gable vents and windows, windows with shutters
-

- Some upper floor balconies with plank rails and decorative cut outs
- Timber like components (such as exposed tails, corbels, out lookers, and posts/columns)
- Various shutter styles (including plank and gusset, panel, louvered, etc.)
- Rustic timber pot shelves with out lookers
- Garage doors with wood appearance, rectilinear gussets/planking and hardware as well as decorative windows
- Coach lamps centered over doors and openings
- Very strong rectilinear forms – no arching
- Half round gutters and round downspouts or no gutters
- Slate or shake concrete tile roofing in brown and grey tones



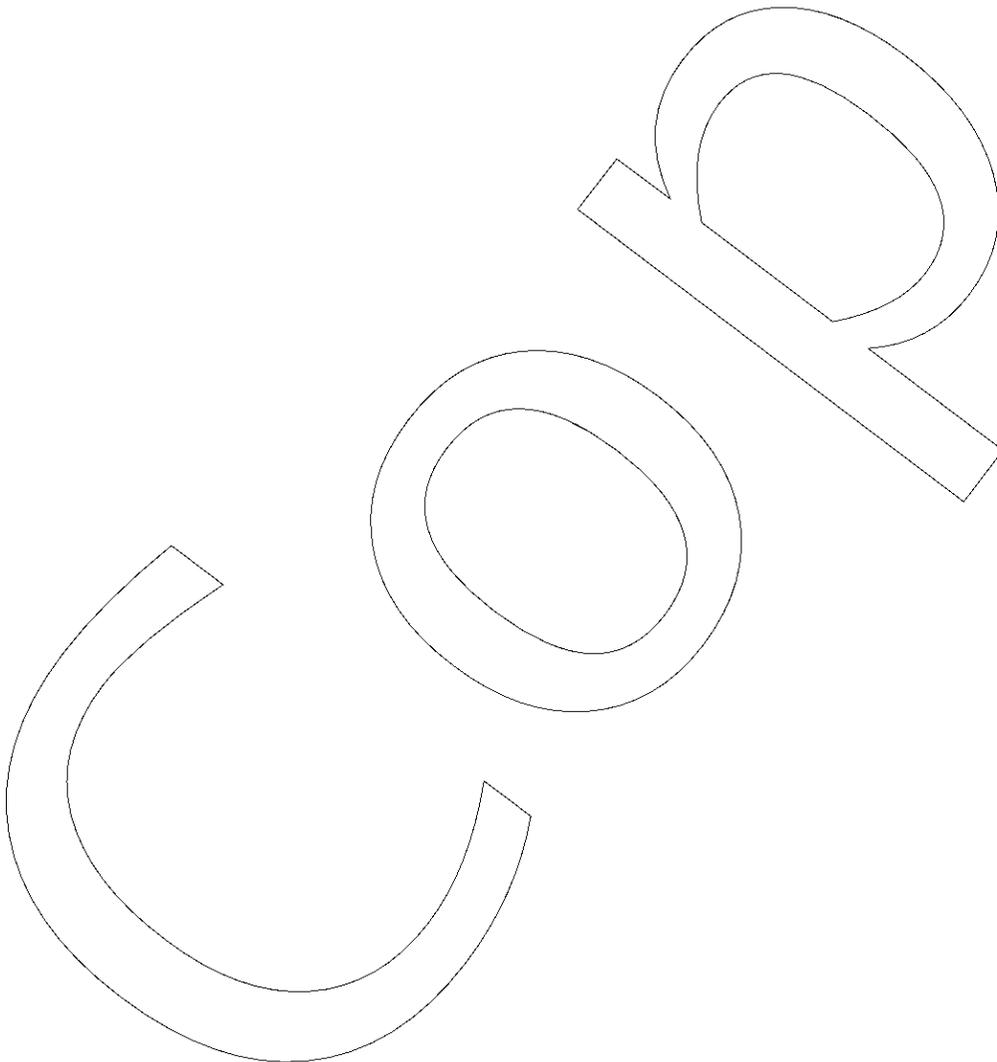


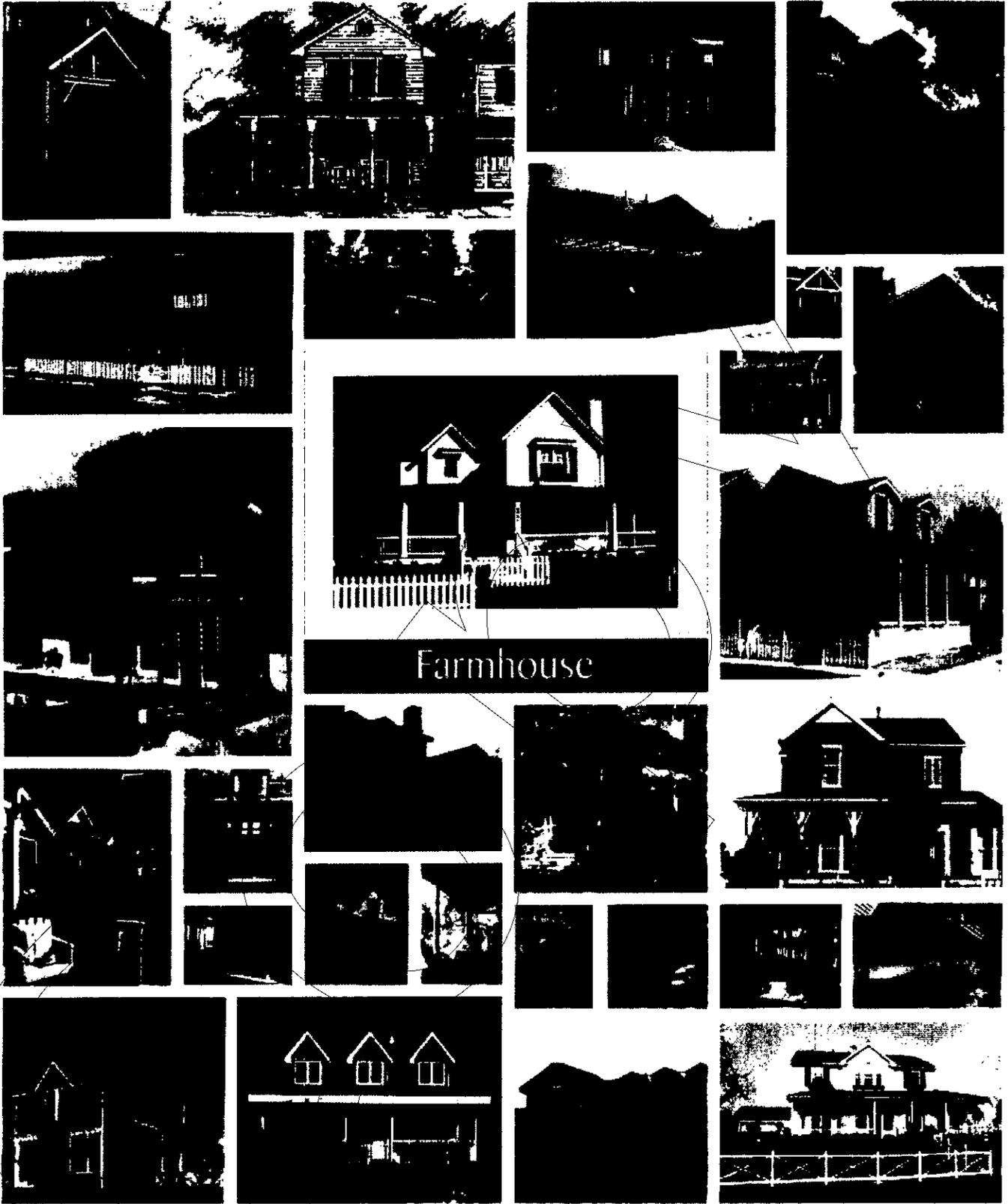


Farmhouse

(See photo collage of this style on following page)

- Light to dark body colors (sometimes in primaries) and white trims with green, blue, maroon, even black accents
- Low and high pitch roof combinations
- Predominantly opposing gable roof forms with hip roofs, especially at wrap around porches
- Horizontal hardboard or board and batten siding
- Stone/brick veneer in full wall or wainscot applications
- Tall, narrow windows with shutters in gable areas
- Timber like components (such as exposed tails, corbels, out lookers, and posts/columns)
- Large front porches
- Various shutter styles (including plank and gusset, panel, louvered, etc.)
- Flower boxes without lookers and/or corbels
- Garage doors with wood appearance, diagonal gussets and hardware as well as a strong precedent for decorative windows
- Coach lamps centered over doors and openings
- Very strong rectilinear forms – no arching
- Half round gutters and round downspouts
- Slate or shake concrete tile roofing in brown and grey tones





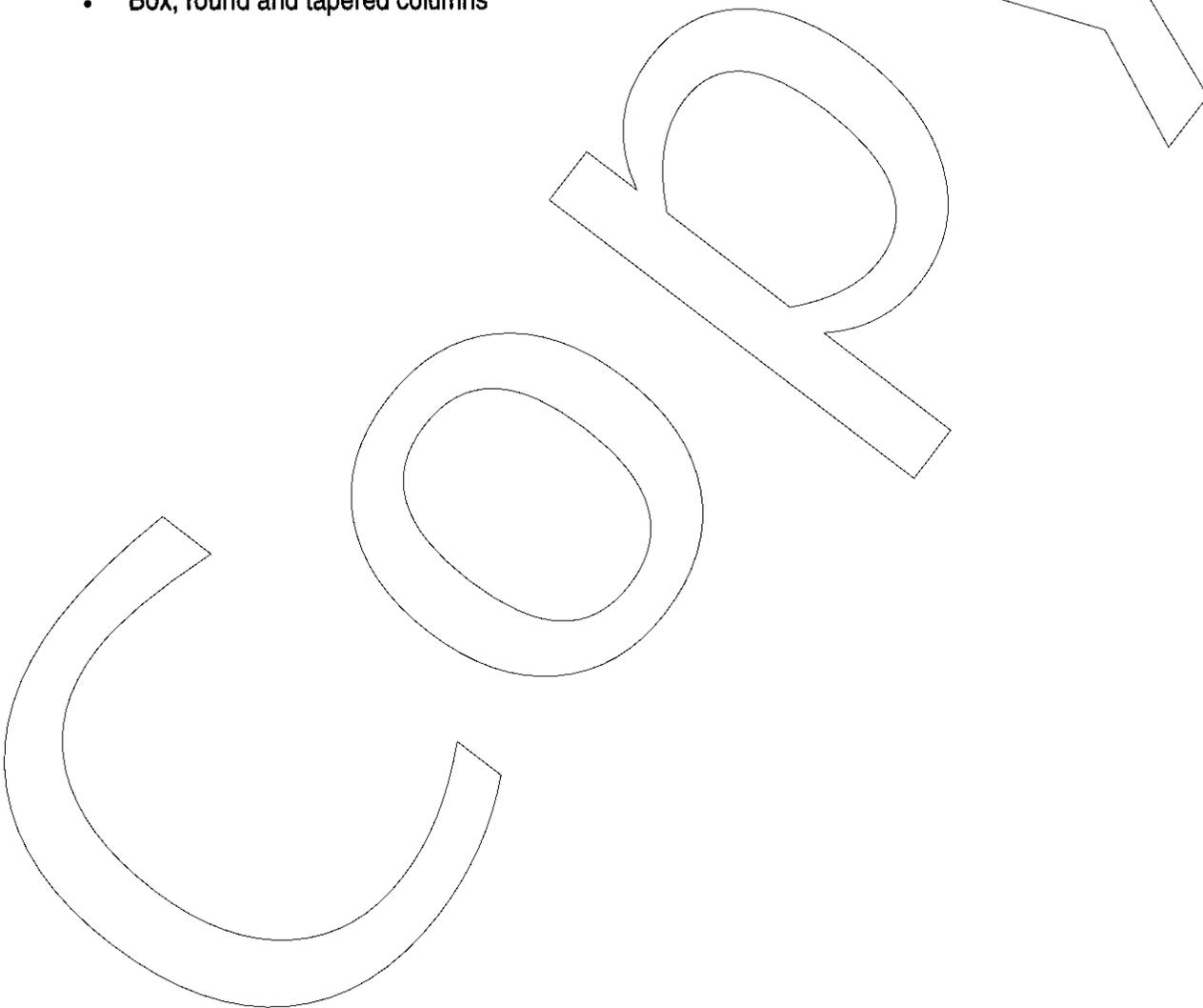


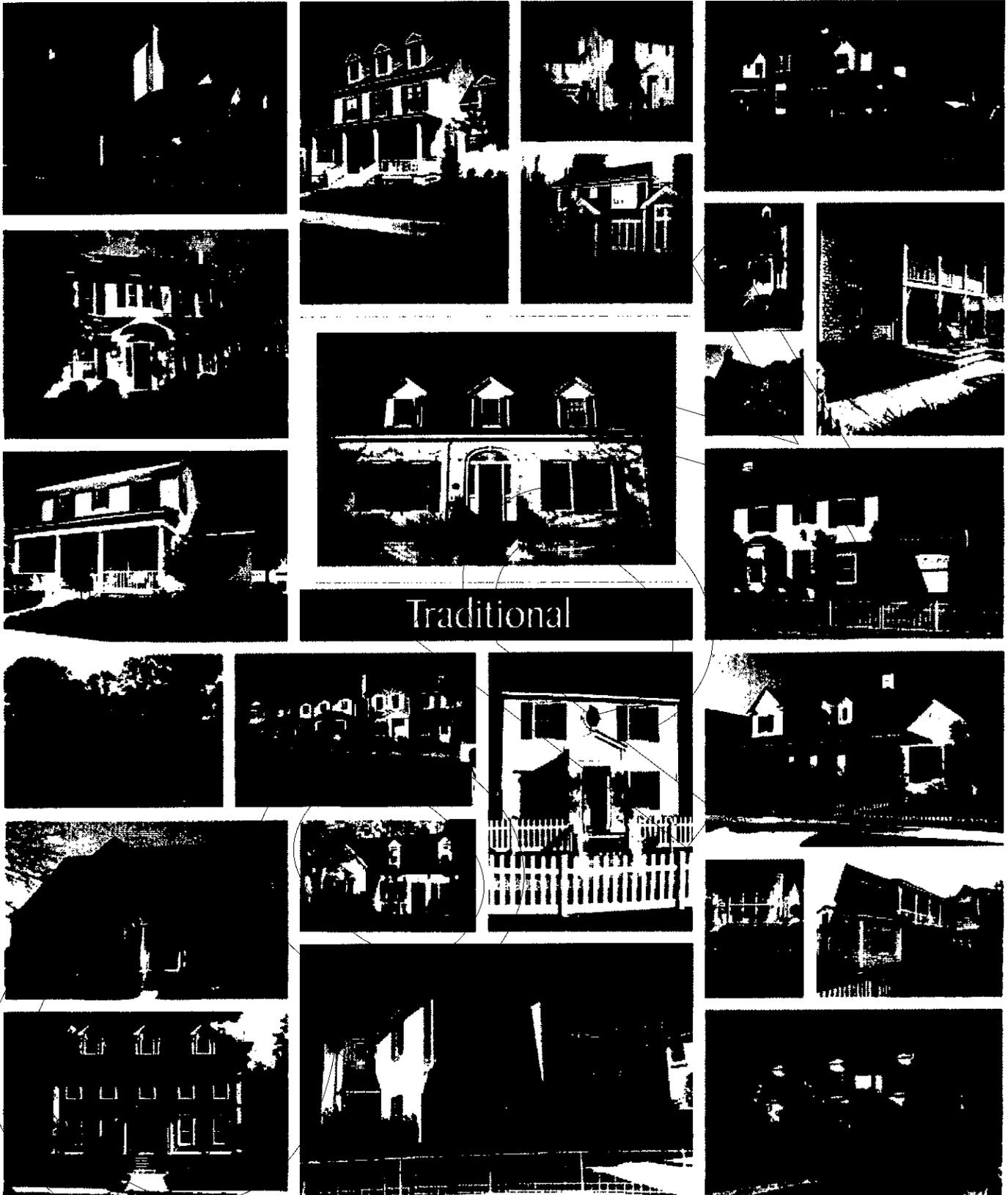
Traditional

(See photo collage of this style on following page)

- Light to medium body colors and white trims with green, blue, maroon, even black accents
- High pitched roofs
- Predominantly opposing gable roof forms hip roofs and symmetrical massing
- Stucco or horizontal hardboard siding
- Stone/brick veneer in full wall or wainscot applications
- Soffited, short eaves – sometimes flush
- Tall, narrow vents or windows in gable areas, windows with shutters
- Box, round and tapered columns

- Formal front porches
- Various shutter styles are used (including plank and gusset, panel, louvered, etc.)
- Flower boxes
- Garage doors with wood appearance, rectilinear gussets and hardware, as well as decorative windows
- Coach lamps next to doors and openings
- Very strong rectilinear forms with some precedent for arched windows in important massings
- Half round gutters and round downspouts or no gutters
- Slate or shake concrete tile roofing







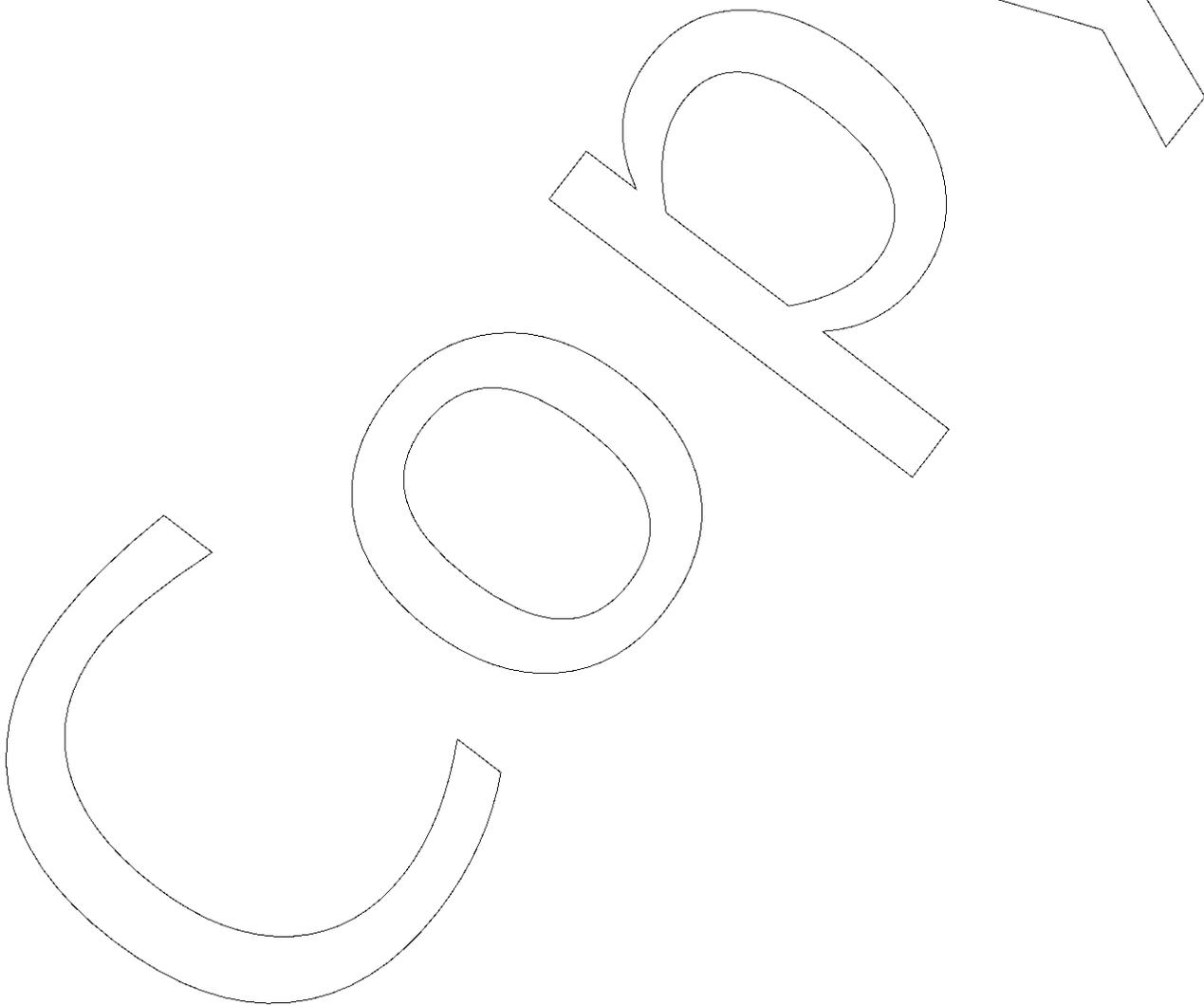
Multi-Family Design Standards

(See photo collage of this style on following page)

Community recreational buildings of all types, including multifamily structures, should follow the same general rules of character and massing as mentioned in the Residential Design Guidelines, especially in terms of authenticity.

Site landscaping, walls, fences, sidewalks, and pathways can play an integral role in design. Colors and materials should match the finishes of the adjoining buildings and should be considered in the overall design.

All mechanical and electrical equipment, air conditioning units, and meters should be integrated into the building and screened from public view with landscaping or walls that are an extension of the building. No appurtenances without appropriate screening (air conditioning/heating units, etc.) except solar units may be mounted upon or attached to any roof structure except for chimneys, vents, flues, and structural elements of the building. Roof mounted solar panels and equipment shall match the roof in color and appearance. Panels should be an integrated part of the roof design and mounted directly to the roof plane.



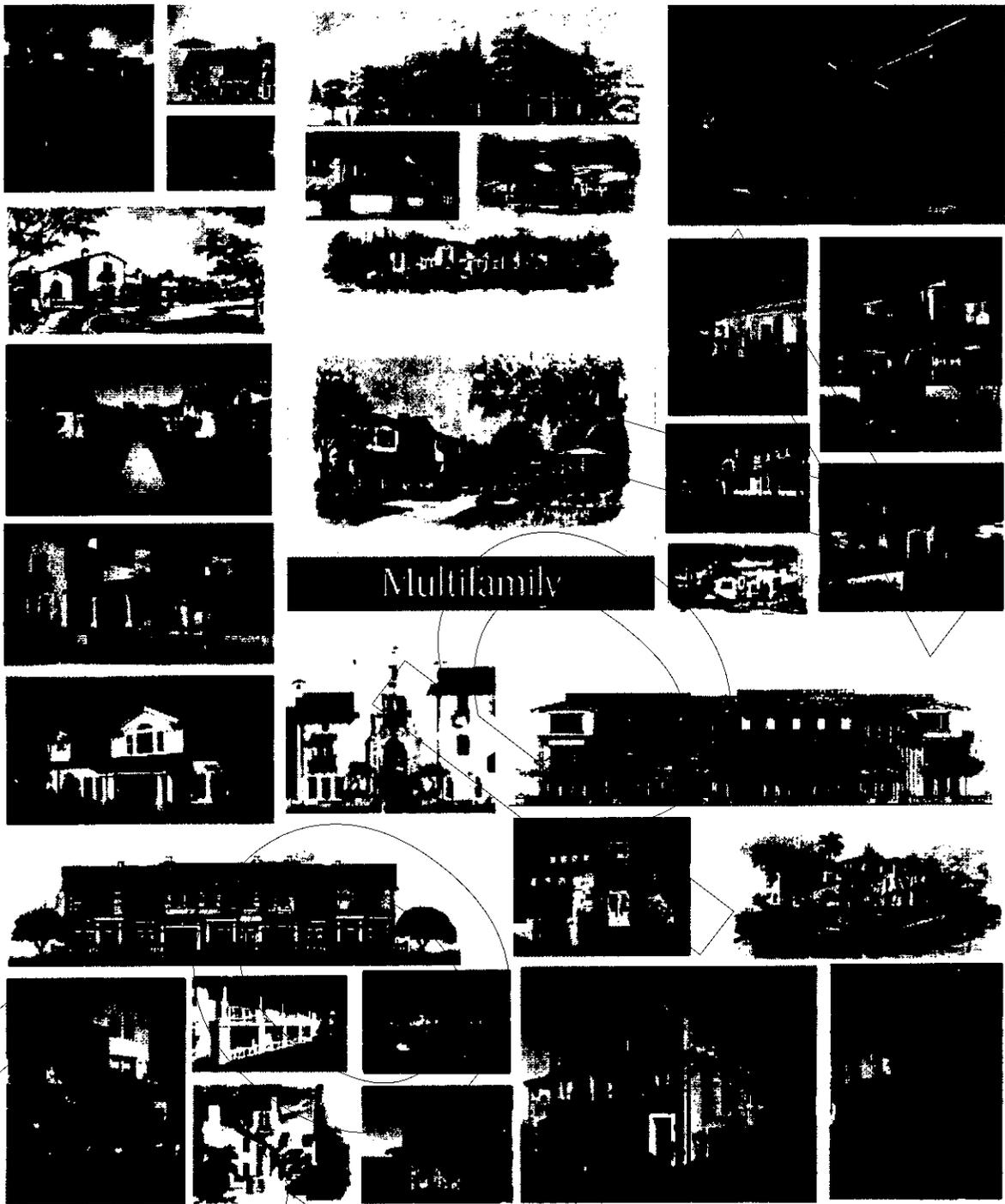


EXHIBIT 4.4-10 MULTIFAMILY/RECREATION CENTER



4.5 LANDSCAPE DESIGN THEME

The Landscape Architecture of the community will be designed to pull together the diverse theme of the Architecture. The theme elements such as the plant palette, entry monuments, theme walls, and various types of view fencing will follow a universal design style and will utilize the same color and materials throughout. The plant palette will be a mix of deciduous street trees and evergreens. Colorful shrubs and groundcovers will be utilized along the streetscapes and in the parks to provide visual interest, to soften walls, and accent theme elements.

Tree-lined streets will be designed throughout the community through the use of parkway planters and enhanced roadside plantings with trees provided at 1 per 20 lineal feet (on average). The internal streets within the community include the neighborhood collectors, residential collectors, and local streets. Roundabouts are also used as part of the streetscape design, providing traffic calming and added visual interest. Roundabouts and other street types within the backbone infrastructure are referenced in Exhibit 5.1-1 on page 84.

The major community entry monument, secondary community entry monuments, and village entry monuments will be designed to complement the eclectic feel of the community and provide a sense of continuity. Materials used will include copper toned lighting fixtures, slate tile, stone veneer and sandblasted graphics. Architectural features shall not exceed 14 feet in height and will follow local building code. Village entry monuments will be located at the entrance to each village and will be built at the time each village is developed.

Community entry signage adapted to pedestrian access points may be added (such as archways

with community identification signage). Such elements shall not exceed 14 feet in height and will meet the approval of the ACC and the City of Reno Community Development.

4.5.1 LANDSCAPE DESIGN GUIDELINES

Landscape areas shall be provided as follows in the Butler Ranch community. All landscape related standards left silent shall defer to the City of Reno Code for Landscaping:

General Standards

- A minimum of 20% of each village area shall be provided in landscaped area (common areas and yards)
- All front yard and common area plantings and irrigation shall be installed by the developer of each village.
- All landscape standards and irrigation plans shall be prepared by a Nevada licensed landscape architect and shall be submitted to the ACC for approval prior to the issuance of a building permit or approval of a final map.
- For SFD villages, two trees shall be provided in each front yard of each interior lot with a minimum caliper size of 2 inches for deciduous trees or 6 feet in height for evergreens. Trees planted within the parkway strips shall count toward this tree requirement.
- For MDR and SFA villages, the number of and size of trees to be provided in each front yard shall be reviewed and approved through the tentative map process.
- Corner lots shall require a minimum of three trees per lot with a minimum caliper size of 2 inches for deciduous trees or 6 feet in height for evergreens.



- Front yards shall include a minimum of 10 shrubs on interior lots and 15 shrubs on corner lots. All shrubs in front yards shall be a minimum 5 gallon in size.

Street trees on Arterial Streets (Veterans Parkway) shall meet the following minimums:

- 1 tree per every 25 lineal feet (on average) on street edges,
- 1 tree per every 20 lineal feet (on average) in medians
- Parkway planters and medians shall contain turf or shrubs with mulch.
- Shrubs shall be planted at a rate of 8 per every 300 square feet of landscaped area within the median and parkway planter areas – 50% 1 gallon and 50% 5 gallon sized.
- Arterial Street Trees shall incorporate 75% deciduous and 25% evergreens
- Evergreen trees shall be planted at 50% - 8 feet in height and 50% 10 feet in height.
- Deciduous trees planted with 50% - 3 inch caliper and 50% - 2½ inch caliper at the time of planting measured six (6) inches above the root ball

Street trees on Neighborhood Parkways shall meet the following minimums:

- 1 tree per every 20 lineal feet (on average) on street edges,
- 1 tree per every 20 lineal feet (on average) in medians
- Parkway planters and medians shall contain turf or shrubs with mulch.
- Shrubs shall be planted at a rate of 8 per every 300 square feet of landscaped area within the median and parkway planter areas – 50% 1 gallon and 50% 5 gallon sized.

- Neighborhood Parkway Street Trees shall incorporate 75% deciduous and 25% evergreens
- Evergreen trees shall be planted at 20% - 6 feet in height, 40% - 8 feet in height and 40% - 10 feet in height.
- Deciduous trees planted with 50% - 3 inch caliper and 50% - 2½ inch caliper at the time of planting measured six (6) inches above the root ball.

