

# Hilton Properties Planned Unit Development

## Final Design Standards Handbook

**PREPARED FOR:**

Lowe's HIW, Inc.  
P.O. Box 1111  
N. Wilkesboro, NC 28656

**PREPARED BY:**

**JEFF CODEGA PLANNING/DESIGN, INC.**  
engineers • landscape architects • planners  
construction managers • surveyors  
433 West Plumb Lane  
Reno, Nevada 89509

Approved - May 26, 1998  
First Revision Approved - December 14, 1999  
Second Revision Approved - June 13, 2000  
3<sup>rd</sup> Revision Approved - June 26, 2001  
4<sup>th</sup> Revision Approved - January 22, 2002

*This plan supercedes  
all others  
Jm*

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When Recorded Return to:  
Jeff Codega Planning/Design, Inc.  
Attn: John Krmpotic  
433 West Plumb Lane  
Reno, Nevada 89509

NOTICE OF DESIGN GUIDELINES FOR HILTON PROPERTIES  
PLANNED UNIT DEVELOPMENT

Approved 5/26/98  
1st Amendment Approved 12/14/99  
2nd Amendment Approved 6/13/00  
3rd Amendment approved 6/26/01  
4th Amendment approved 1/22/02

Notice is hereby given that the amended Planned Unit Development guidelines (4th revision) for Hilton Properties entitled "Design Standards Handbook ", has been approved by the Reno City Council on January 22, 2002 (Case # LDC02-00193). A copy of the Design Standard Handbook is attached hereto and incorporated herein.

This revision supercedes the June 26, 2001 version (3rd Amendment) that was certified on August 21, 2001 and recorded on 8/30/01.

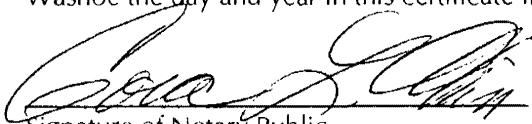
Dated this 25<sup>th</sup> Day of January, 2002

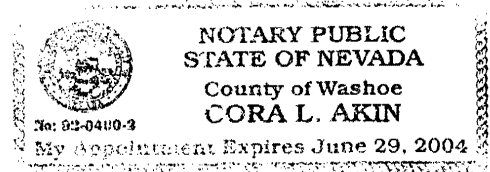
  
\_\_\_\_\_  
John Krmpotic  
Jeff Codega Planning Design on behalf of:  
Lowe's HIW, Inc.

State of Nevada            )  
                                      )ss  
County of Washoe        )

On this 25<sup>th</sup> Day of January, 2002, personally appeared before me a Notary Public, John Krmpotic, known to me (or proved) 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.

 (Seal)  
Signature of Notary Public



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- City of Reno City Clerk’s Letter, dated December 16, 1999
- City of Reno City Clerk’s Letter, dated June 15, 2000
- City of Reno City Clerk’s Letter, dated July 13, 2001
- City of Reno City Clerk’s Letter, dated August 22, 2001
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- Appendix A: NRS 278A.500 Minute Order: Findings of fact required
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# 1. Introduction/Project Description

## Location & Purpose

The purpose of this Planned Unit Development (PUD) is to provide a master - planned approach to the development of a 54.68+/- acre holding known as the "Hilton Properties." The subject property is situated south and west of the intersection of South McCarran Boulevard with Kietzke Lane. Kietzke Lane crosses the site from north to south. Talbot Lane generally forms the westerly project boundary. Ridgeview Drive essentially forms the southerly boundary between Talbot Lane and Kietzke Lane. Ridgeview Drive will be renamed to Sierra Rose Drive between Talbot and Kietzke as the street is no longer planned to continue west of Talbot Lane. The location of the project is depicted in Figure 1-1, Location Map, Page 1-3.

The entire property is currently zoned PUD. The zoning to PUD from LLR-1 (Large Lot Residential) received final approval on May 26, 1998. The large lot residential zoning (LLR-1 and its predecessor A-1) was placed on the property many years ago. Of key note is the March, 1997 City Master Plan approval that calls for the mix and arrangement of land uses embedded in the Hilton Properties PUD. The Planned Unit Development (PUD) zoning was proposed to develop a set of consistent and compatible site design standards and better define the potential land use for a consistent, master-planned approach to the development of the Hilton Properties.

## Project Concept

A PUD approach is used for the Hilton Properties for several reasons. First, it is in the best interest of the property owner and the community to see the holding develop in an integrated and complementary fashion. This form of development ensures that the individual pieces of the project fit together better than is the case with traditional zoning practices. Certainly, with consistent and custom-tailored site design standards, the area will develop with a much more aesthetically pleasing result than as an agglomeration of individual development decisions being made without the benefit of these standards over time. Second, this approach provides a more specific range of land uses than does traditional zoning. This affords greater precision in planning for project impacts/needs and yields greater certainty for project and area property owners regarding future land use relationships. Third, a PUD provides the opportunity to directly deal with site/area specific land use relationships "up front." This provides certainty to project developers and neighbors alike. Fourth, the PUD provides for a more straight-forward review and permitting process for individual Hilton Properties projects. Such a review process can be a key ingredient with respect to attracting business consistent with the community's economic development and diversification efforts.

The project is situated in a strategic location, the confluence of the arterials of South Virginia Street, Kietzke Lane, McCarran Boulevard and the I-580 Freeway. To the north of the property, "Firecreek Crossing" has been developed. Firecreek Crossing is a major commercial center where 800,000 to 1,100,00 square feet of building area is contemplated. To the east of Hilton Properties lies Meadowood Mall and the Corporate Pointe office project. Just to the northeast of the Hilton Properties lies Smithridge Plaza and the "Toys-R-Us" center. To the west, across Talbot Lane is a developing office park and agricultural/residential property. The established Quail Park office project juts into the site on the south side of McCarran Boulevard. To the south, the property is bounded by the Rancharrah PUD, medical offices, assisted senior housing, a highway patrol facility, the Harrah's Office Park, and heavy commercial uses between the freeway and Virginia Street.

The land use precincts planned for the Hilton Properties are all designed to properly relate to each other and

the surrounding land uses. The land uses are also situated to reflect proper relationships with the existing and proposed adjacent roadways. The table below presents the land use mix planned for the Hilton Properties.

**Table 1-1****Land Use Data**

---

Land Use	Acreage	(%)
Office	30.78+/-	(56%)
General Commercial	23.90+/-	(44%)
Total	54.68+/-	(100%)

---

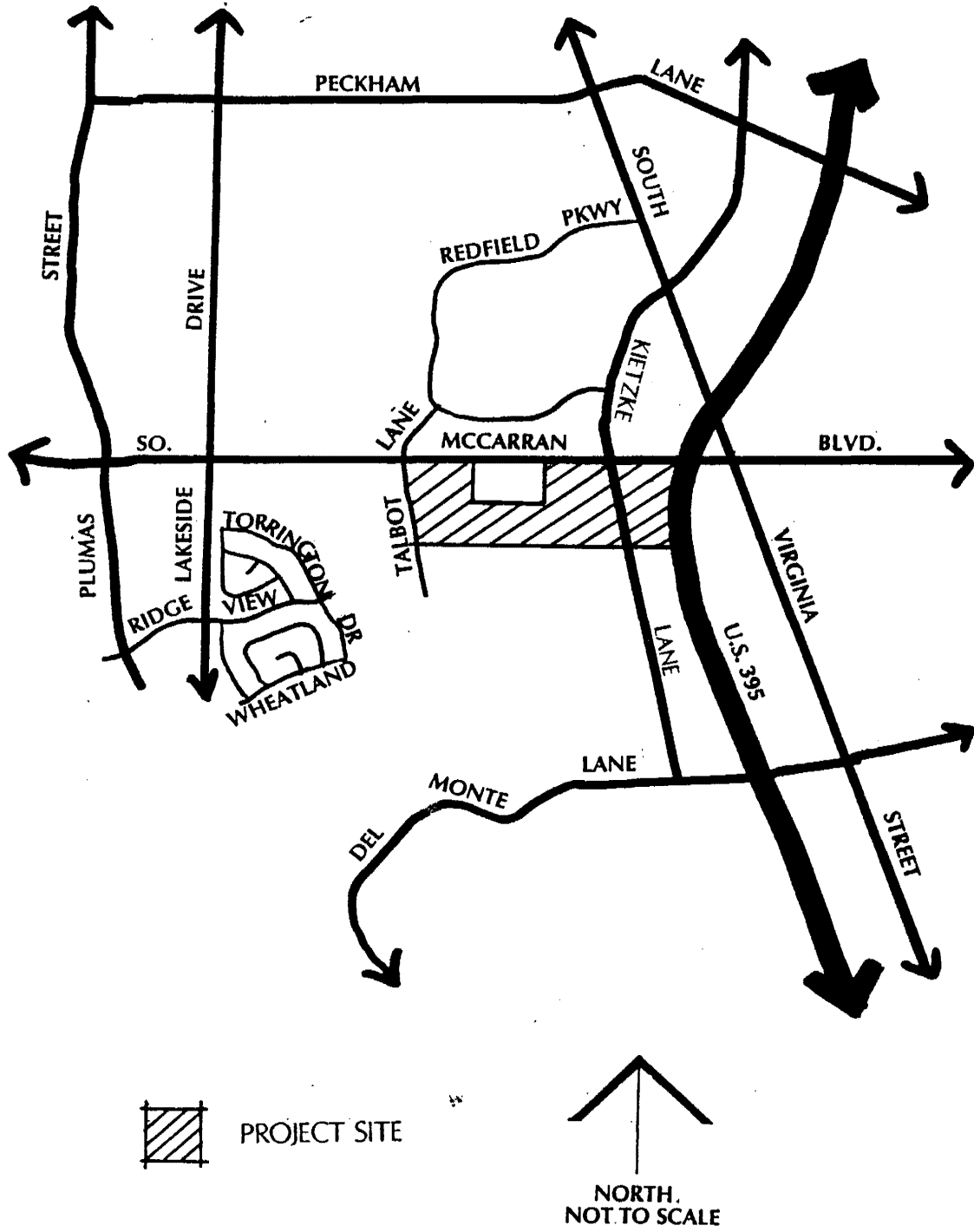


Figure 1-1. Location Map

## 2. PUD OBJECTIVES

### Land Use Compatibility

The Planned Unit Development is designed to provide land use compatibility both internally and externally. All of the Hilton Properties uses are generally compatible with each other. This is clearly reflected in the "perfect fit" of the land use classifications with the City of Reno's recently adopted Master Plan. Standards related to screening, aesthetics, access and function ensure heightened compatibility. Generally, similar existing or planned uses or major freeway/arterial collector streets abut Hilton Properties, also effecting proper land use relationships. To the south, the planned residential uses deserve particular attention. Here, a minimum 20-foot deep landscaping buffer is required along with increased building yard and building height setbacks.

### Traffic Management

A key objective of the Hilton Properties PUD is to ensure that the magnitude of traffic is managed for the area. The accompanying traffic report indicates that the estimated traffic generated by this PUD will be effectively managed with the existing/planned street network. Further, appropriate land use site planning/design standards will serve to properly circulate and funnel the site traffic. Also, the PUD establishes maximum vehicle trip generation standards.

### Enhanced Community Design

By establishing design standards and planning criteria, the individual project design decisions will be complementary and cohesive. With this approach, the cumulative impact of these individual choices will establish a much greater sense of community design than would a collection of uncoordinated designs.

### Cost Effective Infrastructure

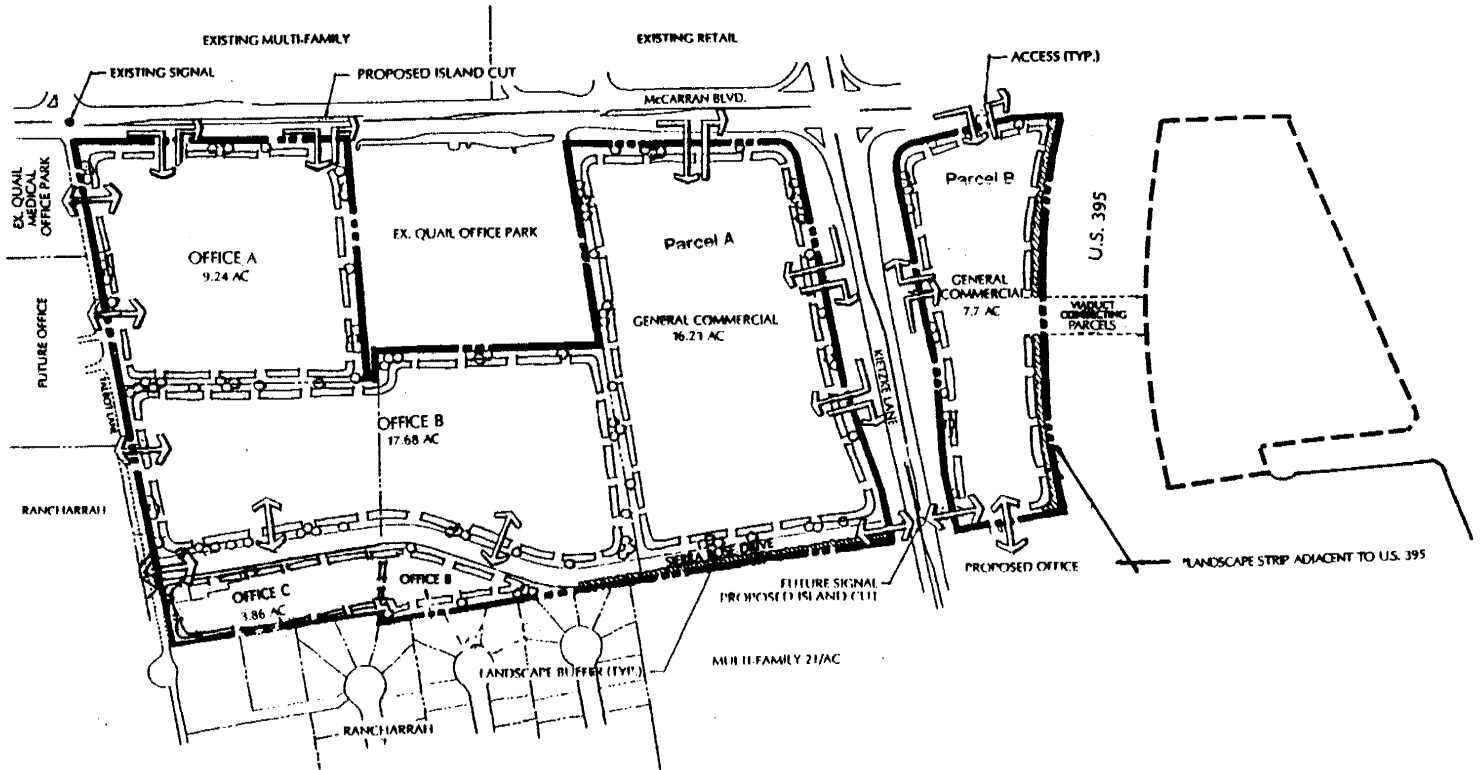
This master-planning will also serve to make infrastructure decisions more cost effective. Roadway, access and utility considerations are better coordinated. Provisions are made for future infrastructure needs and at the same time not require investments in these facilities before it is warranted. Streetscaping is more efficiently and effectively provided with a project-wide approach.

