Please complete Affirmation Statement below:

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

-OR-

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

Signature: [Signature]
Title: [Title]

Printed Name: [Printed Name]

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

This cover page must be typed or printed in black ink.  (Additional recording fee applies)
SIERRA SENIOR CARE
PLANNED UNIT DEVELOPMENT
DESIGN STANDARDS HANDBOOK

LAKESIDE CHATEAU MEMORY CARE

APPROVED JANUARY 19, 2011
First Amendment – February 25, 2015
NOTICE OF DESIGN GUIDELINES FOR THE
SIERRA SENIOR CARE PLANNED UNIT DEVELOPMENT
(FIRST REVISION, FEBRUARY 25, 2015)

Notice is hereby given that the Planned Unit Development Guidelines for Sierra Senior Care entitled “SIERRA SENIOR CARE, PLANNED UNIT DEVELOPMENT, DESIGN STANDARDS HANDBOOK”, dated January 19, 2011 has been revised, effective February 2015. The Reno City Council approved the Certification of the PUD Guidelines for Sierra Senior Care PUD on March 25, 2015. A copy of the revised guidelines is attached hereto and incorporated herein.

This revision supersedes and terminates the applicability of all previous revisions to the Guidelines recorded in the office of the Washoe County Recorder on March 8, 2011 as Document Number 3980789.

Dated this 20th day of April, 2015

Kenneth Krater
Beck Street Plaza, LLC

State of Nevada

County of Washoe

On this 20th day of April, 2015, personally appeared before me a Notary Public, Kenneth Krater, Managing Member, Beck Street Plaza, LLC, A Nevada limited liability company, personally known to me to be the person whose name is subscribed to the above instrument who acknowledged to me that he executed the instrument.

In witness whereof, I have hereunto, set my hand and affixed my official stamp at my office in the County of Washoe the day and year in this certificate first above written.

Signature of Notary Public

JULIANA K. O'HARE
Notary Public-State of Nevada
APPT. NO. 14-14684-2
My App. Expires August 15, 2018
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PROJECT DESCRIPTION

The Sierra Senior Care Development is located at the south end of Virginia Lake Park between Mountain View Drive and Beck Street and west of Lakeside Drive in Reno, Nevada. The project consists of four parcels encompassing a total site acreage of 5.09 acres. The parcels have access from Mountain View Drive at the north end and Beck Street to the south. The location of the project is depicted in FIGURE 1, Vicinity Map.

Sierra Senior Care when fully developed will provide a mix of senior care and senior living facilities as follows: Phase 1) a 48 bed memory care facility located in the center of the property, Phase 2) assisted living or skilled nursing facilities in any combination up to 94 beds located at the south end of the property, and Phase 3) Six Cottages for 12 one or two bedroom independent living units. Residents of the Independent Living units will need to be age 55 or older in order to rent one of the units. The entire property will be professionally managed by one or more entities that are properly licensed by the State of Nevada. FIGURE 2, Site Plan, depicts the overall layout of the project.

An alternative option to the assisted living / skilled nursing facility located on the south +/-1.91 acres of the PUD is a 44 unit affordable multi-family apartment project, as described in this handbook. The development and operational standards for this alternative use begin on page 19 of this PUD Handbook.

PROJECT INTENT & PURPOSE

It is the intent of this handbook to 1) limit the uses of the site to senior living/senior care as shown on TABLE 1; 2) clearly define the site layout including access, parking, and landscape requirements; and 3) specify the architecture, colors, and allowed building heights to give the surrounding neighborhoods the assurance as to what will develop on this site. (refer to page 19 for the affordable multi-family option uses and standards)

This Planned Unit Development will ensure that individual building pads and independent living units within the project will be developed in a manner which will complement each other as well as the surrounding area. Based upon the high visibility of the site and the fact that these parcels lie adjacent to the Country Club Acres Neighborhood Plan, it is the intent and purpose of this Planned Unit Development to provide a project which will be developed to a higher standard than would occur under standard zoning and development procedures. This planned unit development will also provide for a more consistent review and permitting process for individual facilities.

Requirements contained in this handbook will ensure compatibility between each phase of the project. This will be achieved with similar landscape palettes, use of earth tone colors, and use of Craftsman style architecture throughout. In addition, a blanket parking and access easement will be recorded on the entire site allowing for access and shared parking, such that all required parking will be contained on-site.

This PUD will sharply delineate, from an architectural as well as site design aspect, the transition
from the Country Club Acres residential area located to the north and the high density developments to the south, west, and east of the project site. This project will establish a desirable transition in building size, building height, and landscape when traveling between Country Club Acres and the adjoining apartments and condominiums.

The allowed Land Uses will include Independent Living up to a maximum of 12 dwelling units with up to 24 bedrooms, Memory Care with a maximum of 48 beds, and any combination of Assisted Living and/or Skilled Nursing with a maximum of 94 beds. Table 1 below lists the maximum number of allowed dwelling units and beds of the above mentioned uses. Figure 2 shows the phasing and location of each use. (refer to page 19 for the affordable multi-family option uses and standards)

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Dwelling Units or Beds</th>
<th>Phase</th>
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<tbody>
<tr>
<td>Memory Care</td>
<td>48 beds max.</td>
<td>1</td>
</tr>
<tr>
<td>Assisted Living and/or Skilled Nursing</td>
<td>94 beds max.</td>
<td>2</td>
</tr>
<tr>
<td>Independent Living (Duets/Cottages)</td>
<td>12 d.u. (1 or 2 bedrooms)</td>
<td>3</td>
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Figure 1 – Vicinity Map
GENERAL DESIGN STANDARDS

PURPOSE

The purpose of these Design Guidelines is to specify permitted uses and development standards for Sierra Senior Care. The following sections will specify standards for general design, site design, landscape, fencing, lighting, screening, architecture, and signage. These are the standards to which this project will be built.

CONFLICTS WITH RENO CITY CODE AND HANDBOOK STANDARDS

When there is a discrepancy between these Planned Unit Development (PUD) requirements including text, details, and exhibits, the more restrictive shall apply. Unless specifically addressed in these PUD Design Standards, the applicable sections of the City of Reno Development Code, Title 18 as amended, shall apply at the time of application for each building permit. The affordable multi-family option shall comply with all standards listed below unless modified by standards beginning on page 19 of this Handbook.)
PARCEL SIZE AND STANDARDS
The minimum parcel size shall be 9,000 square feet with a minimum lot width of 70 feet. Building
setbacks from property lines and minimum building separation will be as follows:
• 12 feet minimum along Mountain View Drive.
• 10 feet minimum along the west property line
• 5 feet minimum along the east property line for the Cottages
• 50 feet minimum along the east property line for the Memory Care and Assisted Living/Skilled Nursing
• 10 feet minimum along the south property line
• 15 feet minimum from all interior property lines
• 10 feet minimum building separation between Cottages & 50 feet minimum for all other buildings

Cottages and the Memory Care facility shall be limited to a single story structure with a maximum
building height of 25 feet. The assisted living/skilled nursing facility shall be limited to a two story
structure with a maximum building height of 35 feet. The definition of building height shall be as
defined within the Reno Municipal Code at the time each building permit is submitted.