Street trees on Residential Parkway and Local Streets shall meet the following minimums:

- 1 tree per every 20 lineal feet (on average) on street edges,
- On street where a parkway planter is only provided on one side (48 foot wide Local Street), lots on the side of the street not containing the parkway planter shall provide 2 front yard trees with 1 tree provided within 5 feet from the back of curb. Corner Lots without a parkway planter shall provide 4 trees, rather than the 3 trees, typically required.
- Parkway planters and medians shall contain turf or shrubs with mulch.
- Shrubs shall be planted at a rate of 6 per every 300 square feet of landscaped area within the median and parkway planter areas – 50% 1 gallon and 50% 5 gallon sized.
- Local Street Trees shall incorporate 75% deciduous and 25% evergreens
- Evergreen trees shall be planted at 50% - 8 feet in height and 50% 10 feet in height.
- Deciduous trees planted with 50% - 3 inch caliper and 50% - 2½ inch caliper at the time of planting measured six (6) inches above the root ball

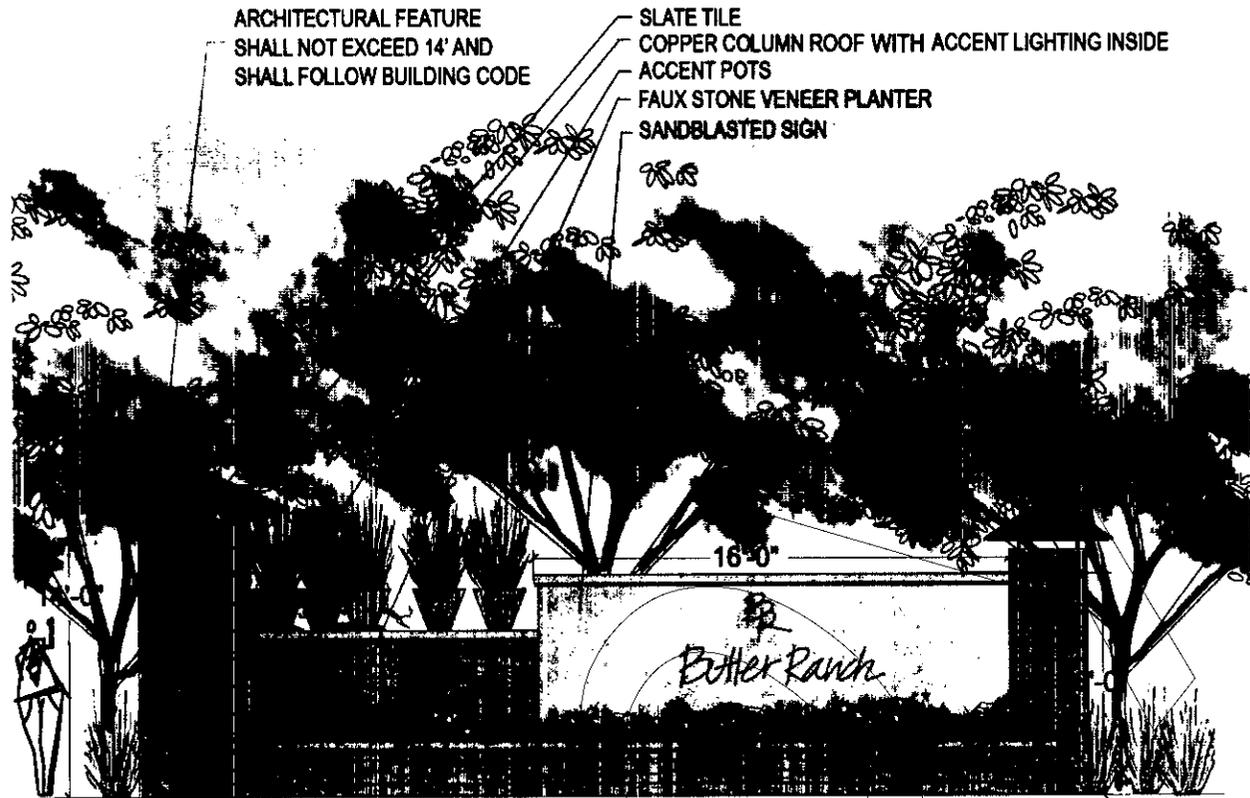
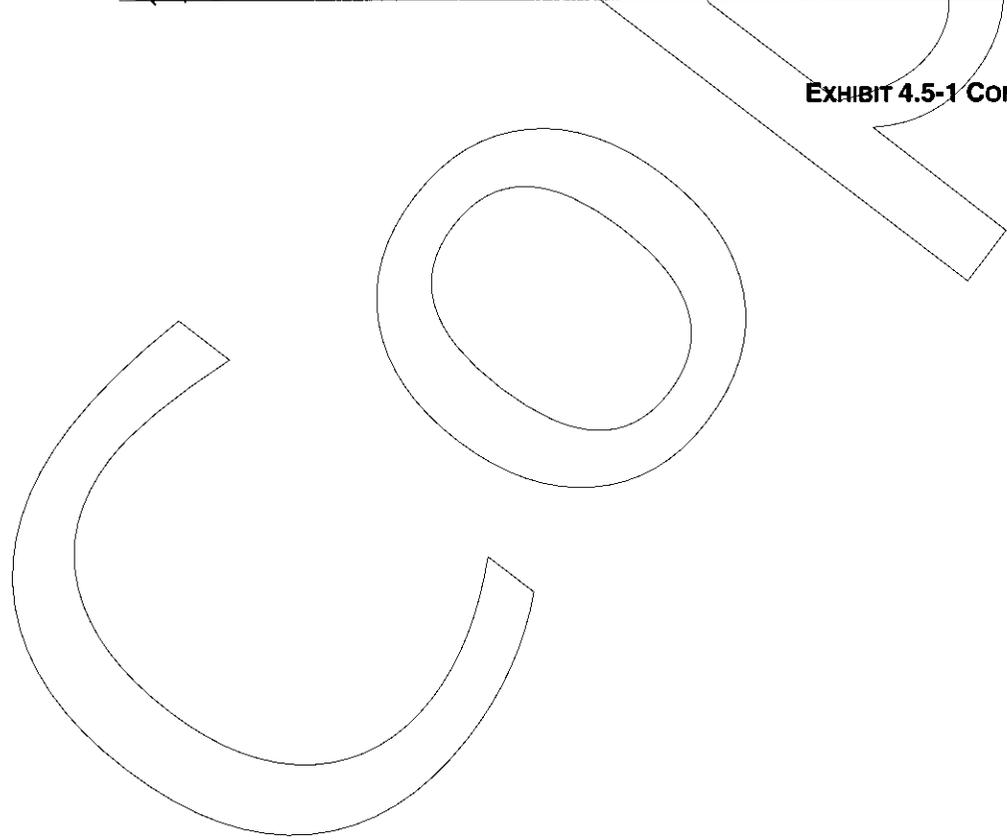


EXHIBIT 4.5-1 COMMUNITY ENTRY MONUMENT



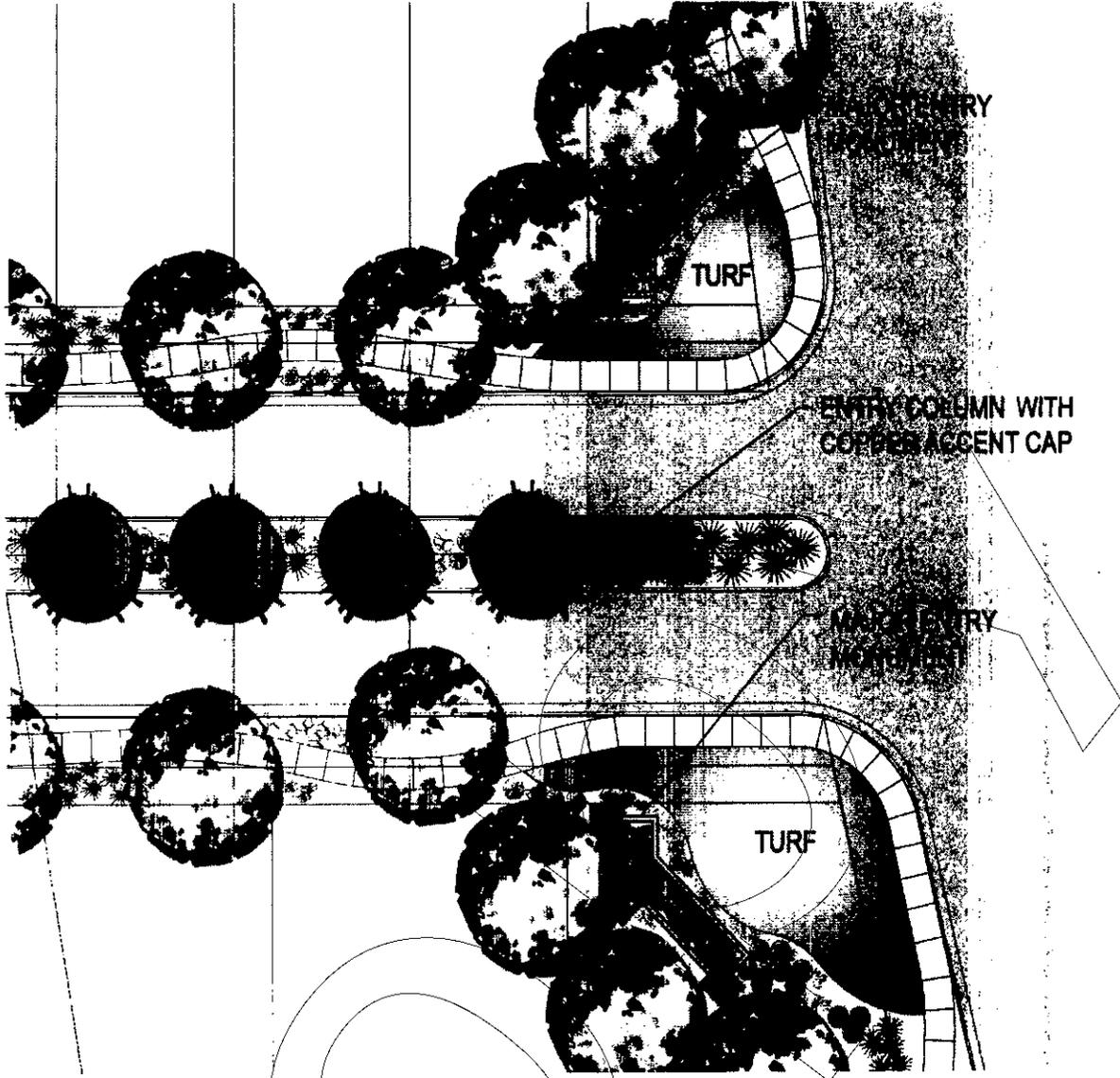
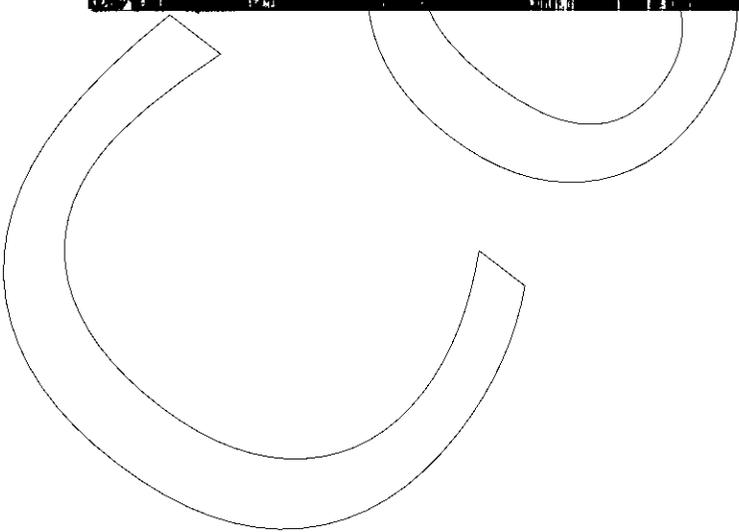


EXHIBIT 4.5-2 COMMUNITY ENTRY PLAN



EXHIBIT 4.5-3 VILLAGE ENTRY MONUMENT





Vehicular Directional Signage

Street Signage within the Butler Ranch community will be provided as aesthetic and functional elements of the streetscape. Vehicular Signs include street signs, traffic signs and directional signs that control vehicular traffic and/or are intended to be viewed from a vehicle.

The following exhibits show a couple of examples of the general character of the directional signage to be used in the Butler Ranch project. The overall styling of the sign may modify only with approval from the ACC and the City of Reno Community Development Department.

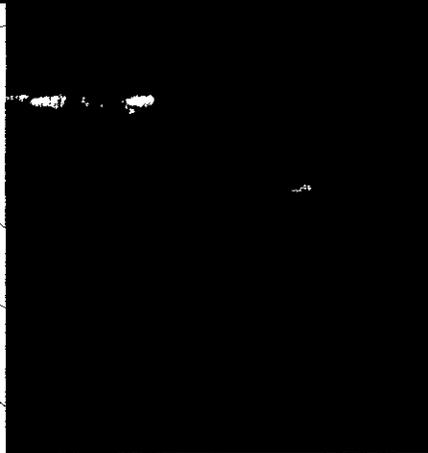


EXHIBIT 4.5-4 VEHICULAR DIRECTIONAL SIGNAGE



Walls and Fences

Sound walls will be applied where sound and lighting buffering is necessary, such as along Veterans Parkway where greater levels of vehicular traffic are expected. Sound walls are only appropriate for side and rear lot lines. Sound walls will include stone veneer accent columns spaces at least every 300 feet or other acceptable treatment to the approval of the ACC and City of Reno Community Development Department.

Construction materials for sound walls included, but are not limited to concrete block walls treated with stucco or provided as split face block - smooth face textures are allowed within bands or patterns on the wall; concrete panel walls or other acceptable treatment as reviewed and approved through the tentative map process for each village.

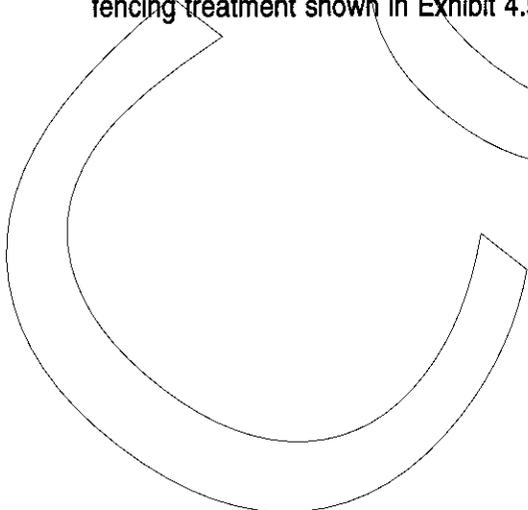
Cedar fence section shall be applied between lots at side and rear yards when not abutting open space or a linear park. When common area is abutted by rear or side lot lines (not including adjacency to an Arterial, Neighborhood or Residential parkway) Open Fencing shall be applied. A 4 foot open fencing treatment of the same general character as it shown in Exhibit 4.5-5 is an acceptable alternative to the 6 foot open fencing treatment shown in Exhibit 4.5-5. In cases

where lots abut an Arterial, Neighborhood or Residential Parkway, appropriate fencing shall be determined at the time of tentative mapping.

Open fencing treatments will be applied to rear and side yard areas where sounds, privacy or lighting buffers are not at issue. Such treatments are typical where lots back to linear parks (not adjacent to roadways) or open space areas of at least 40 feet in width, whether or not lots exist on the opposite side of open space area.

Villages designed with fronts of homes or dwellings facing Neighborhood and Residential Parkway streets will not be treated with a sound wall. Appropriate fencing treatments in these areas will be reviewed and approved through the tentative map process.

No walls, fences or retaining structures will be located within public rights-of-way except for required sound walls. Where rear or side yards abut a street, fences may not exceed 4.5 feet unless the required setback, plus 5 feet is provided from the property lines. The area between property line and the fence shall be landscaped in accordance with the standards contained in this Handbook. Modifications to this requirement may be approved through the tentative map process.





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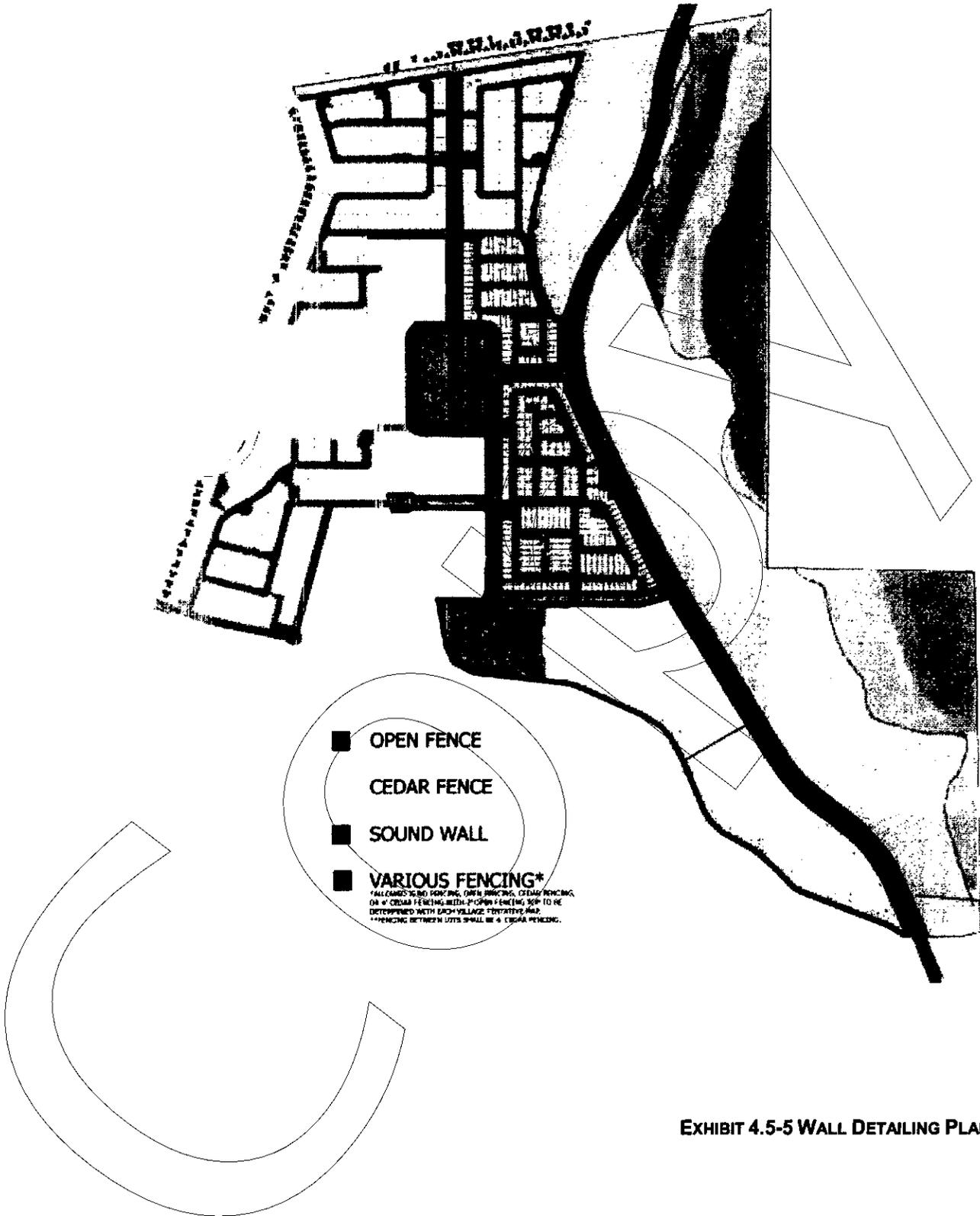


EXHIBIT 4.5-5 WALL DETAILING PLAN

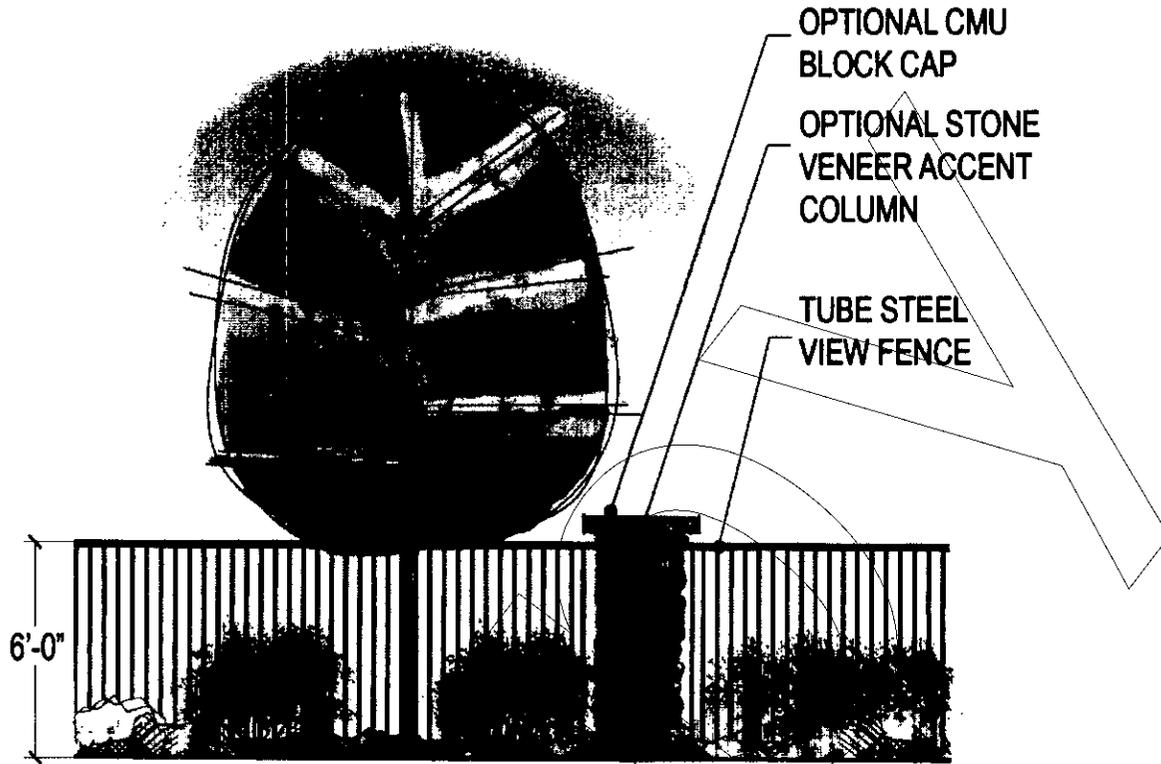
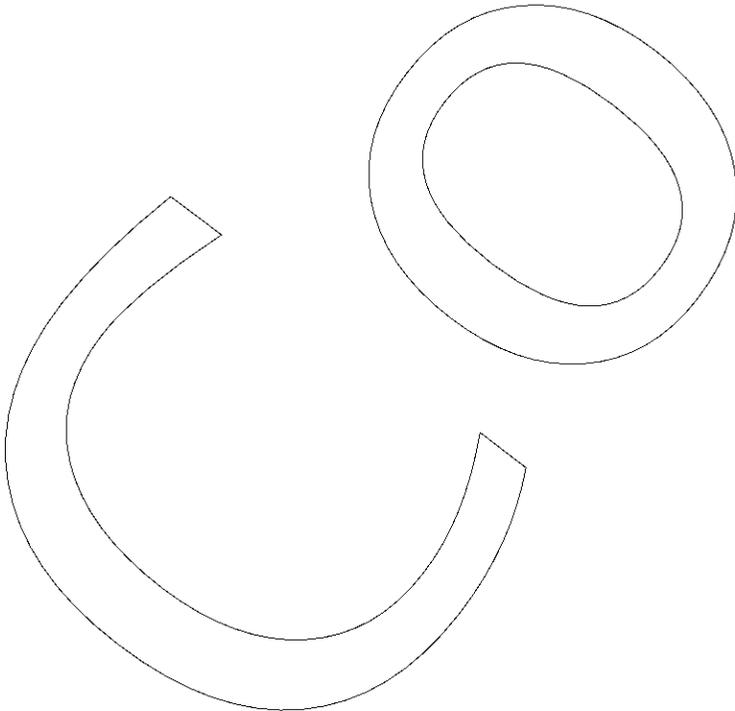
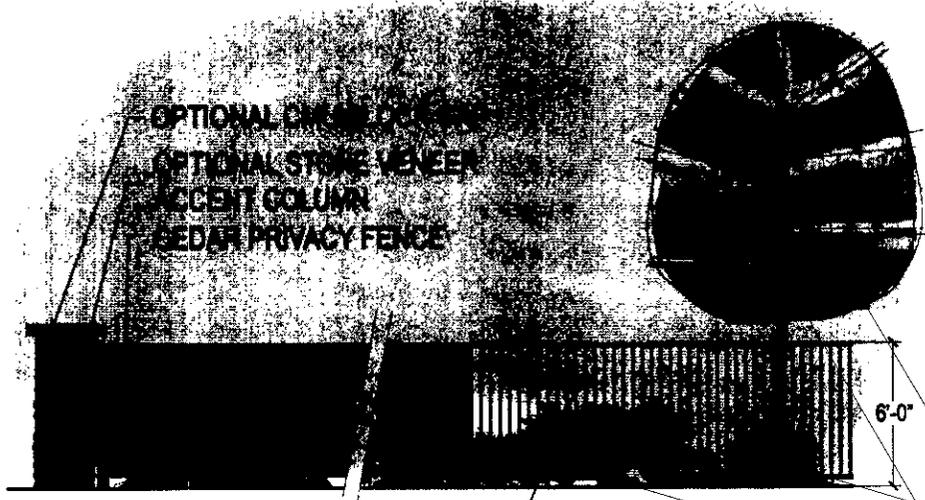


EXHIBIT 4.5-6 OPEN FENCING SECTION





TUBE STEEL
VIEW FENCE (TRANSITION SHOWN)

EXHIBIT 4.5-7 CEDAR FENCE SECTION

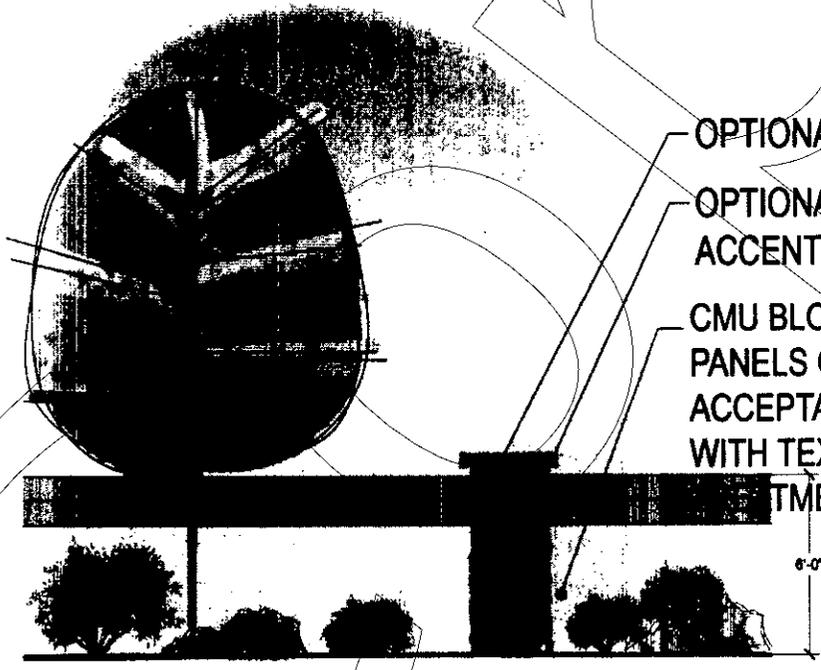


EXHIBIT 4.5-8 CMU WALL SECTION

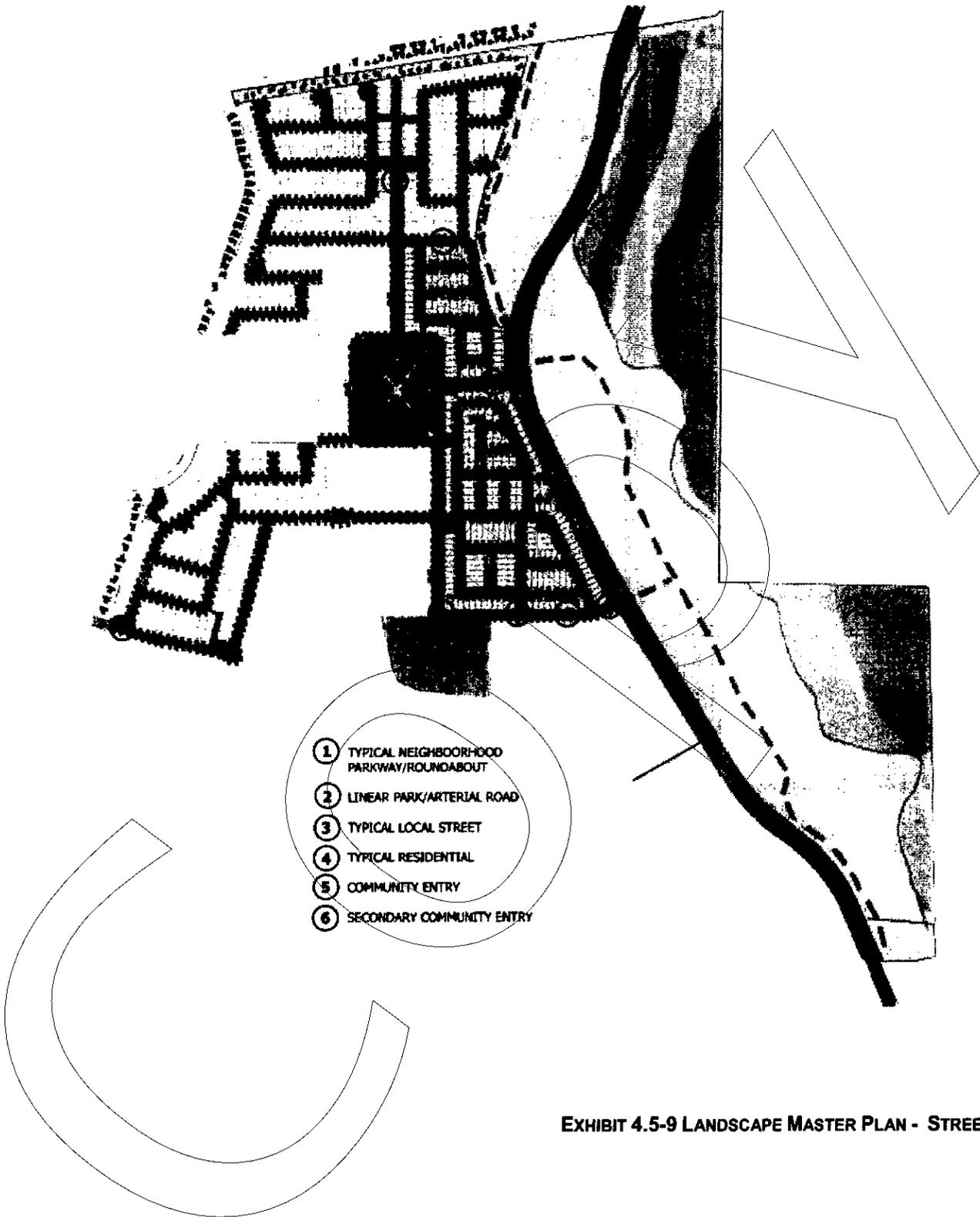


EXHIBIT 4.5-9 LANDSCAPE MASTER PLAN - STREETS



The parks will be linked by a trail system including the linear parks and a variety of streetscape types. The arterial street on the eastern side of the project will include a 6' meandering pathway on the west side of the street and an 8' meandering pathway on the east side of the street that will be a part of the regional trail system. A secondary linear park will be a dedicated pedestrian space that will provide

additional trail linkages as well as buffers between neighborhoods. The internal streets include the neighborhood connectors, residential connectors, and local streets. All streetscapes will include tree-lined pathways. Roundabouts are also used throughout the streetscapes for traffic calming as well as to add visual interest.