### Distinctive Identity

The aim of the Hilton Properties is to nurture its own distinctive identity. Consistent, carefully conceived streetscaping, landscaping, architecture, signage and lighting will be used to present a integrated image.

### Pedestrian/Bicycle Circulation

Hilton Properties will provide pedestrian and bicycle links to provide for the safe movement of non-vehicular traffic, to complement the facilities in Firecreek Crossing to the north, and to provide convenient pedestrian/bicycle linkages to the residential areas to the south and west.



**HILTON PROPERTIES PUD**  
**PROPOSED LAND USE**

Figure 2-1. Land Use Plan

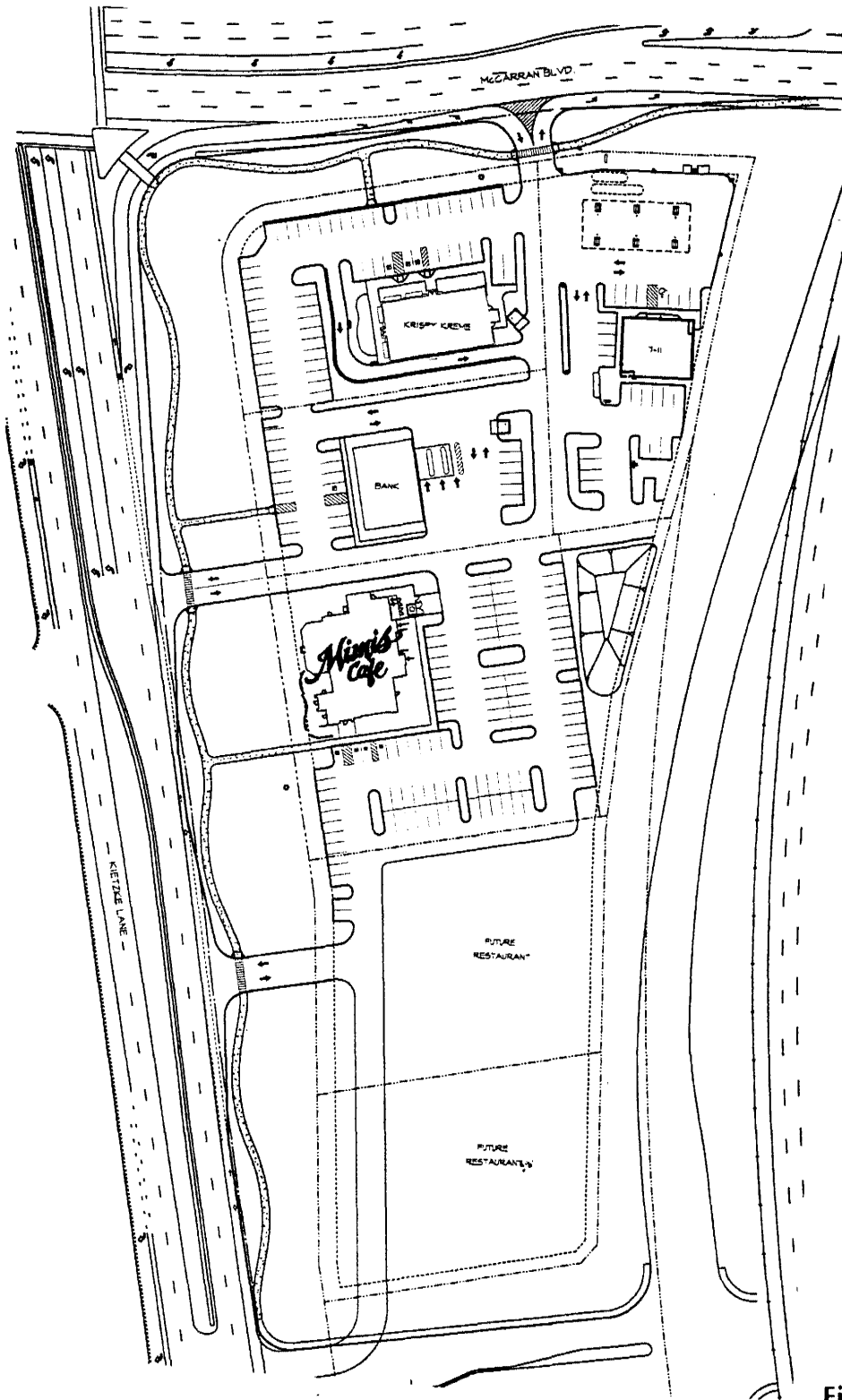


Figure 2-2. Site Plan

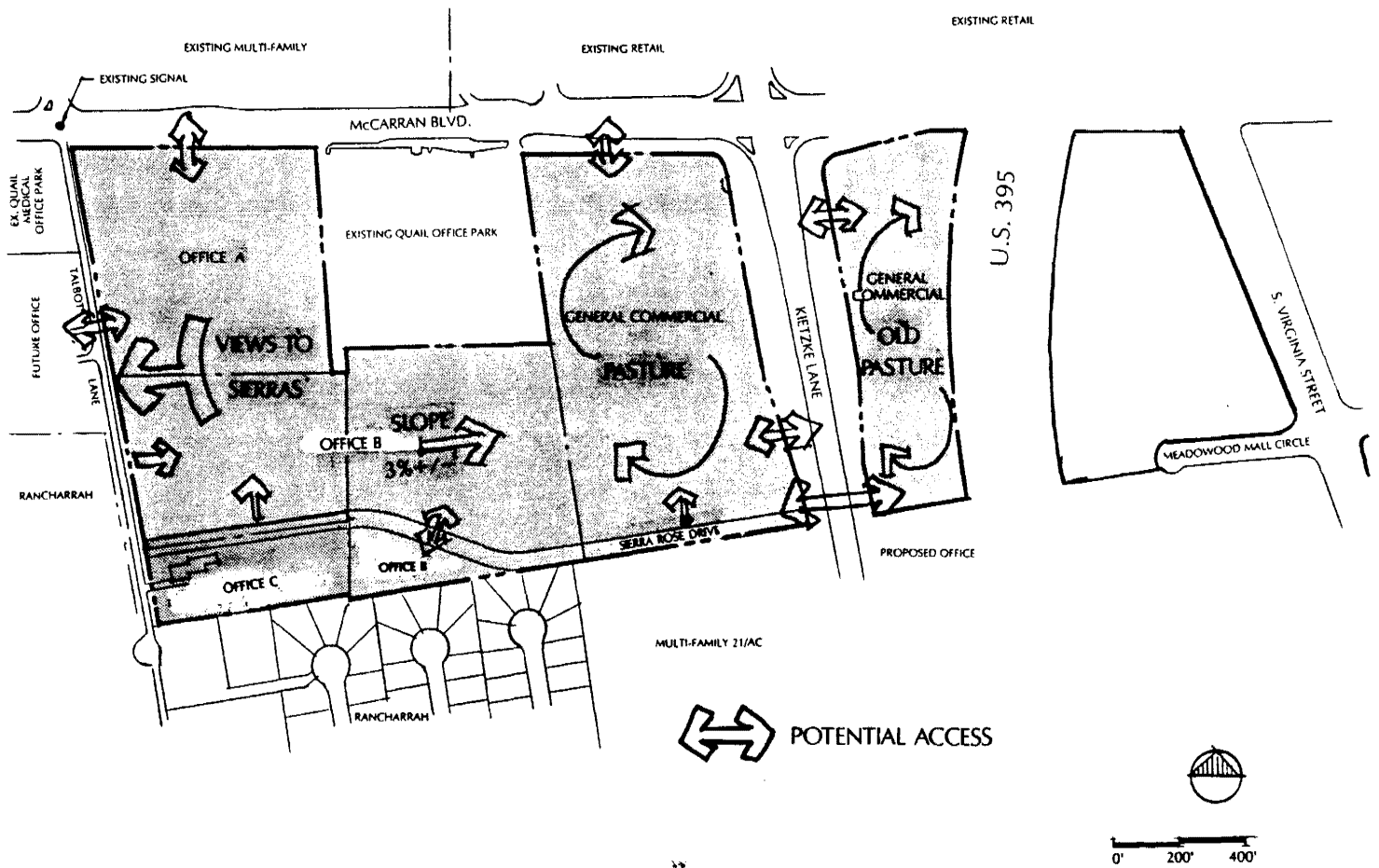


Figure 2-3. Site Analysis Plan

### 3. PUD - GENERAL DESIGN STANDARDS

The following standards apply to the entire project. Standards that apply only to specific precincts are described in Chapter 4, Precinct Standards. Where specific standards are not presented, City code requirements shall apply.

#### ■ Project Summary

##### Density/Intensity Standards

Purpose

This section summarizes the regulations regarding the density and intensity of uses within parcels. Refer to Chapter 4 Precinct Standards for additional information. Table 3-1 sets forth the standards for the following:

- The maximum building coverage;
- The minimum percentage of the site that will be landscaped; and
- The maximum heights of buildings and structures. The maximum height standards do not apply to the following:
  - Church spires, belfries, cupolas, domes, chimneys, flues, satellite dishes, water towers, silos, windmills, and wind machines. Satellite dishes on three or less story buildings are prohibited facing the front of any lot.
  - Parapet walls extending four (4) feet or less above the limiting height on which they rest; and
- The maximum estimated vehicle trip generation.

##### Parcel Size/Average Width & Setbacks

Purpose

This section sets forth the regulations governing the size and configuration of parcels. This section also sets forth the regulations governing the placement of buildings on a parcel. The minimum parcel area, parcel width, and yard requirements are shown in Table 3-1.

Table 3-1

<b>Precinct/Parcel Development Regulations</b>		
<b>DENSITY/INTENSITY STANDARDS</b>	<b>General Commercial Precincts</b>	<b>Office Precincts</b>
Building Coverage (%)	35%	35%
<b>HEIGHT LIMITATIONS</b>		
Height (feet)	35'	(2 story)
<b>VEHICLE TRIP GENERATION</b>		
Estimated Daily External Trips	7,900±	5,060±
<b>PARCEL SIZE</b>		
Minimum Parcel (1,000's of sq. ft.)	20	20
Minimum Average Parcel Width (ft)	50	50
<b>YARD AND SETBACK DIMENSIONS</b>		
Front Yard (feet)	30 <sup>***</sup>	15
Side Yard (feet)	10	10
Rear Yard (feet)	10 <sup>*</sup>	10

\* Rear setbacks along the south property line of Office Precinct Parcel "C" shall be twenty (20') feet.

\*\* The front yard setback for Parcel A and Parcel B is 30' along either McCarran Blvd or Kietzke Lane in accordance with Table 4-4 on page 4-35.

## **Setbacks**

### Purpose

Guidelines provide separation and screening between dissimilar uses. Screening and buffering will be used where necessary to block unwanted views, or provide a sense of privacy. See buffering requirements for specific precincts in the Landscape Architecture section, Page 3-21.

### Standards

- Through Parcels. On through parcels, either end parcel line may be considered the front yard, and yards adjacent to both end parcel lines shall comply with front yard requirements.
- Corner Parcels. On a corner parcel, one yard abutting a street may be considered as a side yard.
- Obstructions to Vision. There shall be no planting, fences, shrubbery, or other obstruction to vision more than three (3) feet higher than curb level within twenty (20) feet of the intersection of any two (2) streets

on any corner parcel.

- Architectural Features. Cornices, canopies, chimneys, eaves, or other similar architectural features may extend into a required front yard not to exceed two (2) feet.

Rear yards shall comply with these provisions:

- Outside Stairs. Outside stairs or landing places, if unroofed or unenclosed, may extend into a required rear yard for a distance of not to exceed five (5) feet.
- Architectural Features. Cornices, canopies, chimneys, eaves, or other similar architectural features may extend into a required rear yard not to exceed two (2) feet.
- Walls, fences, planting, and other visual obstruction not over six (6) feet in height may be erected, placed, or grown on parcel lines, except in required front yard areas. Walls, fences, planting, and other visual obstructions not over four-and-one-half (4-1/2) feet in height may be erected, placed, or grown anywhere on the parcel except as provided in Obstruction to Vision (above).

## ■ Site Planning

Objectives

- Encourage visual and functional compatibility between internal uses and surrounding areas.
- Encourage the blending of character, scale and function between internal uses and the surrounding area.

## Access and Circulation

Purpose

Access and circulation standards promote safe and efficient vehicular and pedestrian access within the Hilton PUD.

### **Pedestrian Access and Circulation**

Purpose

- To provide safe connections between paths/walks in landscape setbacks and the internal development parcels.
- To establish a system of pedestrian paths/walks within Hilton Properties that connect to any high traffic off-site paths/walks.
- To provide handicap access to meet code requirements.
- To provide safe, attractive and obvious connections to major buildings entrances and destinations.

Standards

- Locate paths/walks along streets within landscaped setbacks or street right-of-ways. Installations of path/walk shall be by owner/tenant at the time of individual parcel site development. See Figure 3-1, Pedestrian Circulation Plan, Page 3-5.
- Maintenance of paths/walks is to be provided by the respective property owner(s).
- Establish safe pedestrian connections between walks within the landscape easements/street right-of-ways and building entries. See Figure 3-2, Pedestrian Access at Main Entry, Page 3-6.
- Separate to the degree practical major vehicular movement from pedestrian paths to avoid conflicts and to provide for efficient travel.
- Minimize pedestrian circulation into travel lanes and parking aisles by designing pedestrian movement/walks parallel to vehicular movement.
- Where practical, locate parking aisles and main pedestrian walkways perpendicular to primary building entrances and pedestrian destinations.
- Define pedestrian paths/walks with landscaping, low walls or fencing, decorative pavements or overhead trellis features.
- Provide minimum five (5) foot wide concrete sidewalks where utilized within development parcels.
- Establish appropriate lighting for path/walk use at night.

### **Vehicular Access/Loading and Delivery**

Purpose

Loading and delivery standards provide for necessary functions while protecting from unsightly views.

Standards

- Locate loading facilities at the rear of buildings, out of view of both vehicular and pedestrian traffic.
- Loading facilities not located at the rear of a building shall be screened with either walls, fences, and/or dense landscaping. They should be designed so as not to detract from the main building.
- Locate loading and delivery areas to minimize conflicts between street and delivery traffic.
- Separate customer and service vehicle circulation patterns.
- Screen unsightly storage areas, trash enclosures, generators, transformers and the like with a decorative fence or wall to match building materials and colors and dense landscaping.
- Denote access in and out of parking and loading areas with directional signage.
- Loading facilities will be provided in sufficient number to meet the needs of each development and comply with City standards.

### **Marmot Population**

The Marmot population will be relocated or treated in a manner recommended by the Nevada Department of Fish and Wildlife.