ALLOWED USES
Allowable uses within the project shall be limited to the following.
• Senior Independent Living (over 55 years of age) - Maximum of 12 two bedroom units (Cottages).
• Memory Care Facility - Maximum of 48 beds.
• Skilled Nursing Facility and/or Assisted Living Facility - Combined maximum of 94 beds in any combination of either skilled nursing and/or assisted living.

SITE PLANNING

Vehicular Access
Sierra Senior Care will be accessed from both Mountain View Drive and Beck Street as follows:

STANDARDS
• The access point on Mountain View Drive shall incorporate a traffic calming device to calm
  traffic on Mountain View and provide for safe pedestrian crossings to the City Engineer’s
  approval. The traffic calming device shall be designed to physically slow speeds. Plans for the
  traffic calming device shall be submitted to the city for approval with the first permit issued
  for the project and constructed prior to issuance of the first certificate of occupancy.
• The cul-de-sac bulb on Beck Street will be completed in accordance with city requirements for
  half street improvements prior to issuance of the first certificate of occupancy.
• All service vehicles for the Memory Care, Skilled Nursing/Assisted Living facilities and the
affordable multi-family option shall access the site from Beck Street.

- The Cottages and Memory Care facility shall take primary access from Mountain View Drive; secondary access shall be from Beck Street. The Skilled Nursing/Assisted Living facility and the affordable multi-family option shall take primary access from Beck Street; secondary access shall be from Mountain View Drive.

- A gate with keypad shall be installed with the first phase on the main access drive at the southeast corner of the Memory Care facility to separate the Skilled Nursing/Assisted Living and affordable multi-family option access from the Memory Care and Cottages as noted above. This gate will provide for access by the Reno Fire Department and other emergency vehicles; and shall be designed and constructed to the satisfaction of the Fire Marshall.

- All improvements shall be required to satisfy and meet the requirements of the City of Reno Public Works Design Manual in effect at the time of each permit submittal.

**Interior Site Circulation**

**STANDARDS**

- Interior Site circulation shall be laid out in accordance with the site plan as shown in APPENDIX A; and shall conform to all City of Reno Design Standards for drive aisle width and emergency vehicle access. Interior circulation patterns shall be laid out in a manner which will provide for logical traffic flow patterns and shall take into account fire department access, service vehicle and delivery truck parking for deliveries as well as Disposal services.

- Provide directional signage to clearly delineate traffic flow patterns.

**Pedestrian Access and Circulation**

**STANDARDS**

- In order to provide pedestrian access to the Sierra Senior Care, sidewalks shall be constructed along Mountain View Drive adjoining the project and along the unfinished cul-de-sac bulb on Beck Street. These improvements shall be completed to include accessible ramps, as required by city code, prior to issuance of the first certificate of occupancy.

- Interior pedestrian circulation shall include a system of concrete walkways to extend along the main entry from Mountain View Drive and then along the east boundary of the property to Beck Street. Where the site abuts the City of Reno park parcel (Dog Park), the sidewalk shall have a landscape strip located behind the back of walk along the park property boundary as shown on the Landscape Plan included in APPENDIX A.

- Internal sidewalks shall have a minimum width of five feet (5'),

- Walkways adjacent to buildings shall be placed to provide safe and logical pathways from parking areas to building entrances, and from building to building.

- Pedestrian walkways shall be separated from buildings with a minimum 6 foot wide landscape strip located between the sidewalk and the building.
Parking

STANDARDS

- Parking areas shall be laid out in accordance with the site plan included in APPENDIX A. The total number of parking spaces provided may not exceed the parking requirements listed immediately below by more than 10%.
- The following number of parking spaces will be required:
  - Independent Living Cottages: 1.2 spaces per unit.
  - Memory Care: 0.4 spaces per bed.
  - Skilled Nursing: 0.5 spaces per bed.
  - Assisted Living: 0.4 spaces per bed.
- A reciprocal parking and access easement shall be recorded for all access and surface parking areas (excluding the alley way that provides access to the duet garages) prior to the issuance of the first building permit.
- Parking spaces that directly abut the Memory Care and Skilled Nursing/Assisted Living buildings shall be 10 feet in width. All other parking spaces shall be 9 feet in width.
- Maximum allowable vehicle overhang shall be 24 inches. In no case shall the usable sidewalk width be less than 5 feet. Thus, where vehicles are allowed to overhang a sidewalk where parking stalls abut, the minimum sidewalk width shall be 7 feet.
- Curb bumpers are not allowed.

SITE DESIGN

Fencing

STANDARDS

- Colors and materials of fences shall be consistent with the overall project design concept and may consist of wood, wrought iron, decorative metal or other similar materials consistent with the overall project design concept.
- Fences shall step, rather than slope, to accommodate grade change.

Chain Link Fences

- Five or six foot tall, green, vinyl coated chain link fencing shall be allowed along the west boundary of the project extending from the southwest corner of the project to the south property line of the single family home located at the northwest corner of the site on Mountain View Drive. This fence shall be constructed prior to the issuance of the first certificate of occupancy.
- The chain link fencing that exists on the east property line adjacent to the park parcel (Dog Park) can continue to serve as perimeter project fencing in this location.
- No other chain link fencing is allowed.
Site Grading & Retaining Walls

STANDARDS

- Site grading shall be done in a manner to create as little impact to surrounding areas as possible.
- Colors and materials of retaining walls shall be consistent with the overall project design concept and may consist of rockery, masonry block and stamped/colored concrete or other similar materials consistent with the overall project design concept.
- Retaining walls shall not exceed 8 feet in height.
- Fencing on top of retaining walls/rockeries shall be decorative metal.

Landscape Architecture

Landscape design, planting, and irrigation shall be in conformance with City of Reno code requirements and as shown on the landscape plan included in APPENDIX A. The minimum landscape area shall be 20% (at least 20% of the gross site area). In addition, each individual phase of the project shall provide a landscaped area equal to or greater than 20% of the total area of the parcels contained in that phase. If necessary, additional landscaping shall be installed on an adjoining parcel within the project to meet the 20% minimum landscape area requirement of both that particular phase and the total completed phases.