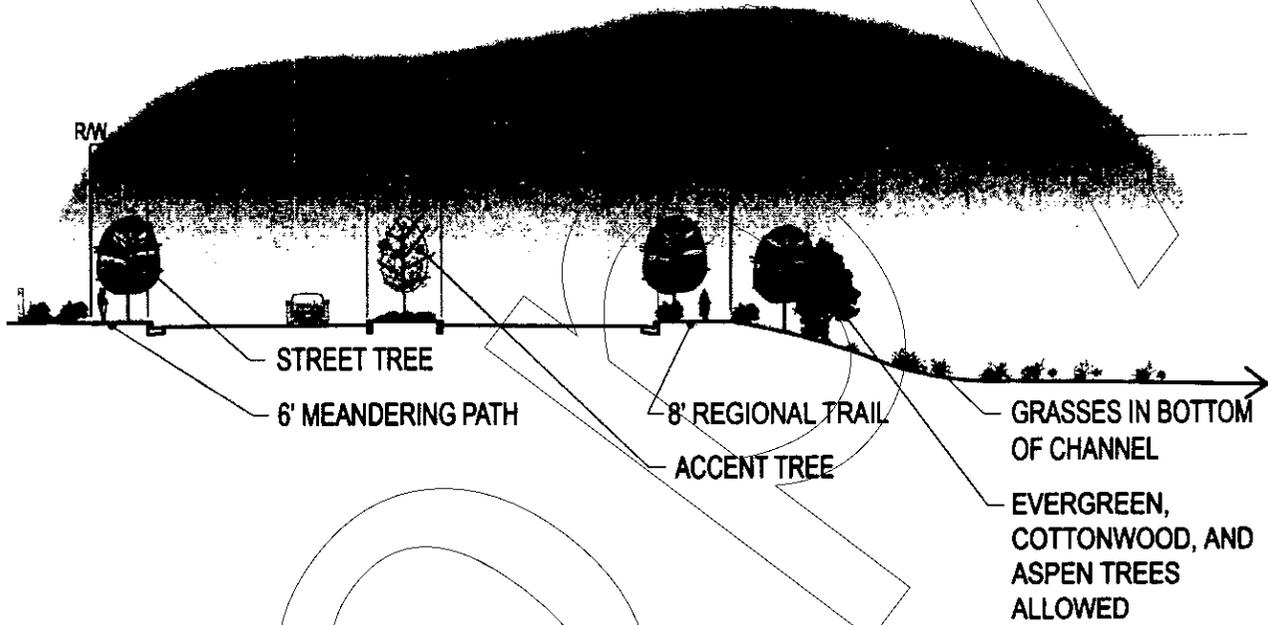
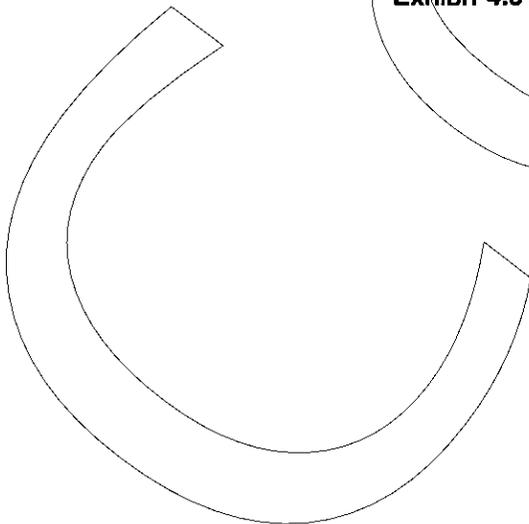


EXHIBIT 4.5-10 LINEAR PARK/ARTERIAL ROAD LANDSCAPE TREATMENT – SECTION



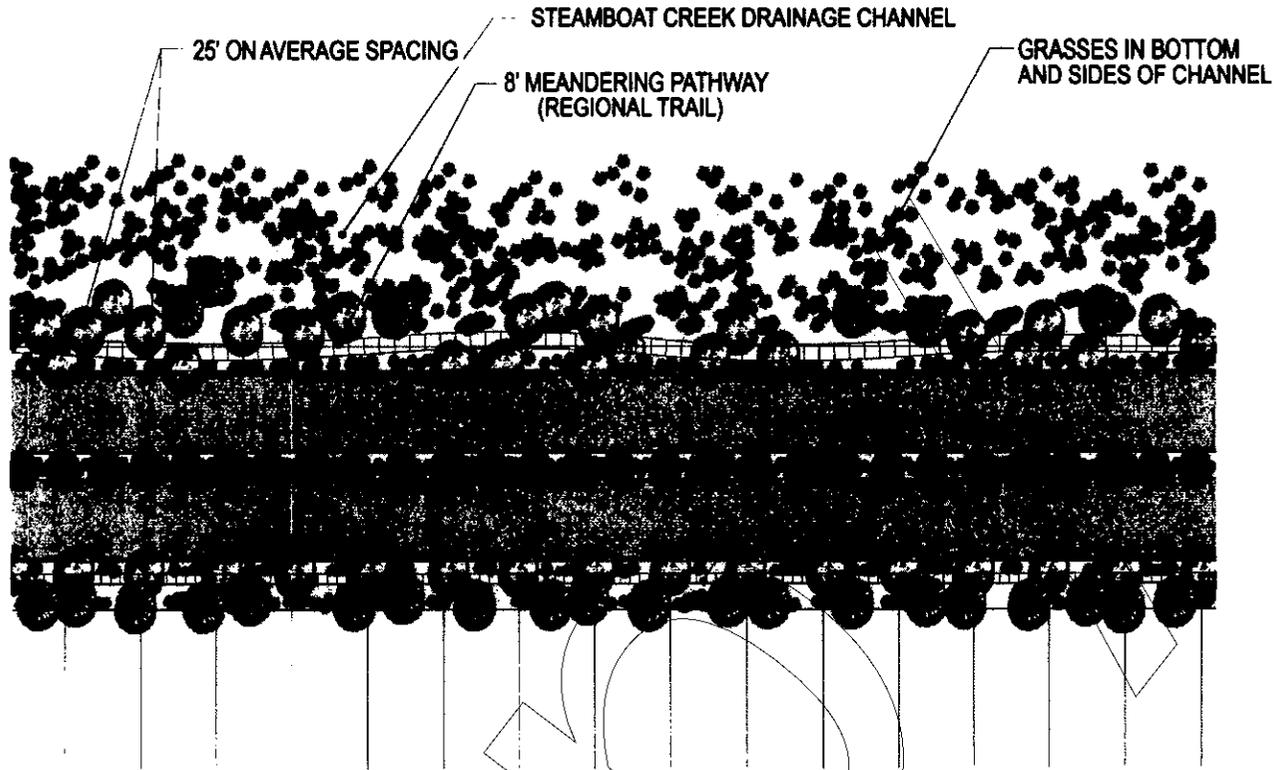
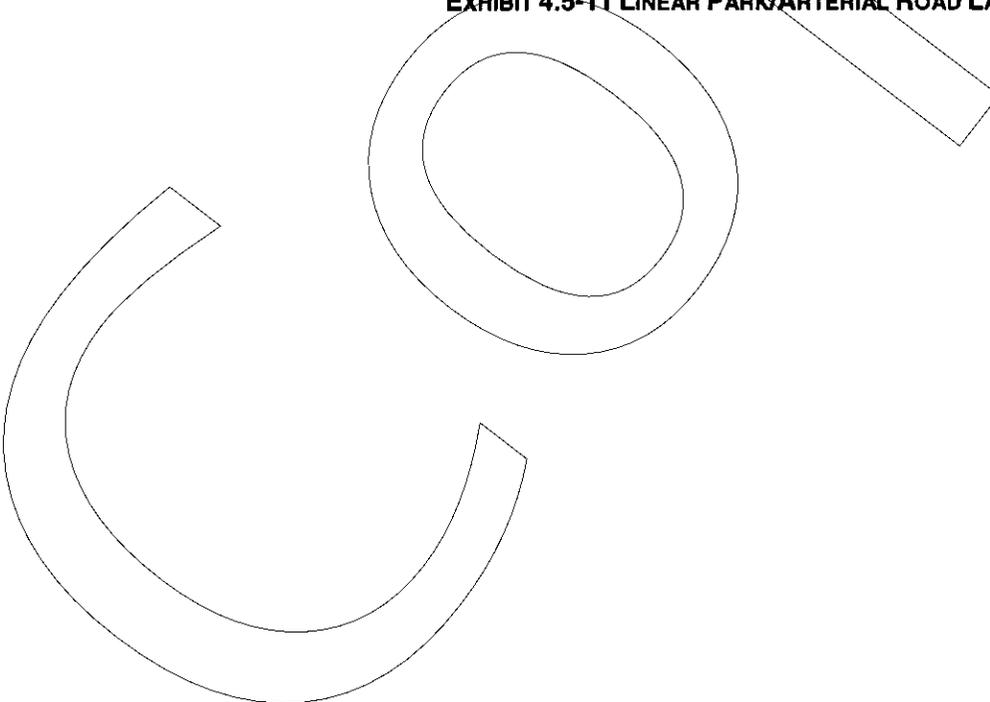


EXHIBIT 4.5-11 LINEAR PARK/ARTERIAL ROAD LANDSCAPE TREATMENT - PLAN



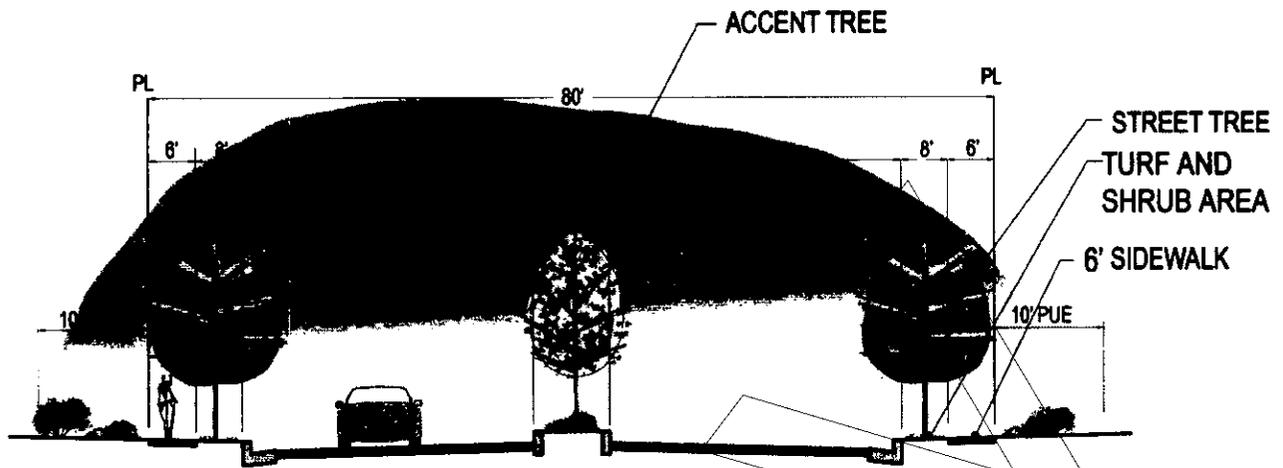


EXHIBIT 4.5-12 TYPICAL NEIGHBORHOOD PARKWAY LANDSCAPE TREATMENT- SECTION

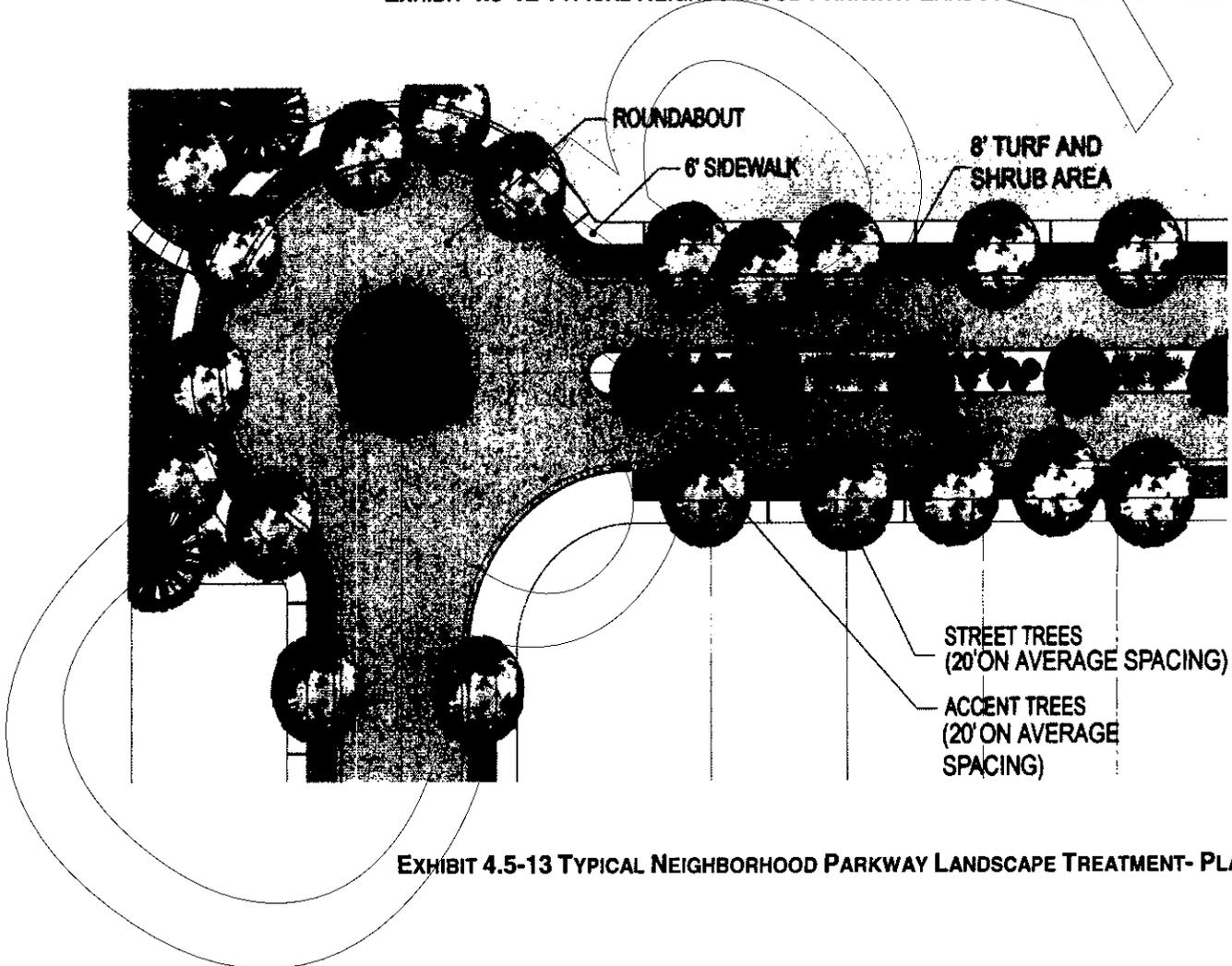


EXHIBIT 4.5-13 TYPICAL NEIGHBORHOOD PARKWAY LANDSCAPE TREATMENT- PLAN



EXHIBIT 4.5-14 TYPICAL RESIDENTIAL PARKWAY LANDSCAPE TREATMENT - SECTION

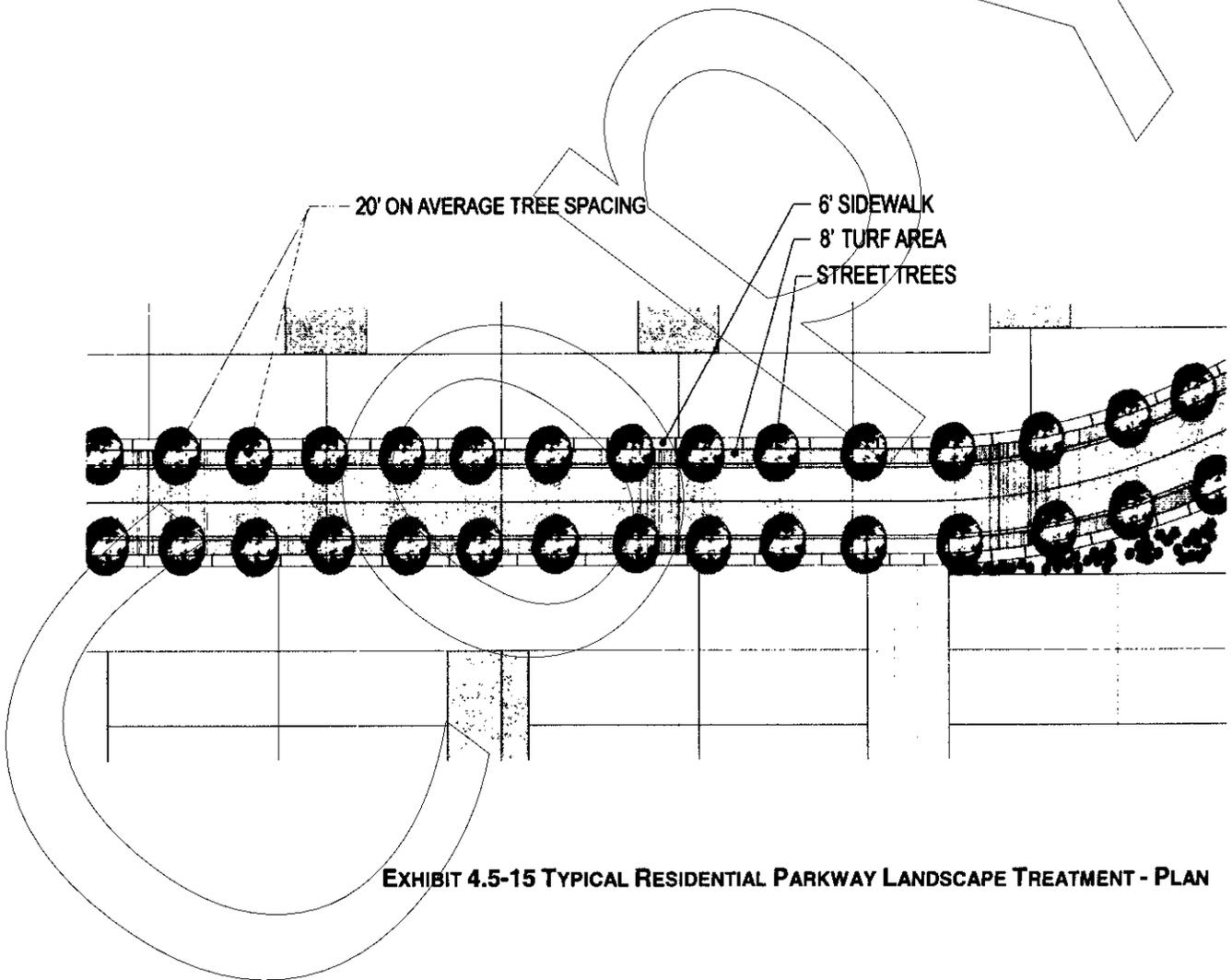
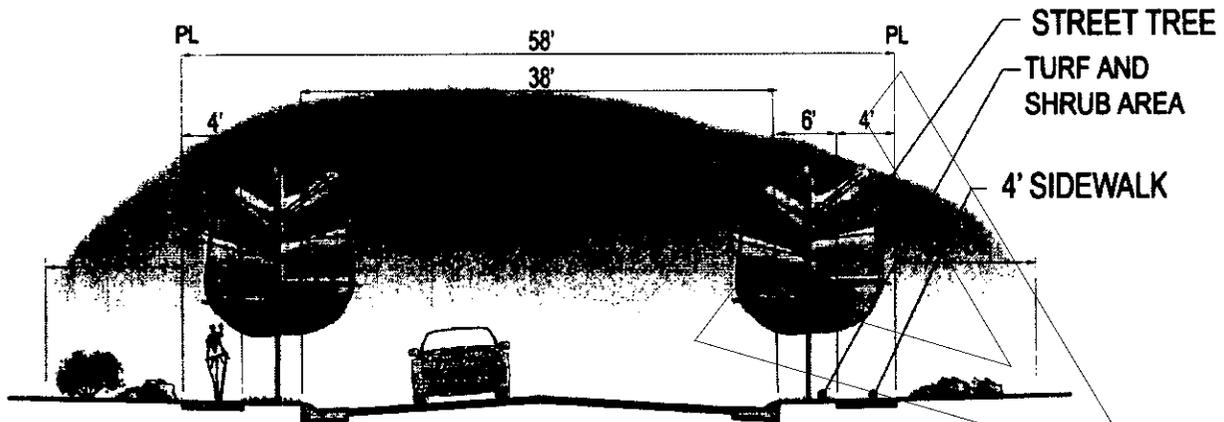


EXHIBIT 4.5-15 TYPICAL RESIDENTIAL PARKWAY LANDSCAPE TREATMENT - PLAN



Note: landscape treatment for 48-foot local street is the same as above, except for the elimination of sidewalk, tree and turf planting on one side of the street.

EXHIBIT 4.5-16 TYPICAL LOCAL STREET LANDSCAPE TREATMENT - SECTION

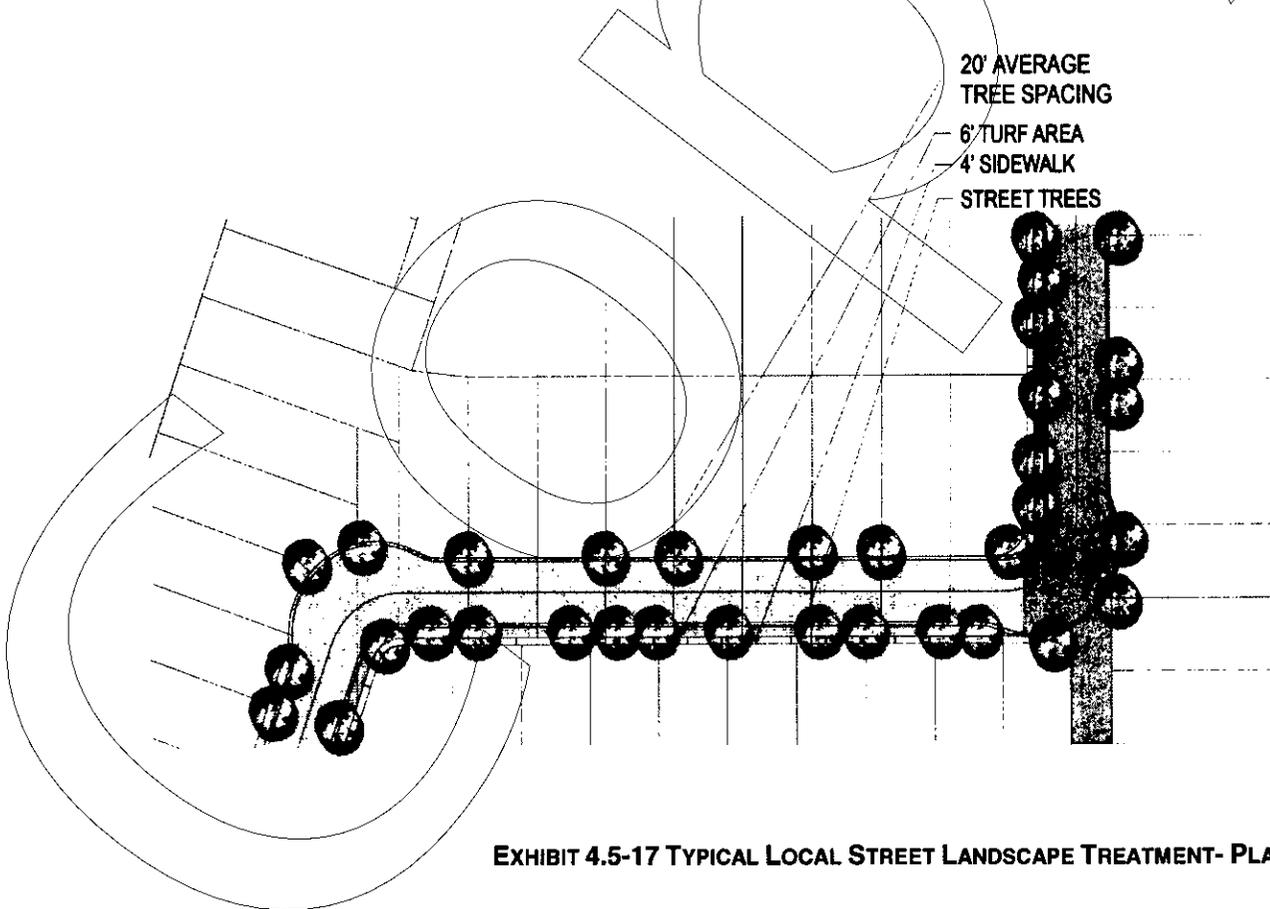


EXHIBIT 4.5-17 TYPICAL LOCAL STREET LANDSCAPE TREATMENT- PLAN



Trees:

1. *Acer ginnala* ('Flame' Amur Maple)
2. *Fraxinus americana* 'Autumn Purple' (Autumn Purple Ash)
3. *Liquidamber styraciflua* (American Sweet Gum)
4. *Malus* 'Prariefire' (Prariefire Crabapple)
5. *Malus* 'Spring Snow' (Spring Snow Crabapple)
6. *Picea pungens* 'Hoopsii' (Hoopsii Spruce)
7. *Pinus jeffreyi* (Jeffrey Pine)
8. *Pinus nigra* (Austrian Pine)
9. *Quercus coccinea* (Scarlet Oak)



Shrubs:

10. *Berberis thunbergii* 'Atropurpurea' (Red Barberry)
11. *Cornus stolonifera* (Red Twig Dogwood)
12. *Cornus stolonifera* 'Flaviramea' (Yellow Twig Dogwood)
13. *Cytisus scoparius* 'Burkwoodii' (Broom Burkwood)
14. *Hibiscus syriacus* 'Blue Bird' (Bluebird Rose of Sharon)
15. *Hibiscus syriacus* 'Lucy' (Lucy Rose of Sharon)
16. *Picea abies* 'Nidiformis' (Bird's Nest)
17. *Pinus mugo* 'Snowman' (Mugo Pine)
18. *Picea pungens* 'Glauca Globosa' (Dwarf Blue Spruce)

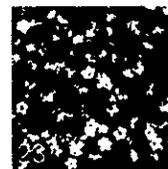
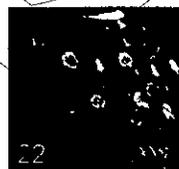


EXHIBIT 4.5-18 CONCEPTUAL LANDSCAPE PLANT PALETTE – TREES AND SHRUBS



Groundcover:

- 25. *Arctostaphylos uva-ursi* Massachusetts (Kinnikinnick Massachusetts)
- 26. *Cotoneaster dammeri* 'Coral Beauty' (Coral Beauty Cotoneaster)
- 27. *Cotoneaster horizontalis* (Rock Cotoneaster)
- 28. *Euonymus fortunei* 'Colorata' (Purple Leaf Winter Creeper)
- 29. *Juniperus sabina* 'Buffalo' (Buffalo Juniper)
- 30. *Vinca minor* (Periwinkle)



Accents:

- 19. *Buddleia davidii* 'Black Bush' (Butterfly Bush)
- 20. *Forsythia x intermedia* Lynwood (Forsythia Lynwood Gold)
- 21. *Helictotrichon sempervirens* (Blue Oat Grass)
- 22. *Hemerocallis* hybrid 'Stella d'Oro' (Stella d'Oro Daylilies)
- 23. *Potentilla fruticosa* (Bush Cinquefoil)
- 24. *Spiraea nipponica* 'Snowmound' (Snowmound Spiraea)



EXHIBIT 4.5-19 CONCEPTUAL LANDSCAPE PLANT PALETTE – GROUNDCOVER AND ACCENTS



Site Furnishings

Site furnishings shall be provided with a typical, consistent theme, with a general quality and style to those items shown in the following exhibits. It should be noted that variation to a centrally themes site furnishing palette will be allowed if some of the site furnishings are to be incorporated into the

public art component of the project, as identified in Section 4.3.1. With the exception of public art modifications, the general styling of the site furnishings may be modify only with approval from the ACC and the City of Reno Community Development Department.

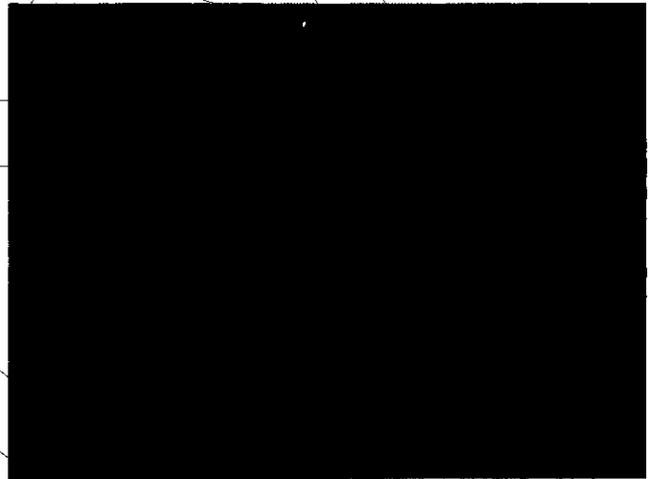
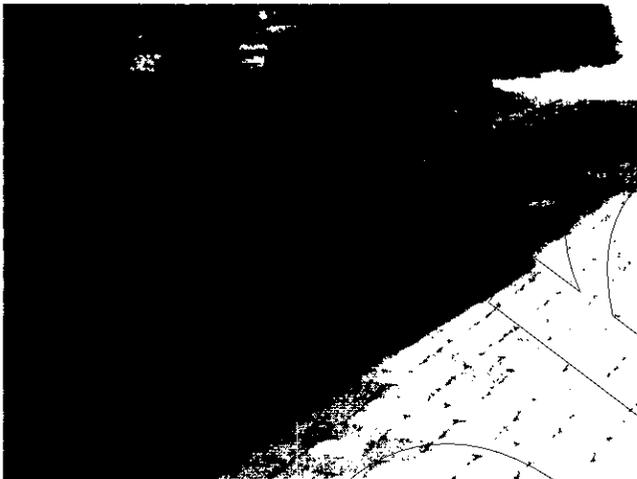


EXHIBIT 4.5-20 SITE FURNISHINGS



4.6 NEIGHBORHOOD DESIGN THEME

Creating unique neighborhoods is a key focus of the Butler Ranch PUD, which Lennar Communities seeks to accomplish through a comprehensive approach to site planning, architectural design, and landscape design. Key elements in neighborhood design include:

- Creating smaller neighborhoods.
- Building a variety of home types and densities within each neighborhood (including executive housing, single family detached and single family attached products within the same neighborhoods).
- Strong physical relationships in community elements, open space, services and recreation.
- Linkages throughout the community to the path system.
- Traditional street design (formal patterns, street trees, curb separated sidewalks, etc.).
- Architecture that addresses the street.
- A variety in architectural styles, colors, and materials.
- Neighborhoods organized around a park or open space.

4.6.1 NEIGHBORHOOD DESIGN CRITERIA

1. The edges between uses and neighborhoods will provide appropriate pedestrian connection, either in conjunction with streets or through pedestrian corridors/connection to maximize access, and interaction.

2. Streets will be "urban" in nature, characterized by varied setbacks, front entries and porches along the streets.

3. Internal neighborhood streets, including streets adjacent to attached homes, will include curb

separated sidewalks, street trees, minimal garage loading and parallel parking.

4. Local streets, except private alleys, will have curb-separated sidewalks on at least one side.

5. Location and configuration of pocket parks may vary from conceptual design graphic to better address final design constraints or to enhance neighborhood service.

Integrated Design Process

Successful neighborhood design within the Butler Ranch PUD depends on the site architecture and landscape being integrated into a unified neighborhood concept. These neighborhood concepts will address:

- "Traditional" street systems
- Street Character elements
- Building orientation
- Garage orientation
- Special landscape elements
- Internal open space elements (if any)
- Trail linkages
- Wall locations

Neighborhood Entry Design

The primary access into each neighborhood will be provided as a 48-foot local street. Entry signage shall be allowed as shown in Exhibit 4.5-3.

Street Patterns

Street patterns within the Butler Ranch PUD generally reflect the character of streets found in traditional, older neighborhoods. A grid pattern is preferred.



Pedestrian Circulation

Pedestrian linkage to parks, paseos and community facility uses will be facilitated through some neighborhoods. A curb-detached sidewalk system and provisions for cul-de-sac / hammerhead or through-lot access may also be utilized within neighborhoods to facilitate and encourage pedestrian circulation, to the approval of the ACC and the City of Reno Community Development Department, as approved by the City of Reno Community Development Department.

The backbone pedestrian circulation pattern within the Butler Ranch PUD shall be provided in similar location to that which is shown in Exhibit 5.1-2.

Parking

Parking shall be provided in the Butler Ranch project as follows:

- Single Family Detached; Single Family Attached; Townhouse; Detached; Zero Lot Line – 1 space per bedroom. Villages with lot sizes smaller than 3,000 s.f. and on-street parking shall provide 1 space of common parking for every 4 units.
- Neighborhood Park/Village Green – Parking shall be provided for the Village Green at a rate of 1 space per 4,400 s.f. of park area. Required parking shall be provided without reducing proposed square footage of the Village Green or Neighborhood Parks. Required parking may be provided “on-street” at locations within the Neighborhood Parkway around and north and south of the Village Green. “On-street” parking surrounding the Village Green shall be provided on the interior of the street, only.
- Neighborhood Park/Southern Park – Parking shall be provided at a rate of 1 space per 4,400 s.f. of park area. Required

parking may be provided on same side of residential and neighborhood parkway streets, north of park area with countable limits a the village entries to SFD5A to the east and SFA2B to the north. Remaining parkway shall be provided in either or a combination of the following: (1) parking pocket area of local street in SFD5A, abutting park and (2) a small parking lot at the north side of park to access off roundabout.

- Pocket Parks – no parking is required for the pocket park sites.
- Parking pockets provided for park on village areas may be provided with up to 10 spaces without a landscape island for parks and up to 5 spaces without a landscape island in villages.

All other parking requirements, left silent under this section of the Butler Ranch Handbook shall defer to City of Reno Code in place at the time of Tentative Map or Special Use Permit application request.

Pocket Parks

Each neighborhood shall have a pocket park, generally with a flat, useable area with a minimum size of 5,000 square feet. Pocket parks can be located close to the neighborhood entry or at an internal central location. Sites with a view or attractive setting are preferred. Pocket parks should be designed to be usable by neighborhood residents. In certain cases, pocket parks may be combined with adjacent open space or trail corridors.

Curb-Separated Sidewalks

48-foot local streets will include a parkway planter and sidewalk on one side, creating continuous street tree planting strips between curb and sidewalk. The minimum parkway width is 6 feet.

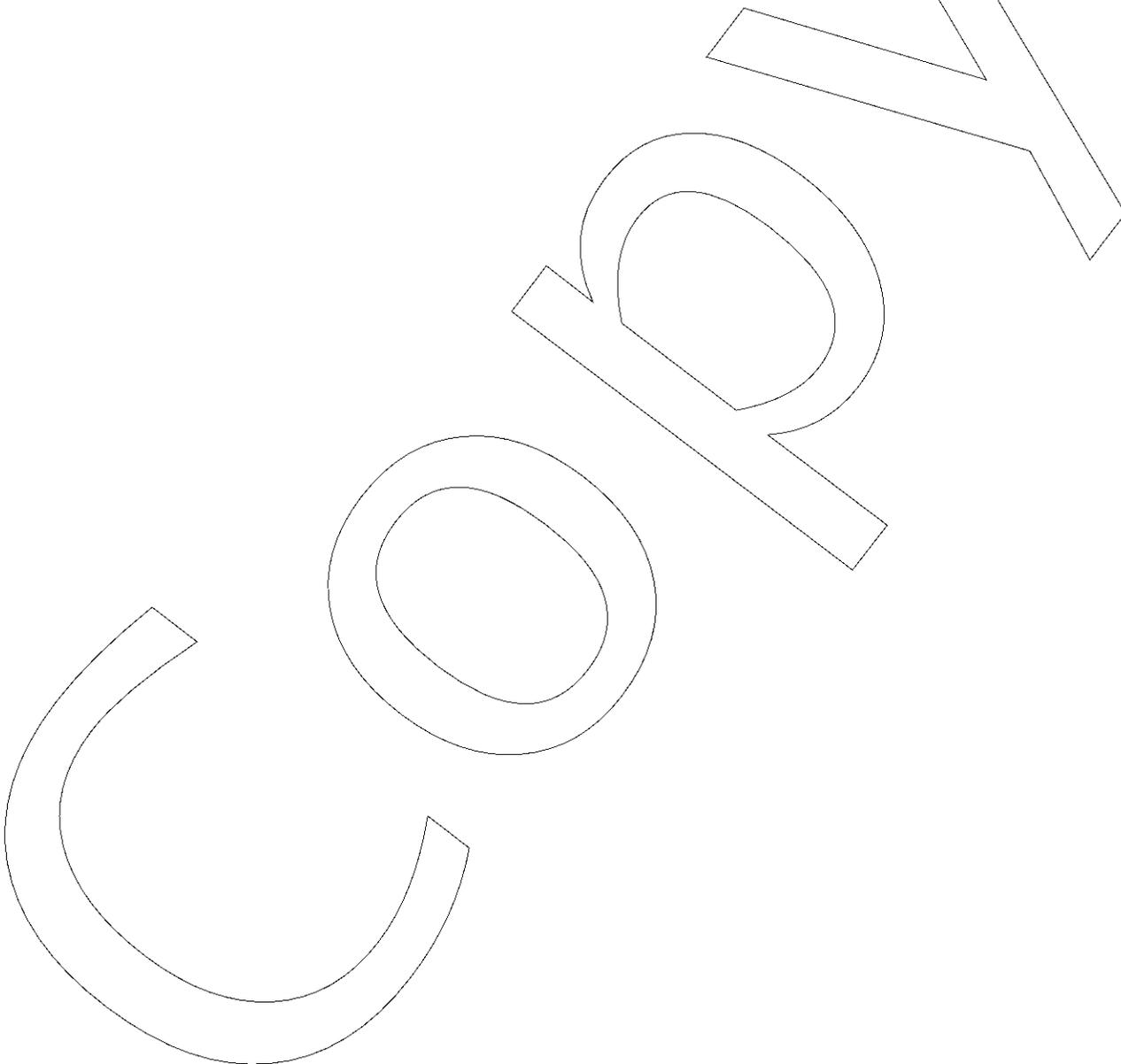


Corner Lot Applications

Corner lots will be designed to incorporate an additional 5' of setback along the side of the lot fronting the street that does not have a driveway.