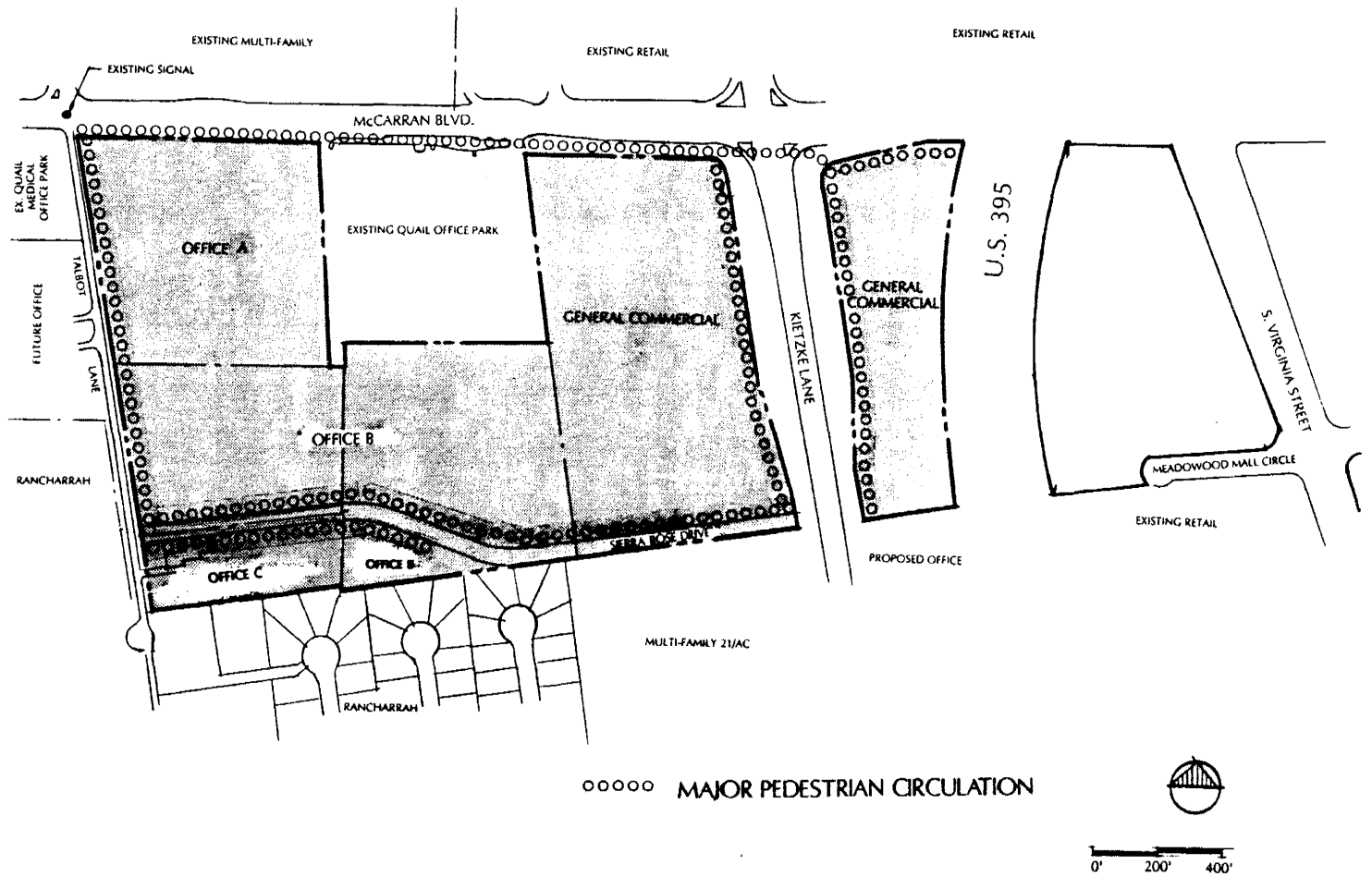


Figure 3 - 1 Pedestrian Circulation

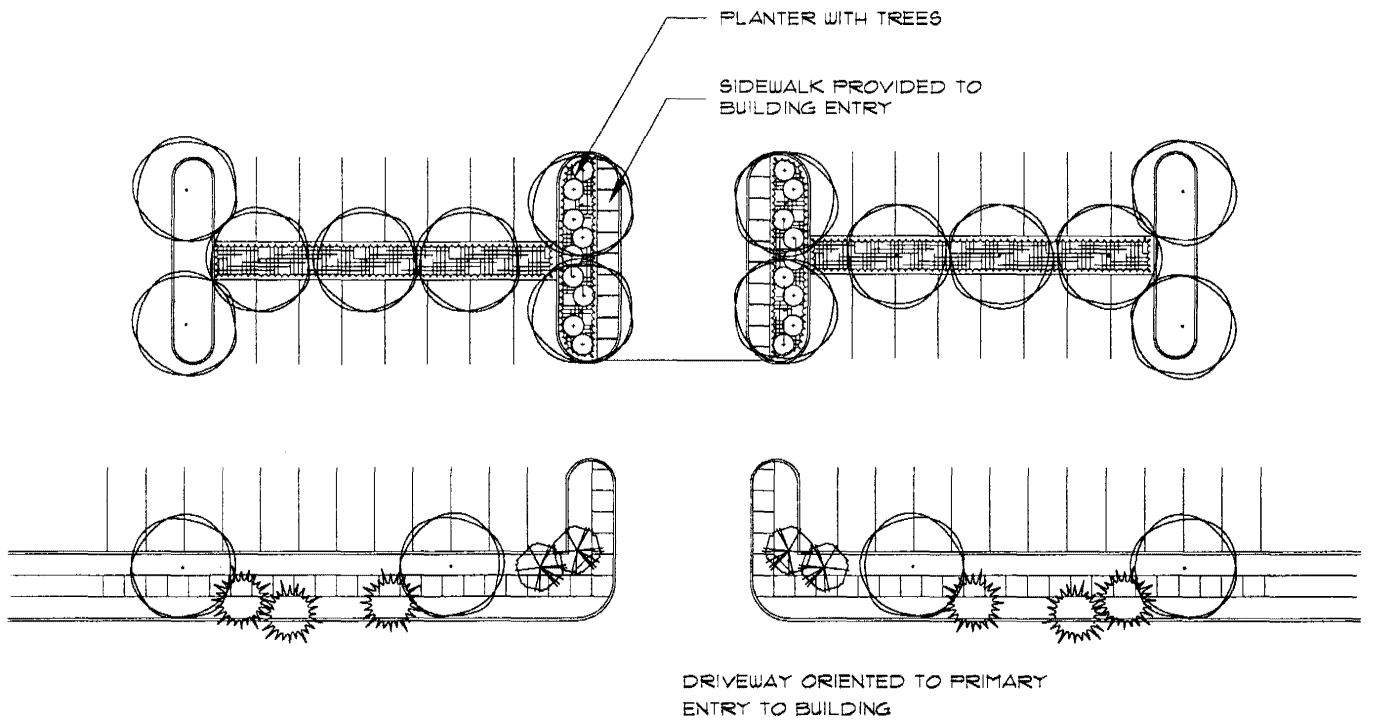


Figure 3 - 2 Pedestrian Access at Main Entry

## Street Standards

### Purpose

Street standards establish dimensions of elements within the rights-of-way for two streets, Talbot Lane and Sierra Rose Drive, which will be constructed as part of this project. Standards for landscaped setbacks, located beyond the rights-of-way for all streets, provide for a cohesive streetscape within the project.

### Standards

Table 3-2 sets standards for street sections. See Figure 3-3, Page 3-8 for the street section detail.

**Table 3-2**

<b>Street Sections</b>				
<b>Street</b>	<b>R/W Width</b>	<b>Sidewalks</b>	<b>Curb Face to Curb Face Width</b>	<b>On Street Parking</b>
Talbot Lane	50' (Ex.)	5' East Side	40'	Yes <sup>4</sup>
Sierra Rose Drive	52'/42' <sup>1</sup>	5' North & South Sides <sup>2</sup>	50'/40' <sup>3</sup>	Yes <sup>4</sup>

Note:

- 1) Right-of-way shall be 52' on Sierra Rose Drive between Kietzke Lane and the first major driveway to Retail Parcel A. Just west of that driveway the right-of-way width will transition to 42' width. The additional right-of-way will be used for additional lanes/road capacity at the intersection of Sierra Rose Drive with Kietzke Lane. An interchange at Meadowood Mall Circle/Sierra Rose Drive is currently under serious consideration by RTC. If future project buildout traffic volumes so justify, the face to face curb distance should be increased to 50 feet with corresponding right-of-way at time of construction.
- 2) Sidewalk on south side extends from Talbot Lane to the easternmost access of the office precinct. All other sidewalks on precincts abutting McCarran Boulevard and Kietzke Lane shall be 5' in width.
- 3) Street width shall be 50' on Sierra Rose Drive between Kietzke Lane and the first major driveway to Retail Parcel A. Just west of that driveway the street width will transition to 40' width.
- 4) Parking prohibited as required at specific locations for vehicle movement and/or sight distance needs.

↘

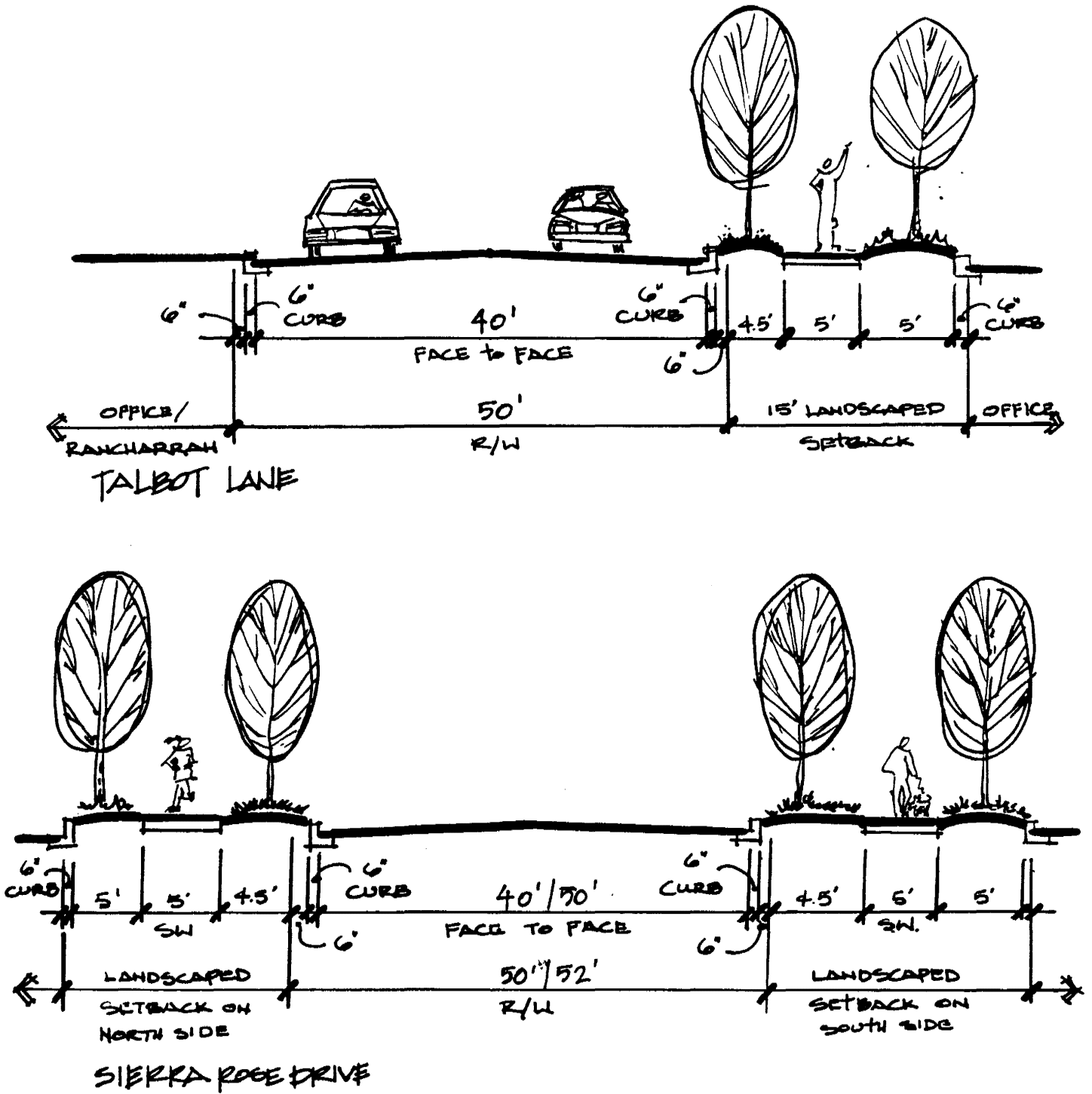


Figure 3-3 Street Sections

## **Parking Requirements/Location/Layout**

### Purpose

- Promote accessible, efficient and safe vehicular and pedestrian circulation.
- Reduce the visual impact of large expanses of pavement in large paving areas, particularly along major streets.
- Provide shade features.
- Establish adequate on-site parking for the use of each project within the Hilton Properties.

### Standards

- Avoid long parking driveways and expansive parking surfaces.
- Divide large parking areas into an interconnected series of smaller dispersed parking areas separated with landscaped beds to reduce the visual impact of large parking areas.
- Separate parking areas by landscaping and/or buildings.
- Provide shared circulation and access for lots on adjacent parcels where practical.
- In the Office Precincts for commercial uses that have minimal parking needs, locate parking areas on the side or rear of buildings to minimize the usual impact from adjoining public streets and sidewalks.
- Reduce the total number of parking spaces and pavement by providing joint parking areas for proximate uses where practical. Where required by the City of Reno staff, documentation of parking demand by use will be provided. Such documentation will compare peak demands of each use by the time of day, day of the week, and season. Shared parking areas should be conveniently located to all uses but do not need to be located on the same parcel as the use if proper easements are provided.
- Align parking rows parallel to the direction of pedestrian movement where practical and provide pedestrian walkways using landscaped islands at strategic locations. See Figure 3-4, Parking Orientation Concept, Page 3-11.
- Provide sidewalks between parking areas and all building entrances.
- Conform to City of Reno standards for parking lot dimensions and layout.
- Utilize planter or sidewalk curbs instead of wheel stops.
- Provide Handicap parking and access per ADA requirements.

---

## Parking Standards

Office uses: General/Professional Offices - 1 stall per 275 square feet GFA  
Medical office - 6 stalls per doctor + one stall per employee  
Child care facility - 1 per employee on the highest shift + 1 drop off space per 6 children

Retail uses: General Retail/Commercial - 1 stall per 220 square feet of gross floor area (GFA)  
Child care facility - 1 per employee on the highest shift + 1 drop off space per 6 children.  
Restaurants: High Volume (Customer turnover typically < 1 hour) - 1 space per 66 s.f.  
Low Volume (Customer turnover typically > 1 hour) - 1 space per 88 s.f.  
Drive thru facilities - 40 ft of stacking area + 1 off-street stacking area of 140 lineal feet.  
Financial Institutions - 1 per 275 sq. ft. of gross floor area

Home Improvement Stores - 1 space per 550 sq ft of gross floor area for uses other than the retail floor area. Retail sales area within the home improvement store shall be parked at 1 space per 220 sq ft.