STANDARDS

- Minimum site area to be landscaped in total and for each phase - 20%.
- Planting areas shall include landscape berms/vertical elevation changes to create a more interesting landscape without impacting the ability to include low impact design features such as water harvesting.
- Trees shall be planted in a manner to provide shade and winter wind breaks.
- Parking lots and sidewalks shall be separated from buildings by a minimum 6 foot wide landscape strip.

Plant Material

STANDARDS

Plant material shall conform to City of Reno Design Standard requirements for size, height, quantity and coverage.

Irrigation

STANDARDS

- All planting areas shall have automatic irrigation systems that are designed to minimize water usage.
Site Lighting

Lighting will be utilized to enhance site safety as well as provide another form of architectural relief to the site.

STANDARDS

- All exterior lights shall be dark sky certified.
- Site lighting will be functional and shall be placed to illuminate drive aisles, parking areas, and pedestrian pathways as needed only for safety and security.
- Entrance and accent features shall be identified with distinctive lighting.
- Parking lot area lighting shall be Craftsman in style and consistent throughout the site. These lights will not be used for areas adjacent to the project boundary where screening of spillover light is necessary. Along project boundaries shoebox style lighting shall be utilized to eliminate light spillover.
- Building and architectural lighting shall be indirect and Craftsman in style.
- Pedestrian lighting shall provide illumination in a manner to provide sufficient and even light coverage.
- Parking lot and drive aisle lighting shall be placed to avoid conflict with site landscaping and structures.
- Bollards lighting shall be used for pedestrian pathways where needed to supplement parking lot and building lights.
- A photometric plan shall be submitted with each permit to confirm the following lighting levels: Maximum light levels within parking and pedestrian sidewalk areas shall not exceed 15 foot candles. Minimum light levels within parking and pedestrian sidewalk/pathway areas shall be at least 0.4 foot candles. Maximum light spillover at any residential property line shall not exceed 0.2 foot candles.

ARCHITECTURE

Purpose

The architectural palette of the Sierra Senior Care campus shall be based in the Craftsman style, with the larger scale buildings evoking the character of rustic lodge buildings, and the cottages being consistent with the smaller bungalow in style and scale.

Reference Appendix "B" for Sierra Senior Care Architecture - Elevations for the Memory Care building. The remaining buildings shall be consistent with the design of the memory care building and the following standards.
Architectural Character

Purpose
The project is characterized by the rustic texture of the building materials, broad overhangs with exposed rafter tails at the eaves, and battered (or tapered) forms.

STANDARDS

- All project buildings shall be designed with compatible or common architectural features, styles and materials.
- Auxiliary structures such as trash enclosures and outdoor storage for landscape and building maintenance shall be integrated into the overall design theme of the particular project.
- All project buildings shall be compatible in mass, height, material and color and incorporate common design elements such as landscaping, signage and lighting.
- Consistent window treatments/fenestration shall be incorporated on all project buildings to enhance the architectural quality of the structure.

Articulated Surfaces/Textures

Purpose
Articulated surfaces and texture shall be used to add interest to all project building elevations and avoid creating a blank wall appearance.

STANDARDS

- Buildings shall be appropriately detailed on all sides to create four-sided building elevations that are consistent with the Craftsman style.
- If a building backs to the hillside along the west side of the site and it is demonstrated by the developer not to be in public view, that portion of the building facing the hillside may not require extensive articulation subject to the approval of the zoning administrator.

Colors and Materials

STANDARDS

- Earth tones shall be used for the primary surface color.
- Deep and vibrant colors can be used for accents, window frames, doors and details but shall not be used for the primary building color.
- Colors and materials of roofs and facades facing a public street or primary parking area shall be consistent throughout.
Acceptable materials include decorative block, brick, tile, stone, wood, simulated wood, glass, exterior cement plaster, and composition panels that will achieve the requirement of the Craftsman theme.

- Pastel colors are specifically prohibited.
- Accent colors shall include blues, grays, greens, reds, and shades of those related palettes.

**Roofs and Rooftop Screening**

**Purpose**

Roofs and rooftop screening standards facilitate attractive, unobtrusive views of roofs from neighboring properties. Roof standards promote visual continuity by establishing compatible materials and colors for the project. Roof forms and roof elements shall be utilized in response to the defined design elements for the project and its Craftsman theme.

**Standards**

- Mechanical equipment such as air conditioning and heating units shall not be placed on rooftops unless required by the building code.
- All other mechanical equipment shall be ground mounted and screened in accordance with city code.
- When code requires rooftop equipment, architectural screening shall be provided.
- The design character of rooftop screening (when required) shall be compatible with similar materials, form and color as that of the building below.
- Communication equipment shall be screened.
- Drainage equipment must be visually integrated into the building design as an enhancement or accent.
- Roof forms shall be articulated using gables, hips, clerestories, dormers and full roofs to break up continuous planes.

**Materials**

- Roof materials shall consist of slate, tile, composition shingle (30 year minimum), or commercial grade metal roofing consistent with the architectural theme.

**Colors**

- Highly reflective roof surfaces are prohibited.
- Bright, dominant roof colors are prohibited.
- Canopies shall consist of colors consistent with the Craftsman theme and building color palette.
Service Area and Utility Screening

Purpose

Service area and utility screening standards ensure that ground mounted storage/service areas, loading, trash collection areas and utilities are screened from adjacent streets, drives, open spaces and public areas in building interiors. Additionally, the standards promote efficient access to service, loading and storage areas, utilities and trash collections.

Standards

• Trash collection areas shall be screened from adjacent streets and properties and shall be located for efficient collection and deposit of refuse.
• Materials used for trash enclosures shall include colors and finishes complementary with the architectural character of the principal structure(s).
• Above ground utility equipment shall be screened with berms, plantings or enclosures which are acceptable to the appropriate utility company. Enclosures should be designed to serve both transformers and trash containers if they can be located together.
• Above ground equipment shall be painted to visually blend in with its' surroundings.
• On-site utilities such as sewers, gas lines, water lines, drainage systems, electrical, telephone and communication systems shall be installed underground.
• Every building (excluding cottages) shall have its own trash enclosure containing a dumpster of sufficient size for the building use.

Signage

Signs for Sierra Senior Care shall be designed to identify and locate individual care facilities for passing motorists while remaining unobtrusive to surrounding areas. All signs shall be consistent with site architecture and Craftsman theme. Sign plans shall be reviewed and approved by the administrator prior to the issuance of the first building permit.