Garage Placement

Alternate garage design locations will be encouraged to create variety in the street scene. Deep-recessed, shadow-recessed, swing-in, and port cohere garage designs will be allowed. Alley-loaded garage configurations are also encouraged. Where alternate garage placement is provided, setback to garage face shall be reviewed and approved through the tentative map process.





Setbacks and Massing

Varied massing begins with varied floor plan formulas, including different garage placements where possible. Simpler massing is acceptable where appropriate to the style. Avoid adding massing cut outs for the sake of adding "variety". Follow massing principles as established over the history of the styles creation. Roof pitches should again be guided by precedent. Different roof pitches will result from following style precedents.

Encouraged design elements:

- Porches
- Courtyards
- Balconies
- Recessed window and door areas on front elevations
- Side loaded garages
- Garages recessed behind the living area of the house

PRODUCT TYPE	SFA ⁴	MDR	SFD
LOTS			
Minimum Lot Size	n/a	1,950 s.f. ¹	4000 s.f. ¹
Maximum Lot Coverage for single story	"	75%	65%
Maximum Lot Coverage for two story	"	65%	55%
SETBACKS/SEPARATION AND HEIGHT			
Front Setback to garage door face	n/a	20 feet	20 feet
Front Setback to living area, porch or side loaded garage	"	10 feet	15 feet
Exterior Side Yard	"	10 feet	10 feet
Side Setbacks (including corner lots)	"	0/3.5 feet ^{2,3}	5 feet ^{2,3}
Rear Setback	"	10 feet	15 feet
Building Separation 2-Story	10 feet	n/a	n/a
Building Separation 3-Story or more	15 feet	n/a	n/a
Maximum Building Height	48 feet ⁵	48 feet ⁵	35 feet ⁵

Notes:

- Setbacks and size for residential accessory structures shall be in accordance with City of Reno Code for residential accessory structures in 18.08.203(b)(7).
- Setbacks for cluster and courtyard product types may deviate from the above table listings and shall be reviewed and approved through the tentative map process.

¹ - Up to 10% of the lots in a village may be reduced by up to 10% from the typical lot size to accommodate for such design constraints as street design, public safety or pedestrian connectivity or amenities.

² - Architectural projections, patios and other functional or aesthetic elements are allowed into side and rear yard setbacks so long as a minimum of 3' clear is left to the property line for passage. (Passage requirement does not apply to Zero-Lot line products.)

³ - Where lots are irregular in shape, as in most cul-de-sacs and knuckles the rear yard setback shall be an average of the minimum setback, listed above. Such irregular lotting and setbacks shall be identified at the time of tentative map submittal and approval by the Reno Planning Commission.

⁴ - Setbacks for the SFA district shall be identified at the time of tentative mapping and approval by the Reno Planning Commission.

⁵ - Building height is measured from the finish grade to the peak of the highest roof element of a house.



Variable Front Yard Setbacks (SFD Villages)

SFD village house forms and plans will be developed resulting in a variation of front yard setbacks. At least one of every three contiguous lots will have a three foot front yard setback variation from adjacent houses. Variation in elevations means no identical (like or mirrored)

front elevations may be repeated on adjacent lots. Adjacent lots may have the same floor plan, but must have different elevations. Exterior colors must vary from lot to lot unless a uniform color palette is expressly approved for a project through the Tentative Map process.

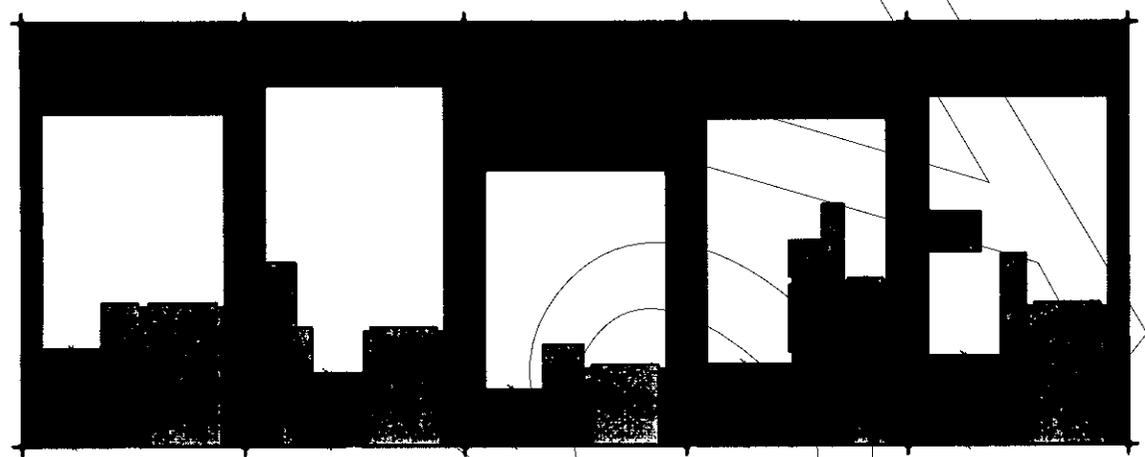
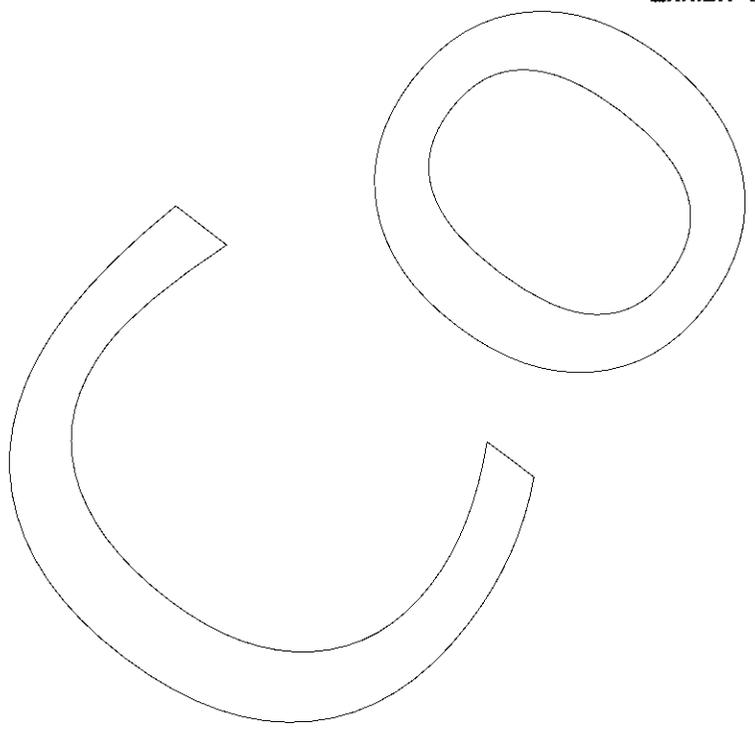


EXHIBIT 4.6-2 SFD VILLAGE - VARIABLE FRONT YARD





Yard Determination

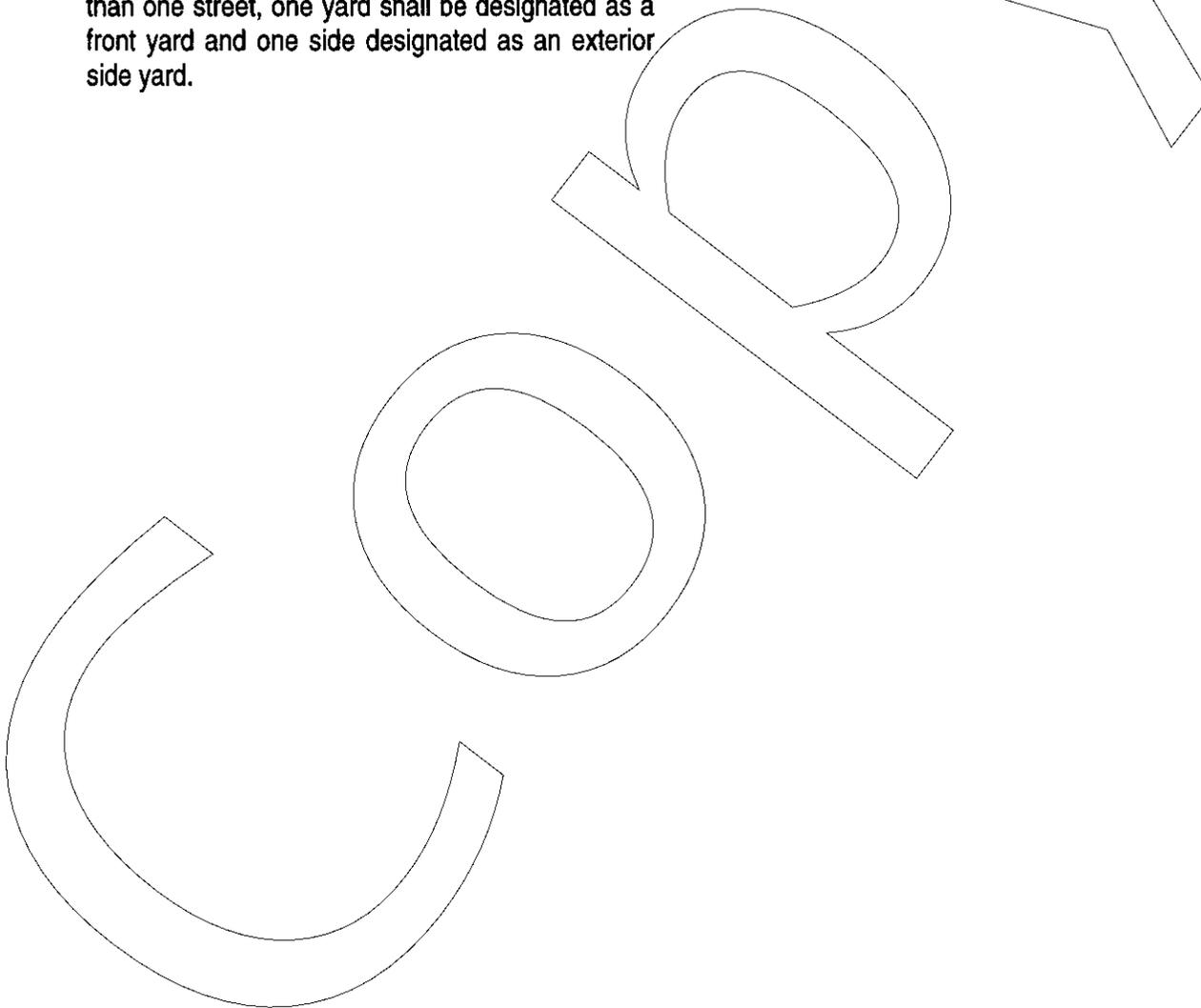
Yards Defined

- Front Yard – The side of a lot or parcel where vehicular access is served. Each lot shall have only one “front yard”
- Side Yard – The sides of a lot or parcel that provide minimal setbacks – between 0 and 5 feet, typically.
- Rear Yard – The side of a lot or parcel that offers the greatest practical usable area, excepting the front yard.

In SFD villages, where lots have frontage on more than one street, one yard shall be designated as a front yard and one side designated as an exterior side yard.

The variable lot configurations provided in the Butler Ranch community (as depicted in Exhibits 4.6-4 to 4.6-10) offer diverse yard areas (in many cases different than historical applications). As such, the following schematic drawings offer the various yard area definitions for this project.

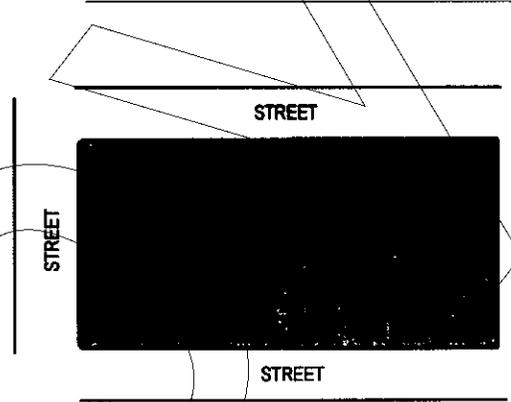
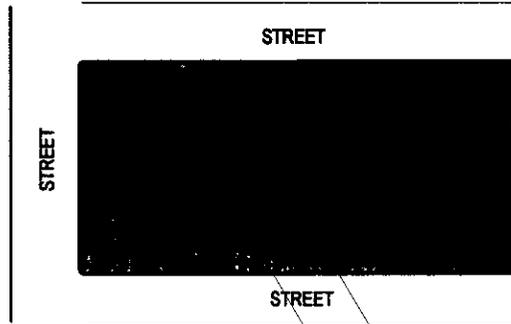
Any yard areas proposed under a tentative map request that is not covered below shall defer to the City of Reno Code “Yard Determination” section.



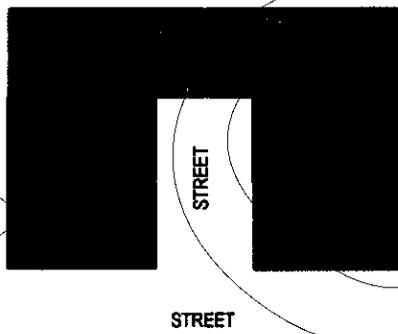
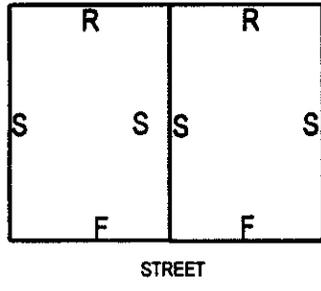


F = FRONT
S = SIDE
R = REAR YARD

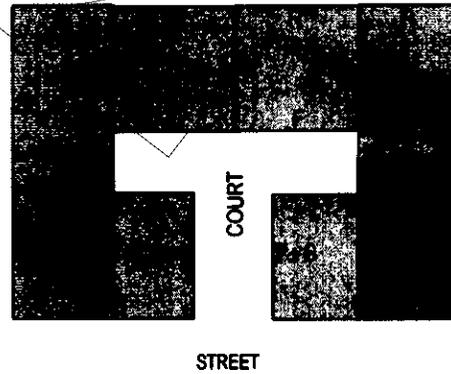
MDR VILLAGE OPTIONS



SFD VILLAGES



FINGER COURT (SFD)



COURTYARD/CLUSTER LAYOUT (MDR AND SFA)

- * Lots adjacent to street must have a rear yard
- * Non-garage access side to be side yard

EXHIBIT 4.6-3 YARD DETERMINATION SCHEMATICS



Variable Lot Sizes

Variable lot widths are encouraged to allow for a more eclectic, varied street scene. The following exhibits (4.6-4 to 4.6-10) show a prototypes of possible home types that would be allowed on the various lot types. These exhibits are provided as examples only and should not be construed as the

required minimum dimensions. Required minimum setback dimensions can be found in table 4.6-1 on page 70 of this Handbook. All lot types allowed within the Butler Ranch PUD have not been provided in these prototypes due to high variability in design in uses such as courtyard or cluster type developments.

RESIDENTIAL PROTOTYPES

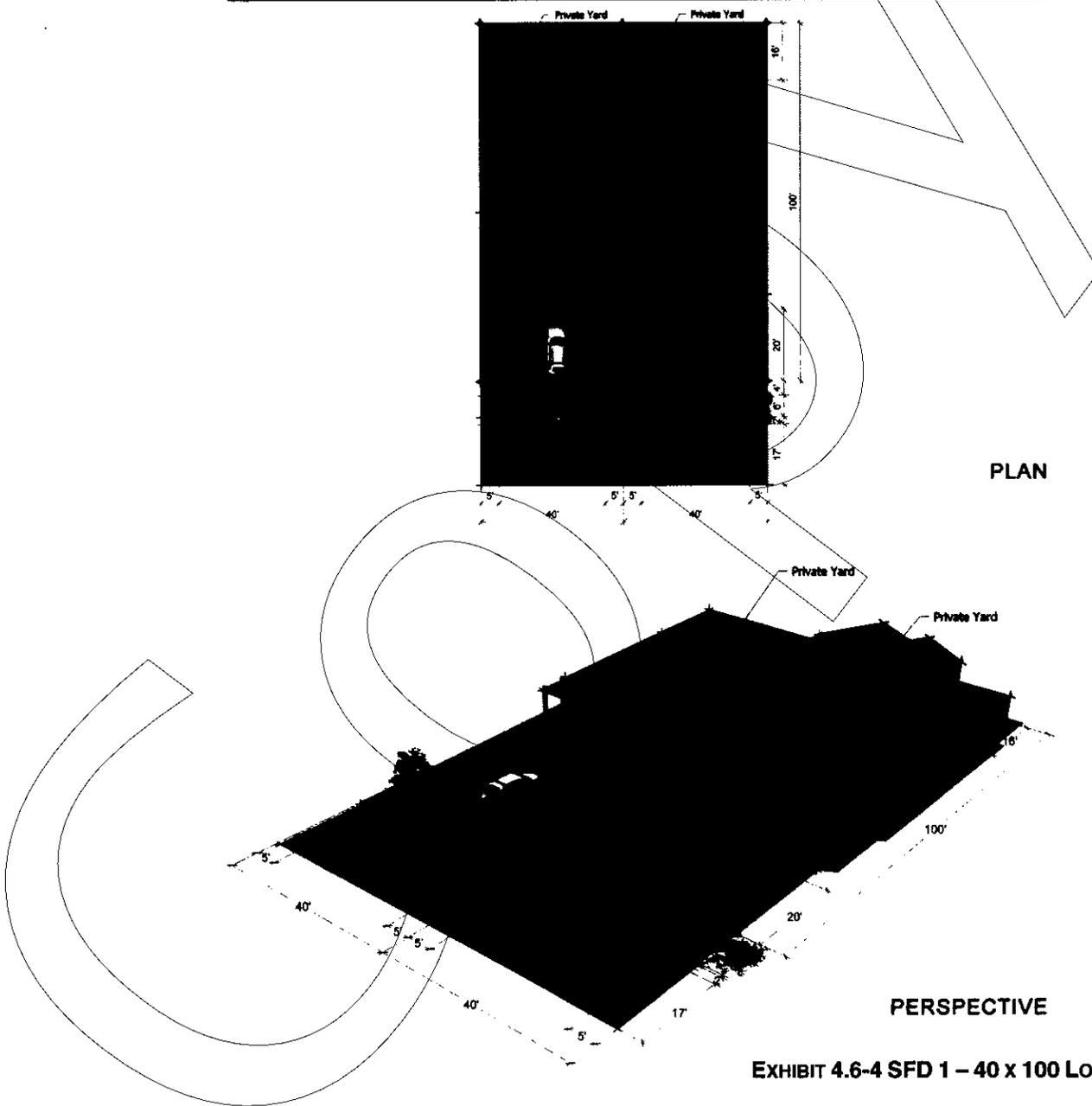
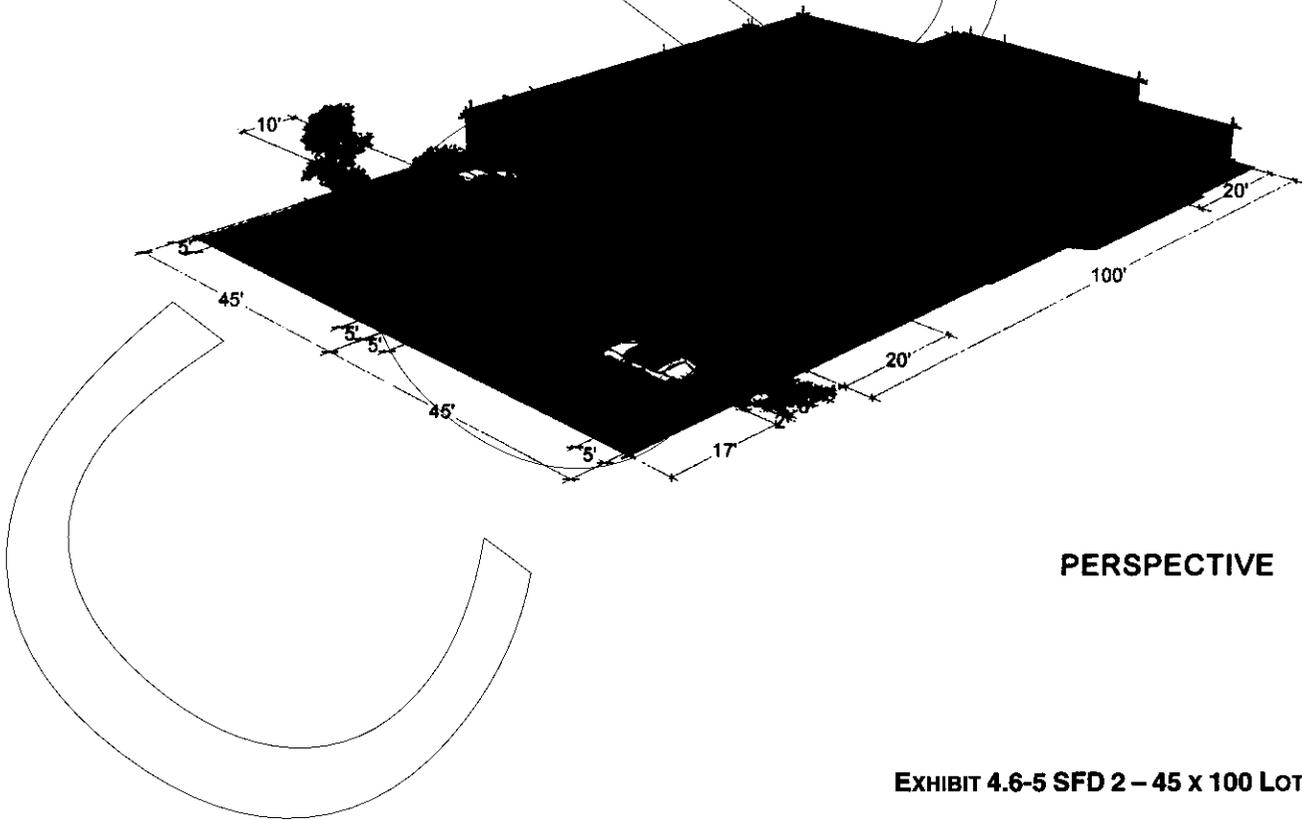
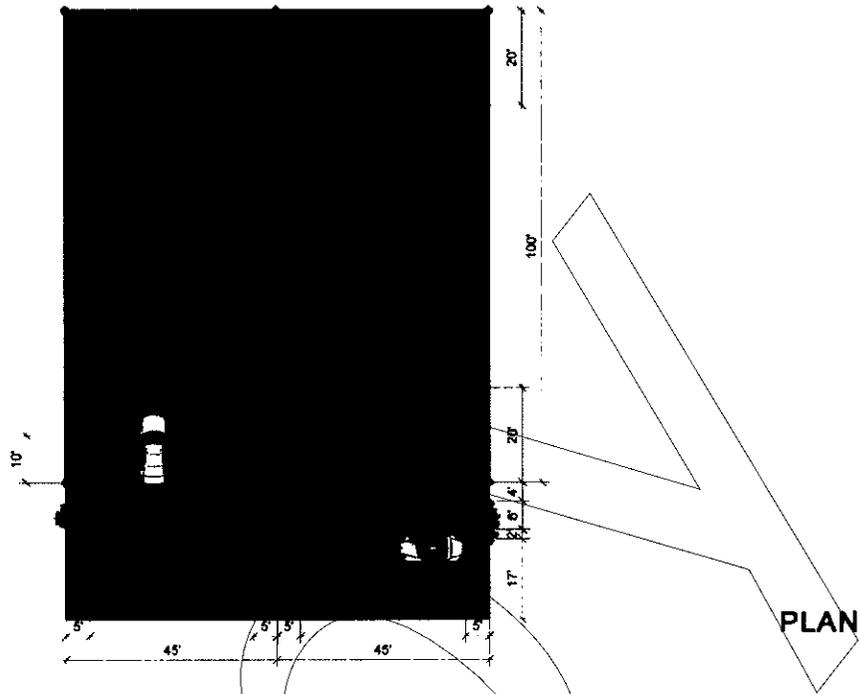


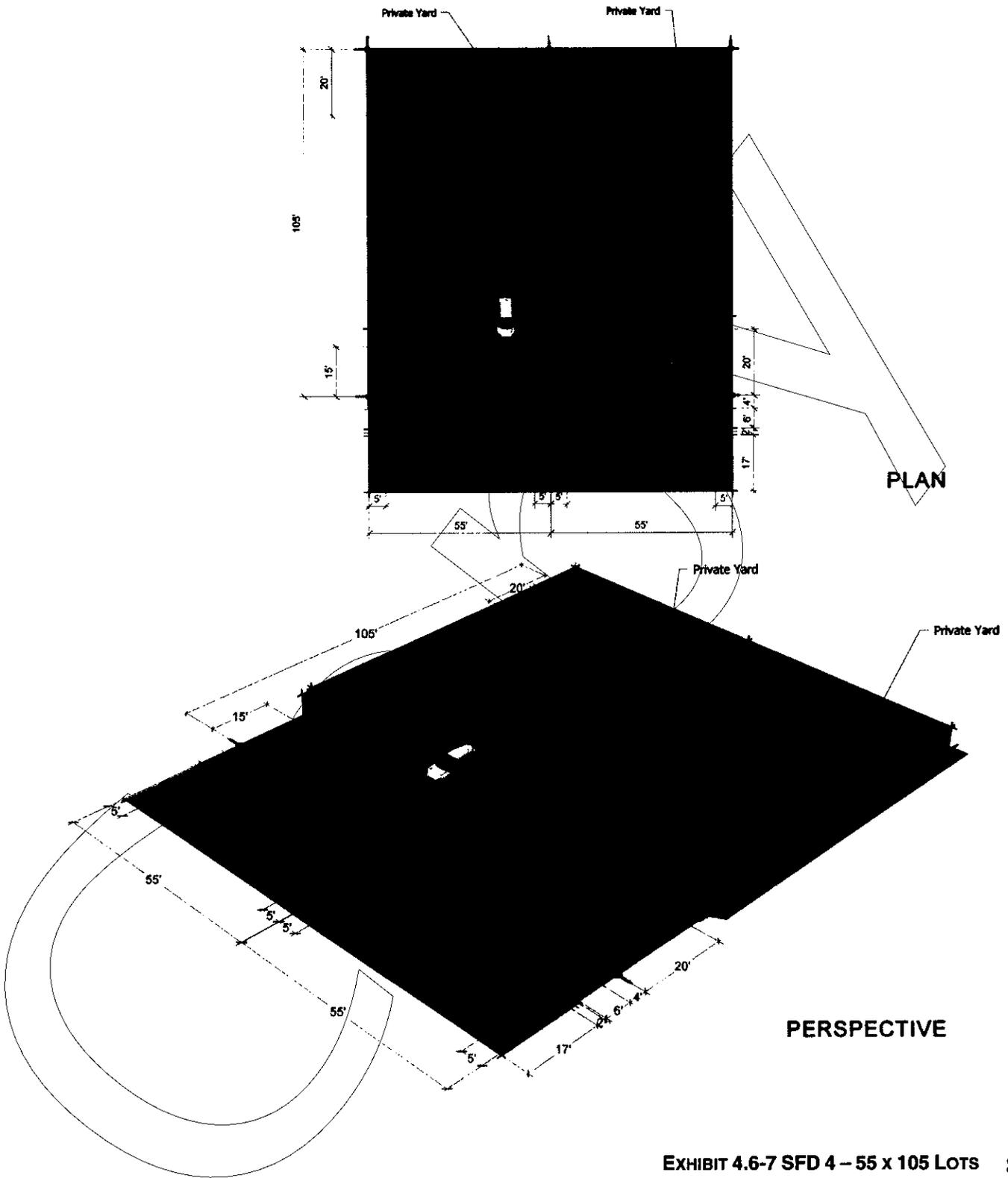
EXHIBIT 4.6-4 SFD 1 – 40 x 100 LOTS

RESIDENTIAL PROTOTYPES



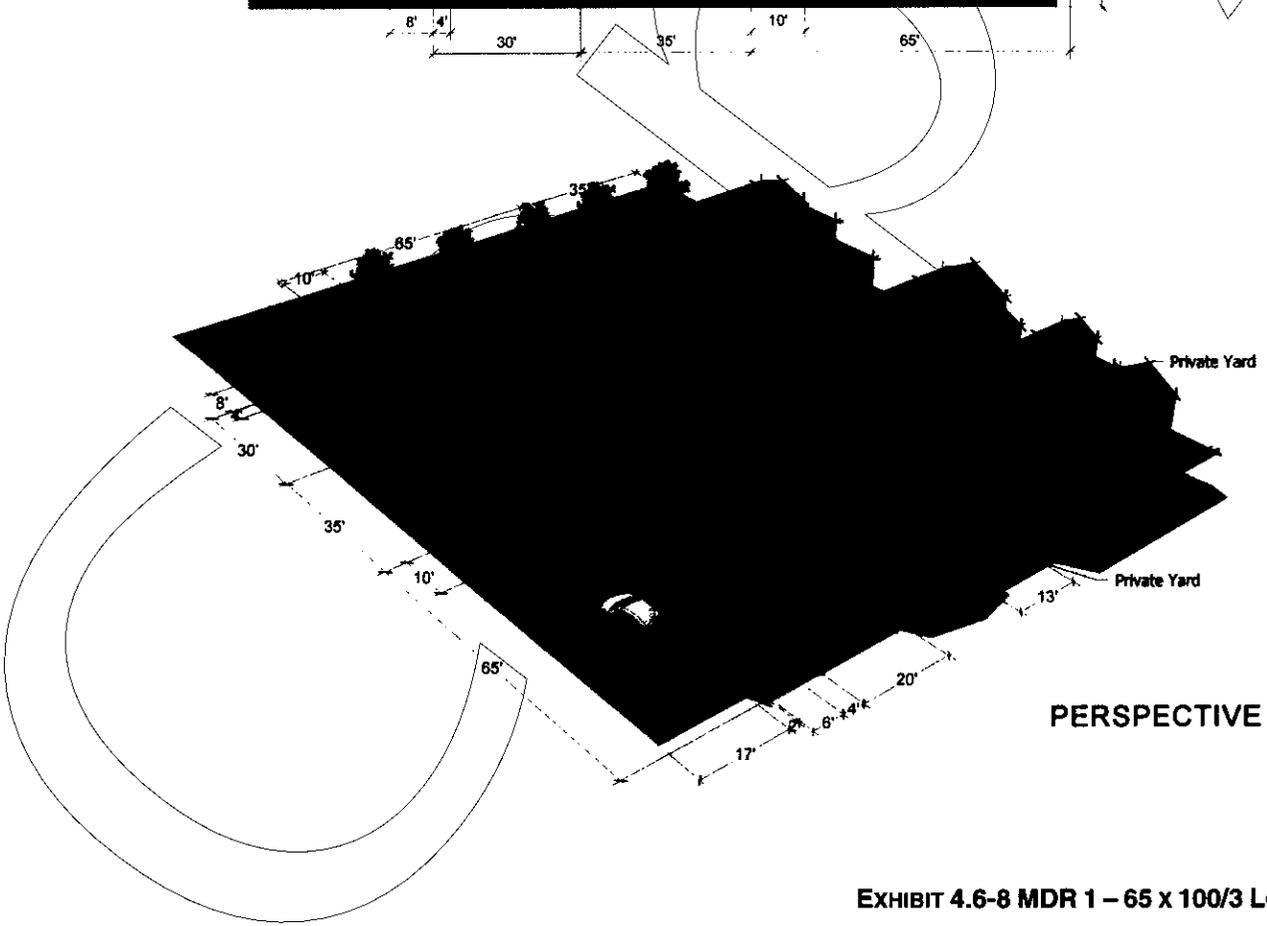
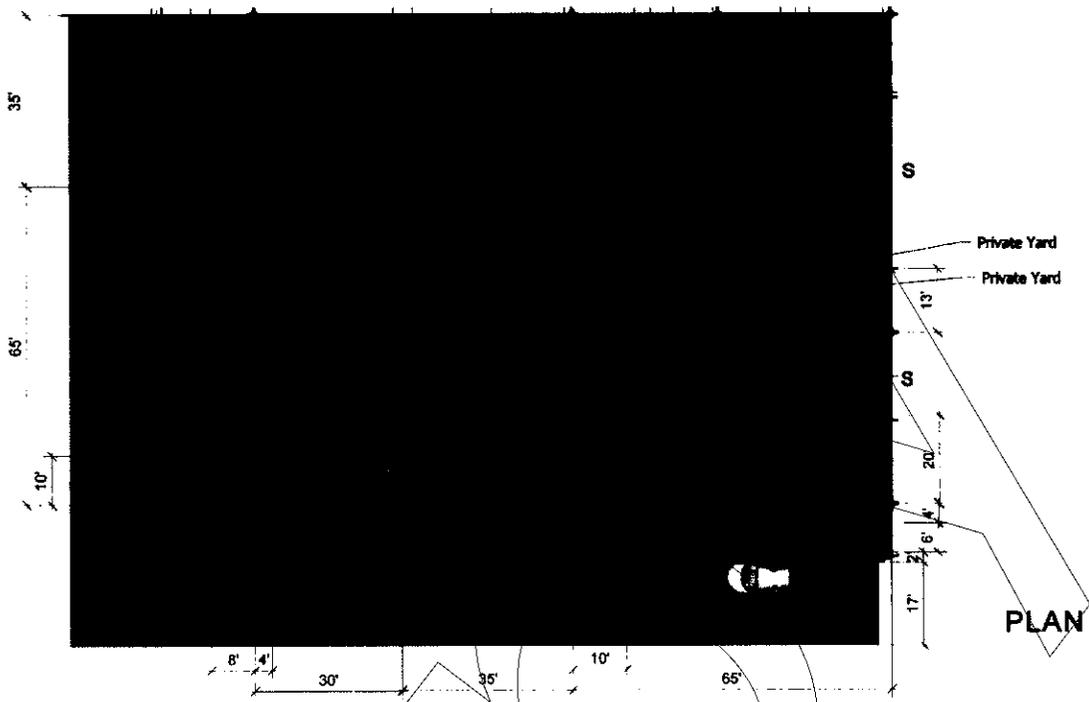