## Transit Corridor Standards

Any building expansions or new development in Parcels A & B must comply with the following Transit Corridor Standards.

- **Parking** - Parking standards contained in the approved PUD or Section 18.06.600, whichever applies, may be reduced by 25% at the discretion of the applicant
- **Building Orientation** - New buildings shall be placed at the front building setback line, unless a greater setback will provide enhanced pedestrian amenities as determined by the administrator.
- **Pedestrian Amenities** - Pedestrian amenities including walkways, plazas, artwork, fountains, seating & landscaping shall be provided in an amount equal to 1% of the entire project costs for the subject parcel to be developed or the building expansion being considered. The 1% contribution is exclusive of land and financing costs. Standard improvements such as sidewalks, street trees, etc. shall not count towards meeting the 1% requirement.
- **Discretionary Review** - All development that meets adopted standards and uses in the underlying zone may proceed with a building permit.

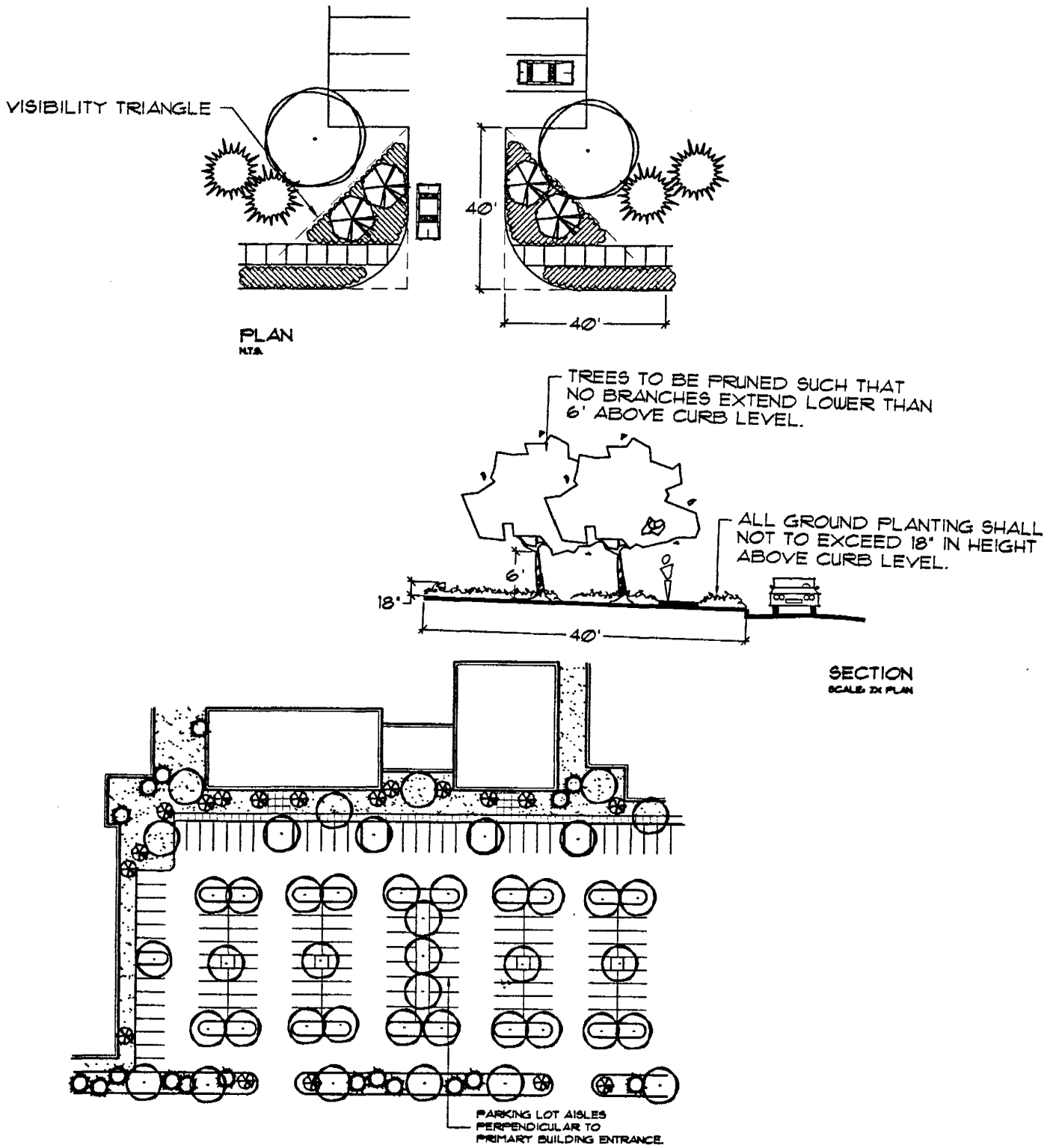


Figure 3 - 4 Parking Orientation Concept

## ■ Site Design

### Architecture

#### Purpose

Architectural design standards promote a consistent level of design quality and visual continuity throughout the Hilton Properties. Standards will also promote design creativity and diversity of building design by establishing architectural guidelines with respect to style and compatibility requirements without being overly prescriptive.

Ideally, Architectural standards prevent disorder without impeding the diversity within the context of an overall unifying theme.

Architectural standards consider the following elements of design: Space, Form and Mass, Scale, Proportion, Rhythm, Color and Materials, and Light and Shadow.

### *Architectural Character*

#### Purpose

Character standards establish a distinct and consistent contemporary identity for Hilton Properties and separately for individual parcels, while accommodating variations with individual buildings design.

The prevailing style of the surrounding area could best be described as Mediterranean eclectic. Style for the commercial properties of the Hilton PUD shall incorporate the following design elements:

- Stepped building forms
- Curved building forms
- Arches
- Arcades
- Columns
- Tile or Metal Roofs
- Cornice Detailing, if applicable

#### Standards

- Buildings within the same parcel and of a similar type will be designed with compatible or common architectural features, styles and materials.
- Auxiliary structures such as trash enclosures, phone booths, vending machines and storage areas shall be integrated into the overall design of a particular project.
- Buildings within the same project shall be compatible in mass, height, material and color and should incorporate common design elements such as awnings, landscaping, signage and lighting.
- Distinctive themes and stylized facade treatments must be compatible with the intended contemporary architectural character for Hilton Properties.
- Individual commercial establishments shall define their distinctive character by using unique storefront design which is consistent with the overall character of the whole development.

- Long, unbroken building facades and simple box forms are prohibited in the PUD.

### ***Form and Mass***

#### Purpose

Proper scale and proportion ensures building massing will blend with surrounding buildings and human scale. Scale is the relationship of the parts of a building to the whole building and to human observation. Scale has very little to do with size. Effective design uses scale to make large buildings produce a feeling of "human scale" and can make a modestly sized building feel "monumental."

#### Standards

- Individual building design shall address the visual and physical relationship to adjacent uses to avoid dominating the surroundings by either relative size, activity or function.
- Vary building heights and setbacks to define different functions, such as office and retailing.
- Use building forms to create comfortable pedestrian areas which are protected from wind exposure but which receive sun exposure.
- Variation in massing must promote establishment of pedestrian spaces and visual cohesion, where needed.
- Utilize fenestration changes, material changes and arcades at the building base to promote a human-scaled pedestrian oriented setting for uses with a significant employment and/or customer population.

### ***Articulated Surfaces/Textures***

#### Purpose

The purpose for using articulated surfaces and texture is to avoid creating blank wall appearance. Articulation diminishes the appearance and presence of long walls into a feature that blends with surroundings and is visually pleasing.

#### Standards

- Variations in building height, setbacks, roof forms, scale, proportion, materials, colors, reflectivity, light & shadow, and facade panels will be used to avoid long, straight, visually uninteresting building facades.
- Building walls over fifty (50) feet in length shall be off-set to create visual interest. Design of off-sets shall be based on the scale of the structure and with consideration of adjacent developments and visibility.
- Attractive and useable outdoor spaces shall be created by off-setting building walls.
- Awnings, windows, columns, pilasters, color or change in material shall be used to add visual interest and scale to long uninterrupted walls.
- Reveals, recesses, projections or attachments shall be used to establish variations in wall and window surface planes except for warehouse uses.
- Buildings will be finished on all sides.
- Landscaping adjacent to buildings shall be used to break up long horizontal parapet or eave lines.
- Public art may be used to provide visual interest to facades, reveals, recesses, projections, plazas, and entrances.

## ***Colors and Materials***

### Purpose

Definition of colors and materials is necessary to provide an integrated appearance within the PUD and tie the PUD to surrounding properties.

### Standards

- Multiple colors applied to a single building shall relate to changes in form and material so as not to appear arbitrary.
- Warm, light colors and earth tones will be used for the primary surface color.
- Bright colors can be used for accents, window frames, doors and details, but may not be used for the predominant building color since they cause glare and are visually dominating.
- In commercial centers, colors and materials of roofs and facades facing a public street or primary parking area shall be consistent throughout.
- Acceptable materials include concrete, block, brick, tile, stone, glass, metal panels, exterior cement plaster and composition panels.
- The use of highly reflective mirror glass shall be reserved for design accents. Clear or moderately reflective glass shall be used predominantly.
- Pastel colors are specifically prohibited.
- Accent Colors shall include blues, grays, greens, and shades of those related palettes.

### Building Materials - Facade Standards

- Pastel split faced or fluted concrete block or combinations of various textures shall be used as a predominant feature.
- Textured or a combination of textured and smooth concrete shall be used as an option.
- Stucco may be used as an option.
- Metal panels shall be non-glare, non-reflective finish.
- Glass shall be limited to 50% of the exterior wall surface and shall be non-reflective.
- Masonry shall consist of natural stone or brick and limited for accent uses. Masonry shall not exceed 25% of the wall surface, unless allowed within the precinct architectural standards.

## ***Light and Shadow***

### Purpose

Light and Shadow play an important role in the way buildings are perceived on days with intense sun light. The contrast of shady spaces becomes a magnet to the eye and mind. Light and Shadow contrast can be used to create architectural interest. Shadows cast by large trees and various architectural elements will add dimension to walls.

### Standards

- Various shaded areas should be provided for gathering of pedestrians.
- Shadows should be used to add dimension to longer walls.

## ***Building Entries/Plazas***

### Purpose

Building entries establish a sense of arrival and enhancement and create a human-scaled, pedestrian oriented areas near buildings. Architectural character standards establish entrances that extend the landscape image and concept into individual buildings. The standards promote establishment of entrances to individual buildings which are readily identifiable to visitors.

### Standards

- Provide comfortable and accessible pedestrian circulation between individual buildings and shop entrances, where applicable. Walks, plantings and furnishings are designed to encourage pedestrian use.
- Establish comfortable pedestrian use areas or plazas at building entries and adjacent to buildings.
- Establish entrances to individual buildings as focal points of the front elevations.
- Use finished hardscape materials such as stamped or colored concrete, stone or brick, or other materials which are compatible with the primary buildings to establish character for individual developments. Include seating areas and special features, like fountains and kiosks where practical.
- Create informal, pedestrian use gathering spaces centrally located adjacent to shopping areas at building entries and adjacent to buildings.
- Provide comfortable seating, planting, site furniture and paving at the pedestrian use area.
- Within "plazas", provide shading for comfortable mid-day summer use and sunny areas for winter use.
- Provide sidewalk cafes where appropriate.
- Segregate vehicular and pedestrian circulation by use of landscaped islands
- Provide landscaping between sidewalks and "long blank" building walls.

## ***Ground Floor Treatment***

### Purpose

Standards for ground floor treatments establish a human-scaled, pedestrian environment through building design and articulation and with integration of landscaped spaces.

### Standards

- Use entry plazas, courtyards, seating, planting, or other features to create a pedestrian-oriented focal point/accent at the main building entry.
- Integrate both entry plaza features and ground level building features by using common or compatible materials.
- Provide pedestrian-oriented open spaces adjacent to buildings where appropriate.
- Use recessed windows, changes in finishes and materials, or pedestrian arcades. Large blank walls at the building base are prohibited. See Figure 3-5 Major Tenant Architectural Elements, Page 3-18.
- Provide landscaping between pedestrian walkways and building walls, and between parking areas and building walls.

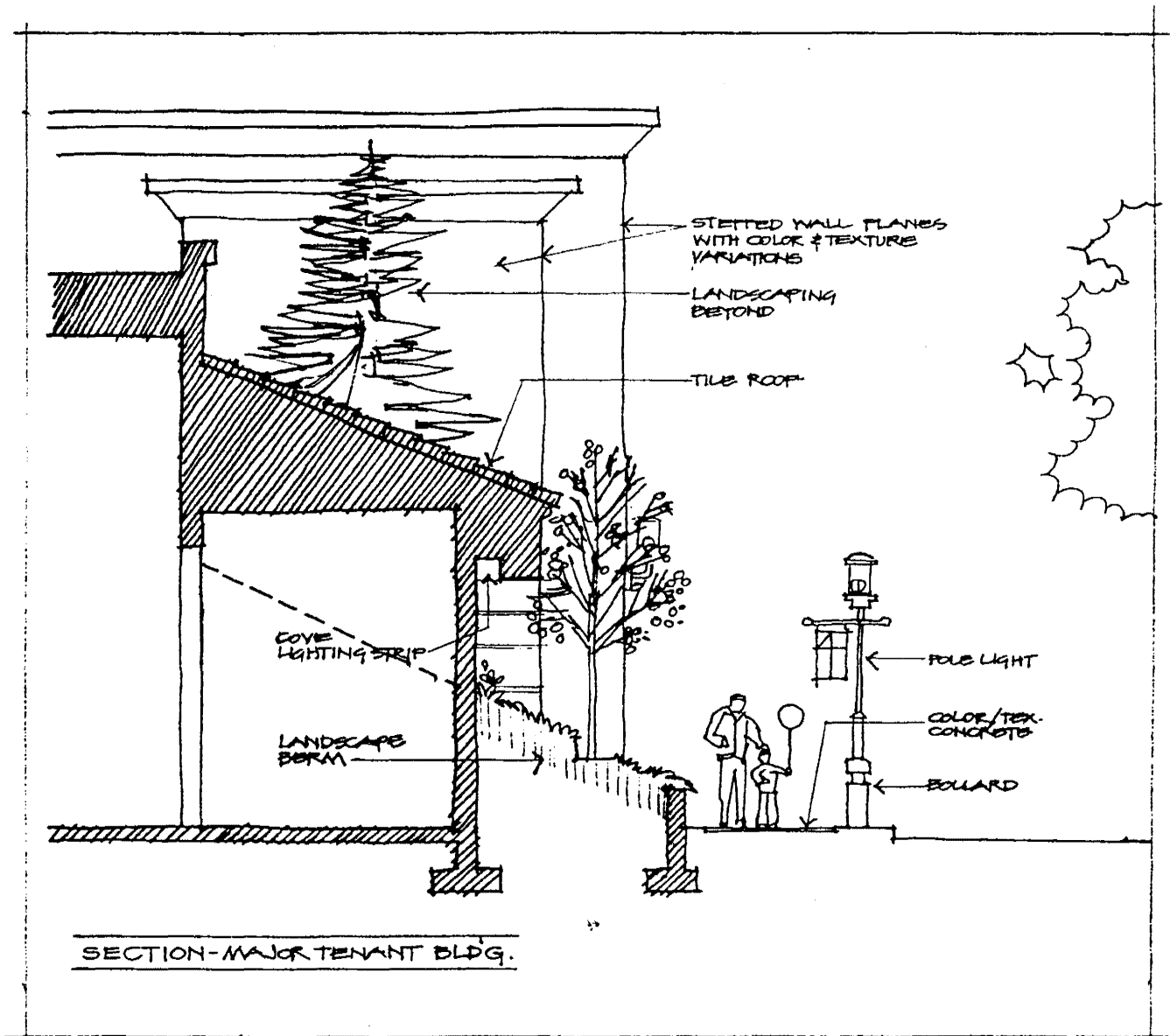


Figure 3-5 Major Tenant Architectural Elements

## ***Roofs and Rooftop Screening***

### Purpose

Roofs and rooftop screening standards facilitate attractive, unobtrusive, views of roofs from neighboring properties and from public streets and the US 395 freeway. Roof standards promote visual continuity by establishing compatible materials and colors for the project. Roof forms and roof elements may be utilized in response to the defined design elements for the project.