Monument Signs

• One indirectly illuminated monument sign, 6 feet maximum in height and 60 square feet maximum in size, shall be located at both entrances at Mountain View Drive and Beck Street. The signs shall be located to the approval of the administrator and shall be consistent with the sign design shown in Figure 3.
• One indirectly illuminated monument sign, 5 feet maximum in height and 50 square feet maximum in size shall be allowed for each care facility, to be located in close proximity to the building to clearly identify the facility. The signs shall be located to the approval of the administrator and shall be consistent with the sign design shown in Figure 3. Address letters
shall be clearly posted on these signs that are easily read by approaching vehicles as per FIGURE 3.

**FIGURE 3 – PROJECT MONUMENT SIGN GRAPHIC**

**Address Signs**

- Individual building and unit address signs shall be installed on each structure to the satisfaction of the Reno Fire Department, prior to the issuance of a certificate of occupancy for the structure.
- Address signs shall be clearly visible to visitors and delivery personnel.

**ENTITLEMENT PROCESS**

- Architectural and Civil improvement drawings must be submitted and approved prior to issuance of any permit for each phase of the project. These drawings must be in substantial compliance with the site plan, landscape plan, civil improvement plans as contained in Appendix A; and the architectural plans for the Memory Care building as contained in Appendix B of this PUD handbook. The Assisted Living/Skilled Nursing and Cottage buildings shall be consistent with the design of the memory care building and standards contained in this PUD handbook.
- Phase 1 shall include a traffic calming device at the Mountain View with Audubon intersection, and accessible ramps on the southwest, southeast, and northeast corners of the Mountain View
with Audubon intersection. A five foot concrete sidewalk shall be constructed along Mountain View Drive adjacent to the project prior to issuance of the first certificate of occupancy.

- Phase 1 shall include completion of the cul-de-sac on Beck Street to City of Reno half street standards to include curb, gutter, and sidewalk; to be constructed prior to issuance of the first certificate of occupancy.

- Building permits are required for each new structure to the approval of the zoning administrator and/or his designee.
INFRASTRUCTURE IMPROVEMENTS

Onsite and offsite private infrastructure including but not limited to Sanitary Sewer, Storm Sewer and Gas, Water and Electric shall satisfy and be constructed in accordance with requirements contained in the City of Reno Public Works Design Manual, latest edition.

Sanitary Sewer

It is anticipated that sewer generated by the Cottages will be piped to connect with an existing manhole located at the Mountain View Drive/Audubon Way intersection. Sewer from the Memory Care and Assisted Living/Skilled Nursing will be piped to an existing manhole located in Beck Street.

Storm Drainage

Required storm water detention facilities will be located at the far southeast corner of the property.

Gas, Water and Electric

Gas, water and electrical connections shall be coordinated with NV Energy and Truckee Meadows Water authority and will be sized to accommodate all proposed uses.

Maintenance Requirements

Prior to approval of the first building permit, the applicant/developer shall provide appropriate documentation that CC&R’s specific to the project are recorded with the Washoe County Recorder’s office to insure and enforce maintenance of all site landscaping, building exteriors, roofing, on site drainage improvements and site lighting. This association shall remain in force and effect throughout the lifetime of this project.
Alternative Option to the Assisted Living/Skilled Nursing Facility—44 Unit Affordable Multi-family Apartments located on the south 1.91 acres of the PUD

Operational Standards

Northern Nevada Community Housing Resource Board (NNCHRB) may develop and operate a 44 unit apartment project to serve low income individuals and families with 9 Special Needs units imbedded in the project with a housing preference to Veterans. Three of the units will be reserved for individuals or families earning 30% or less of the area median income (AMI) and 41 of the units will target 40% AMI and below.

The project will have one, two-story building containing 44 apartment units with approximately 60% of the units having 2 bedrooms and approximately 40% of the units having one bedroom; and a one story +/-500 square foot community building. The one-bedroom units will average about 622 square feet and the two bedroom units will average about 831 square feet. The building will be designed to blend in with the adjacent multi-family developments and be architecturally compatible with the Craftsman theme, as described in the PUD Handbook design standards and depicted on Figure 5.

All prospective tenants will be required to go through a strict background and financial check. They must have enough income to meet the minimum rental guidelines, but also cannot exceed the low income thresholds. All applicants with a felony conviction in the past three years will be denied residency into the project. Applicants with a violent criminal or sexual conviction on their record will be denied residency into the project.

Per the affordable housing requirements, quarterly and annual review of the project, tenant files and overall maintenance is required, to ensure that the project complies with the funding source requirements.

NNCHRB employees are required to receive Crime Free Multi-family Housing Training from the Reno Police Department, and receive a certificate upon completion. The management staff shall work with neighborhood action Reno Police Department officers that are assigned to the neighborhood to look out for criminal activity. If any of the tenant(s) get into trouble with the Reno Police Department, management shall be made aware of the issues and can evict the tenant(s) for not adhering to the rental agreement. Surveillance cameras shall be located throughout the property to monitor the facility on both the inside and outside of the project buildings. The surveillance camera monitoring station shall be located inside the leasing office so that prospective tenants know they are safe and to deter any potential criminals from applying to live at the property.

The affordable housing project is intended to be developed with HOME funding and State of Nevada Tax Credit funds. The HOME Investment Partnerships Program (HOME) provides formula grants to States and localities that communities use - often in partnership with local nonprofit groups - to fund a wide range of activities including building affordable housing for rent.
Although, one of the requirements for HOME funding is that the project remains as an affordable housing development for a minimum of 30 years, NNCHIRB shall guarantee that the property will be maintained as an affordable housing project for 50 years. This guarantee is tied to the Nevada State Tax Credit funding application that is required to be submitted prior to approval of the project funding; and verified to City staff prior to issuance of a building permit for the affordable multifamily apartments.

**44 Unit Affordable Multi-family Apartment Standards**

Project amenities shall include:
- 500 square foot community room
- Exercise room
- Computer study room
- Library
- Laundry facilities
- Outdoor patio/balconies
- Picnic tables
- BBQ’s
- Children’s playground

**Site Design Standards**

- The affordable multi-family apartments shall take primary access from Beck Street; gatted secondary access shall be provided from Mountain View Drive.
- Public pedestrian walkways and parking lots shall be separated from the building with a minimum 3 foot wide landscape strip located between the sidewalk and the building.
- The following number of parking spaces will be required:
  - 1.5 spaces per 1 bedroom
  - 2 spaces per 2 bedroom
  - 1 per 10 du for guest parking
- An affordable housing parking reduction of up to 45% may be applied, subject to meeting the requirements of RMC 18.12.203, as amended,
- The 44 unit affordable multi-family option will have five years to submit for a building permit or the entitlement will expire. The 5 year time limit may be extended through approval by the Planning Commission.
- The project owner/operator shall provide a disclosure notice to each renter with their rental documents, notifying them that students living in this project may be assigned to the nearest school(s) with available capacity in the event that the zoned schools cannot accommodate additional students.
Architectural Standards

The project is characterized as having a Craftsman style theme. Architectural elements include broad overhangs and exposed rafter tails at the eaves.