RESIDENTIAL PROTOTYPES



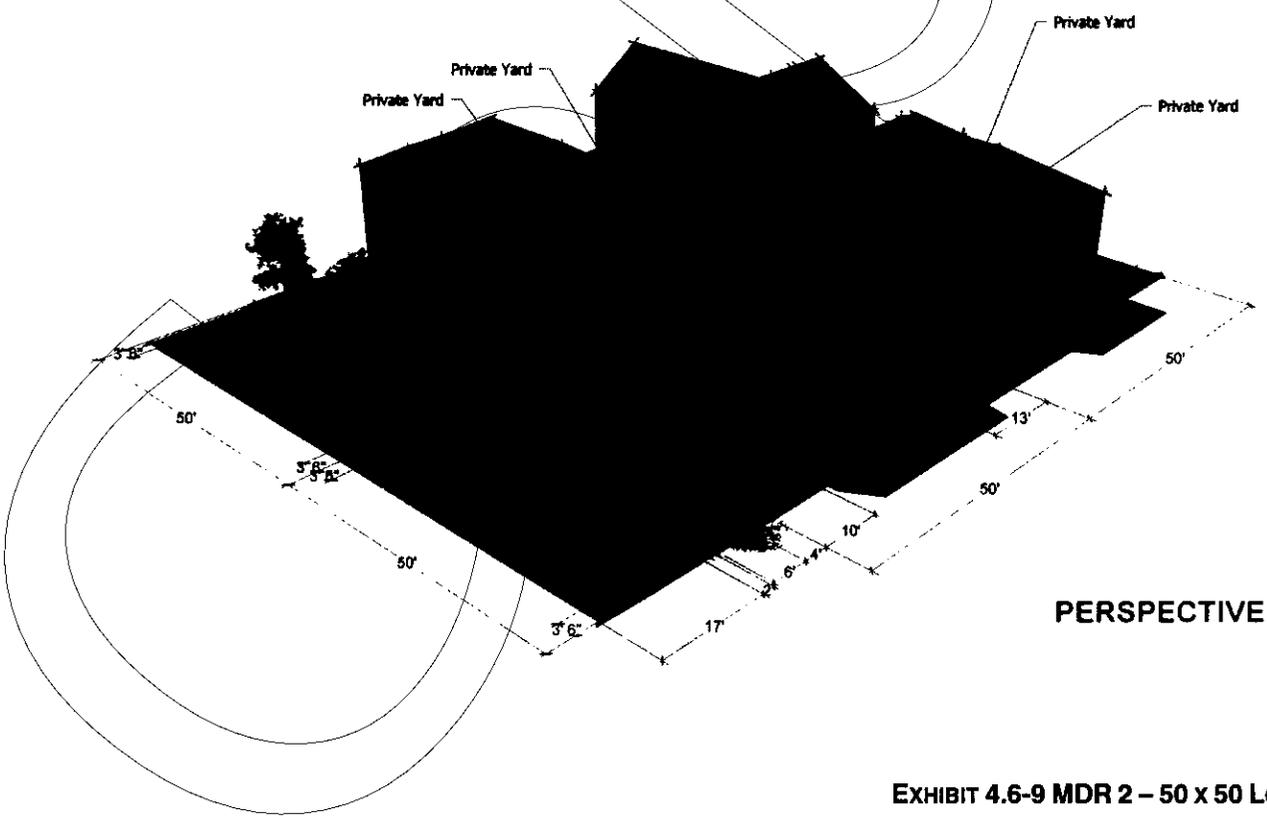
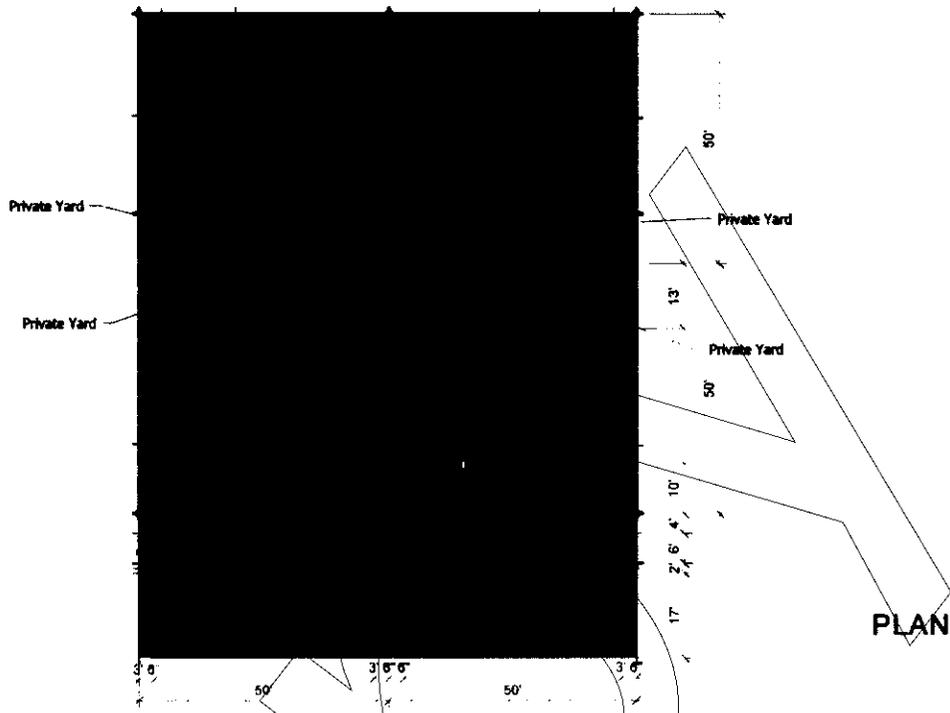


RESIDENTIAL PROTOTYPES



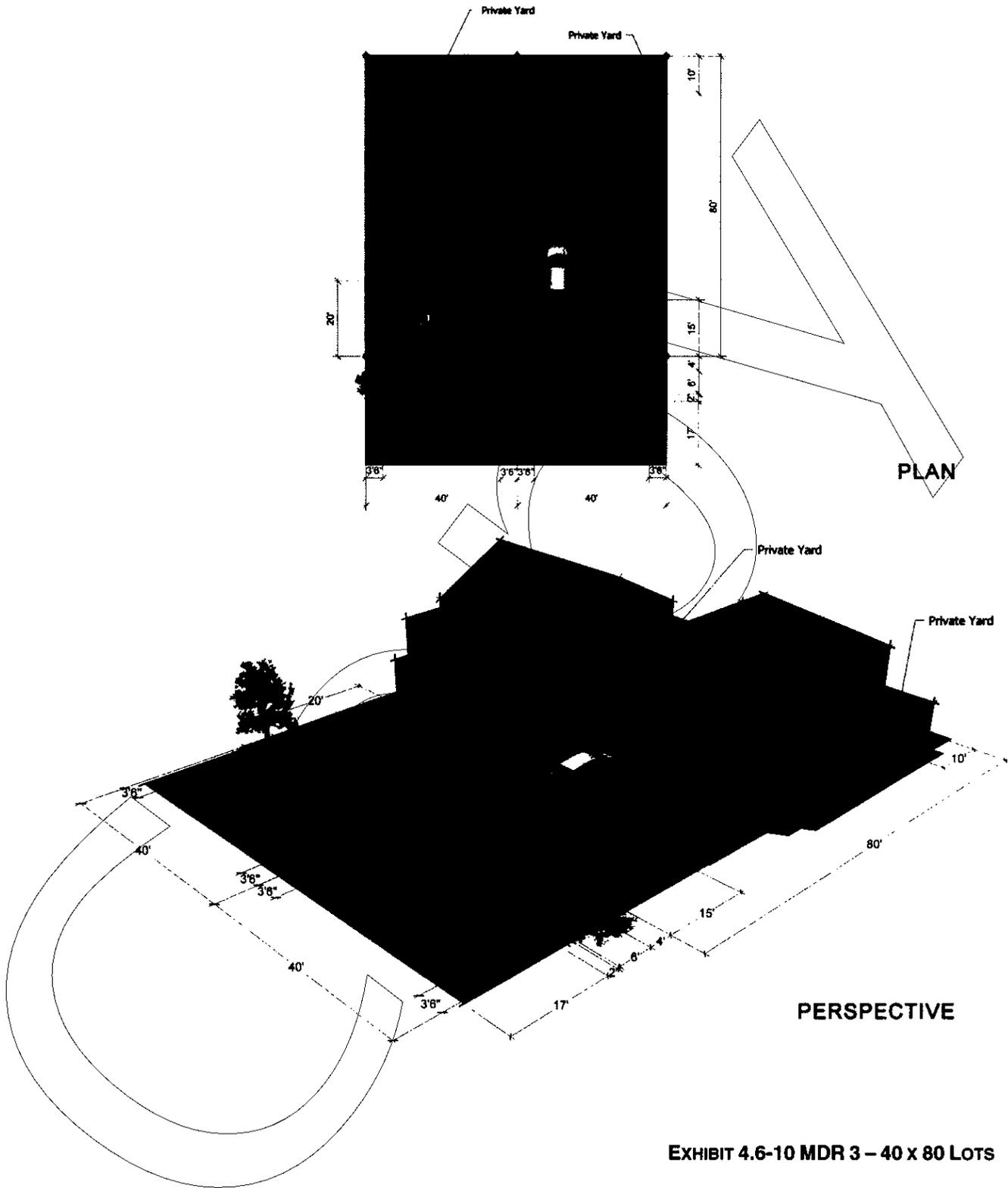


RESIDENTIAL PROTOTYPES





RESIDENTIAL PROTOTYPES



SECTION 5. INFRASTRUCTURE PLANS

5.1 CIRCULATION CONCEPT – ROADWAY SYSTEM

The circulation concept for the Butler Ranch PUD supports the overall community concept while contributing to the overall aesthetic quality. Roadway designs balance the needs of the community from a vehicular circulation perspective, as well as encouraging dual use through the incorporation of curb-separated pathways. This circuitous street pattern and hierarchy of streets has been designed to maximize utility while limiting the amount of traffic within the neighborhood fabric and limiting the amount of project pass-through traffic, impacting the Donner Springs area.

The following text and graphics describe the roadway designs for the Butler Ranch PUD. The road section design, classifications, and phasing are identified in the comprehensive traffic analysis for the Property prepared by Fehr and Peers. All on-site and off-site roadway and intersection improvements, including traffic signals, shall be designed and constructed in accordance with the Master Traffic Study and any updates or addenda thereto. Specifically, all roadway, intersection, and traffic signal improvements listed for Access Alternative 2 in the Master Traffic Study (*Butler Ranch Transportation Impact Analysis*, prepared by Fehr & Peers Associates, Inc., August 2005) shall be constructed prior to the issuance of any certificate of occupancy for Phase 2 units. This includes the construction of Veterans Parkway from Mira Loma Drive to South Meadows Parkway with a minimum two-lane street section south of the North Project Entrance. With the Access Alternative 2 improvements, all project entrance intersections and the Veterans Parkway/Alexander Lake Road intersection shall be fully improved to the 6-lane Veterans Parkway future build-out configurations.

The primary goal of the circulation system is to encourage non-vehicular travel within the community. Thoughtful land use relationships, pathway system design, and the design of roads to accommodate more than just automobiles contribute to placing an emphasis on pedestrian circulation.

Intersection Spacing - street spacing and intersection placement shall be as follows:

Classification Spacing Requirement:

Major Arterial	Per RTC Design Standards
Neighborhood Parkway (80')	200 feet
Residential Parkway (68')	200 feet
Local Street (58')	200 feet
Local Street (48')	100 feet

Arterial street spacing shall be controlled and determined by the Regional Transportation Commission and the City of Reno.

No local street shall provide a tangent length of greater than 600-feet without incorporation of traffic calming to the acceptance of the City of Reno Community Development Department. Such treatments shall be reviewed and approved through the tentative map process.

Minimum radii for curves within local streets shall be 40 feet with the provision of a knuckle to accommodate emergency vehicle turning. A minimum radius of 60 feet is required if a knuckle is not provided. Radii shall be reviewed and approved through the tentative map process.

All streets and alleys within the Butler Ranch PUD will be private, with the exception of the major arterial. All private streets within Butler Ranch will be maintained by an appropriate maintenance Ranch North PUD will be maintained by an appropriate



maintenance entity set up and funded in perpetuity through fees collected from the residents of the Butler Ranch PUD. All the required maintenance entities shall be legally instituted prior to the recordation of any final map.

Conditions of Approval – Road

The following development requirements were mandated through the approval of the project on January 30, 2006 to be included in the text of this Handbook. Additional conditions associated with Roads may exist within the City of Reno approval letter for this project.

locations, and a discussion of safety considerations. If this study indicates pedestrian crossing improvements are warranted, such improvements shall be installed to the approval of the Community Development Department by the developer in conjunction with the Phase I Mira Loma roadway improvements.

A. Prior to the approval of any final map with roadway connections to Veterans Parkway or permits for Mira Loma Road street improvements, the applicant shall provide a traffic signal warrant study for the Mira Loma Road/Fairwood Drive intersection. This analysis shall be to the approval of the Community Development Department and RTC. If this study indicates at least one traffic signal warrant is met in association with the build-out of the project and adequate signal spacing can be achieved, a traffic signal shall be installed at this intersection to the approval of the Community Development Department and RTC by the developer in conjunction with the Phase I Mira Loma roadway improvements.

B. Prior to the approval of any final map with roadway connections to Veterans Parkway or permits for Mira Loma Road street improvements, the applicant shall provide a pedestrian crossing analysis for Mira Loma Road from McCarran Boulevard to Veterans Parkway. This analysis shall include estimations of pedestrian crossing counts, identification of existing and potential crossing

E. The construction of Veterans Parkway will be the responsibility of the developer and will consist of the improvements described in the application and the staff recommended conditions. Also, the developer will construct an additional 2-lanes for a total of four lanes from the Village Green entry, south to Alexander Lake Road. The additional 2-lanes will be constructed during Phase 2 of the project to the satisfaction of the Community Development Department.

I. With the Phase I traffic improvements and prior to the approval of any final map that includes the 246th unit, the applicant shall have approved plans for Mira Loma and Rio Poco roadway and intersection improvements. These improvements will include lane re-striping of the existing roadway surface from McCarran Boulevard to Fairwood Drive to include four travel lanes, a center turn lane, and bike lanes along each side. In addition, the segment of Mira Loma Drive from Fairwood Drive to Veterans Parkway shall be widened to achieve this same street section. Re-striping and roadway improvements on Mira Loma, Rio Poco and Phase 1 improvements on Veterans' Parkway from Mira Loma to the north project entrance on Veteran's Parkway will be complete and functional prior to the issuance of any certificate of occupancy for the 246th unit. Along with the roadway improvements, the developer will install signage along both



sides of Mira Loma Drive to the satisfaction of Community Development and Public Works staff directing pedestrians to cross Mira Loma only at designated crosswalks.

- M. Upon the connection of the development to South Meadows Parkway, the developer will construct a signal at the intersection of Double Diamond and South Meadows Parkway if a signal is not already present at this location.
- O. A two-way left turn lane will be installed from McCarran to Fairwood Drive in conjunction with Phase 1 roadway improvements.
- P. The applicant will provide appropriate traffic calming along Hombre Way to the satisfaction of the Community Development Department prior to the first certificate of occupancy for the first final map.

Major Arterial Street (Public Street)

Only one Major Arterial Street is proposed in the Butler Ranch PUD area. This street is Veterans Parkway and will be located on the eastern edge of the residential development phases. Any intersections with left hand turn lanes along the Major arterial will require the full build out of the intersection per City of Reno requirements and RTC.

Neighborhood Parkway (Private Street)

A key design element in the PUD is the Neighborhood Parkway. This multi-use circulation element is intended to facilitate both vehicular and pedestrian travel through the property while creating a bold landscape amenity that unifies the community.

The layout of the neighborhood parkway through the project utilizes the neighborhood parks and the village green as visual deterrents to minimize speeds on this roadway while the width allows for adequate capacity to serve the overall project. This design allows for the capacity of a collector with the functionality and design speeds of a local roadway. This type of integrated traffic calming feature also assists in encouraging the pedestrian element of the roadway and promotes the overall circulation plan.

Connecting to the Neighborhood Parkway is a series of Local and Residential Parkway streets. The tree-lined streets provide connectivity to the neighborhoods from the larger road system. These roadways connect to the local street system, creating circulation flexibility, and thereby potentially reducing the overall trips on the Neighborhood Parkway.

Residential Parkway (Private Street)

The Butler Ranch PUD provides Residential Parkways to be primarily a 2-lane facility with a stripped left-turn lane at intersections. Parking will be allowed on both sides of the street, except at intersections where the left turn lanes will be marked.

The neighborhood and residential parkways will use a 30 mph design speed with a 25 mph posted speed. All other geometric gestures will be per ASSHTO design guidelines and the City of Reno Design Manual with the exception of intersection spacing, which will conform to the spacing called out earlier in this section.

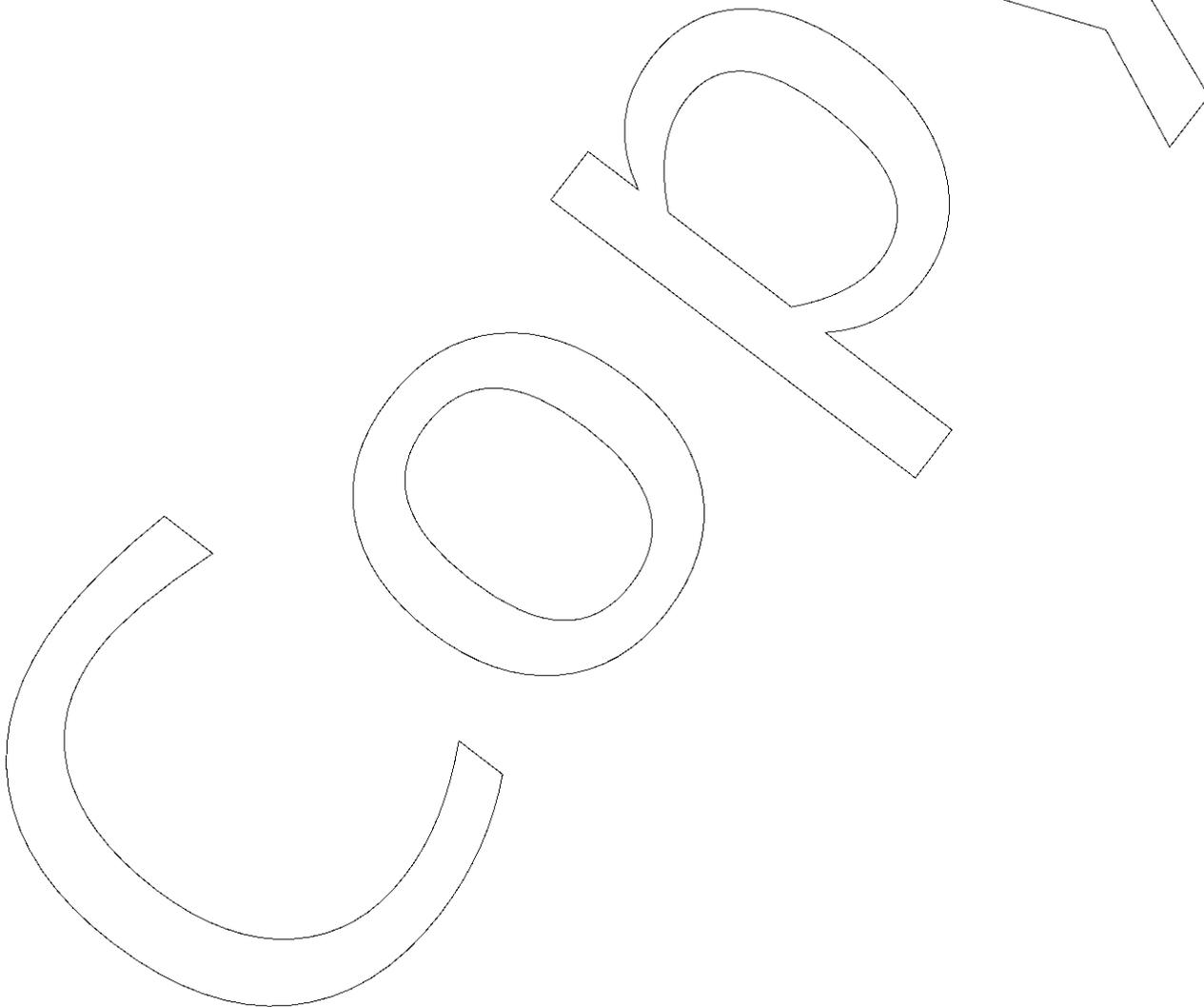
Local Streets (Private Streets)

The Butler Ranch PUD provides a local street design that will accommodate the needs and design



attributes of each neighborhood. Key to the creation of livable neighborhoods is the emphasis on the local street design and its contributions to the overall aesthetic. Local streets shall have a parkway landscape strip with street trees and a curb-separated sidewalk on at least one side of each street. These design elements contribute to the “timelessness” of the neighborhoods. The Butler Ranch PUD Standards include two pavement widths for the local streets; each designed to balance accessibility (emergency, etc.) with the reduction of unnecessary paving.

The 48’ local street section is a non-symmetric section with sidewalk and parkway on one side. The overall pedestrian circulation plan has been designed to incorporate the sidewalk on one side and provide adequate pedestrian access and circulation. The layout has also been designed to place the sidewalk along the sides of lots with side yards fronting a street wherever feasible. All other design aspects will be per ASSHTO design guidelines and the City of Reno Design Manual with the exception of intersection spacing, which will conform to the spacing called out earlier in this section.



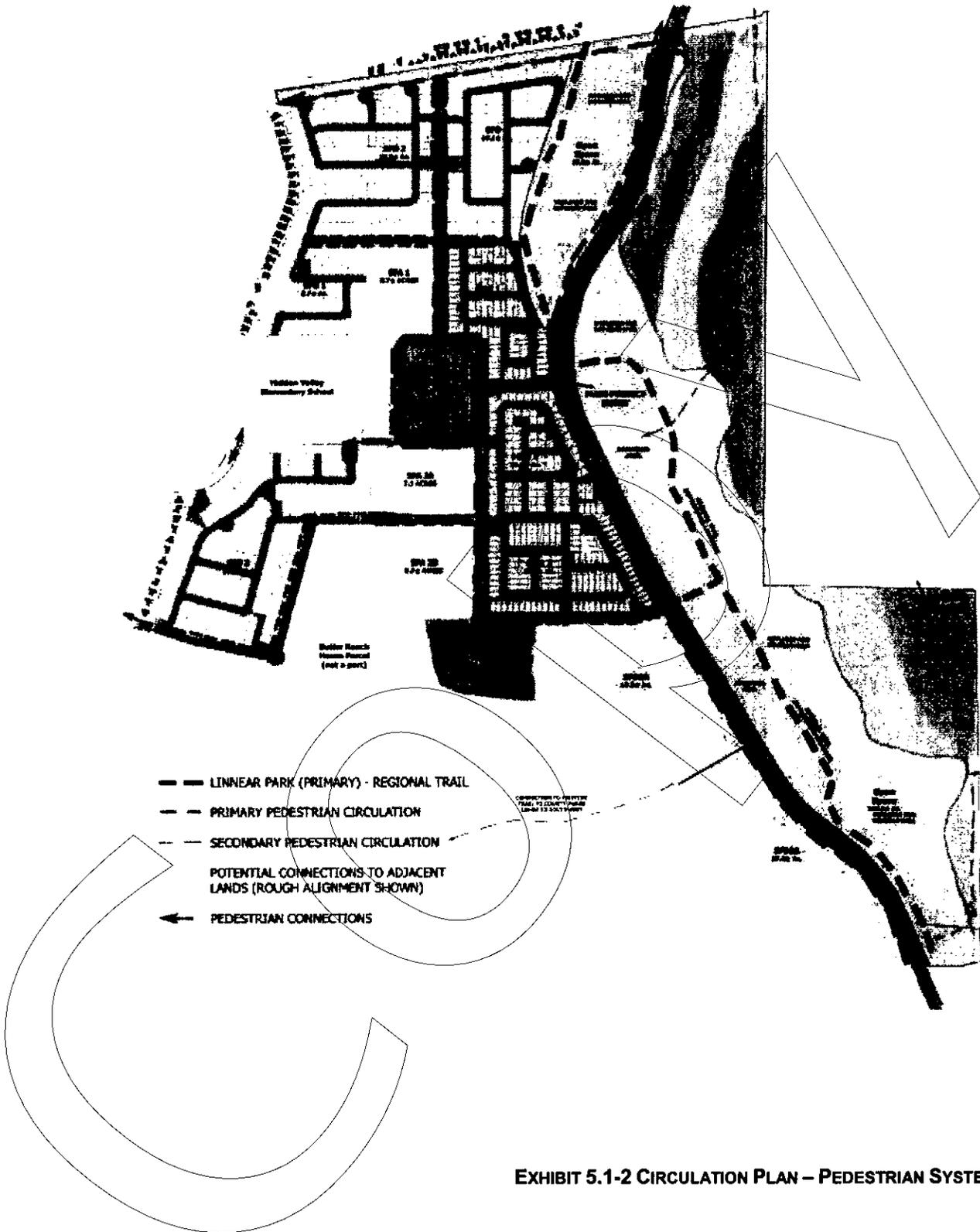
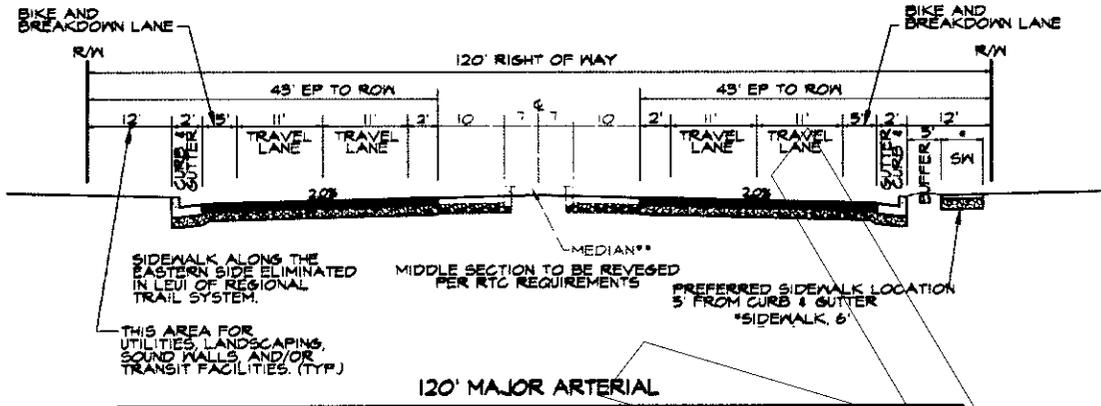


EXHIBIT 5.1-2 CIRCULATION PLAN – PEDESTRIAN SYSTEM



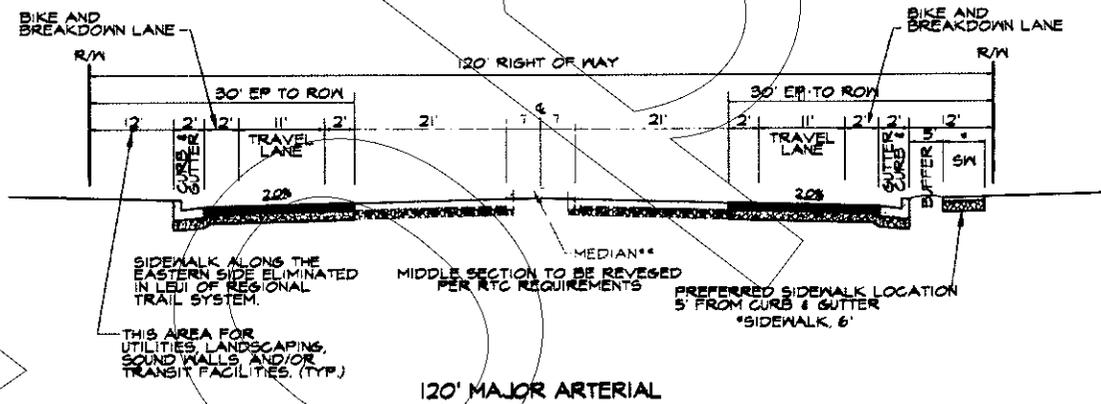
STREET CROSS SECTIONS



NOT TO SCALE

FOUR TRAVEL LANES NORTH OF MAIN PROJECT ENTRY

** ADDITION POSSIBLE IMPROVEMENTS SHOWN ARE NOT NECESSITATED BY THIS PROJECT. CONSTRUCTION OF THESE IMPROVEMENTS ARE NOT PROPOSED WITH THIS PROJECT



NOT TO SCALE

TWO TRAVEL LANES SOUTH OF MAIN PROJECT ENTRY

** ADDITION POSSIBLE IMPROVEMENTS SHOWN ARE NOT NECESSITATED BY THIS PROJECT. CONSTRUCTION OF THESE IMPROVEMENTS ARE NOT PROPOSED WITH THIS PROJECT