### Standards

#### Materials

- The material for sloped roof shall consist of clay (S-Tile).
- Non-reflective standing seam metal roofs shall be permitted when used with concealed fasteners.

#### Colors

- Roof colors shall consist of earthtones, reds, grays, greens or blues. Alternative colors may be used if allowed within the precinct standards.
- Muted/blended colors are encouraged.
- Highly reflective roof surfaces, such as unpainted galvanized metal roofing is prohibited.
- Canopies shall consist of reds, grays, greens, or blues.

#### General

- Screening will be provided for rooftop equipment when such equipment can be seen from a public street. See Figure 3-6, Rooftop Screening Concept, Page 3-20.
- The design character of rooftop screening shall be compatible, with similar materials, form and color, as that of the building below.
- Communication equipment may remain unscreened if it visually blends with building.
- Drainage equipment must be visually integrated into the building design as an enhancement or accent.

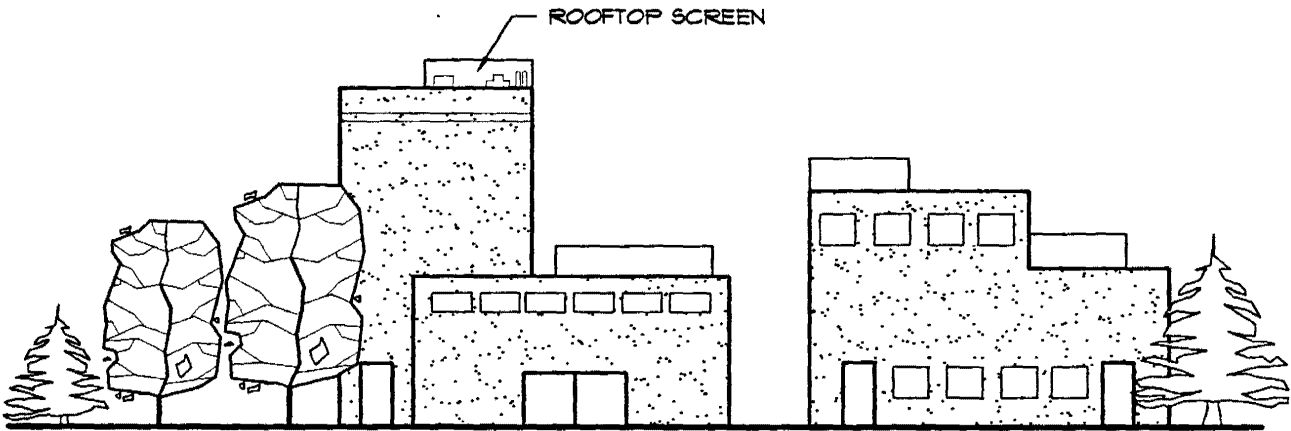


Figure 3-6 Rooftop Screening Concept

## ***Service Area and Utility Screening***

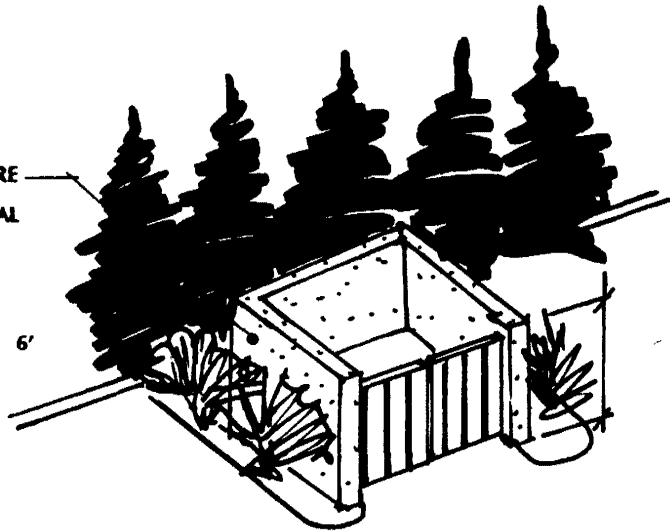
### Purpose

Service area and utility screening standards ensure that storage/service areas, loading, trash collection areas and utilities are not prominently seen from major 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.

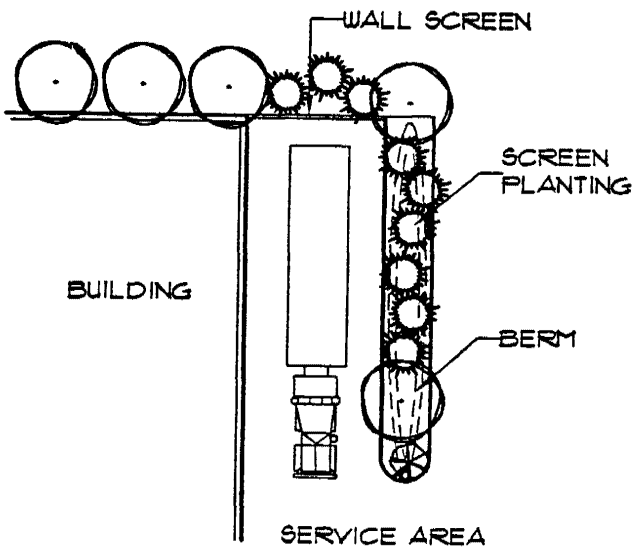
### Standards

- Loading dock areas shall be located to the rear or side of the building and recessed, setback and/or screened with berms, walls or plantings.
- Service, maintenance and storage areas shall be placed either behind a visual barrier or inside buildings. See Figure 3 - 7, Service Area Screening Concept, Page 3-22.
- 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 be designed for durability with 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 their surroundings.
- On-site utilities such as sewers, gas lines, water lines, drainage systems, electrical, telephone and communication systems will be installed underground.

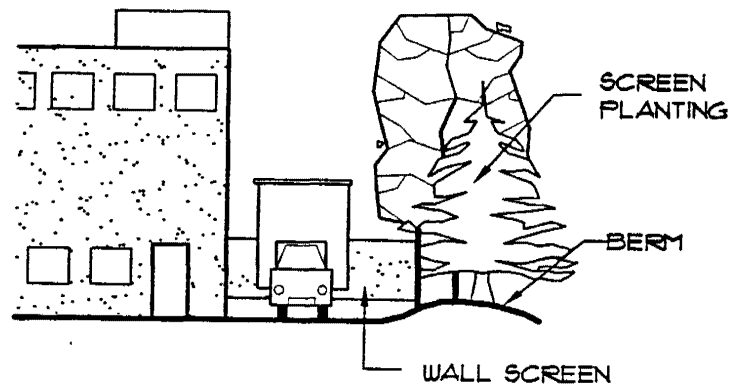
SCREEN FOR TRASH ENCLOSURE  
TO MATCH BUILDING MATERIAL



SCREEN TRASH ENCLOSURE



PLAN



SECTION

Figure 3 - 7 Service Area Screening Concept

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## **Landscape Architecture**

### Purpose

Landscape architecture design standards promote a high quality, identifiable image for Hilton Properties, while encouraging water/energy conservation.

### ***General Landscaping***

#### Standards

- Plants shall be selected which are especially drought resistant.
- All planted areas shall be mulched per City of Reno code.
- Soil shall be improved by adding organic matter. A volume of organic material equal to 1/4 or 1/3 of the soil volume shall be used.
- Soil testing shall be conducted to determine site specific fertilizing recommendations.
- Efficient irrigation systems will be utilized in conjunction with plantings grouped according to water use.
- Plantings shall be used for climate modifications such as for shade and winter windbreaks.
- Planting techniques are encouraged which trap natural and irrigation water for optimal plant utilization.
- The use of berms as landscape features is encouraged where complete recontouring will occur. Architectural or structured berms (i.e. retaining walls, earth buildings, sculptural landforms, etc.) shall be designed as an integral part of the architectural and landscape theme of a project.
- All projects shall be maintained in a neat and attractive condition. Minimum requirements include replacing dead or dying plant materials, watering and general clean-up.
  
- **General Requirements:**
  - Landscaping located within street rights-of-way shall not count towards the required landscape area
  - Landscape and irrigation plans shall be submitted to City staff for review and approval prior to issuance of a building permit for said Precinct
  - Minimum tree size:

Deciduous	50% @ 1.5" caliper
	50% @ 2" caliper
Evergreen	40% @ six foot minimum
	40% @ eight foot minimum
	20% @ twelve foot minimum
  - Shrub requirements: Minimum 60% of shrubs in five gallon containers or larger. A minimum coverage of 90% of the total landscaped area shall be achieved within three years of the date of planting.
  - All other landscape requirements shall be in accordance with RMC 18.06.341.

- **Landscape Maintenance:**

All landscaping within a precinct property boundaries shall be maintained by the respective property owner(s). Landscaping within street rights-of-way shall be maintained by the adjacent property owner.  
General Commercial Precinct

- All landscaping within the General Commercial Precinct property boundaries shall be maintained by the

respective property owner(s). This shall include the landscape area on the south side of Sierra Rose Drive between the west property line and Kietzke Lane right of way. Landscaping that is located within McCarran Boulevard or Kietzke Lane rights-of-ways shall be maintained by the adjacent property owners.

Office Precinct (Parcels A, B and C)

- All landscaping within the Office Precinct (Parcel A) property boundaries shall be maintained by the respective property owner(s). Landscaping within street rights-of-way shall be maintained by the adjacent property owner including the east side of Talbot Lane between McCarran and the south property line of the Office Precinct.
- All landscaping within the Office Precinct (Parcel B) boundary shall be maintained by the respective property owner(s), including landscaping located a) on the north side of Sierra Rose Drive between Talbot Lane and the east property line; and b) on the east side of Talbot Lane between the north property of the Office Precinct (parcel B) and Sierra Rose Drive, and; c) on the south side of Sierra Rose Drive between the east property line of the Office Precinct (Parcel C) and the east property line of the Office Precinct (Parcel B) (i.e., buffer strip).
- All landscaping within the Office Precinct (Parcel C) boundary shall be maintained by the respective property owner(s), including landscaping located a) on the south side of Sierra Rose Drive between Talbot Lane and the east property line; and b) on the east side of Talbot Lane between the south property of Sierra Rose Drive and the Office Precinct (Parcel C) (i.e., buffer strip).

- **Parking Lot Landscaping:**

Parking lot landscaping will be installed by the developer of the parcel prior to issuance of the related certificate of occupancy.

- A minimum of one 2" caliper deciduous tree shall be planted for every 10 required parking stalls.
- Minimum 50% of the required parking lot trees shall be planted in islands located within the parking lot. Planting islands shall have a minimum inside width of 5' and be a minimum of 100 square feet in area.

- **Buffer Area Landscaping:**

Screening and buffering will be used where necessary to provide separation between dissimilar land uses, screen unwanted views, or provide a sense of privacy. Materials used will be consistent with those found throughout the project. The specific improvements listed below shall be installed by the parcel developer with the respective phase, prior to issuance of the first certificate of occupancy.

✧

Office Precinct (Parcel A)

- East property line abutting existing office: Minimum one evergreen tree per 20' lineal feet of frontage and one deciduous tree per 75 lineal feet. Deciduous trees to be 50% 1.5" caliper, 50% 2" caliper. Evergreen trees to be 40% 6' height, 40% 8' height, 20% 12' height. See Figure 3-8, Buffering: Office/GC Precinct Shared Property Line with Existing Office, Page 3-27.
- South property line abutting Office Precinct (Parcel B): Minimum one tree per 20' lineal feet of frontage. Deciduous trees to be a minimum of 2" caliper. Evergreen trees to be 40% 6' height, 40% 8' height, 20% 12' height. See Figure 3-9, Buffering: Office/Office Precinct Shared Property Line, Page 3-28.

Office Precinct (Parcel B)

- North property line abutting Office Precinct (Parcel A)/existing offices: Minimum one tree per 20' lineal feet of frontage. Deciduous trees to be a minimum of 2" caliper. Evergreen trees to be 40% 6' height, 40% 8' height, 20% 12' height. See Figure 3-9, Buffering: Office/Office Precinct Shared Property Line, Page 3-28.
- East property line abutting Retail Parcel A: Minimum one evergreen tree per 20' lineal feet of frontage and one deciduous tree per 75 lineal feet. Deciduous trees to be 50% 1.5" caliper, 50% 2" caliper. Evergreen trees to be 40% 6' height, 40% 8' height, 20% 12' height. See Figure 3-10, Buffering: GC Precinct (Parcel A)/Office Precinct Shared Property Line, Page 3-29.
- South property line abutting Rancharrah (between Talbot Lane and east property line): Minimum one evergreen tree per 15 lineal feet of frontage and one deciduous tree per 50 lineal feet of frontage. Deciduous trees to be a minimum of 2" caliper. Evergreen trees to be 40% 6' height, 40% 8' height, 20% 12' height. See Figure 3-11, Buffering: Office Precinct (Parcels B and C)/General Commercial Precinct with Rancharrah, Page 3-30.