- All project elements shall be designed with compatible or common architectural features, styles and materials.
- Auxiliary structures such as trash enclosures shall be integrated into the overall design theme through materials and color.
- All project buildings shall be compatible in mass, height, material and color and incorporate common design elements such as landscaping, signage and lighting.
- Consistent window treatments/fenestration shall be incorporated on all project buildings to enhance the architectural quality of the structure.
- Earth tones shall be used for the primary surface color.
- Accent color can be used for window frames, doors, trim, rafter tails, and details but shall not be used for the primary building color.
- Colors and materials of roofs and facades facing a public street or primary parking area shall be consistent throughout.
- Acceptable materials include decorative block, brick, wood, simulated wood, glass, exterior cement plaster, cement composition siding, and metal that will achieve the requirement of the Craftsman theme.
- Acceptable secondary colors include shades blues, grays, greens, reds, commensurate with a Craftsman palette.
- Acceptable accent colors include off whites and exposed natural material including stained woods, and non-reflective metals.
- All mechanical equipment such as air conditioning and heating units shall be either ground mounted and visually screened or rooftop mounted and visually screened in accordance with city code.
- The design character of rooftop screening (when required) shall be compatible with similar materials, form and color as that of the building below.
- Communication equipment shall be either screened or designed to match the surrounding building in color and or material.
- Drainage equipment must be visually integrated into the building design as an enhancement or accent.
- Roof forms shall be articulated using gables, hips, clerestories, dormers, or sheds to break up continuous planes.
- Photovoltaic solar panels shall be mounted to metal roof areas in an “integrated” manner. Photovoltaic panels shall be arranged to meet both Fire Department, efficiency, and non-glare conditions.

Signage

Signs for the affordable apartments shall be designed to identify facilities for passing motorists while remaining unobtrusive to surrounding areas. All signs shall be consistent with site architecture and Craftsman theme. Sign plans shall be reviewed and approved by the administrator prior to the issuance of the first building permit.
**Monument Sign**

- One indirectly illuminated monument sign, 6 feet maximum in height and 60 square feet maximum in size, shall be located at the terminus of Beck Street. The sign shall be located to the approval of the administrator and shall be consistent with the sign design character of the Craftsman theme.

**Address Signs**

- Individual building and unit address signs shall be installed on each structure to the satisfaction of the Reno Fire Department, prior to the issuance of a certificate of occupancy for the structure.
- Address signs shall be clearly visible to visitors and delivery person.
Estimated Project Timeline

Affordable Apartments Project Schedule

October 2014 - Zoning Map Amendment Submittal

December 2014 - HOME Funding Application Submittal

January 2015 - Planning Commission Approval

March 2015 - City Council Approval

March 2015 - HOME Funding Approval

March 2015 - NV Tax Credit Application Submittal

August 2015 - NV Tax Credit Approval

September - December 2015 - Prepare Final Design Drawings/Reports

January - March 2016 - Reno Building Permit Approval

March - December 2016 - Construction

January 2017 - Project Opening
APPENDIX A – Site Design

- Site Plan
- Landscape Plan
- Civil Plans
  - Title Sheet
  - Preliminary Site Plan
  - Preliminary Grading/Utilities
  - Preliminary Cross Sections

A full size and to scale drawing for each sheet referenced above in this Appendix A is contained in the case file for LDC11-00017 in the Community Development Department.
APPENDIX B – Memory Care Elevations

- Black and White Building Elevations – Memory Care Building
- Colored Building Elevations - Memory Care Building

Note: All other buildings within the project shall be constructed consistent with the architectural style, colors and materials as the memory care building.

A full size and to scale drawing for each sheet referenced above in this Appendix B is contained in the case file for LDC11-00017 in the Community Development Department.
1 SOUTH ELEVATION
VIEW OF BUILDING LOOKING NORTH

2 PARTIAL SOUTH ELEVATION
VIEW OF BUILDING LOOKING NORTHWEST

3 PARTIAL NORTH ELEVATION
GABLE DETAIL

4 PARTIAL SOUTH ELEVATION
SERVICE DETAIL

4 PARTIAL NORTH ELEVATION
PORTE COCHERE AT BUILDING ENTRY

SUPPLEMENTAL SCHEMATIC ELEVATIONS
APPENDIX C – Approval Letters and Exhibits

- Exhibit A – Conditions
- Exhibit D – Required Memory Care Services
- City Clerks Letter RE: Approval of Case No. LDC11-00017 (Sierra Senior Care)
- City Clerks Letter RE: Certification of PUD Handbook, LDC11-00017
- City Clerks Letter RE: Adoption of Ordinance No. 6172, LDC11-00017
- Copy of Ordinance No. 6172, LDC11-00017
- City Clerks Letter RE: Approval of Case No. LDC15-00029
- City Clerks Letter RE: Adoption of Ordinance No. 6362, LDC15-00029
- Copy of Ordinance No. 6362, LDC15-00029
- City Clerks Letter RE: Certification of PUD Handbook, LDC15-00029
October 21, 2010

City of Reno
Community Development
C/O Vern Kloos
450 Sinclair Street
Reno, NV 89505

Dear Vern,

After having reviewed the Planned Unit Development from Sierra Senior Care (LDC11-00017), please be advised of the following conditions.

1. To minimize nuisance water runoff from landscape design with turf a Low Impact Design (LID) such as a catchment area from the back face of impervious surfaces will be required to capture nuisance water runoff (040.011).

2. District Health will require in the proposed detention basin a cobble line (4-6 inch rock) low flow channel one foot deep 2-3 feet wide connecting the inlet (or inlets) to the outlet pipe. In addition over excavating below the low flow channel with an infiltration trench 2 feet wide 3 feet deep below the low flow channel is required to reduce the impacts of downstream runoff. If vegetation is planted in the detention basin no planting shall occur within one foot on either side of the low flow channel.

3. Improvements will be required if any existing overland ditches are utilized for storm water conveyance.

4. The following language shall be noted on the civil plans for maintenance of the detention basin. “All vegetation, debris and blockages in the low flow channel shall require removal annually. The maintenance plan will mitigate insect development by preventing standing water from ponding longer than seven (7) days.”

5. If drop inlets are utilized in the infrastructure for the project a design such as a treatment vault with sumpless catch basins will improve water quality of downstream runoff and comply with District Health regulations (040.013).

6. Prior to approval of any grading and or civil plans the above design details will be required on the plans.
If there are any questions concerning the aforementioned vector-planning conditions as it relates to environmental health, please call me at 785-4599.