EXHIBIT 5.1-3 MAJOR ARTERIAL SECTIONS

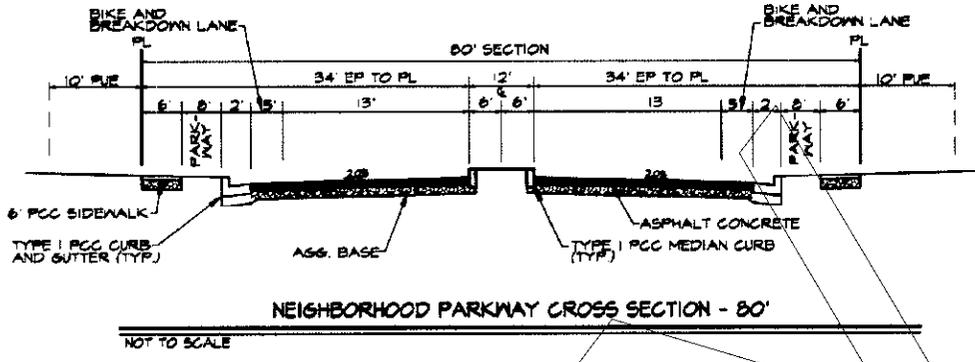


EXHIBIT 5.1-4 NEIGHBORHOOD PARKWAY CROSS SECTION

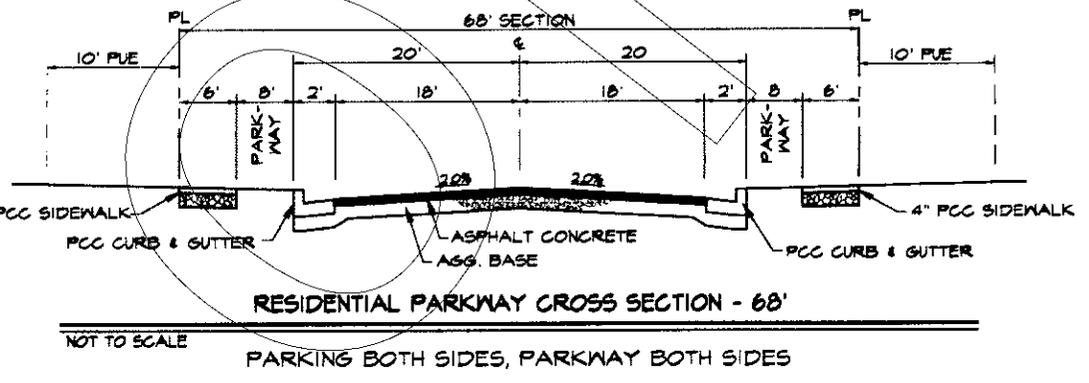


EXHIBIT 5.1- 5 RESIDENTIAL PARKWAY CROSS SECTION

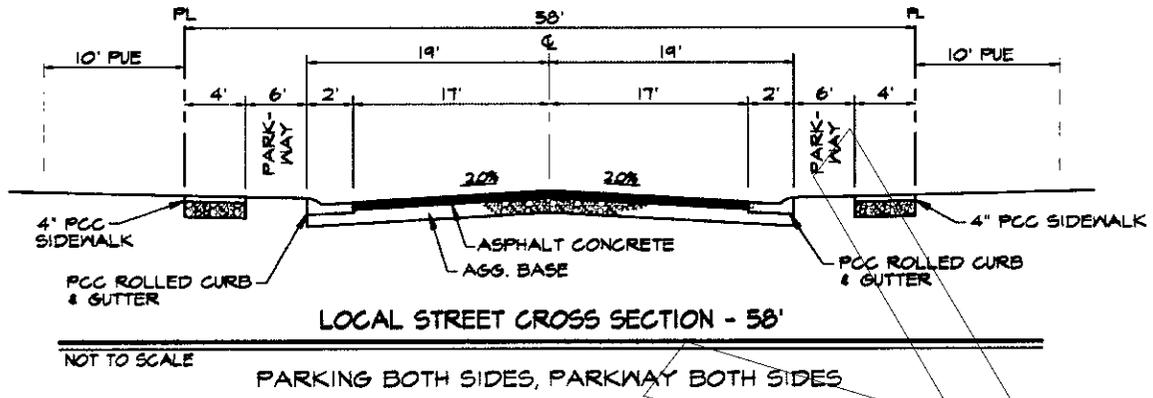


EXHIBIT 5.1-6 58-FOOT LOCAL STREET CROSS SECTIONS

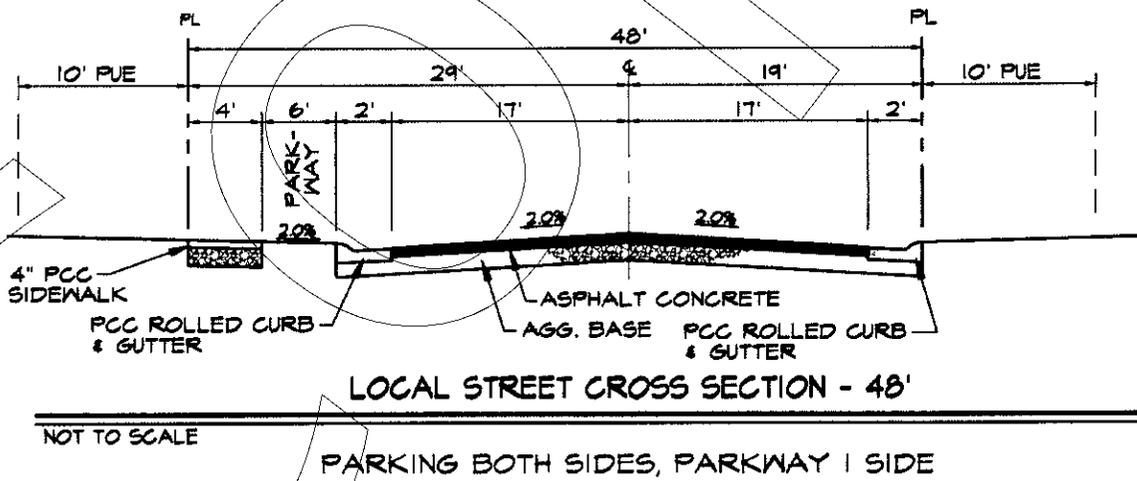
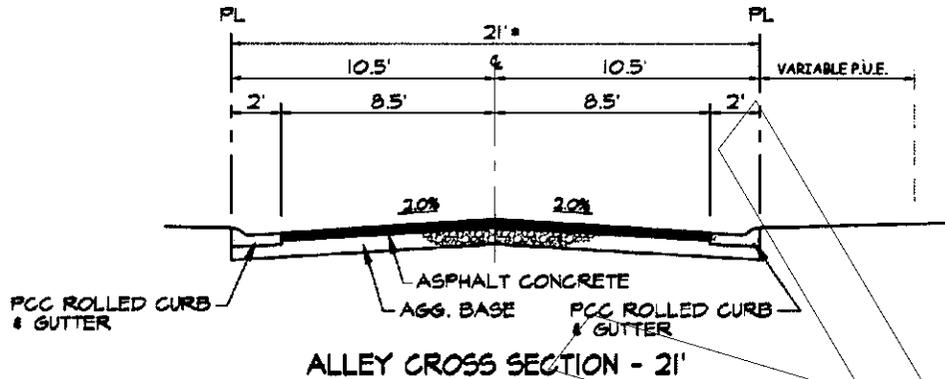


EXHIBIT 5.1-7 48-FOOT LOCAL STREET CROSS SECTIONS



NOT TO SCALE

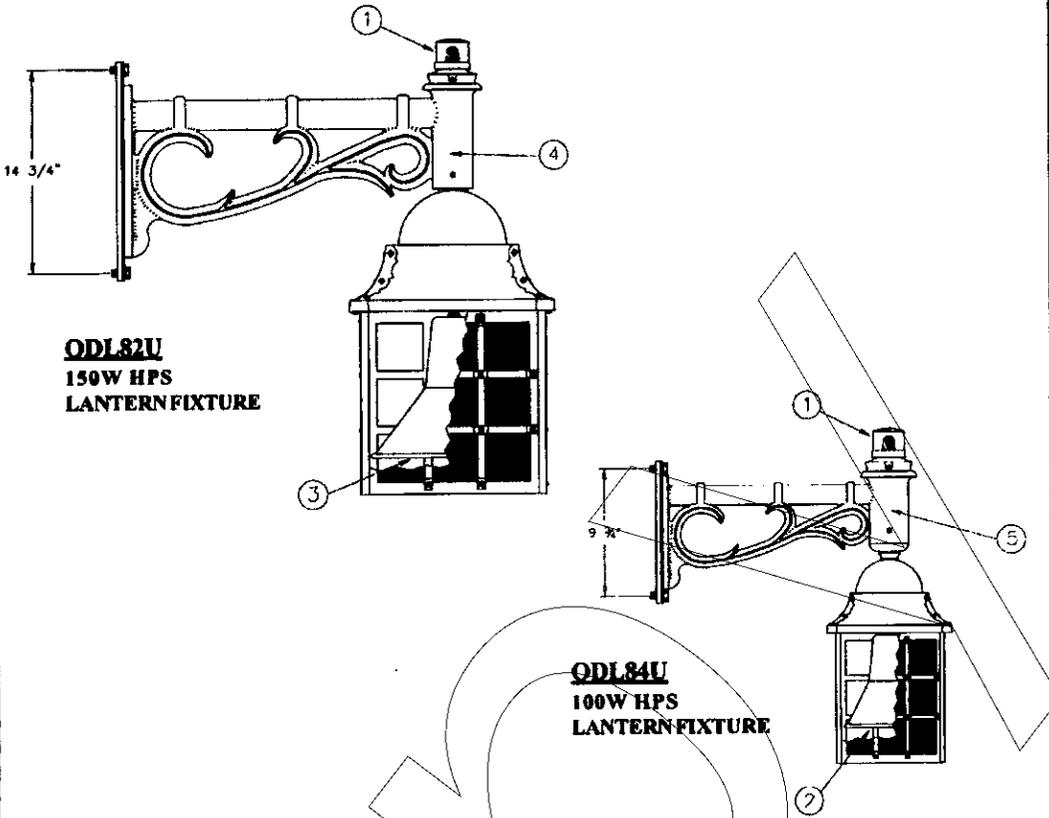
NO PARKING BOTH SIDES
 *ALTERNATE CROSS SLOPED SECTIONS
 MAY BE ALLOWED ON A CASE BY
 CASE BASIS AT THE TIME OF
 TENTATIVE MAP SUBMITTAL. SECTION
 MAY BE NARROWER WITH THE APPROVAL
 OF CITY OF RENO FIRE.

EXHIBIT 5.1- 8 ALLEY CROSS SECTIONS

Street Lights

Street Lights at the Butler Ranch will be provided as aesthetic and functional elements to the street scene. Aesthetic standards as allowed and identified by Sierra Pacific Power Company will be

used throughout the development. Please refer to the exhibits on the following two pages for details of the Sierra Pacific acceptable street lights to be used in this project.



ODL82U
150W HPS
LANTERN FIXTURE

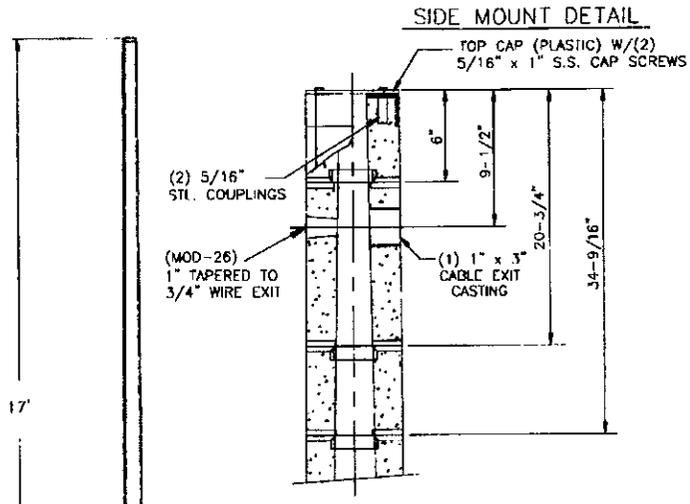
ODL84U
100W HPS
LANTERN FIXTURE

COMPATIBLE UNIT NUMBERS		MATERIAL LIST		
ITEM #	ODL82U 16000 LUMEN 150W HPS	ODL84U 9500 LUMEN 100W HPS	DESCRIPTION	NUMBER
	Labor Factor: .250	Labor Factor: .250		
	QUANTITY	QUANTITY		
1	1	1	CONTROL, PHOTOELEC: 120/208/240/277VAC-1000W, TWISTLOCK	28-0240
2	N/A	1	LAMP, HID: HPS, 100W, CLEAR, MOGUL SCREW	28-0384
3	1	N/A	LAMP, HID: HPS, 150W, CLEAR, MOGUL SCREW	28-0386
4	1	N/A	LIGHT, HPS: LANTERN LUMINAIRE, 120V, 150W, HIGH POWER FACTOR	28-0492
5	N/A	1	LIGHT, HPS: LANTERN LUMINAIRE, 120V, 100W, HIGH POWER FACTOR	28-0495

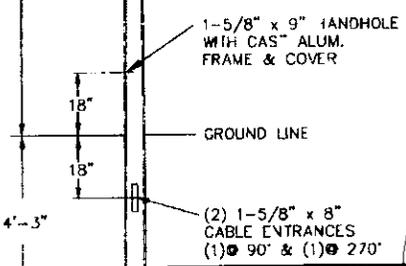
NOTE: Luminaires Meet Cutoff Specifications.
Use Luminaires In Conjunction With ODL80U, Monterey 14' Pole.
Compatible Unit ODL82U Can Also Be Used In Conjunction With ODL99U, Square 21'-3" Pole.

					COMPATIBLE UNIT STANDARD		SHEET 1 OF 1	
					OUTDOOR LIGHTING DECORATIVE LANTERN FIXTURE 100W, 150W HPS			
DRAWN	DESIGN	SUPR	DATE	REV	DRAWING NUMBER			
JVV	JVV	SI	08/04	03	ODL82U ODL84U			

EXHIBIT 5.1- 9 STREET LIGHT DETAIL



ODL99U
21'-3" EMBEDDED SQUARE
CONCRETE POLE
COLOR: BUFF #313A



Pole Can Be Used With:
 • ODL82U And ODL98U Luminaire Compatible Units.

NOTE: Pole Designed To Accomodate Two Different
Luminaires With Single Or Dual Applications.

COMPATIBLE UNIT NUMBER			
ODL99U			
Labor Factor: .564			
ITEM #	QUANTITY	DESCRIPTION	NUMBER
1*	FD	N-9 SECONDARY BOX W/ 4-WAY TERMINATION	SRT02U
2	50'	WIRE, INSUL: BLACK, #10 STR, 1 COND, CU, THHN	17-0170
3	50'	WIRE, INSUL: WHITE, #10 STR, 1 COND, CU, THHN	17-0180
4	1	TUBE: STREET LIGHT INSTALLATION, 16" DIA X 5' LG, FIBER	24-1006
5	1	POLE, LIGHT: DECORATIVE STREET, 21' 3" LG	28-0750
6*	FD	PIPE, STD: 3/4" CTS, 100' LG, PLAIN ENDS, 200 LB, POLYETHYLENE 340	51-0060

* Items To Be Field Determined (FD) As Required And Added As Additional Stock Items. Refer To SRT02U This Volume For Material List.



COMPATIBLE UNIT STANDARD
OUTDOOR LIGHTING
DECORATIVE CONCRETE POLE
21'-3" SQUARE IMBD SHAFT

SHEET **1** OF **1**
 VOLUME **3**
 DRAWING NUMBER
ODL99U

DRAWN	DESIGN	SUPR	DATE	REV
JK	JVV	SJ	08/03	03

EXHIBIT 5.1- 10 STREET LIGHT POLE DETAIL



5.2 DRAINAGE CONCEPT

The property lies within FEMA FIRM zones AE, X, and shaded X. A portion of the project is also located within a FEMA Floodway. A CLOMR is in preparation and will be processed through FEMA and the local governing jurisdictions to relocate the Floodway to the proposed channel along the eastern edge of the project and remove a large portion of the project from both the FEMA FIRM AE and shaded X flood zones. This channel will also be utilized to construct a linear park and wetlands mitigation. No grading within the zone AE shall be allowed until the CLOMR has been received, approved, and forwarded to FEMA by the City of Reno. In addition, no certificates of occupancies will be issued in the zone AE or floodway until FEMA has approved the CLOMR.

A portion of the site is within Zone I of the Truckee Meadows Critical Flood Pool Storage Area designated by the Washoe County Department of Water Resources as necessary to limit increases in peak flows within and downstream of the Truckee River. The zoning ordinance pertaining to the floodplain storage areas states that any development within these Zone 1 areas cannot increase downstream peak flows or volumes from the site. In addition, Washoe County and the City of Reno require any Truckee River Critical Flood Pool flood storage volume decreases due to site development must be mitigated by providing an equal amount (1:1) of new flood storage volume within the project boundary or within a hydraulically connected site.

To maintain pre development floodplain storage and convey the Steamboat Creek peak flows, a wide channel will be constructed through the site along with an offline detention basin system to accommodate the 1:1 fill mitigation and to maintain the pre-development 100 year peak flow and total runoff volume for Steamboat Creek as the flows leave the project site. The Proposed Conceptual

wetlands and zone 1 flood pool mitigation, Figure 5.2.1 included in this section illustrates the conceptual design and also shows the location of sections A-A and B-B. Sections A-A and B-B as shown in Figure 5.2.2 illustrate the conceptual cross sections of the channel and detention basin systems. As illustrated in these figures a sinuous low-flow channel will be constructed to convey the typical low-flow within Steamboat Creek and will meander through the wider channel. The overall channel will be integrated with wetland restoration and mitigation design and will be highly vegetated to integrate the channel into the Steamboat Creek Restoration Project. The existing Steamboat Creek will be restored and realigned to eliminate the levee system that confines the flows of Steamboat Creek across the project as it exists today. The channel will transition from the existing channel and floodplain at the upstream and downstream property boundaries into the realigned channel proposed with this development. This realignment will require a 404 Army Corps of Engineers permit and no work within the existing Steamboat Creek or any other jurisdictional waters on the property will be allowed prior to a 404 Corp Permit being issued.

Upon final design of the improved Steamboat Creek channel, the storage volume and unsteady flow analysis will be refined to ensure that the project does not negatively impact regional flood control and meets the applicable floodplain management ordinances.

Currently the majority of the site drains to the existing Steamboat creek located on the eastern portion of the property through multiple irrigation channels crossing the site. Steamboat creek enters the site from the southeast corner of the property, collects the onsite flows, and then leaves the site at the northeasterly corner.

Ultimately the site will be designed to convey flows through a storm drain pipe network to the proposed drainage channel along the eastern boundary. The



site will also incorporate the linear park along the northern boundary into the drainage system to utilize the existing irrigation and drainage facilities. A small portion of the site at the southwesterly corner will be designed to collect and convey storm water to a small detention facility prior to discharging into the existing drainage system within Hombre Way. The Master Hydrology Study is included in the technical studies portion of the handbook that further details the storm drain system design. Prior to the recordation of any final maps within the FEMA zone AE and FEMA Floodway, the Master Hydrology study shall be received, reviewed, and approved by the City of Reno.

The City of Reno Public Works Design Manual, the Standard Details for Public Works Construction, and the Washoe County Hydrologic Criteria and Drainage Design Manual shall be the design standards for channel, detention basin, and storm drainage system designs and construction. All drainage, stormwater management, and flood control improvements shall adhere to the recommendations of the Master Hydrology Study, all updates and addenda thereto, and the CLOMR application as submitted to FEMA.

The Flood control facilities within Butler Ranch will be owned and maintained by an appropriate maintenance entity set up and funded in perpetuity through fees collected from the residents. These facilities may be offered for dedication to the local jurisdictions to be included in a regional storm water management and flood mitigation facility with the consent of both the jurisdiction and maintenance entity. The method of transfer of these facilities from the entity to the jurisdiction can be accomplished thru any means agreed upon by both parties. The maintenance entity shall be set up prior to the recordation of any final map which requires the flood mitigation facility, specifically any

development within the existing FEMA zone AE or FEMA floodway within the project.

Conditions of Approval – Drainage

The following development requirements were mandated through the approval of the project on January 30, 2006 to be included in the text of this Handbook. Additional conditions associated with Drainage may exist within the City of Reno approval letter for this project.

N. Prior to the first final map, the developer will pay the reasonable cost for a one time cleaning of the situation basin located on Assessor's Parcel Number 021-160-50 south of Mira Loma Road.

Q. This condition required a change to text in Section 5.2. This change has been made and is reflected in that section.

The changes made per Condition 30Q are as follows: The City of Reno reserves the right to require additional information and mitigation (if required) related to the realignment of Steamboat Creek including: environmental, biological, chemical or geomorphological analyses to the satisfaction of the Nevada Division of Environmental Protection (NDEP) prior to the approval of any permit.

R. Prior to the issuance of any permit associated with Steamboat Creek grading and/or relocation activities, the applicant shall obtain a Storm Water Pollution Prevention Plan (SWPPP) permit from the City of Reno. The prevention plan shall include provisions for a water quality testing and monitoring program for Steamboat Creek to the satisfaction of Community Development Department in accordance with NDEP regulations and standards.

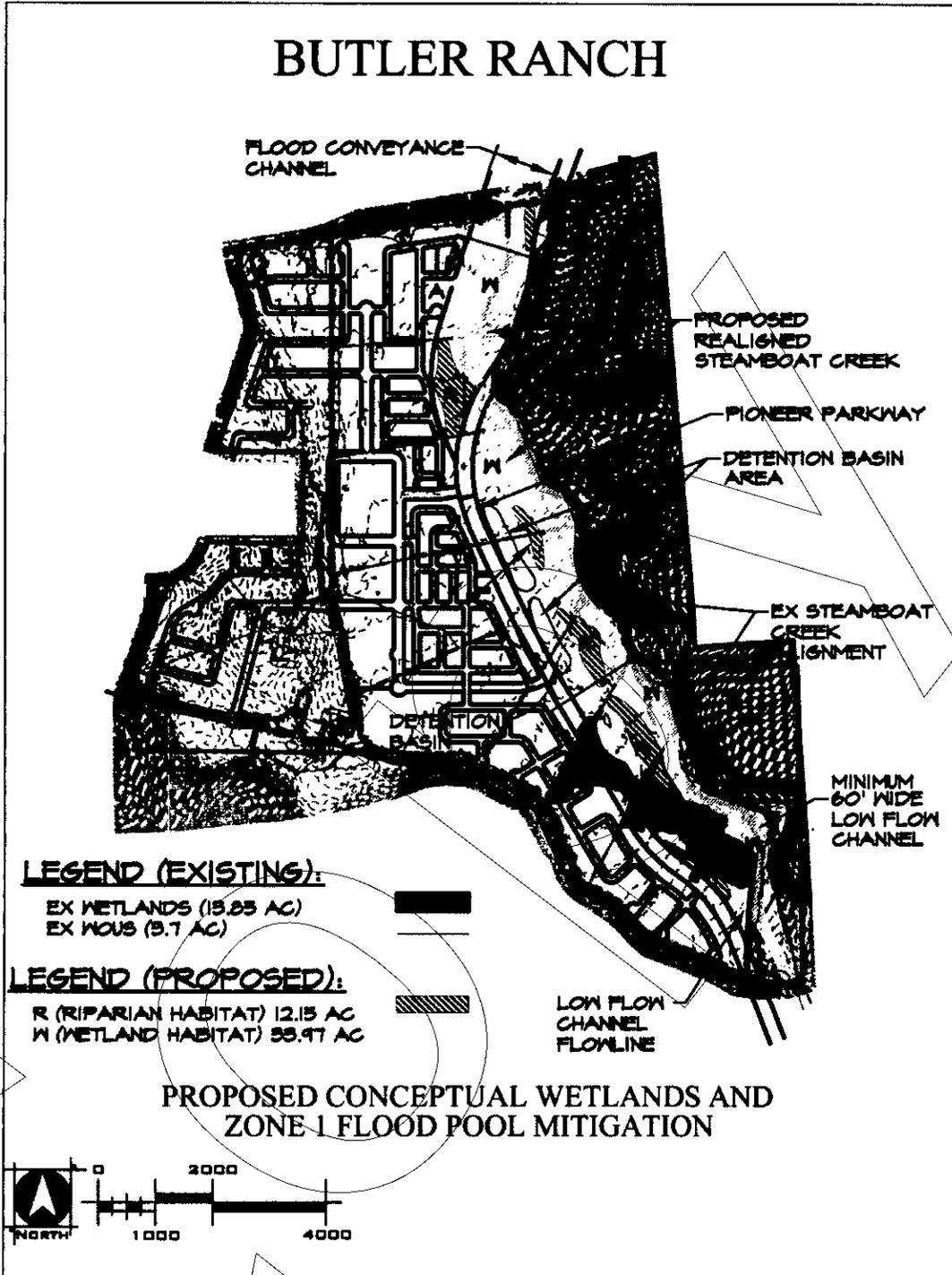


EXHIBIT 5.2-1 PROPOSED CONCEPTUAL WETLANDS AND ZONE 1 FLOOD POOL MITIGATION GRAPHIC

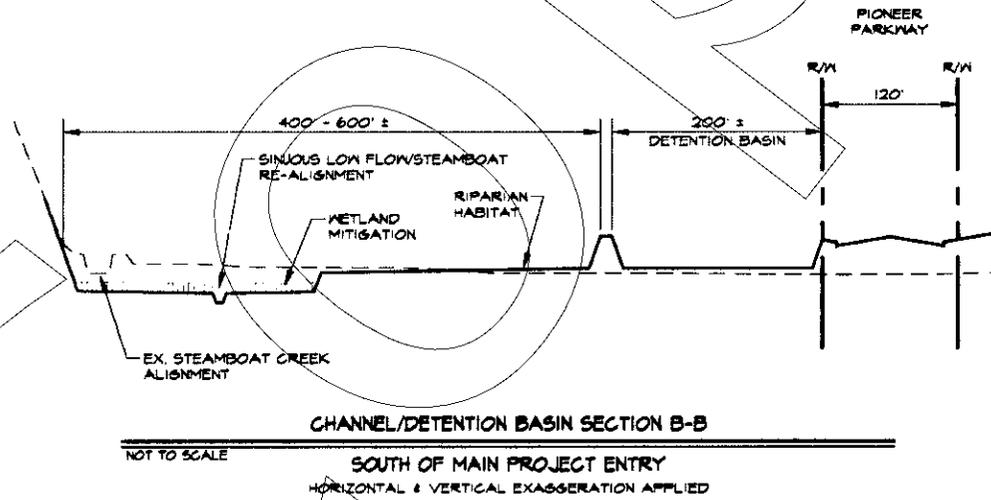
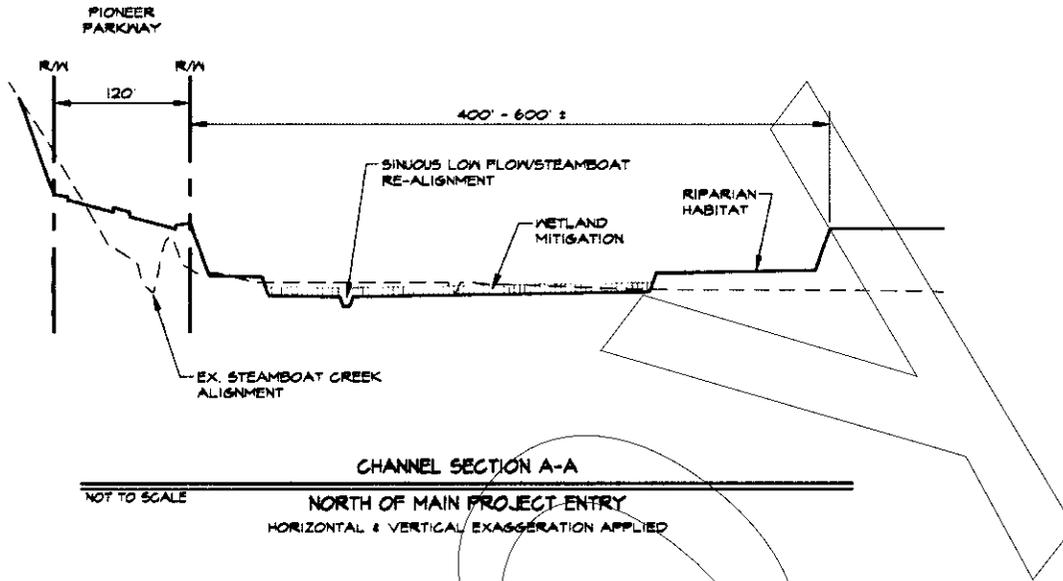


EXHIBIT 5.2- 2 STEAMBOAT CHANNEL CROSS SECTIONS



5.3 WATER CONCEPT

The water system for the site will be connected to the existing stubs located at the existing terminus of Rio Poco Drive, Escuela Way, and Hombre Way. The water distribution network within the project will be designed and coordinated with the local water purveyor to conform to the requirements as set forth in Nevada Administrative Code (N.A.C.) 445. Additional offsite water system improvements, which may be required, will be designed and constructed as necessary to accommodate the development as required by the water purveyor.

Wetlands Impact

On behalf of Lennar Communities, Inc., Wood Rodgers, Inc. conducted a US Army Corps of Engineers (USACE) Routine On-Site Wetland Delineation and prepared a report for review and verification by the USACE. The final copy of the Delineation of Jurisdictional resources for the Butler Ranch, Washoe County, Nevada (April 19, 2005) is contained in Technical Studies portion of the handbook.

The Routine On-Site Wetland delineation conducted by Wood Rodgers, Inc. determined that 17.57 acres of jurisdictional resources exist in the project area. (13.85 acres - wetlands, 3.7 acres - WQUS) On April 19, 2005, the US Army Corps of Engineers completed an onsite verification of jurisdictional resources on the subject property (USACE's letter of verification dated May 16, 2005 file no. 200500350). Pursuant to Section 404 of the Clean Water Act, placement of fill materials within the verified jurisdictional waters will require a Department of the Army permit. The permitting process for the jurisdictional waters is currently being prepared and will be finalized and approved prior to any construction within jurisdictional water. Proposed mitigation for the project will focus on the

realignment and restoration of Steamboat Creek and will also aesthetically and hydrologically tie-in with mitigation/restoration plans for Steamboat Creek to the north and south of the Butler Property.

All jurisdictional resource impacts will be mitigated within the realigned Steamboat Creek channel. Mitigation will include Palustrine Emergent, Riverine, and Open Water habitat in association with a perennial low flow channel inclusive of riffle, pool and backwater habitat. Bioengineering techniques will be emphasized to ensure the highest potential for stream bank stabilization, aquatic and upland buffer habitat, while providing for residential passive recreation opportunities.

Plant and hardscape materials selection will emphasize re-creation of impacted resource functions and values such as groundwater recharge/discharge, flood flow alteration, sediment/toxicant retention, nutrient removal, production export, stream bank stabilization, habitat, recreation, educational/scientific value, uniqueness, and visual quality. In addition, materials selection will focus on maximizing channel roughness for attenuation of peak flows and to minimize entrainment of sediment.

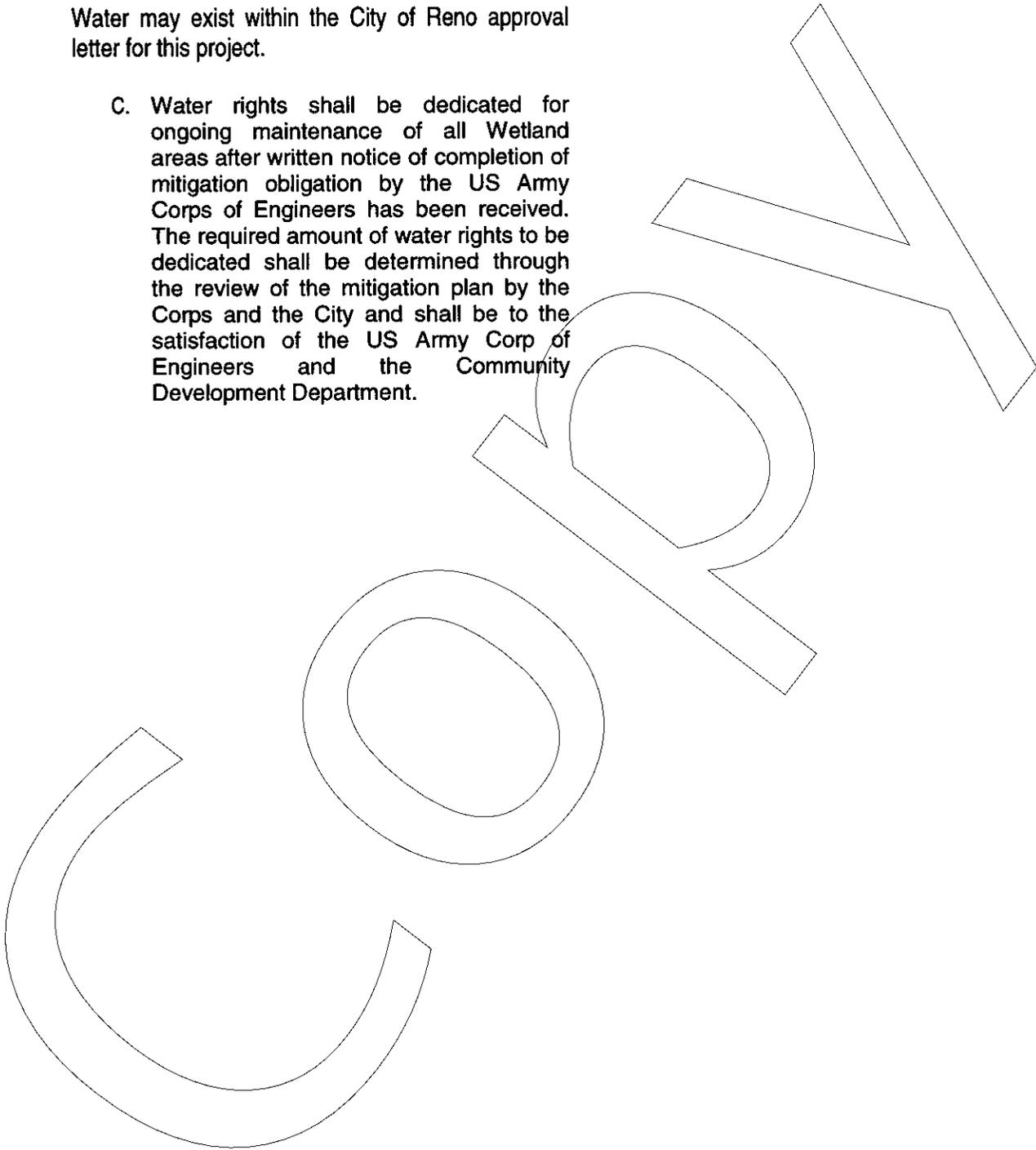
The proposed realigned Steamboat Creek channel within the Butler property will offer the opportunity to not only meet the USACE required acres of mitigation, but will also allow for additional area of special aquatic site habitat to be included. In addition, natural vector control integrated into the drainage channel in the form of bat boxes is encouraged. Any such control shall be to the approval of the Washoe County District Health Department.