Office Precinct (Parcel C)

- East property line abutting Office Precinct (Parcel B): Minimum one tree per 20' lineal feet of frontage. Deciduous trees to be a minimum of 2" caliper. Evergreen trees to be 40% 6' height, 40% 8' height, 20% 12' height. See Figure 3-9, Buffering: Office/Office Precinct Shared Property Line, Page 3-28.
- South property line abutting Rancharrah (between Talbot Lane and east property line): Minimum one evergreen tree per 15 lineal feet of frontage and one deciduous tree per 50 lineal feet of frontage. Deciduous trees to be a minimum of 2" caliper. Evergreen trees to be 40% 6' height, 40% 8' height, 20% 12' height. See Figure 3-11, Buffering: Office Precinct (Parcels B and C)/General Commercial Precinct with Rancharrah, Page 3-30.

General Commercial (Parcel A)

- West property line abutting Office Precinct (Parcel B)/Existing Offices: Minimum one evergreen tree per 20 lineal feet of frontage. Evergreen trees to minimum 40% 6' height, 40% 8' height, 20% 12'

height. Minimum one deciduous tree per 75 lineal feet of frontage. Deciduous trees to be a minimum of 2" caliper. See Figure 3-10, GC Precinct (Parcel A)/Office Precinct (Parcel B) Shared Property Line, Page 3-27.

- South property line abutting Rancharrah (between Kietzke Lane and west property line): Minimum one evergreen or deciduous tree per 15 lineal feet of frontage and one deciduous tree per 50' lineal feet of frontage. Deciduous trees to be a minimum of 2" caliper. Evergreen trees to be 40% 6' height, 40% 8' height, 20% 12' height. See Figure 3-11, Buffering: Office Precinct (Parcel B)/General Commercial Precinct with Rancharrah, Page 3-28.

General Commercial (Parcel B)

- West side of I-580: Minimum one evergreen tree per 30' lineal feet of frontage. Evergreen trees to be minimum 40% 6' height, 40% 8' height, 20% 12' height. See Figure 3-12, Buffering: West Side of U.S. 395, Page 3-29.

Table 3-3

**Buffer Area Landscape Summary**

Precinct	Buffer Yard Distance
Office (Parcel A) (East and South Property lines)	10'
Office (Parcel B) (North and East Property lines)	5' (North) and 10' (East)
Office (Parcel C) (East and South Property lines)	10' (East) and 20' (South)
General Commercial	
West Property Line of Parcel A	See Note A
South Property Line of Parcel A	10'
East Property Line of Parcel B (Next to U.S. 395)	10'
A. The buffer area includes a 10' landscape strip next to the property line, a 20' wide service aisle and a minimum +2.5' wide landscape buffer adjacent to the Big Box building. The buffer next to the building shall include berming up to an 8' height.	

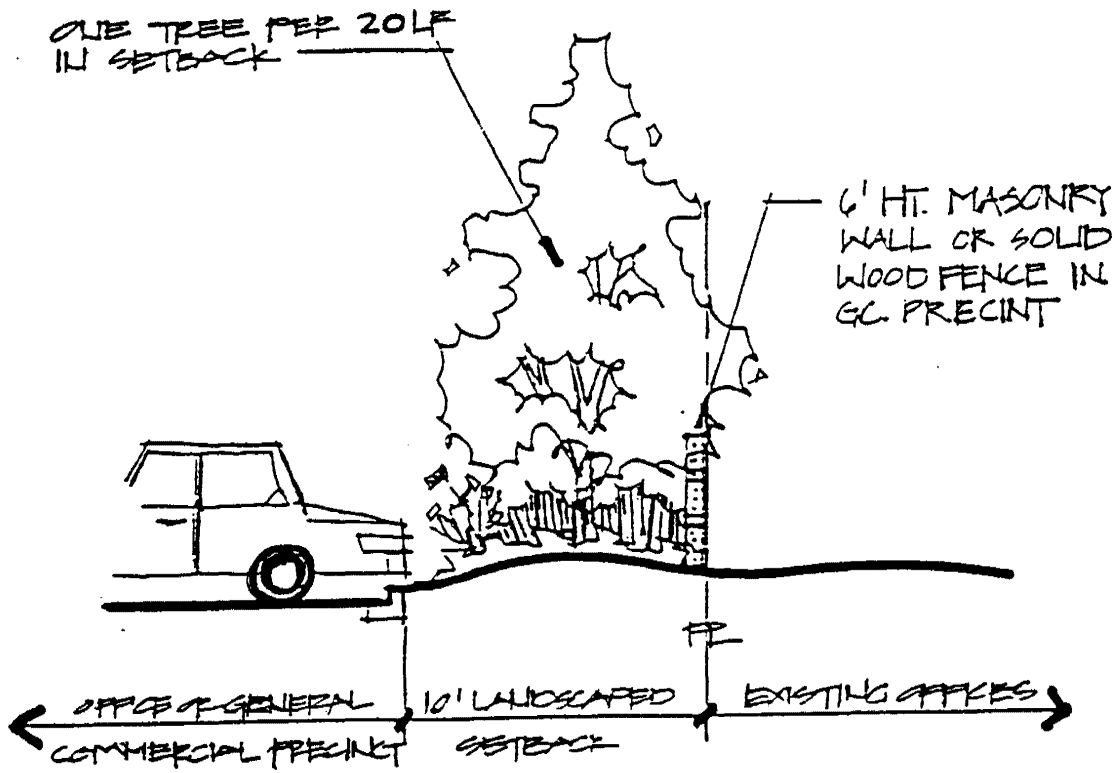


Figure 3 - 8 Buffering: Office/GC Precinct Shared Property Line with Existing Office

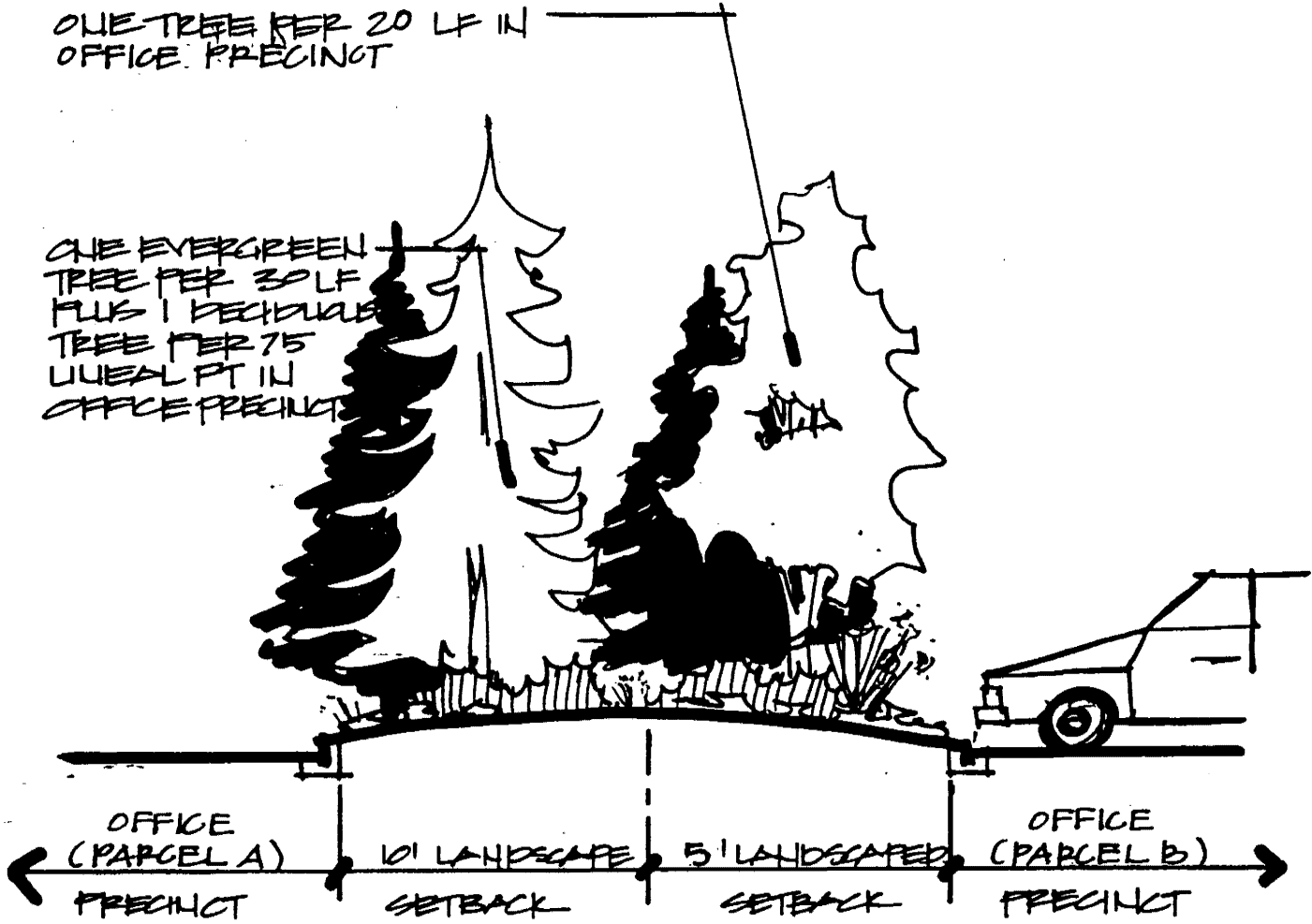


Figure 3 - 9 Buffering: Office A/Office B Precinct Shared Property Line

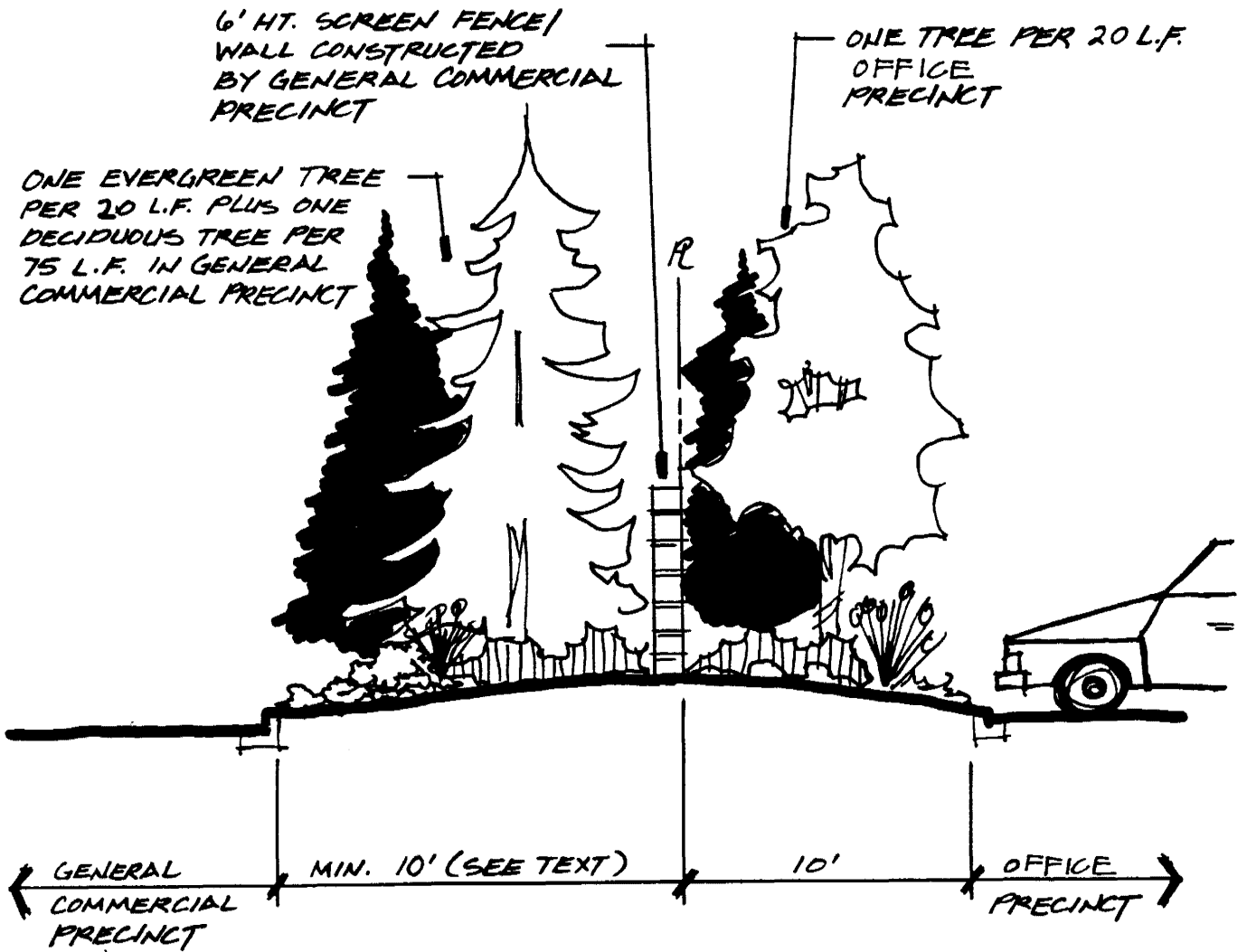


Figure 3 - 10 Buffering: GC Precinct (Parcel A)/Office Precinct (Parcel B) Shared Property Line