Sincerely,

[Signature]

J. L. Shaffer
Planner Vector-Borne Diseases
Environmental Health Division
Memory Care services as follows:

Food Service - Memory Care communities feature an Activity Kitchen for the familiarity of a kitchen in the house. Residents may work, complete chores and prepare dishes, with non-obtrusive supervision and support. Each neighborhood has its own dining room where residents may eat "family-style" or each plate will be served individually. Of course, all menus are professionally developed and meals are cooked on-site. Wonderful snacks, juices and teas are available 24-hours a day.

Basic Activities

- Family-style meals served three times daily and favorite snacks throughout the day.
- Opportunities for individual and group activities, including gardening, cooking, music movies and reminiscing.
- Our Personal Touch philosophy of memory care - a "friends taking care of friends" approach.
- Our friendly, affectionate "house" and "visiting" pets, which bring companionship, joy and loyalty to our residents.
- Availability of scheduled outings for doctor's appointments and excursions.
- A beauty/barber shop on site.

Personal Touch Activities

- Dementia-specific activities, such as memory boxes and scrapbooks.
- Exercise programs including stretching, walking, and balance.
- Stress-free classes ranging from patterning to sensory stimulation.
- Programs that encourage intergenerational relationships and community involvement.
- Spiritual opportunities for people of all religions.
- Creative arts and music activities that include rhythm, singing, and listening.

It should be noted that this list is not all inclusive and may be modified as the desires and expectations of the clients change.
Assisted Living services as follows:

Assisted Living community, residents will enjoy all of the features, benefits, and amenities expected from retirement living. These include three delicious meals each day, planned group activities, scheduled local transportation, weekly housekeeping and linen services, paid utilities (except telephone and extended cable television), a spacious studio, one or two bedroom apartments (where available) and a great team of care givers.

Basic Activities

• Three delicious home-cooked meals each day
• Library, Nintendo Wii, Craft Room and Card Room
• Housekeeping and maintenance services
• Personal office support
• Barber/Beauty Shop and Laundry
• Scheduled transportation
• Mail and newspaper delivery
• Common areas
• Parking BBQ area
• On-site postal services
• In-house movies

Let me know if you need anything else.

Ken.

It should be noted that this list is not all inclusive and may be modified as the desires and expectations of the clients change.
January 24, 2011

Ken Krater
Beck Street Plaza
226 California Ave.
Reno, NV 89509

RE: Case No. LDC11-00017 (Sierra Senior Care)

Dear Applicant:

At a regular meeting held January 19, 2011, and following a public hearing thereon, the City Council upheld the recommendation of the Planning Commission and approved the request for a zoning map amendment from ±1.91 acres of MF30 (Multifamily - 30 du/acre), ±2.68 acres of SF9 (Single Family Residential - 9,000 square feet) and ±.5 acres of SF15 (Single Family - 15,000 square feet) to ±5.09 acres of PUD (Planned Unit Development) to allow for development, in 3 phases, of a senior living facility (ages 55 or older) containing 48 memory care beds, 94 beds for assisted living and/or skilled nursing facilities and 12 one to two bedroom independent living units on a ±5.09 acre site located along the south side of Mountain View Drive south of its intersection with Audubon Way and north of the west terminus of Beck Street, by ordinance, subject to Condition A, as follows:

A. Approval of the Sierra Senior Care Planned Unit Development is subject to the Conditions contained in Exhibit A, addition to the PUD Handbook of the amenities listed in Exhibit D and any modifications made by the Planning Commission and City Council at their respective public hearings. The revisions shall be incorporated into the PUD Handbook and submitted to staff in both paper and two electronic versions (PDF and Word) for review within two (2) months of the date of City Council approval of the zoning map amendment. The PUD shall be approved and certified by the City Council within four (4) months of the date of approval of the zoning map amendment. Failure by the applicant to conform with either time deadline shall render this approval null and void.
Ken Krater, Beck Street Plaza
Case No. LDC11-00017 (Sierra Senior Care)
January 24, 2010
Page 2

Sincerely,

[Signature]

Lynnette R. Jones
City Clerk

LRJ:edg

dx: Community Development
Traffic Design Engineer
Terry Zeller, Parks, Recreation & Community Services
Marchon Miller, Regional Transportation Commission
February 11, 2011

Beck Street Plaza, LLC
Sierra Senior Care
Kenneth Krater
226 California Ave.
Reno, NV 89509

RE: Case No. LDC11-00017 (Sierra Senior Care) – Certification of Handbook

Dear Applicant:

At a regular meeting held February 9, 2011, the City Council certified the Sierra Senior Care Planned Unit Development (PUD) Design Standards Handbook. The amendment was tentatively approved by City Council on January 19, 2011.

In order to effectuate the PUD, the handbook must be recorded at the Washoe County Recorder’s Office in accordance with NRS 278A.

Sincerely,

[Signature]
Lynnette R. Jones
City Clerk

LRJ:cdg

xc: Community Development
Traffic Design Engineer
Terry Zeller, Parks, Recreation & Community Services
Marchon Miller, Regional Transportation Commission
February 11, 2011

Ken Krater
Beck Street Plaza
226 California Ave,
Reno, NV 89509

RE: Case No. LDC11-00017 (Sierra Senior Care) - NOTICE OF FINAL ACTION, DECISION OR ORDER

Dear Applicant:

At a regular meeting held February 9, 2011, the City Council passed and adopted Ordinance No. 6172 approving the zoning map amendment for the above referenced case.

Sincerely,

Lynnette R. Jones
City Clerk

LRJ:edg

xc: Community Development
Traffic Design Engineer
Terry Zeller, Parks, Recreation & Community Services
Marchon Miller, Regional Transportation Commission
EXPLANATION: Matter in italics is new; Matter in brackets [ ] is material to be omitted.