Conditions of Approval – Water

The following development requirements were mandated through the approval of the project on January 30, 2006 to be included in the text of this Handbook. Additional conditions associated with Water may exist within the City of Reno approval letter for this project.

- C. Water rights shall be dedicated for ongoing maintenance of all Wetland areas after written notice of completion of mitigation obligation by the US Army Corps of Engineers has been received. The required amount of water rights to be dedicated shall be determined through the review of the mitigation plan by the Corps and the City and shall be to the satisfaction of the US Army Corp of Engineers and the Community Development Department.





5.4 WASTEWATER CONCEPT

The sanitary sewer system for this project will be designed to collect and convey the wastewater generated by the home sites within the Butler Ranch PUD and any offsite properties immediately adjacent, which may be developed and ultimately sewer to the site. The sewer system within the Butler Ranch PUD site will gravity flow to a public sanitary sewer lift station within the development, which will then pump the wastewater to the gravity sewer system in Mira Loma Road. The interceptor in Mira Loma Road will either be extended to the property and/or a force main will be constructed to convey the waste water to the existing sewer Interceptor just east of Mira Loma Park. The extension of the interceptor along Mira Loma and/or the force main option may be sized to accommodate the Butler Ranch project and may be upsized to reasonable serve properties adjacent to the Butler Ranch project, which may feasibly sewer to the public lift station.

A Master Sewer Study will be prepared to analyze the sewer system, the public lift station, and the offsite contributing sewer potential. The Master Sewer Study shall be scoped with and submitted to the Community Development Department prior to the approval of any permit (including grading) and the study shall be approved by the Community Development Department and Public Works prior to the approval and recordation of any final map. The Master Sewer Study will include a minimum of three sections of analysis.

1. Overall master sewer study for the Butler Ranch on site sewer system.
2. An analysis of the properties adjacent to the Butler Ranch Project in order to determine the amount of sewer flow generated offsite,

which may feasibly sewer to the public lift station location in Butler Ranch.

3. A phased lift station design, which will serve the Butler Ranch Project in its 1st phase of construction and can ultimately, be upgraded at a later date by the City of Reno to accommodate the future sewer flows determined in section 2. Also included in this section will be an analysis sizing of the extension of the interceptor as indicated in the City of Reno Public Works Master Sewer plan and a force main sizing to accommodate both onsite and potential offsite flows.

The Public sanitary sewer lift station, force main, and interceptor design shall be coordinated with the City of Reno Community Development Department and the City of Reno Public Works Department prior to the submittal of the sanitary sewer study.

5.5 FIRE SUPPRESSION

If automatic sprinkler systems are provided for any or all of the homes within any subdivision plat, street widths may be reduced, cul-de-sac lengths may be lengthened, and fire hydrant spacing may be increased upon the approval of the Fire Department

5.6 INFRASTRUCTURE PHASING

Generally, it is anticipated that the project will be phased from West to East. Generally, it is anticipated that development will be in two major phases. The northern phase of the project will be developed first until the traffic volumes generated by the project require major improvements to the existing roadway infrastructure. The first villages to be developed will be the two single family detached villages north and south of Donner Springs



Elementary School. These two villages will be developed utilizing the existing utilities and roadway infrastructure stubbed to the project with the exception of sanitary sewer. Development may then continue to the north and east with the construction of the major arterial to the North. The existing utilities in Mira Loma will then be extended to the project. Development in the northern portion of the site will continue to move south until the existing roadway infrastructure would require major improvements. This will be required prior to issuance of the Certificate of Occupancy for the 246th residential unit as per the Conditions of Approval. Phase 1 of the project shall include up to 900 units in the Central and northern Portion of the site. The southern portion of the development, which includes the remaining 650 home sites will then be developed with roadway infrastructure being constructed in accordance with the Master Traffic Study and any updates or addenda thereto and the Conditions of Approval.

As development occurs in the northern portion of the site, existing utilities will be extended to the site and upgraded as required to serve each phase. The utilities will then be constructed within each village and stubbed to the future villages as development moves south, in accordance with the infrastructure master plan. Infrastructure improvements, which may be required outside of a village, will be constructed within future roadway alignments and sized to accommodate both the village being constructed and future villages.

5.7 OWNERSHIP AND MAINTENANCE OF FACILITIES

All private facilities proposed within the Butler Ranch including but no limited to Landscaping, streets, flood control facilities, Storm drain facilities, recreational facilities, and access gates shall be

owned and maintained by an appropriate maintenance entity set up and funded in perpetuity through fees collected from the residents. These entities shall be set up prior to the recordation of any final map which requires the associated facilities.

5.8 SERVICE IMPACTS

Public Safety

Prior to tentative map approval, the developer shall work closely with the Police Department and Fire Department to determine the public safety needs for each map.

Utilities

Cable – television cable service will be provided by Charter Communications.

Electricity – Sierra Pacific Power Company currently provides electricity service to this area.

Natural Gas – gas will be provided by Sierra Pacific Power Company.

Telephone - SBC will provide telephone service.

Water – water service will be provided by the Truckee Meadows Water Authority.

Wastewater – wastewater service will be provided by the City of Reno



SECTION 6. CONDITIONS OF APPROVAL

6.1 CONDITIONS OF APPROVAL 30A – 30U

The City of Reno places conditions of approval on the initial tentative map and special use permit approval, in conjunction with this PUD Handbook. Following are specific items that were conditioned through the review and approval process to be added to the handbook in address of area residents concerns, comments and questions. Some of the condition language that was necessitated through the approval has been added directly to the previous language of this document. The following condition listing is from Condition #30 of the City of Reno Approval (Clerk's) Letter, dated January 30, 2006 – LDC06-00016.

The following conditions must be met with all applicable phases of the Butler Ranch development. Should a conflict occur between the previous text and these conditions, the condition shall prevail. Should a conflict occur between the City of Reno Code and these conditions, the condition shall prevail. The administrator is provided with the latitude to offer an interpretation relative to the intent of a condition should there be difficulty in any certain conditions being practically applied.

Where appropriate, the majority of the conditions listed here have been incorporated into the body of the text of the Handbook at the appropriate place and their location noted for reference purposes.

- A. Prior to the approval of any final map with roadway connections to Veterans Parkway or permits for Mira Loma Road street improvements, the applicant shall provide a traffic signal warrant study for the Mira Loma Road/Fairwood Drive intersection. This analysis shall be to the approval of the Community Development

Department and RTC. If this study indicates at least one traffic signal warrant is met in association with the build-out of the project and adequate signal spacing can be achieved, a traffic signal shall be installed at this intersection to the approval of the Community Development Department and RTC by the developer in conjunction with the Phase I Mira Loma roadway improvements. (Page 85)

- B. Prior to the approval of any final map with roadway connections to Veterans Parkway or permits for Mira Loma Road street improvements, the applicant shall provide a pedestrian crossing analysis for Mira Loma Road from McCarran Boulevard to Veterans Parkway. This analysis shall include estimations of pedestrian crossing counts, identification of existing and potential crossing locations, and a discussion of safety considerations. If this study indicates pedestrian crossing improvements are warranted, such improvements shall be installed to the approval of the Community Development Department by the developer in conjunction with the Phase I Mira Loma roadway improvements. (Page 85)
- C. Water rights shall be dedicated for ongoing maintenance of all Wetland areas after written notice of completion of mitigation obligation by the US Army Corps of Engineers has been received. The required amount of water rights to be dedicated shall be determined through the review of the mitigation plan by the Corps and the City and shall be to the satisfaction of the US Army Corp of Engineers and the Community Development Department.
- D. The project developer shall provide monetary contribution into the existing



Damonte Ranch SAD for a fire or police station facility to be located to the south of the project site. The amount of the contribution shall be determined and agreed by the City of Reno Community Development Department and the project Developer and shall not be less than \$500,000 dollars. If no SAD is in place the contribution shall be made to the City of Reno.

E. The construction of Veterans Parkway will be the responsibility of the developer and will consist of the improvements described in the application and the staff recommended conditions. Also, the developer will construct an additional 2-lanes for a total of four lanes from the Village Green entry, south to Alexander Lake Road. The additional 2-lanes will be constructed during Phase 2 of the project to the satisfaction of the Community Development Department. (Page 85)

F. Any facilities or structures located within project parks such as restrooms, playground facilities, etc, shall be designed to the satisfaction of the Parks, Recreation and Community Services Department and offered for dedication to the City of Reno. Maintenance of park landscaping and surface level improvements shall be funded through a homeowners association, special assessment district or other acceptable entity to the satisfaction of the City of Reno Parks, Recreation and Community Services, Community Development and Public Works Departments. Residential Construction Tax credits/reimbursements for dedicated park development shall be subject to a maximum of 50 percent of the RCT generated by the Butler Ranch North development. If the City does not accept the parks, maintenance shall be entirely

accomplished by the homeowners association or equivalent. (Page 23)

G. Trail locations, crossings, section standards and construction materials shall be to the satisfaction of the Community Development Department and the Parks, Recreation and Community Services Department. The regional trail shall be separated by no less than 10 feet from back of curb of Veteran's Parkway. (Page 23)

H. If a school site is deemed necessary within the area of the project, the developer shall offer an 8.5 acre school site for dedication within the Butler Ranch North site or other site at no cost to the School District to the satisfaction of Washoe County School District and Community Development Department staff.

As an alternative to dedication of a school site, the applicant shall contribute funding on a per lot basis for future construction of a new school facility that would serve the future residents of the Butler Ranch North project.

I. With the Phase I traffic improvements and prior to the approval of any final map that includes the 246th unit, the applicant shall have approved plans for Mira Loma and Rio Poco roadway and intersection improvements. These improvements will include lane re-striping of the existing roadway surface from McCarran Boulevard to Fairwood Drive to include four travel lanes, a center turn lane, and bike lanes along each side. In addition, the segment of Mira Loma Drive from Fairwood Drive to Veterans Parkway shall be widened to achieve this same street section. Re-striping and roadway improvements on Mira Loma, Rio Poco and Phase 1 improvements on Veterans'

Parkway from Mira Loma to the north project entrance on Veteran's Parkway will be complete and functional prior to the issuance of any certificate of occupancy for the 246th unit. Along with the roadway improvements, the developer will install signage along both sides of Mira Loma Drive to the satisfaction of Community Development and Public Works staff directing pedestrians to cross Mira Loma only at designated crosswalks. (Page 85)

J. Approval of the Butler Ranch North PUD does not predetermine the alignment for the Southeast Connector.

K. Energy efficiency is a responsible approach in all new construction techniques. At least 15 percent of the homes within the Butler Ranch North community will be required to incorporate energy saving construction. At least six (6) of the following options shall be required for each unit:

- Low-E windows
- Solar Screens
- 2x6 Exterior walls – increases insulation
- Upgrade insulation
- Auto-changeover Thermostats
- Duct Blaster / Blower Door testing
- Increase SEER of Air Conditioning
- Energy Star HVAC equipment
- Zone Thermal Equalizer / Split Zone
- Thermostats (2-story homes)
- Electric Load Center
- Fluorescent Lighting
- Motion Sensors on Lighting
- Dimmers for Lighting
- Energy Star Appliances
- In-Line Water Heater
- Solar Panels

- Dow Blueboard ILO White foam
- Insulate Exposed Sides of Slab
- Slab on Grade ILO Raised Foundation
- PEX Water Distribution System
- Polar Tec / Solar Board / Kool Ply Reflective Roof Sheathing
- Vented Eave Risers
- Elevated Batten Systems for Roofing
- EFL (Engineered for Life) Program
- Full wrap exterior sheer
- Zone HVAC system on 2 story homes (Page 29)

L. The developer of the Butler Ranch PUD shall be responsible for generation of alternate energy equivalent to 15 percent of the Kilowatt hours per year needed for the entire development based on 12,000 kilowatt hours per unit or shall participate in another alternate energy generation program or energy conservation program to the satisfaction of Community Development. That generation may occur anywhere within the Truckee Meadows. If the City of Reno adopts industry standards relating to alternate energy generation or efficiency subsequent to the City Council approval of the Butler Ranch PUD Handbook, this condition shall be replaced by the new ordinance. (Page 29)

M. Upon the connection of the development to South Meadows Parkway, the developer will construct a signal at the intersection of Double Diamond and South Meadows Parkway if a signal is not already present at this location. (Page 86)

N. Prior to the first final map, the developer will pay the reasonable cost for a one time cleaning of the situation basin located on Assessor's Parcel Number



021-160-50 south of Mira Loma Road.
(Page 98)

- O. A two-way left turn lane will be installed from McCarran to Fairwood Drive in conjunction with Phase 1 roadway improvements. (Page 86)
- P. The applicant will provide appropriate traffic calming along Hombre Way to the satisfaction of the Community Development Department prior to the first certificate of occupancy for the first final map. (Page 86)
- Q. This condition required a change to text in Section 5.2. This change has been made and is reflected in that section. (Page 98)
- R. Prior to the issuance of any permit associated with Steamboat Creek grading and/or relocation activities, the applicant shall obtain a Storm Water Pollution Prevention Plan (SWPPP) permit from the City of Reno. The prevention plan shall include provisions for a water quality testing and monitoring program for Steamboat Creek to the satisfaction of Community Development Department in accordance with NDEP regulations and standards. (Page 98)
- S. A 50 foot buffer will be provided between Heron's landing and the Butler Ranch North Development. The buffer will be landscaped to the satisfaction of the Community Development Department.
- T. In addition to the rockery wall and fence treatment along the west property line adjacent to the existing manufactured home park, the applicant will provide a landscape buffer area and install landscaping within the buffer area to the satisfaction of the Community Development Department.

- U. The Developer of Butler Ranch North PUD shall construct a 13 acre contiguous park located centrally within the Butler Ranch North PUD site, to the satisfaction of the Parks, Recreation, and Community Services Department, and shall offer the park for dedication. The 13 acre park site shall abut Donner Springs Elementary School and shall be constructed at no cost to the City.

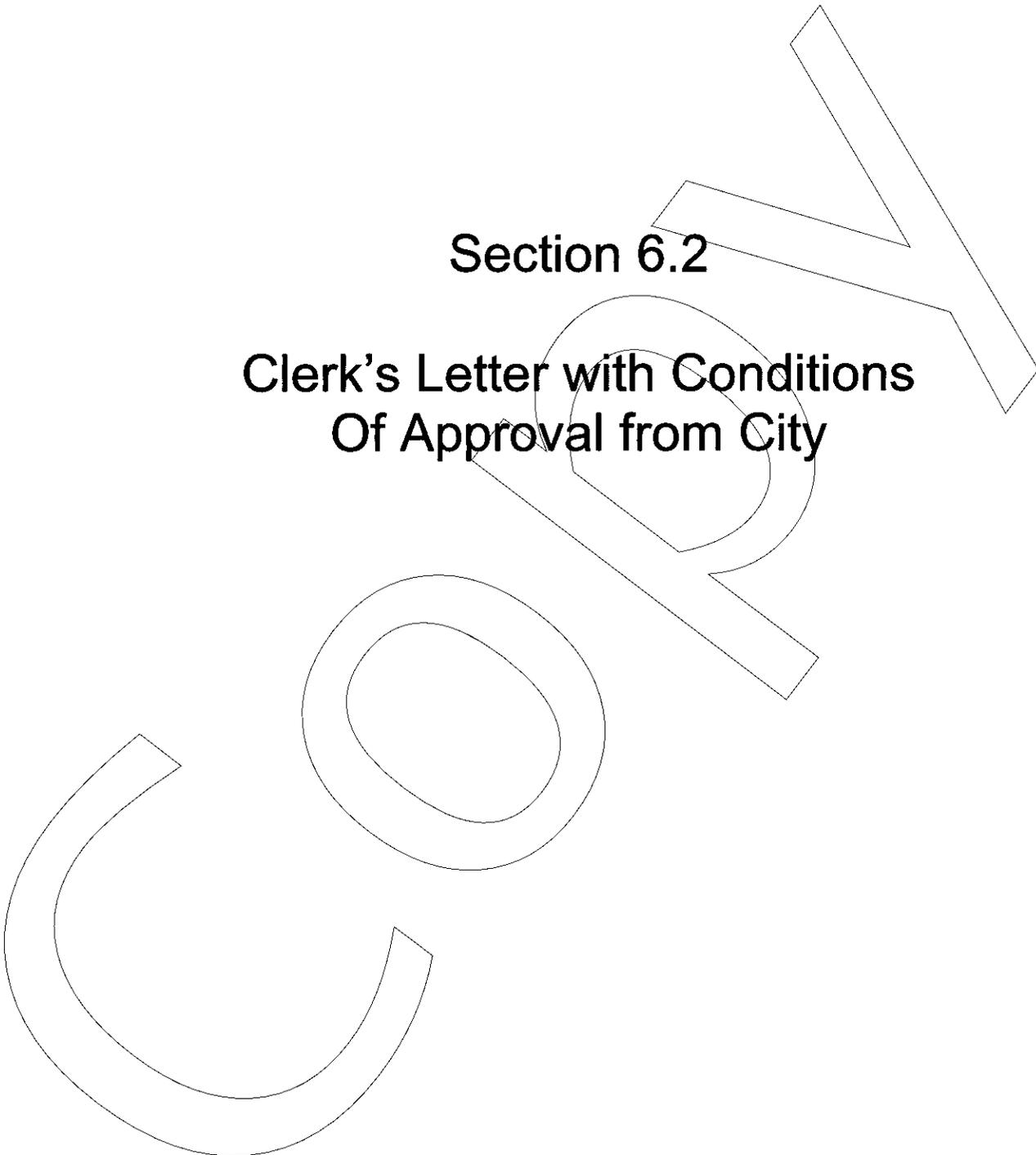
Provided it is approved by the City Council, as an alternative to a 13 acre contiguous park site abutting the school, the Developer will construct two 5-10 acre neighborhood parks to the satisfaction of Parks, Recreation, and Community Services Department and offer the parks for dedication. The total sum of acreage of the two parks will be no less than 13 acres located within the Butler Ranch North PUD and shall be constructed at no cost to the City.

Note: The total park acreage will be calculated based on the total number of units in the development. Park acreage may be less than 13 acres if total unit count is less than 1550. The acreage of the park(s) shall be based on a standard of 3.4 acres of parkland per 1000 population calculated using 2.5 persons per proposed unit.



Section 6.2

Clerk's Letter with Conditions Of Approval from City



Lynnette R. Jones
City Clerk
(775) 334-2030
jonesl@ci.reno.nv.us

Carmi D. Gundersen
Chief Deputy City Clerk
(775) 334-2030
gundersen@ci.reno.nv.us



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

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

January 30, 2006

FILED THIS DATE
1/30/2006
BY: [Signature]
CITY CLERK

Paul B. Butler
655 Montgomery St., Ste. 1740
San Francisco, CA 94111

RE: **NOTICE OF FINAL ACTION, DECISION OR ORDER** - Case No. LDC06-00016
(Butler Ranch North)

Dear Applicant:

At a regular meeting held December 1, 2005, and following a public hearing thereon, the City Council overruled the recommendation of the Planning Commission and approved the following:

- A. A Master Plan Amendment from Single Family Residential (≤ 3 units per acre) and Mixed Residential (3-21 units per acre) to Special Planning Area, by resolution;
- B. A zoning map amendment from LLR1 (Large Lot Residential-1 acre minimum) and SF15 (Single Family-15,000 square feet minimum) to PUD (Planned Unit Development), by ordinance;
- C. A tentative map for creation of 245 lots, subject to the following conditions; and
- D. A special use permit for: (a) cuts greater than 20 feet in height and fills greater than 10 feet in height; (b) disturbance of a major drainageway; and (c) crossing of a major drainageway on a property consisting of 3 parcels totaling ± 393 acres: one a ± 35.3 acre portion of a ± 56.3 acre parcel, one ± 358.6 acres, and one ± 173 sq. ft. located south of Mira Loma Drive and east of Rio Poco Road, subject to the following conditions:

One East First Street, Second Floor*P.O. Box 7, Reno, NV 89504
CityofReno.com



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

1. Approval of the Development Standards Handbook is subject to the revisions as noted in the "Other Reviewing Bodies" section of the staff report, the modifications to the Development Standards Handbook as noted in Exhibit A and any modifications made by the Planning Commission and City Council at their respective public hearings. The revisions shall be incorporated into the Development Standards Handbook and submitted to staff for review within two (2) months of the date of Regional Planning approval of the Master Plan amendment. The Handbook shall be certified by the City Council and recorded within four (4) months of the date of Regional Planning's approval of the Master Plan amendment. Failure by the applicant to conform with either time deadline shall render this approval null and void.
2. Unless specifically modified by the PUD handbook, the project shall comply with all applicable City codes, plans, reports, materials, etc., as submitted.
3. The applicant shall apply for a building permit for the project within eighteen (18) months of the date of Regional Planning approval, and continuously maintain the validity of that permit, or this approval shall be null and void.
4. The applicant shall record the final map in accordance with the time limit contained in state law or this approval shall be null and void.
5. Prior to approval of a final map, the applicant shall provide a "will serve" letter from the Truckee Meadows Water Authority.
6. Prior to the approval of any permit, excluding mass grading, the applicant shall have an approved master sewer study detailing the proposed sanitary sewer infrastructure and off-site connections.
7. Prior to the approval of any permit, excluding mass grading, the applicant shall have approved plans for the required off-site roadway improvements along Rio Poco Road and all Rio Poco Road intersections as outlined in the Master Traffic Study. Prior to the approval of any final map, the applicant shall have a City approved improvement agreement and security in place for these improvements.



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8. Prior to the approval of any permit, the applicant shall provide all necessary on-site and off-site easements, including project construction, site access and cross access, utility access, sewer lines, storm drainage, and utility improvements. Note: A portion of the private street extending from Rio POCO Road appears to cross a portion of parcel number 021-270-32, which is not a part of the current proposal. Evidence of easement for this crossing must be submitted.
9. Prior to the approval of any permit or final map, the applicant shall have a project specific Hydrology Report approved in accordance with the Public Works Design Manual. This report shall address on-site and off-site storm water flows and facility capacities for the pre-development and post-development site conditions. Access maintenance routes and easements shall be provided for all stormwater management and storm drain facilities per the Public Works Design Manual. Additionally, the applicant shall demonstrate that all concerns relative to storm water discharge into on-site or adjacent irrigation/drainage facilities have been addressed to the approval of the Community Development Department.
10. All on-site storm water management facilities located within private gated streets shall be privately owned and maintained. All storm drain and sanitary sewer systems located within public roadways or non-gated private streets will be owned and maintained by the City. All storm water detention facilities shall be privately maintained regardless of location.
11. Prior to the approval of any permit or final map, excluding mass grading, the applicant shall have approved plans for site grading, drainage, and utilities in accordance with the Public Works Design Manual and to the satisfaction of the Community Development Department.
12. Prior to the approval of any permit or final map, excluding mass grading, the applicant shall have a project specific Sewerage Report approved in accordance with the Public Works Design Manual. Additionally, the applicant shall have approved plans for all required off-site sanitary sewer improvements with appropriate easements and encroachment permits. Access maintenance routes and easements shall be provided for all sanitary sewer infrastructures per the Public Works Design Manual.
13. Prior to the recordation of each final map, the applicant shall have plans for emergency or secondary access roads approved by the City Fire and Community Development Departments. Temporary "dead-end" conditions created at project boundaries shall be equipped with adequate signage, barricades, access roads, gates, and/or turn-around provisions to the satisfaction of the City.



Paul B. Butler

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14. Prior to the approval of each final map, the applicant shall demonstrate that the proposed improvements conform to the recommendations and requirements presented in the master hydrology, sewer, and traffic reports, and all addenda or updates thereto, on file for the project at the City. Any final map proposing improvements that deviate from the scope, content, or recommendations of these studies shall be accompanied by a City approved study update or addendum addressing the revision or alteration.
15. Prior to the approval of any permit, the applicant shall have an approved construction management and access plan. This plan shall include provisions for on-site and off-site construction material storage, transportation/delivery routes, and traffic control. Access to adjacent properties shall be maintained during construction.
16. Prior to the approval of any final map or building permit, the applicant shall comply with the Quality Assurance Program as set forth in the Public Works Design Manual, Chapter VI, titled "Inspection, Testing and Verification" and "Quality Assurance Program."
17. Prior to the approval of any final map, the applicant shall provide a Conceptual Water Supply and Conveyance Study for all proposed water infrastructure and off-site connections for the project. This study shall include a description, estimation of water demand, and needs analysis for all existing and proposed water mains, storage facilities, easements, access routes, pumping facilities, irrigation ditches, and water wells proposed to serve the project or encumber the lands within the project boundaries for regional water supply and conveyance needs.
18. Prior to the approval of the first final map, the applicant shall demonstrate compliance with the "safe route to school" requirements as defined in the Manual of Uniform Traffic Control Devices, the NDOT School Traffic Safety Handbook, and applicable state laws. The applicant shall produce a plan that shows all area streets, sidewalks, and existing and proposed traffic control devices necessary to provide safe access from the residential neighborhoods served by the Donner Springs Elementary. The "safe route to school" analysis shall include the area bound by Rio POCO, McCarran Boulevard, Mira Loma Drive and Veteran's Parkway. The applicant shall be responsible for the recommended improvements which shall be complete prior to the first certificate of occupancy for Butler Ranch PUD.



Paul B. Butler

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19. Prior to approval of the first final map, the applicant shall have approved an overall plan for Butler Ranch North to identify the location of transit facilities and related features should transit service be extended to this site in the future as required by the Regional Transportation Commission to the satisfaction of the Community Development Department.
20. Prior to approval of the first final map, the applicant shall incorporate into the project CC&R's a provision to require the homeowners' association, or equivalent, to provide annual maintenance to the project drainage facilities to minimize insect breeding.
21. Prior to approval of the first final map, the applicant shall provide a copy of a disclosure statement demonstrating that prospective homebuyers are aware of the potential health risk and nuisance created by insects referenced in Condition No. 20.
22. Prior to approval of each final map, the applicant shall provide suitable verification from Washoe County District Health Department staff that provisions have been added to the project CC&R's to allow the Health Department to provide aerial treatments for insects in the wetland/flood control/detention basins within the project.
23. Prior to approval of each final map, the applicant shall have plans approved demonstrating that low impact rotary heads and/or compact heads wind sensor control will be provided, as appropriate, in all common areas with turf.
24. The applicant shall revise the tentative maps for Village SFD-1 and SFD-3 in accordance with the following:
 - a. Revise lot 3-122 to a minimum of 4501 square feet in compliance with the PUD Handbook Standards.
 - b. Provide a pedestrian connection through the detention basin CA-1 from Trophy Court to Hombre way.
 - c. Provide a pedestrian connection and easement from Brushstroke Drive to Calligraphy Way through the flagpole portions of lots 1-8 and 1-7.



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25. The property owner shall provide an avigation easement to and acceptable to the Reno Tahoe Airport Authority over the entire property. The property owner(s) shall provide the Community Development Department with appropriate documentation indicating the avigation easement has been granted and accepted by the Reno-Tahoe Airport Authority prior to issuance of a building permit.
26. The applicant, and/or property owners shall provide a list, verified by a qualified acoustical consultant, of construction methods to be utilized for noise attenuation to a maximum interior level of 45 dBA Ldn prior to the issuance of a building permit.
27. The applicant shall work with the State Historic Preservation Office (SHPO) to determine if there are any significant cultural resources on site. A letter from SHPO shall be submitted by the applicant to Community Development Staff stating that all SHPO requirements are met prior to approval of any grading permit.
28. Modifications to the PUD Handbook for grammatical and textual changes may be made by Community Development staff administratively. Modifications that change requirements will require an amendment to the PUD.
29. Parking shall be provided for the Village Green at a rate of 1 space per 4,400 square feet of land area. Required parking shall be provided without reducing proposed square footage of the Neighborhood and Village Green Parks. Required parking may be provided "on-street" at locations within the Neighborhood Parkway. "On-street" parking surrounding the Village Green shall be provided on the interior of the street, only.
30. The following shall be added to the text of the PUD handbook:
 - a. Prior to the approval of any final map with roadway connections to Veterans Parkway or permits for Mira Loma Road street improvements, the applicant shall provide a traffic signal warrant study for the Mira Loma Road/Fairwood Drive intersection. This analysis shall be to the approval of the Community Development Department and RTC. If this study indicates at least one traffic signal warrant is met in association with the build-out of the project and adequate signal spacing can be achieved, a traffic signal shall be installed at this intersection to the approval of the Community Development Department and RTC by the developer in conjunction with the Phase I Mira Loma roadway improvements.



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- b. Prior to the approval of any final map with roadway connections to Veterans Parkway or permits for Mira Loma Road street improvements, the applicant shall provide a pedestrian crossing analysis for Mira Loma Road from McCarran Boulevard to Veterans Parkway. This analysis shall include estimations of pedestrian crossing counts, identification of existing and potential crossing locations, and a discussion of safety considerations. If this study indicates pedestrian crossing improvements are warranted, such improvements shall be installed to the approval of the Community Development Department by the developer in conjunction with the Phase I Mira Loma roadway improvements.
- c. Water rights shall be dedicated for ongoing maintenance of all Wetland areas after written notice of completion of mitigation obligation by the US Army Corps of Engineers has been received. The required amount of water rights to be dedicated shall be determined through the review of the mitigation plan by the Corps and the City and shall be to the satisfaction of the US Army Corp of Engineers and the Community Development Department.
- d. The project developer shall provide monetary contribution into the existing Damonte Ranch SAD for a fire or police station facility to be located to the south of the project site. The amount of the contribution shall be determined and agreed by the City of Reno Community Development Department and the project Developer and shall not be less than \$500,000 dollars. If no SAD is in place the contribution shall be made to the City of Reno.
- e. The construction of Veterans Parkway will be the responsibility of the developer and will consist of the improvements described in the application and the staff recommended conditions. Also, the developer will construct an additional 2-lanes for a total of four lanes from the Village Green entry, south to Alexander Lake Road. The additional 2-lanes will be constructed during Phase 2 of the project to the satisfaction of the Community Development Department.
- f. Any facilities or structures located within project parks such as restrooms, playground facilities, etc, shall be designed to the satisfaction of the Parks, Recreation and Community Services Department and offered for dedication to the City of Reno. Maintenance of park landscaping and surface level improvements shall be funded through a homeowners association, special assessment district or other acceptable entity to the satisfaction of the City of Reno Parks, Recreation and Community Services, Community Development and Public Works Departments. Residential Construction Tax credits/



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reimbursements for dedicated park development shall be subject to a maximum of 50 percent of the RCT generated by the Butler Ranch North development. If the City does not accept the parks, maintenance shall be entirely accomplished by the homeowners association or equivalent.

- g. Trail locations, crossings, section standards and construction materials shall be to the satisfaction of the Community Development Department and the Parks, Recreation and Community Services Department. The regional trail shall be separated by no less than 10 feet from back of curb of Veteran's Parkway.
- h. If a school site is deemed necessary within the area of the project, the developer shall offer an 8.5 acre school site for dedication within the Butler Ranch North site or other site at no cost to the School District to the satisfaction of Washoe County School District and Community Development Department staff.

As an alternative to dedication of a school site, the applicant shall contribute funding on a per lot basis for future construction of a new school facility that would serve the future residents of the Butler Ranch North project.