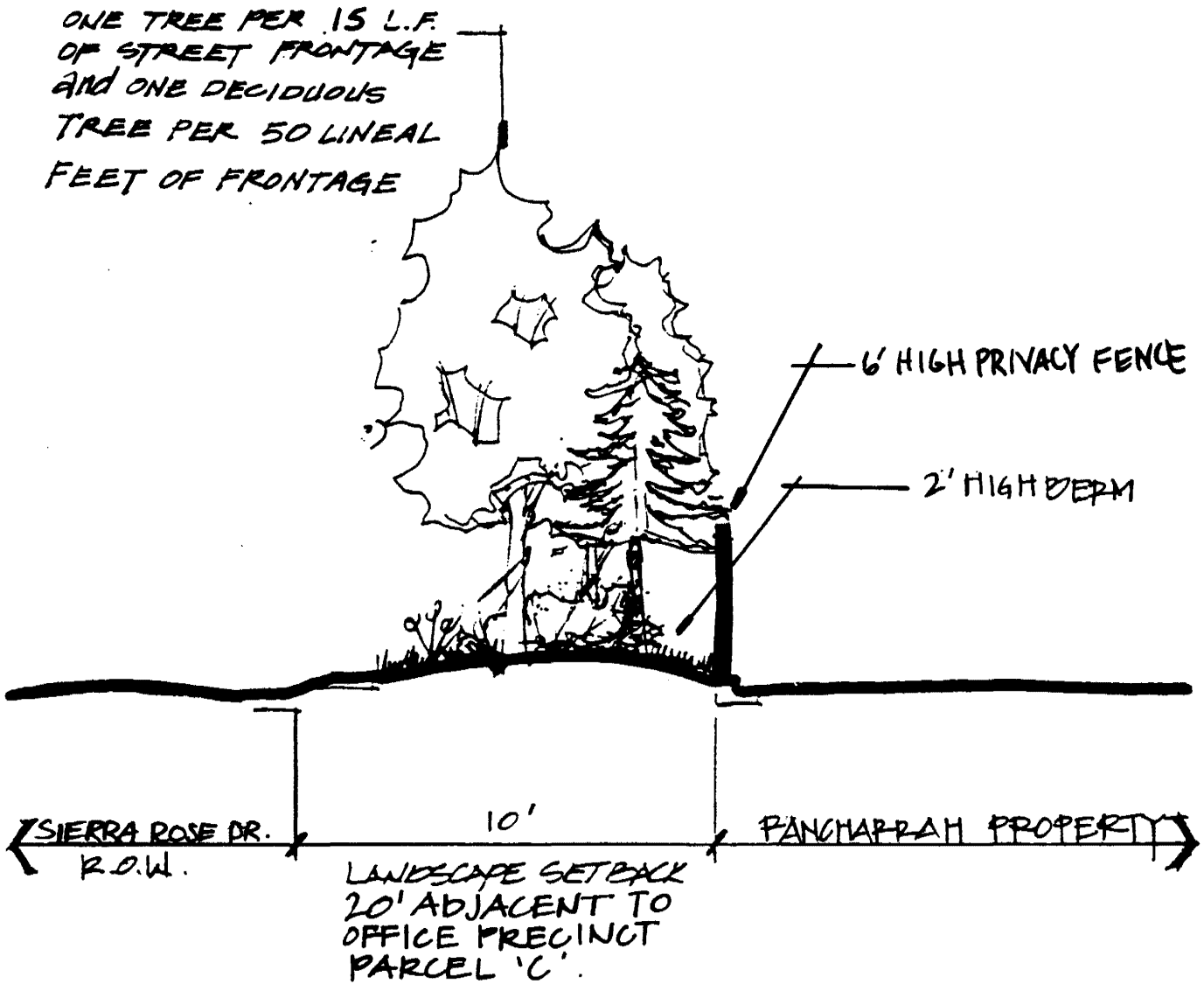


Figure 3 - 11 Buffering: Office Precinct (Parcels B and C)/General Commercial Precinct with Rancharrah

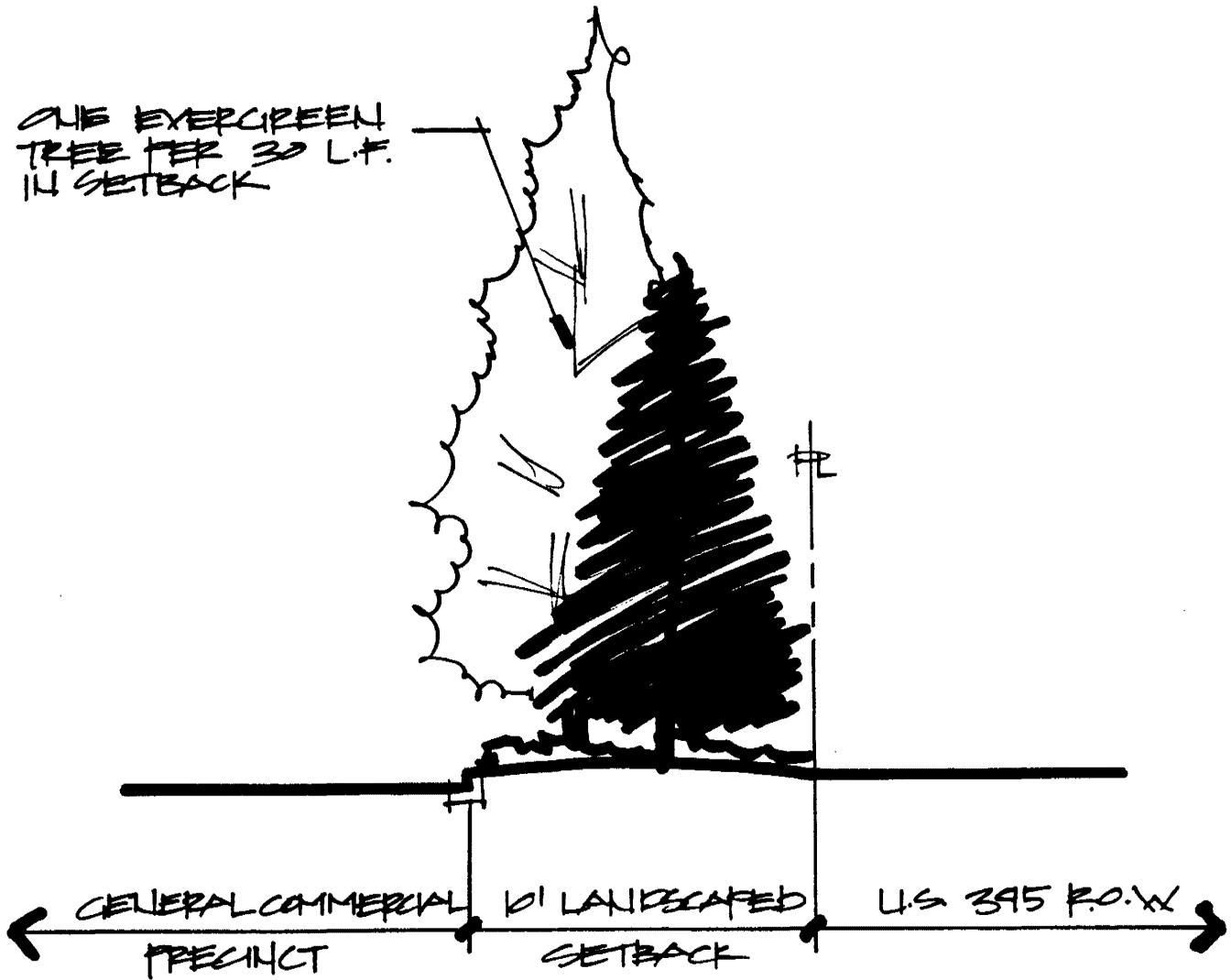


Figure 3 - 12 Buffering: West Side of U.S. 395

## Streetscaping

### Purpose

Streetscaping standards establish continuity within landscaped areas and corridors to assert a unifying theme for the entire project by using landscaping, signs, lighting, walls and fencing. Streetscaping will include buffers between roadway travel lanes, parking lots and interior parcel land uses. Streetscaping will provide shade for pedestrians. Also, an identity and rhythm for major project entries and minor entries at driveways and the corridors between them is created.

### Standards

- Landscape setbacks along roadways are outlined in Table 3-4 below.
- A 5’ walk shall be constructed within the right-of-way of McCarran Boulevard and Kietzke Lane or within the landscaped setback along all remaining streets. See Chapter 4, Precinct Standards for additional information.
- Utilize the Signature Street Tree Zone palette of plant materials throughout the streetscape system to establish a consistent project identity. See the Landscape Architecture section of this chapter, Page 3-21.
- Bus stops will be provided per RTC and City of Reno requirements.
- Driveway locations and spacing shall be provided per Reno Code standards in Title 18.
- The landscaping within setbacks and street rights-of-way shall be installed with parcel development.
- All landscaped areas shall be maintained by the owner of the property in which they are located.
- The landscape setback portion of each parcel may be used toward landscape area requirements by a parcel owner/tenant. Landscaping installed within street rights-of-way may not be counted towards landscape area requirements.
- Landscaping adjacent to streets and intersections shall be located and sized to provide visibility triangles per City ordinance.

**Table 3-4**

### **Street Landscape Setbacks**

<b>Street</b>	<b>Landscape Setback Outside of R/W Area</b>
McCarran Boulevard	15’ South Side <sup>A</sup>
Kietzke Lane	15’ Each Side <sup>A</sup>
Talbot Lane	15’ East Side
I-580	10’ West Side
Sierra Rose Drive	15’ North Side, 10’ South Side

A) Landscape setbacks shall include excess right-of-way area per the Signature Street Tree zone on Page 3-35, and Figure 3-16, Signature Street Tree Planting Concept, Page 3-39

### ***Streetscape Standards***

Streetscape trees shall be selected from the signature street tree list. See Appendix.

General Commercial Precinct Requirements:

The following streets shall have streetscape improvements completed with the abutting General Commercial Parcel development in compliance with the Signature Street Tree zone, Page 3-35.

- McCarran Blvd: Landscaping shall extend into the street right-of-way to the edge of existing street improvements. Shrubs, groundcovers, or lawn shall be installed within the street right-of-way area. See Figure 3-13, Landscaping: McCarran Boulevard, Page 3-34.
- Kietzke Lane: Landscaping shall extend into the street right-of-way to the edge of existing street improvements. Trees with a mature caliper greater than 4" shall be located within landscaped setbacks. Small trees (less than 4" caliper size) shrubs, ground covers, and/or lawn shall be located within the Nevada Department of Transportation excess right-of-way area. See Figure 3-14, Landscaping: Kietzke Lane, Page 3-35.

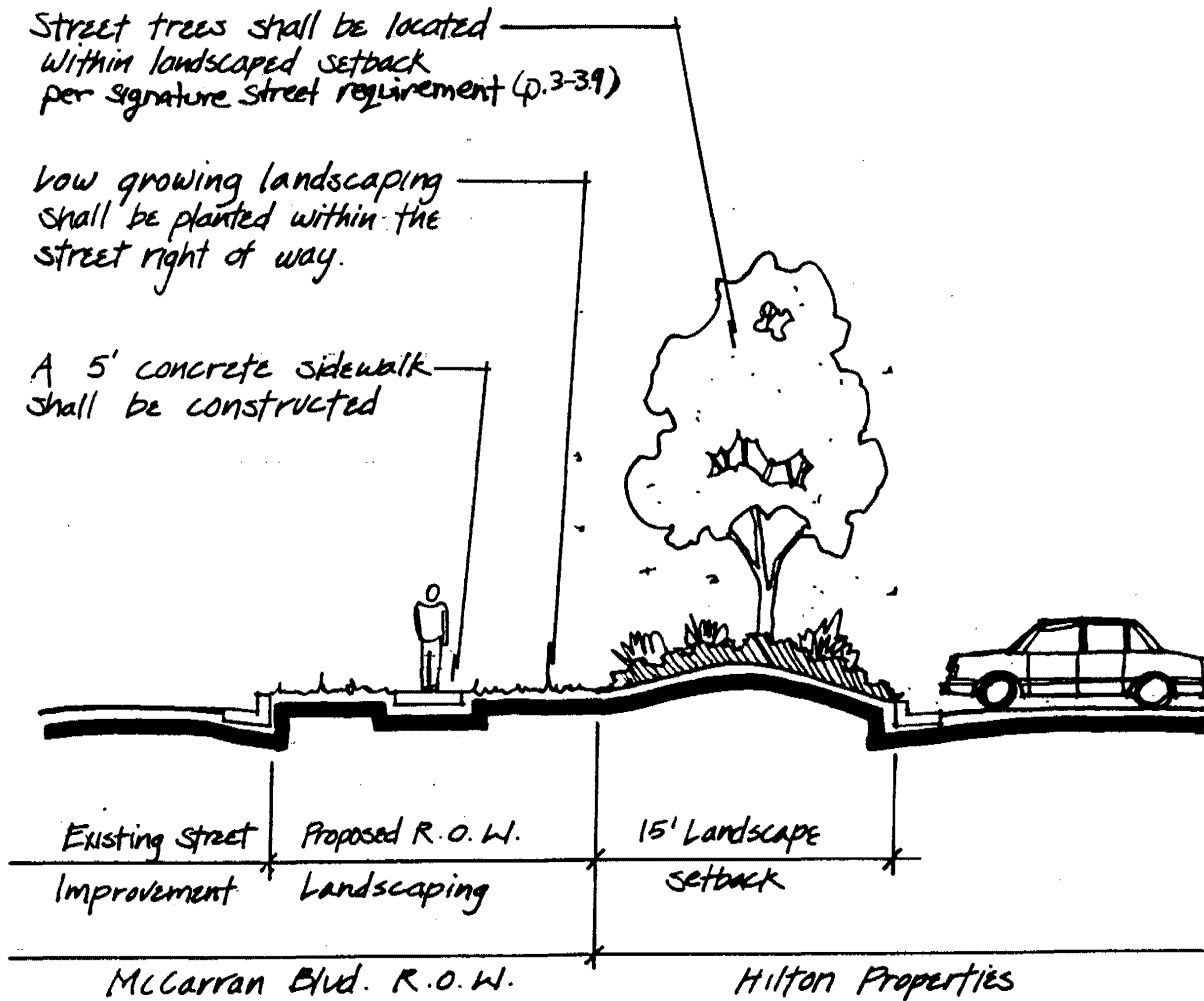
General Commercial Precinct requirements other than the signature street tree zone noted above. Development of Parcel A shall include streetscape improvements on Sierra Rose Drive between Kietzke Lane and the west property line of Parcel A as follows:

- Future Sierra Rose Drive: Minimum one tree per 20 lineal feet of street frontage. Deciduous trees to be a minimum of 2" caliper. Evergreen trees to be 40% 6' height, 40% 8' height, 20% 12' height. See Figure 3-15, Landscaping: Talbot Lane and Sierra Rose Drive, Page 3-36.

Office Precinct (Parcel A, B and C) Requirements:

- Talbot Lane: Minimum one tree per 20 lineal feet of street frontage. Deciduous trees to a minimum of 2" caliper. Evergreen trees to be 40% 6' height, 40% 8' height, 20% 12' height. See Figure 3-15, Landscaping: Talbot Lane and Sierra Rose Drive, Page 3-36.
- McCarran Blvd. (Note: same as General Commercial requirements above).
- Future Sierra Rose Drive: Minimum one tree per 20 lineal feet of street frontage. Deciduous trees to be a minimum of 2" caliper. Evergreen trees to be 40% 6' height, 40% 8' height, 20% 12' height. See Figure 3-15, Landscaping: Talbot Lane and Sierra Rose Drive, Page 3-36.