BILL NO. 6732

ORDINANCE NO. 6172

AN ORDINANCE TO AMEND TITLE 18, CHAPTER 18.08 OF THE RENO MUNICIPAL CODE, ENTITLED "ZONING," REZONING A ±5.09 ACRE SITE LOCATED ALONG THE SOUTH SIDE OF MOUNTAIN VIEW DRIVE SOUTH OF ITS INTERSECTION WITH AUDUBON WAY AND NORTH OF THE WEST TERMINUS OF BECK STREET FROM ±1.91 ACRES OF MF30 (MULTIFAMILY - 30 DU/AC), ±2.68 ACRES OF SF9 (SINGLE FAMILY RESIDENTIAL - 9,000 SQUARE FEET) AND ± .5 ACRES OF SF15 (SINGLE FAMILY - 15,000 SQUARE FEET) TO ±5.09 ACRES OF 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).1264 relating to a ±5.09 acre site located along the south side of Mountain View Drive south of its intersection with Audubon Way and north of the west terminus of Beck Street and more particularly described in the attached "Exhibit A" and rezoning said property from ±1.91 acres of MF30 (Multifamily - 30 du/ac), ±2.68 acres of SF9 (Single Family Residential - 9,000 square feet) and ± .5 acres of SF15 (Single Family - 15,000 square feet) to ±5.09 acres of PUD (Planned Unit Development), the same to read as follows:

Sec. 18.08.102(b).1264. The zoning of the City of Reno as heretofore established is hereby amended in the manner shown on the map labeled Case No. LDC11-00017, thereby changing the use of land indicated therein, relating to a ±5.09 acre site located along the south side of Mountain View Drive south of its intersection with Audubon Way and north of the west terminus of Beck Street and more particularly described in the attached "Exhibit A", and rezoning said property from ±1.91 acres of MF30 (Multifamily - 30 du/ac), ±2.68 acres of SF9 (Single Family Residential - 9,000 square feet) and ± .5 acres of SF15 (Single Family - 15,000 square feet) to ±5.09 acres of PUD (Planned Unit Development).

CASE NO. LDC11-00017 (Sierra Senior Care)
APN NO. 019-232-15, 16, 57 & 58
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 9th day of February, 2011, by the following vote of the Council:

AYES: Hascheff, Aiizzi, Gustin, Zadra, Sferrazza, Dortch, Cashell.

NAYS: None.

ABSTAIN: None. ABSENT: None.

APPROVED this 9th day of February, 2011

MAYOR OF THE CITY OF RENO

ATTEST:

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

EFFECTIVE DATE: February 11, 2011
EXHIBIT "A"

DESCRIPTION

Parcels of land situate within the City of Reno, County of Washoe, State of Nevada, described as follows:

APN 019-232-15:
All that certain piece of land in Washoe County, Nevada, being in Section 23, T. 19 N., R. 19 E., M.D.B. & M., bounded and described as follows:
Commencing at a point on the East and West Section line of Section 23 at an iron pin, being the Northwest corner of a larger tract conveyed by SILVER J. CARANO, et al., to all parties hereunto by deed dated July 2, 1962, Deed Book 635 p. 356 of which this is a part; thence South 0°37'27" West 280.37 feet to a point; thence South 89°22'33" East 125 feet to a point; thence North 0°37'27" East 282.71 feet more or less to the East and West section line of Section 23 aforesaid; thence along said line South 89°16'59" West 125.03 feet more or less to the place of beginning.
Description being Parcel 1 of that deed recorded November 8, 2007 as Document No. 3592685, Official Records of Washoe County, Nevada.

APN 019-232-16:
All that certain piece of land in Washoe County, Nevada, being in Section 23, T. 19 N., R. 19 E., M.D.B. & M., bounded and described as follows:
Commencing at a point on the East and West Section line of Section 23 at the Northeast corner of land described in deed to JOHN and VICTORINE CARANO of this date; thence along the East line of JOHN CARANO land South 0°37'27" West 259 feet to a point at the northwest corner of land described in deed to MARIE CARANO of this date; thence along MARIE CARANO'S North line South 89°22'33" East 232.84 feet more or less to the West line of land of County of Washoe; thence along the County line North 1°09'30" East 120.17 feet to the South line of property now of ALBINA CARANO; thence South 89°15'38" West along the South line of ALBINA CARANO land and the South line of property now of RALPH and KATHLEEN HERRING 133.96 feet to a point; thence North 0°19'59" East along the West line of RALPH HERRING land 144.35 feet to a point and the East and West Section line of Section 23 aforesaid; thence along said Section line South 89°16'59" West 99.30 feet more or less to the place of beginning.
Description being Parcel 2 of that deed recorded November 8, 2007 as Document No. 3592685, Official Records of Washoe County, Nevada.

APN 019-232-57:
Parcel B of Record of Survey Map No. 4440, filed in the office of the County Recorder of Washoe County, State of Nevada on August 6, 2004, as File No. 3079751 of Official Records.

APN 019-232-58:
Parcel 1A of Record of Survey Map No. 5014, filed in the office of the County Recorder of Washoe County, State of Nevada on February 14, 2008, as File No. 3621045 of Official Records.
February 13, 2015

Northern NV Community Housing
P.O. Box 20604
Reno, NV 89515

RE: Case No. LDC15-00029 (Sierra Senior Care Planned Unit Development Amendment) – Zoning Map Amendment

Dear Applicant:

At a regular meeting held February 11, 2015, and following a public hearing thereon, the City Council upheld the recommendation of the Planning Commission and approved the request for a zoning map amendment to amend the Sierra Senior Care Planned Unit Development (PUD) Handbook to add a two story, 44 unit multi-family development as an alternative to the assisted living/skilled nursing use designated for the south ±1.91 acres of the ±5.09 acre PUD, by ordinance, subject to Condition A. The ±5.09 acre PUD is located in the area bounded by Mountain View Drive to the north just south of its intersection with Audubon Way and Beck Street to the east, in the PUD zone. The site has Master Plan land use designations of Mixed Residential (3-21 units/acre) and Urban Residential/Commercial.

CONDITION A:
Approval of the amendment to Sierra Senior Care PUD Handbook is subject to the modifications to the 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 Design Guidelines Handbook and submitted to staff in both paper and electronic versions for review within two (2) months of the date of City Council approval; and certified by the City Council within four (4) months of the date of City Council approval. Failure by the applicant to conform to either time deadline shall render this approval null and void.

Sincerely,

Beverly Beaty-Benadom
Interim City Clerk

X: Community Development
  Vern Kloos, Community Development
  Jeff Mann, Parks, Recreation & Community Services
  Beck Street Plaza, LLC, 226 California Avenue, Reno NV 89509
  Angela Fuss, CFA, 1150 Corporate Boulevard, Reno NV 89502

One East First Street, Second Floor* P.O. Box 7, Reno, NV 89504
www.reno.gov
February 27, 2015

Northern NV Community Housing  
P.O. Box 20604  
Reno, NV 89515

RE: Case No. LDC15-00029 (Sierra Senior Care Planned Unit Development Amendment) – Zoning Map Amendment – NOTICE OF FINAL ACTION, DECISION OR ORDER

Dear Applicant:

At a regular meeting held February 25, 2015, the City Council passed and adopted Ordinance No. 6362, approving the zoning map amendment for the above referenced case.