- i. With the Phase I traffic improvements and prior to the approval of any final map that includes the 246th unit, the applicant shall have approved plans for Mira Loma and Rio Poco roadway and intersection improvements. These improvements will include lane re-striping of the existing roadway surface from McCarran Boulevard to Fairwood Drive to include four travel lanes, a center turn lane, and bike lanes along each side. In addition, the segment of Mira Loma Drive from Fairwood Drive to Veterans Parkway shall be widened to achieve this same street section. Re-striping and roadway improvements on Mira Loma, Rio Poco and Phase 1 improvements on Veterans' Parkway from Mira Loma to the north project entrance on Veteran's Parkway will be complete and functional prior to the issuance of any certificate of occupancy for the 246th unit. Along with the roadway improvements, the developer will install signage along both sides of Mira Loma Drive to the satisfaction of Community Development and Public Works staff directing pedestrians to cross Mira Loma only at designated crosswalks.
- j. Approval of the Butler Ranch North PUD does not predetermine the alignment for the Southeast Connector.



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- k. Energy efficiency is a responsible approach in all new construction techniques. At least 15 percent of the homes within the Butler Ranch North community will be required to incorporate energy saving construction. At least six (6) of the following options shall be required for each unit:

Low-E windows
Solar Screens
2x6 Exterior walls - increases insulation
Upgrade insulation
Auto-changeover Thermostats
Duct Blaster / Blower Door testing
Increase SEER of Air Conditioning
Energy Star HVAC equipment
Zone Thermal Equalizer / Split Zone Thermostats (2-story homes)
Electric Load Center
Fluorescent Lighting
Motion Sensors on Lighting
Dimmers for Lighting
Energy Star Appliances
In-Line Water Heater
Solar Panels
Dow Blueboard ILO White foam
Insulate Exposed Sides of Slab
Slab on Grade ILO Raised Foundation
PEX Water Distribution System
Polar Tec / Solar Board / Kool Ply Reflective Roof Sheathing
Vented Eave Risers
Elevated Batten Systems for Roofing
EFL (Engineered for Life) Program
Full wrap exterior sheer
2 Zone HVAC system on 2 story homes

1. The developer of the Butler Ranch PUD shall be responsible for generation of alternate energy equivalent to 15 percent of the Kilowatt hours per year needed for the entire development based on 12,000 kilowatt hours per unit or shall participate in another alternate energy generation program or energy conservation program to the satisfaction of Community Development. That generation may occur anywhere within the Truckee Meadows. If the City of Reno adopts industry standards relating to alternate energy generation or efficiency subsequent to the City Council approval of the Butler Ranch PUD Handbook, this condition shall be replaced by the new ordinance.



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- m. Upon the connection of the development to South Meadows Parkway, the developer will construct a signal at the intersection of Double Diamond and South Meadows Parkway if a signal is not already present at this location.
- n. Prior to the first final map, the developer will pay the reasonable cost for a one time cleaning of the siltation basin located on Assessor's Parcel Number 021-160-50 south of Mira Loma Road.
- o. A two-way left turn lane will be installed from McCarran to Fairwood Drive in conjunction with Phase 1 roadway improvements.
- p. The applicant will provide appropriate traffic calming along Hombre Way to the satisfaction of the Community Development Department prior to the first certificate of occupancy for the first final map.
- q. The text of the Section 5.2, Drainage Concept, of the Development Handbook shall be revised to read: The City of Reno reserves the right to require additional information and mitigation if required) related to the realignment of Steamboat Creek including: environmental, biological, chemical or geomorphological analyses to the satisfaction of the Nevada Division of Environmental Protection (NDEP) prior to the approval of any permit
- r. Prior to the issuance of any permit associated with Steamboat Creek grading and/or relocation activities, the applicant shall obtain a Storm Water Pollution Prevention Plan (SWPPP) permit from the City of Reno. The prevention plan shall include provisions for a water quality testing and monitoring program for Steamboat Creek to the satisfaction of Community Development Department in accordance with NDEP regulations and standards.
- s. A 50 foot buffer will be provided between Heron's landing and the Butler Ranch North Development. The buffer will be landscaped to the satisfaction of the Community Development Department.
- t. In addition to the rockery wall and fence treatment along the west property line adjacent to the existing manufactured home park, the applicant will provide a landscape buffer area and install landscaping within the buffer area to the satisfaction of the Community Development Department.



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- u. The Developer of Butler Ranch North PUD shall construct a 13 acre contiguous park located centrally within the Butler Ranch North PUD site, to the satisfaction of the Parks, Recreation, and Community Services Department, and shall offer the park for dedication. The 13 acre park site shall abut Donner Springs Elementary School and shall be constructed at no cost to the City.

Provided it is approved by the City Council, as an alternative to a 13 acre contiguous park site abutting the school, the Developer will construct two 5-10 acre neighborhood parks to the satisfaction of Parks, Recreation, and Community Services Department and offer the parks for dedication. The total sum of acreage of the two parks will be no less than 13 acres located within the Butler Ranch North PUD and shall be constructed at no cost to the City.

Note: The total park acreage will be calculated based on the total number of units in the development. Park acreage may be less than 13 acres if total unit count is less than 1550. The acreage of the park(s) shall be based on a standard of 3.4 acres of parkland per 1000 population calculated using 2.5 persons per proposed unit.

- 31. The Developer shall modify the text and exhibits of the PUD Handbook to conform to the Park Categories, park service characteristics, and park definitions used in the City of Reno Master Plan, Part Two, Citywide Elements, Parks and Open Spaces.
- 32. The Developer shall modify the text and exhibits of the PUD Handbook to distinguish between Park Categories and Open Space, including quantifying the acreage for each element.

At a regular meeting held December 14, 2005, the Council further discussed conditions to be placed on the project. At a regular meeting held January 11, 2006, the Council passed and adopted Ordinance No. 5796, approving the zoning map amendment.

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



Paul B. Butler
NOTICE OF FINAL ACTION, DECISION OR ORDER
Case No. LDC06-00016 (Butler Ranch North)
January 30, 2006
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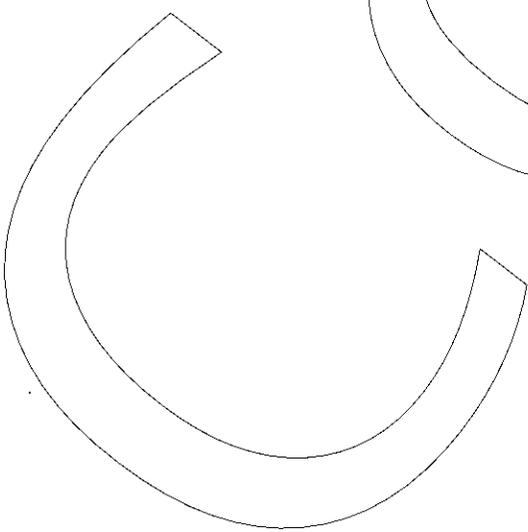
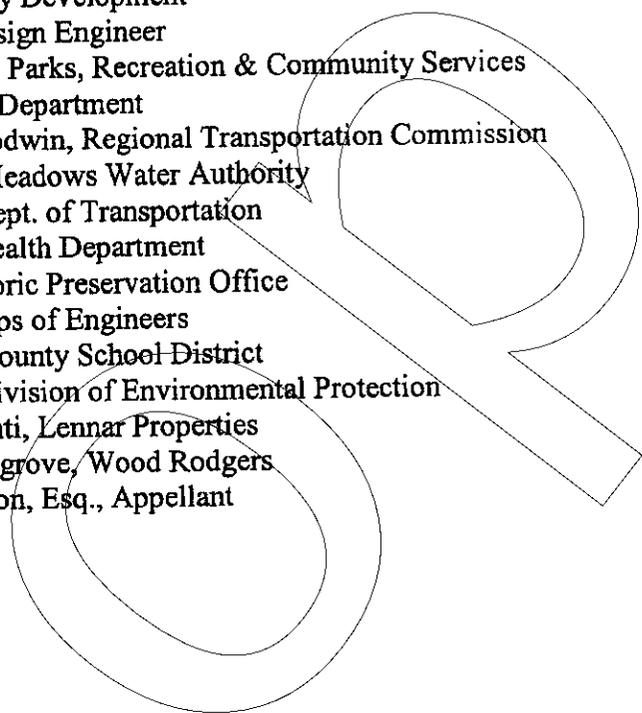
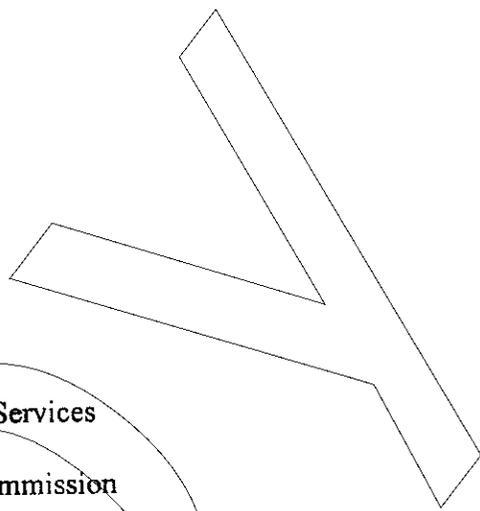
Sincerely,



Lynnette R. Jones
City Clerk

LRJ:cdg

xc: Community Development
Traffic Design Engineer
Al Rogers, Parks, Recreation & Community Services
Reno Fire Department
Debra Goodwin, Regional Transportation Commission
Truckee Meadows Water Authority
Nevada Dept. of Transportation
District Health Department
State Historic Preservation Office
Army Corps of Engineers
Washoe County School District
Nevada Division of Environmental Protection
Pam Parenti, Lennar Properties
Dave Snelgrove, Wood Rodgers
Gary Duhon, Esq., Appellant

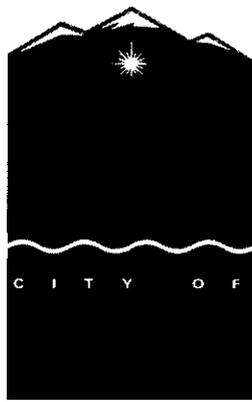




Section 6.3

PUD Certification Letter

COPY



Lynnette R. Jones
City Clerk
(775) 334-2030
jonesl@ci.reno.nv.us

Carmi D. Gundersen
Chief Deputy City Clerk
(775) 334-2030
gundersen@ci.reno.nv.us

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

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

November 16, 2006

FILED THIS DATE

11/16/06
BY: [Signature]
CITY CLERK

Paul B. Butler
655 Montgomery St., Ste. 1740
San Francisco, CA 94111

RE: Case No. LDC06-00016 (Butler Ranch North) – Certification of Planned Unit Development Handbook

Dear Applicant:

At a regular meeting held November 15, 2006, the City Council certified the Planned Unit Development (PUD) Development Handbook for Butler Ranch North, a +393 acre site located south of Mira Loma Drive and east of Rio Poco Road.

In order to effectuate the final plan, it must be recorded at the Washoe County Recorder's Office in accordance with NRS 278A.

Sincerely,

Carmi Gundersen for

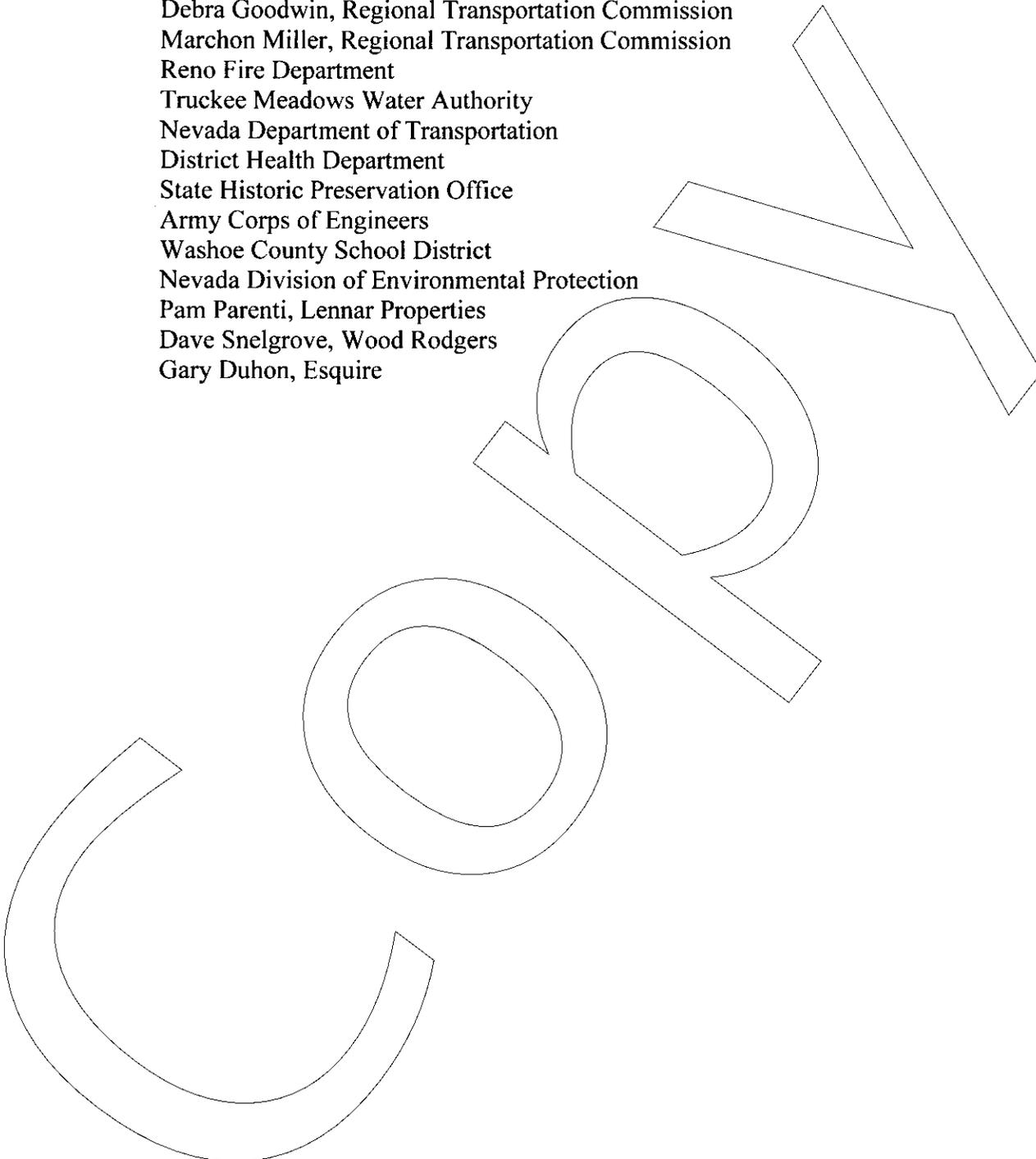
Lynnette R. Jones
City Clerk

LRJ:cdg



Paul B. Butler
Case No. LDC06-00016 (Butler Ranch North)
November 16, 2006
Page 2

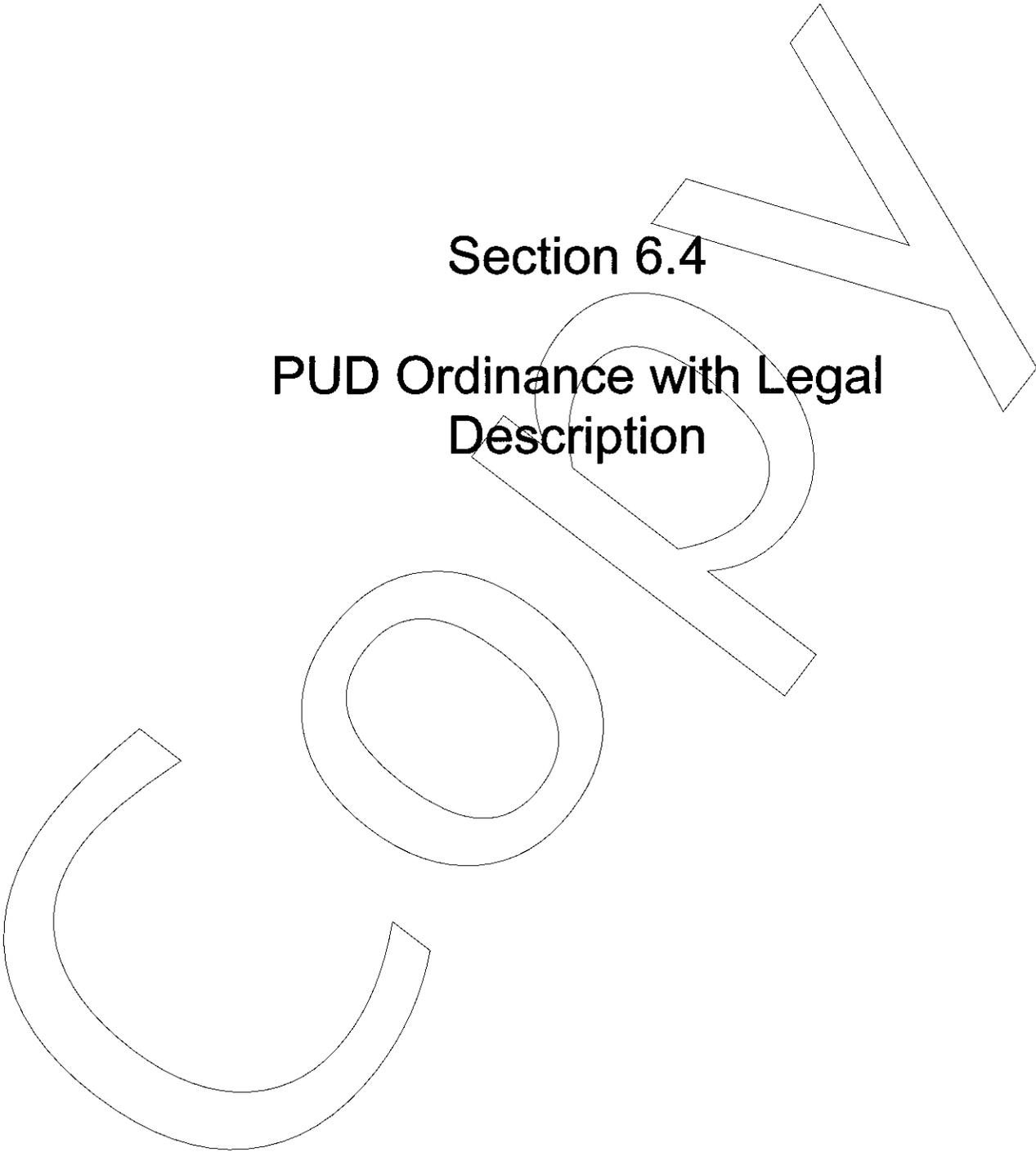
- xc: Community Development
- Traffic Design Engineer
- Nanette Smejkal, Parks, Recreation & Community Services
- Debra Goodwin, Regional Transportation Commission
- Marchon Miller, Regional Transportation Commission
- Reno Fire Department
- Truckee Meadows Water Authority
- Nevada Department of Transportation
- District Health Department
- State Historic Preservation Office
- Army Corps of Engineers
- Washoe County School District
- Nevada Division of Environmental Protection
- Pam Parenti, Lennar Properties
- Dave Snelgrove, Wood Rodgers
- Gary Duhon, Esquire





Section 6.4

**PUD Ordinance with Legal
Description**





EXPLANATION: *Matter in italics is new*; Matter in brackets [] is material to be omitted.

BILL NO. 6344

ORDINANCE NO. 5796

AN ORDINANCE TO AMEND TITLE 18, CHAPTER 18.08 OF THE RENO MUNICIPAL CODE, ENTITLED "ZONING", REZONING ±393 ACRES LOCATED SOUTH OF MIRA LOMA DRIVE AND EAST OF RIO POCO ROAD FROM LLR1 (LARGE LOT RESIDENTIAL-1 ACRE MINIMUM) AND SF15 (SINGLE FAMILY-15,000 SQUARE FEET MINIMUM) TO PUD (PLANNED UNIT DEVELOPMENT); 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).1151 relating to ±393 acres located south of Mira Loma Drive and east of Rio POCO Road and more particularly described in the attached "Exhibit A" and rezoning said property from LLR1 (Large Lot Residential-1 acre minimum) and SF15 (Single Family-15,000 square feet minimum) to PUD (Planned Unit Development), the same to read as follows:

Sec. 18.08.102(b).1151. The zoning of the City of Reno as heretofore established is hereby amended in the manner shown on the map labeled Case No. LDC06-00016, thereby changing the use of land indicated therein, relating to ±393 acres located south of Mira Loma Drive and east of Rio POCO Road and more particularly described in the attached "Exhibit A", and rezoning said property from LLR1 (Large Lot Residential-1 acre minimum) and SF15 (Single Family-15,000 square feet minimum) to PUD (Planned Unit Development).

CASE NO. LDC06-00016 (Butler Ranch North)
APN NO. 021-760-06, 021-270-41 and 021-270-39



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 11th day of January, 2006, by the following vote of the Council:

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

NAYS: Sferrazza

ABSTAIN: None ABSENT: None

APPROVED this 11th day of January, 2006.


MAYOR OF THE CITY OF RENO

ATTEST:


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



EFFECTIVE DATE: January 13, 2006



1626.001
12/22/2005
gdj

EXHIBIT "A"

**BUTLER RANCH NORTH
ZONE CHANGE LEGAL DESCRIPTION**

All that certain real property situate within a portion of the South One-Half (S ½) of Section Twenty Eight (28), a portion of the East One-Half (E ½) of Section Thirty Four (34) and portions of Section Thirty Three (33), Township Nineteen (19) North, Range Twenty (20) East, Mount Diablo Meridian, City of Reno, Washoe County, State of Nevada, being more particularly described as follows:

BEGINNING at the Section Corner common to said Sections 28, 33 & 34;

THENCE, departing said Section Corner and along the east line of said Section 33 coincident with the west line of said Section 24, South 00°11'50" West, 1307.20 feet;

THENCE, departing said line, South 88°30'22" East, 1347.98 feet;

THENCE South 00°55'48" East, 1292.97 feet;

THENCE South 00°56'11" East, 1176.20 feet to a point on the Northerly Right-of-Way of Alexander Lake Road (width varies), said also being a point on a non-tangent curve;

THENCE along said northerly right-of-way, from a radial line which bears North 17°29'02" West, 339.88 feet along the arc of a non-tangent 760.00 foot radius curve to the right through a central angle of 25°37'24", subtended by a chord which bears South 85°19'40" West for, 337.06 feet;

THENCE North 81°51'38" West, 184.17 feet;

THENCE, departing said northerly right-of-way, North 67°47'56" West, 837.44 feet;

THENCE North 47°09'01" West, 351.12 feet;

THENCE North 59°03'56" West, 354.03 feet;

THENCE North 25°16'46" West, 657.03 feet;

THENCE North 48°37'31" West, 211.95 feet;

THENCE North 59°56'01" West, 524.83 feet;

THENCE North 83°38'13" West, 601.89 feet;

THENCE North 65°14'08" West, 148.82 feet;

THENCE South 00°44'32" West, 84.51 feet;

THENCE North 89°15'28" West, 523.84 feet;

THENCE North 89°15'28" West, 1308.77 feet;

THENCE North 00°49'09" East, 569.09 feet to the southerly right-of-way of Hombre Way;

THENCE North 19°13'15" East, 813.10 feet to a point on a non-tangent curve;

THENCE from a radial line which bears North 10°16'52" West, 353.69 feet along the arc of a non-tangent 335.00 foot radius curve to the left through a central angle of 60°29'35", subtended by a chord which bears North 49°28'21" East for, 337.49 feet;

THENCE North 19°13'33" East, 76.87 feet to the beginning of a curve;



1626.001
12/22/2005
gdj

THENCE 31.23 feet along the arc of a tangent 25.00 foot radius curve to the right through a central angle of 71°34'29", subtended by a chord which bears North 55°00'48" East for, 29.24 feet to the southerly right-of-way of Escuela Way;

THENCE, departing said southerly right-of-way of Hombre Way and along the southerly right-of-way of said Escuela Way, South 89°11'58" East, 749.46 feet;

THENCE, departing said southerly right-of-way North 00°48'02" East, 50.00 feet to a point on the northerly right-of-way of said Escuela Way;

THENCE, departing said northerly right-of-way, North 00°00'27" West, 676.42 feet;

THENCE South 89°59'40" West, 539.66 feet;

THENCE South 19°13'24" West, 1.83 feet;

THENCE North 89°59'44" West, 165.80 feet to the east line of Donner Springs Mobile Home Subdivision No. 2029;

THENCE, along the east line thereof, North 18°53'06" East, 1025.03 feet;

THENCE North 09°19'02" East, 15.29 feet;

THENCE North 16°14'57" West, 637.42 feet to a point on the south line of Parcel D, Parcel Map No. 593;

THENCE, along said south line, North 81°16'04" East, 550.41 feet to the southeast corner of said Parcel D, coincident with the southwest corner of Parcel A, Parcel Map No. 1769;

THENCE, departing the south line of said Parcel D and along the south line of said Parcel A, North 81°13'43" East, 186.01 feet to the southeast corner of said Parcel A, coincident with the most southwest corner of Parcel B, Record of Survey No. 3143;

THENCE, along the south line of said Parcel B, North 81°14'05" East, 933.79 feet;

THENCE North 80°52'21" East, 829.15 feet;

THENCE North 80°52'34" East, 694.17 feet to the east line of the aforementioned Section 28;

THENCE, along said east line, South 00°05'42" West, 2442.47 feet to the POINT OF BEGINNING;

EXCEPTING THEREFROM the following metes and bounds description:

BEGINNING at the southwest corner (sw cor) of APN 021-760-06;

THENCE along the west line thereof, North 00°49'09" East, 398.95 feet;

THENCE departing said west line the following twelve (12) courses;

1. South 71°55'59" East, 216.46 feet to the beginning of a tangent curve.
2. 23.64 feet along the arc of a tangent 219.00 foot radius curve to the right through a central angle of 06°11'05".
3. South 78°07'04" East, 588.64 feet to the beginning of a tangent curve.
4. 13.44 feet along the arc of a tangent 14.00 foot radius curve to the right through a central angle of 55°01'01" to the beginning of a reverse curve.
5. 210.02 feet along the arc of a 61.00 foot radius curve to the left through a central angle of 197°15'52" to the beginning of a reverse curve.



1626.001
12/22/2005

gdj

6. 13.44 feet along the arc of a tangent 14.00 foot radius curve to the right through a central angle of 55°01'01" to the beginning of a reverse curve.
7. North 14°39'06" East, 860.73 feet to the beginning of a curve.
8. 18.41 feet along the arc of a 14.00 foot radius curve to the right through a central angle of 75°20'54".
9. South 00°00'00" East, 225.34 feet.
10. South 00°25'18" East, 601.85 feet.
11. South 59°50'54" East, 407.37 feet.
12. South 21°58'57" East, 267.76 feet to the east line of the aforementioned APN 021-760-06.

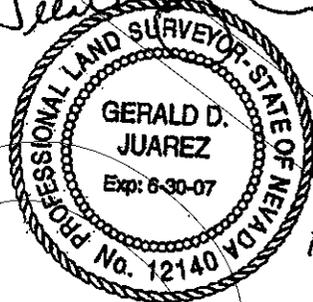
THENCE along said east line, South 00°44'32" West, 84.52 feet to the southeast corner (se cor) of said APN 021-760-06;

THENCE along the south line thereof, North 89°15'28" West, 523.84 feet to the east line of the Northwest Quarter (NW ¼) of the aforementioned Section 33;

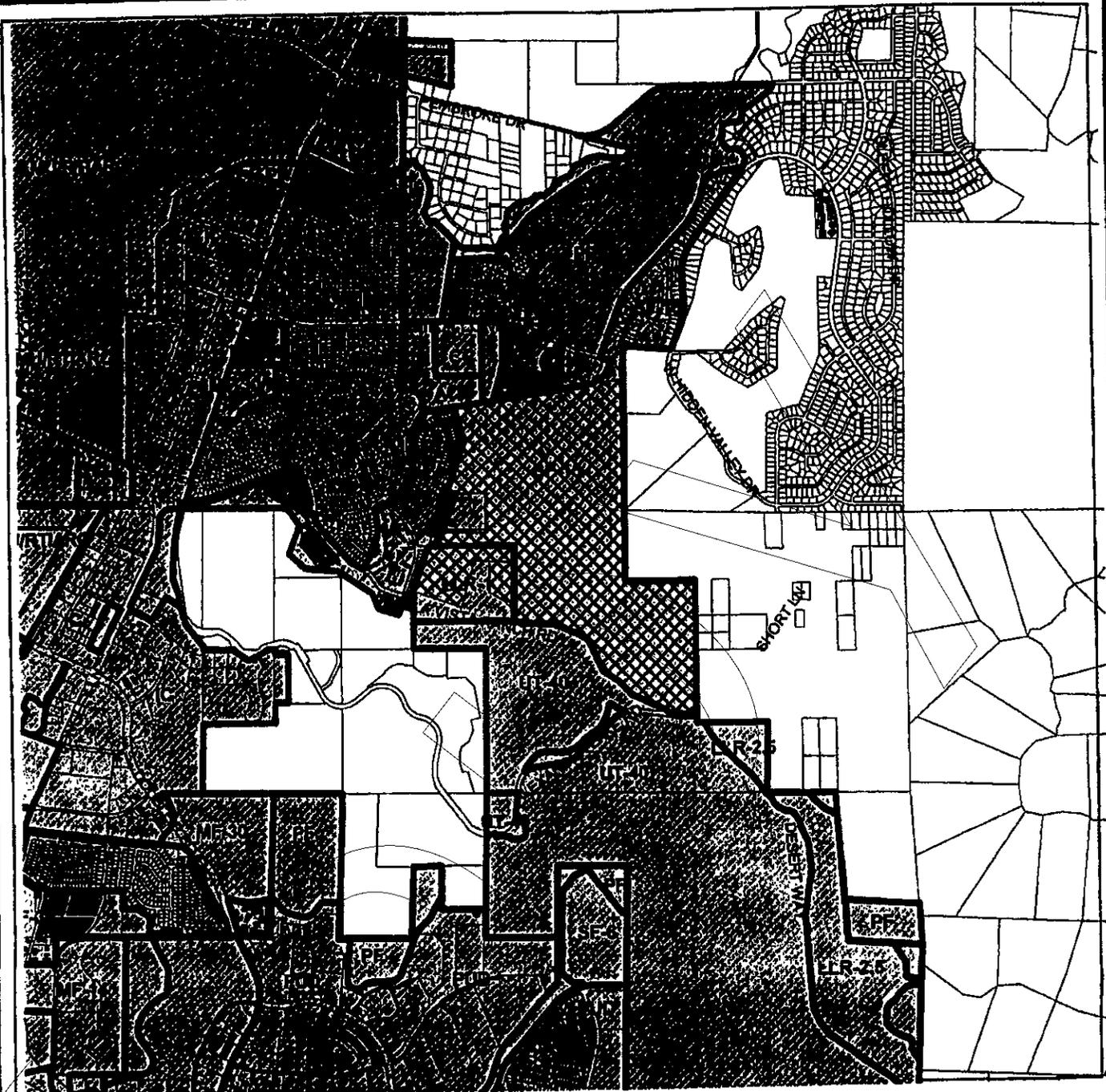
THENCE departing said east line, and continuing North 89°15'28" West, 1308.77 feet to the POINT OF BEGINNING.

Containing 394.19 acres of land, more or less.

Prepared by:
Wood Rodgers, Inc.
575 Double Eagle Court
Reno, NV 89521



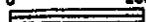
Gerald D. Juarez
P.L.S. 12140



LDC06-00016 Butler Ranch North

-  Subject Site
-  City of Reno Zoning



0 2000 Feet


The information herein is approximate and is intended for display purposes only. Reproduction is not permitted. For additional information, please contact the City of Reno Community Development Department.

Map Produced: October 25, 2006



**Community Development
Department**

460 Bender Street Phone: 334-2063
P.O. Box 1000 Fax: 334-2043
Reno, NV 89605 www.cityofreno.com

ENR:\plan\lca\lca060016.spr

Exhibit A



WASHOE COUNTY RECORDER

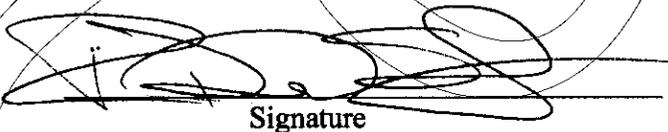
**OFFICE OF THE RECORDER
KATHRYN L. BURKE, RECORDER**

**1001 E. NINTH STREET
POST OFFICE BOX 11130
RENO, NEVADA 89520-0027
PHONE (775) 328-3661
FAX (775) 325-8010**

LEGIBILITY NOTICE

The Washoe County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies reproduced from the recorded document would not be legible. However, the customer demanded that the document be recorded without delay as the parties rights may be adversely affected because of a delay in recording. Therefore, pursuant to NRS 247.120 (3), the County Recorder accepted the document conditionally, based on the undersigned's representation (1) that a suitable copy will be submitted at a later date (2) it is impossible or impracticable to submit a more suitable copy.

By my signing below, I acknowledge that I have been advised that once the document has been microfilmed it may not reproduce a legible copy.


Signature

11/17/06
Date

R. David Swelgrove
Printed Name