Sincerely,

Beverly Beaty-Benadom  
Interim City Clerk

xc: Community Development  
Vern Kloos, Community Development  
Jeff Mann, Parks, Recreation & Community Services  
Beck Street Plaza, LLC, 226 California Avenue, Reno NV 89509  
Angela Fuss, CFA, 1150 Corporate Boulevard, Reno NV 89502
EXPLANATION: Matter underlined is new; matter in brackets and stricken [-] is material to be repeated.

BILL NO. 6931

ORDINANCE NO. 6362

ORDINANCE TO AMEND TITLE 18, CHAPTER 18.08 OF THE RENO MUNICIPAL CODE, ENTITLED "ZONING", SECTION 18.08.102(B).1318, TO CHANGE THE TEXT IN THE PUD HANDBOOK TO: ADD A TWO STORY, 44 UNIT MULTI-FAMILY DEVELOPMENT AS AN ALTERNATIVE TO THE ASSISTED LIVING/SKILLED NURSING USE DESIGNATED FOR THE SOUTH ±1.91 ACRES OF THE ±5.09 ACRE PUD LOCATED IN THE AREA BOUNDED BY MOUNTAIN VIEW DRIVE TO THE NORTH JUST SOUTH OF ITS INTERSECTION WITH AUDUBON WAY AND BECK STREET TO THE EAST IN A PUD (PLANNED UNIT DEVELOPMENT) ZONE; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

SPONSORED BY: RENO CITY PLANNING COMMISSION

THE CITY COUNCIL OF THE CITY OF RENO DOES 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).1318 relating to a ±5.09 acre site located in the area bounded by Mountain View Drive to the north just south of its intersection with Audubon Way and Beck Street to the east, in the PUD zone and more particularly described in the attached "Exhibit A"; to change the text in the PUD Handbook to: add a two story, 44 unit multi-family development as an alternative to the assisted living/skilled nursing use designated for the south ±1.91 acres of the ±5.09 acre PUD, the same to read as follows:

Sec. 18.08.102(b).1318. The zoning of the City of Reno as heretofore established is hereby amended in the manner shown on the map labeled Case No. LDC15-00029, thereby changing the use of land indicated therein, relating to a ±5.09 acre site located in the area bounded by Mountain View Drive to the north just south of its intersection with Audubon Way and Beck Street to the east, in the PUD zone, and more particularly described in the attached "Exhibit A"; to change the text in the PUD Handbook to: add a two story, 44 unit multi-family development as an alternative to the assisted living/skilled nursing use designated for the south ±1.91 acres of the ±5.09 acre PUD.

CASE NO. LDC15-00029 (Sierra Senior Care PUD Amendment)
SECTION 2. This Ordinance shall be in effect from and after its passage, adoption and publication in one issue of a newspaper printed and published in the City of Reno; and upon certification by City Council of the amended PUD Handbook for Case No. LDC15-0029 and recordation of the amended PUD Handbook for Case No. LDC15-00029.

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 25th day of February, 2015, by the following vote of the Council:

AYES: Duerr, Jardon, Bobzien, Brekus, Delgado, McKenzie

NAYS: None

ABSTAIN: None

ABSENT: Scheie

APPROVED this 25th day of February, 2015.

Hillary Scheie
Mayor of the City of Reno

ATTEST:

Beverly Beatty-Berezdom
Interim City Clerk and Interim Clerk of the City Council of the City of Reno, Nevada

EFFECTIVE DATE: February 27, 2015.
EXHIBIT "A"

DESCRIPTION

Panels of land situated within the City of Reno, County of Washoe, State of Nevada, described as follows:

APN 019-193-15
All that certain piece of land in Washoe County, Nevada, being in Section 21, T. 19 N., R. 19 E., M.D.B.&M., bounded and described as follows:
Commencing at a point on the East and West Section line of Section 23 at an iron pin, being the Northwest corner of a large tract conveyed by SILVER J. CARANO; thence South 0°37'27" West 280.37 feet to a point; thence South 89°22'33" East 125 feet to a point; thence North 0°37'27" East 282.37 feet more or less to the East and West Section line of Section 23; thence along said line South 89°16'59" West 125.00 feet more or less to the place of beginning.
Description being Parcel 1 of land recorded November 8, 2007 as Document No. 3592685, Official Records of Washoe County, Nevada.

APN 019-193-16
All that certain piece of land in Washoe County, Nevada, being in Section 23, T. 19 N., R. 19 E., M.D.B.&M., bounded and described as follows:
Commencing at a point on the East and West Section line of Section 23 at the Northwest corner of land described in deed to JOHNNIE W. CARANO of this date; thence along the East line of JOHN CARANO land South 0°37'27" West 259 feet to a point at the northwestern corner of land described in deed to MARIANNE CARANO of this date; thence along MARIANNE CARANO'S North line South 89°22'33" East 282.37 feet more or less to the West line of land of County of Washoe; thence along the County line North 1°09'10" East 120.17 feet to the South line of property now of ALBINA CARANO; thence South 89°15'38" West along the South line of ALBINA CARANO land and the South line of property now of RALPH and ETHEL MAE HERRING 123.36 feet to a point; thence North 0°18'59" East along the West line of RALPH HERRING land 144.35 feet to the East and West Section line of Section 23; thence along said Section line South 89°16'59" West 99.30 feet more or less to the place of beginning.
Description being Parcel 2 of land recorded November 8, 2007 as Document No. 3592683, Official Records of Washoe County, Nevada.

APN 019-226-27
Parcel II of Record of Survey Map No. 840, filed in the office of the County Recorder of Washoe County, State of Nevada on August 6, 2004, as File No. 3079751 of Official Records.

APN 019-226-28
Parcel IA of Record of Survey Map No. 5014, filed in the office of the County Recorder of Washoe County, State of Nevada on February 14, 2005, as File No. 5021044 of Official Records.

C and M Engineering
3468 Doubell Road, Suite 1, Reno, NV 89521
LDC15-00029
(Sierra Senior Care PUD Amendment)

- Subject Site
- City Limits
April 21, 2015

Northern NV Community Housing
P.O. Box 20604
Reno, NV 89515

RE: Case No. LDC15-00029 (Sierra Senior Care Planned Unit Development Amendment) – Certification of Handbook

Dear Applicant:

At a regular meeting held April 15, 2015, the City Council certified the Sierra Senior Care Planned Unit Development (PUD) Design Standards Handbook. The amendment was tentatively approved by the City Council on February 11, 2015.

Sincerely,

Ashley D. Turney
City Clerk

ADT: bbb

xc: Community Development
Vern Kloos, Community Development
Jeff Mann, Parks, Recreation & Community Services
Beck Street Plaza, LLC, 226 California Avenue, Reno NV 89509
Angela Fuss, CFA, 1150 Corporate Boulevard, Reno NV 89502
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]

Date

[Printed Name]

5-27-2015