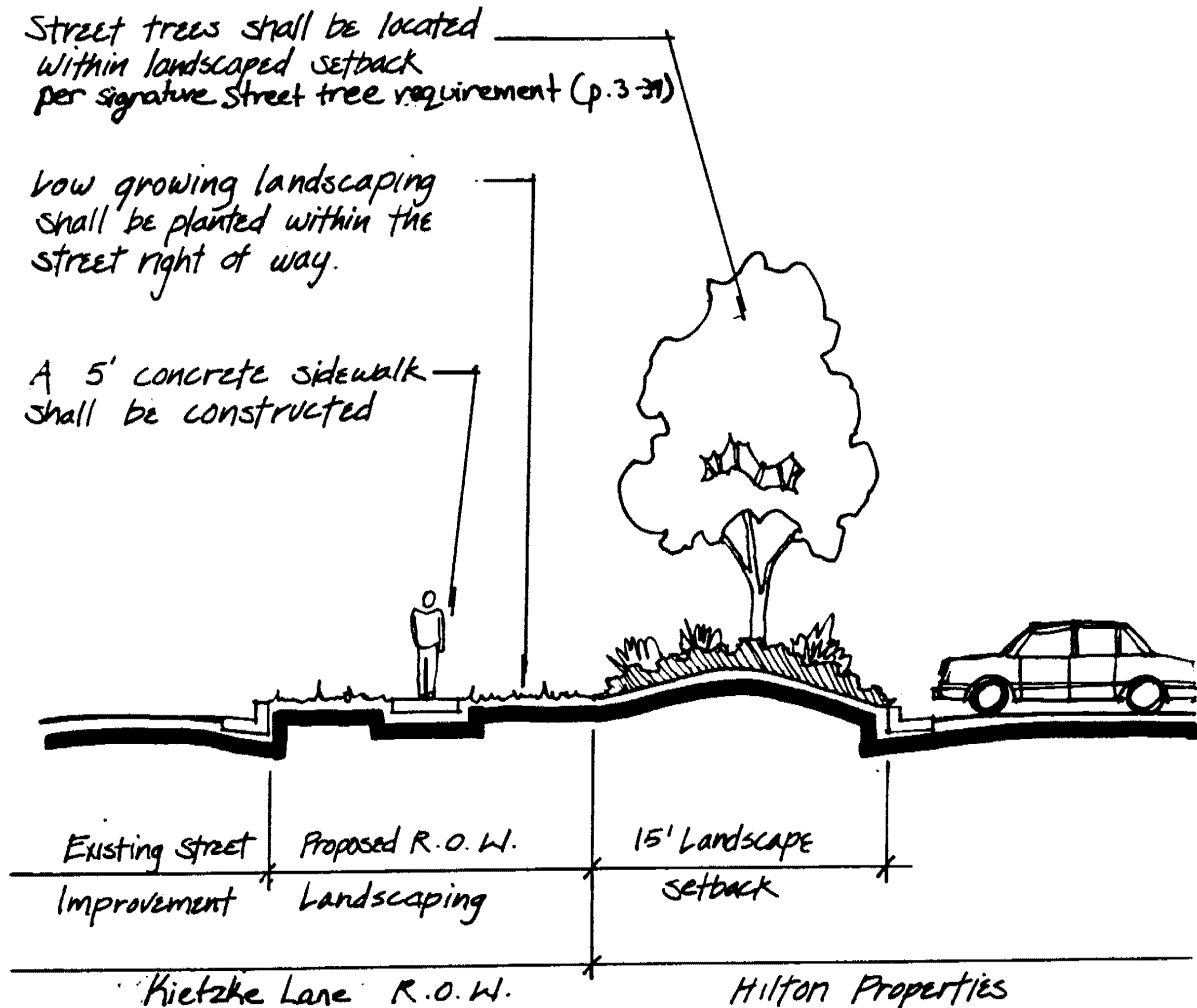
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NOTES:

1. All improvements within the McCarran Blvd R.O.W. must meet City of Reno requirements.
  - Trees must be less than 4" caliper at maturity.
  - 2' max. ht. for shrubs & groundcovers.
  - No boulders.
  - Maintain proper site distances
2. Landscaping within McCarran Blvd. R.O.W. & setbacks shall be constructed by the adjacent precinct builder.

Figure 3 - 13 Landscaping: McCarran Boulevard



NOTES:

1. All improvements within the Kietzke Lane R.O.W. must meet City of Reno requirements.
  - Trees must be less than 4" caliper at maturity.
  - 2' max. ht. for shrubs & groundcovers.
  - No boulders.
  - Maintain proper site distances
2. Landscaping within street R.O.W. & setbacks shall be constructed by the adjacent precinct builder.

Figure 3 - 14 Landscaping: Kietzke Lane

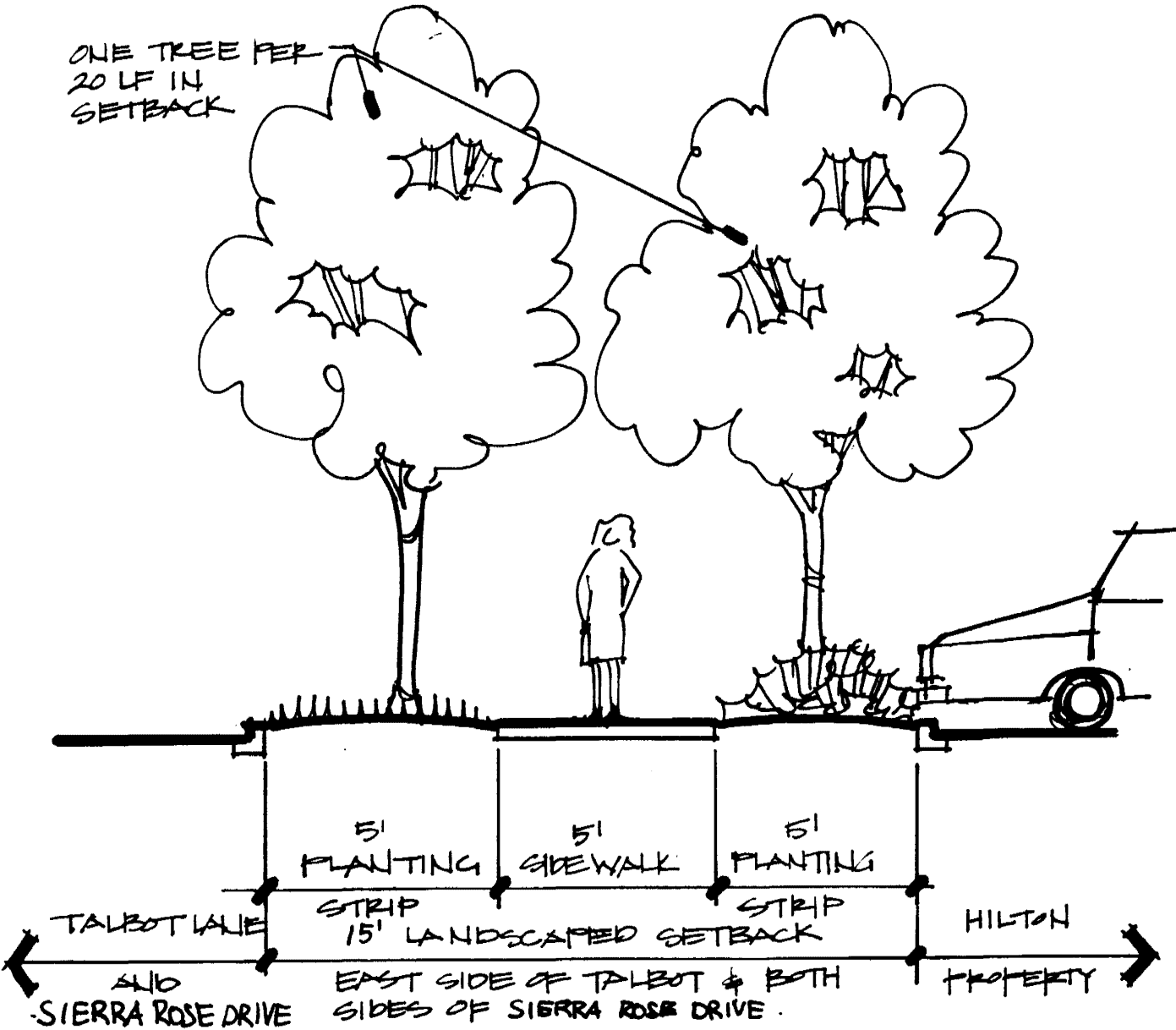


Figure 3 - 15 Landscaping: Talbot Lane and Sierra Rose Drive

## ***Landscape Zones***

### Purpose

Landscape zones are suggested which feature a distinct character suitable for various land use and functional requirements at Hilton Properties. Plant materials suggested for each zone have similar water requirements. Plant species selected should be those that are tolerant of the environment in which they will be grown including salinity, alkalinity, soil/water characteristics, soil physical properties, drainage and proneness to flooding, water tables and any other influential factor. Special emphasis will be given to the selection and trade off between species that are rapid growers and those that grow well at low water availability and species with pleasing aesthetic properties. Hilton Properties will include the following landscape zones: Signature Street Tree, Enhanced High Desert, and Desert Oasis Garden. The zones are described below.

### Signature Street Tree

- The Signature Street Tree landscape consists of a limited palette of large shade trees, deciduous accent trees, and evergreen trees planted in informal clusters over a ground plane of separate turf and shrub beds. This zone is used to establish a uniform look along the project's major street frontages, i.e. McCarran Blvd, Kietzke Lane. The overall density of planting in the Signature Street Tree zone shall be a minimum of one tree per 25 lineal feet of street frontage and one tree per 300 square feet of required landscape area. Large shade trees (2-1/2" caliper minimum size) shall be planted in clusters of 9 to 15 trees at 25' to 50' on center. Deciduous accent trees (1-1/2" minimum caliper) shall be planted in clusters of 3 to 7 trees at 15' to 25' on center. Evergreen trees (40% 6' height, 40% 8' height, and 20% 12' height ) shall be planted in clusters of 5 to 7 trees at 15' to 25' on center. Of the trees, approximately 60% shall be deciduous and 40% evergreen. See Figure 3-16, Page 3-39, Signature Street Tree Planting Concept.

Turf shall be planted in informal undulating beds defined with a metal or wooden header. The minimum width of turf beds shall be 8' and the maximum width shall be 50'. Shrubs shall include evergreen and deciduous shrubs planted in masses of a minimum of 7 plants of a single species.

Plants which are recommended for use in this zone are listed in the appendix.

### Enhanced High Desert

- The Enhanced High Desert zone is used to accent areas along walks/paths, and in landscape beds which surround high activity areas such as turf areas in the Office, and Commercial precincts where moderate activity is expected to occur. This treatment will also be used to establish groves of trees both for shade and as an evergreen accent along the walk/path system.
- Areas on Parcels which utilize this zone are planting beds which surround the desert oasis zone such as turf areas, as well as around plazas, decks and patios where more intense color and interest is desired than completely natural but where activity is limited.
- Plantings in this zone will be those which can survive on limited irrigation. Landscaped beds in the Enhanced Desert Zone feature a mulched ground plane with trees, ground covers, and shrubs.

The plants recommended for use in this zone are as listed in the appendix.

### Desert Oasis Garden

- The Desert Oasis Garden landscape includes limited areas tolerant of a high level of activity, and use

designed for a lush, colorful, and high density appearance. These areas will occur as focal points in the project such as turf around plazas and congregation areas and at project entries. The turf zones will be designed to maximize the use of such areas through proper placement, sizing and design. Areas where this zone is used can be especially effective next to structures where breezes over landscape plantings can cool structures and where plantings will suffer the least from wind and sun. Turf areas will satisfy code requirements.

- Plant materials in this zone will have moderate and occasionally high irrigation requirements.

Plant materials recommended for use in this zone are listed in the appendix.

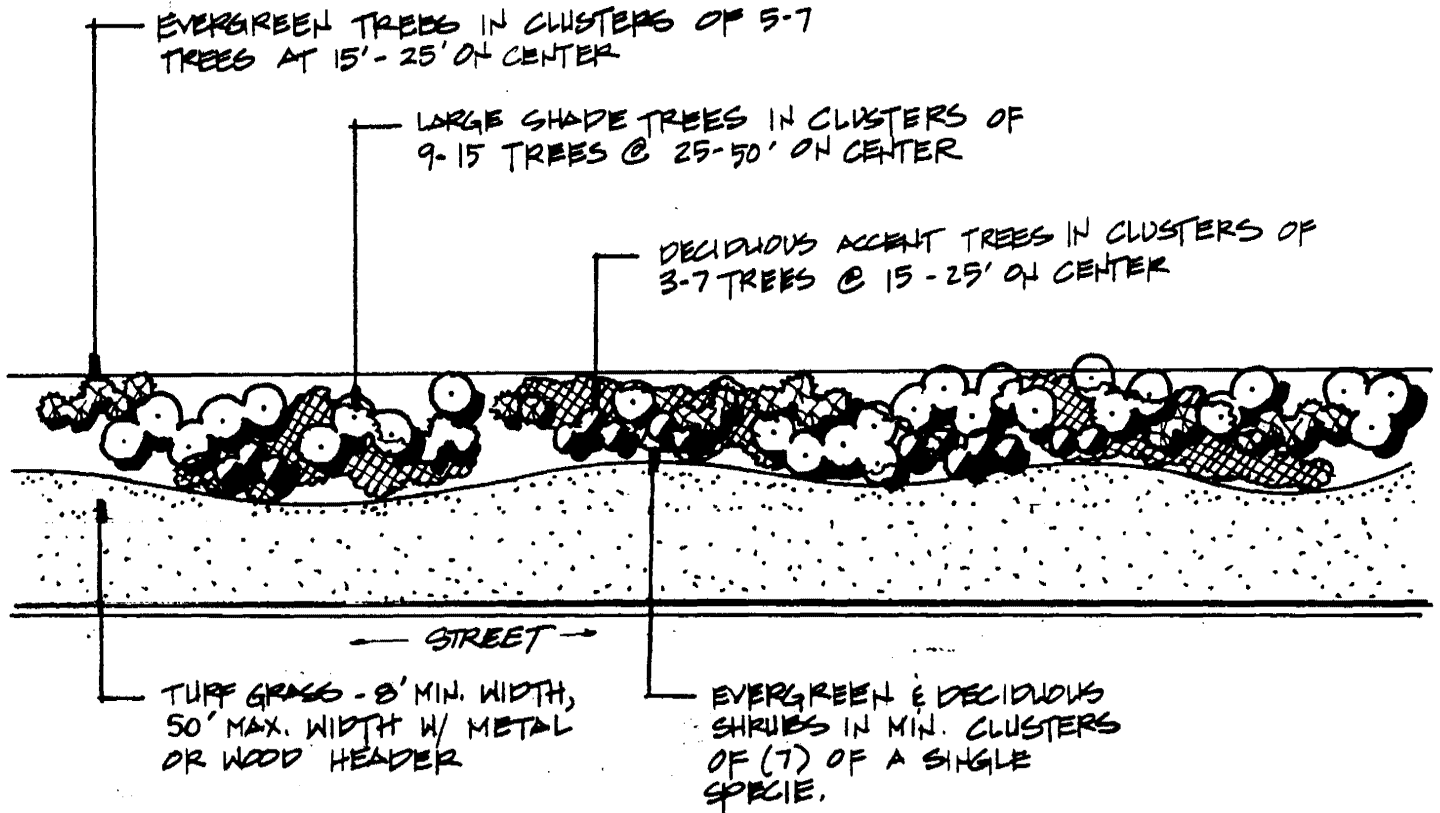


Figure 3-16 - Signature Street Tree Planting Concept

## ***Plant Material***

### Standards

- Ultimate size of plants will be given careful consideration. Plants which quickly outgrow their usefulness will be avoided.
- Plants selected shall be grouped with those that have similar growing requirements. This reduces the problem of over watering and shading out plants which have adapted to one set of conditions.
- In areas where screening is needed, the plants selected will be evaluated for their screening effectiveness. Evergreens which branch close to the ground will be favored.

## ***Irrigation***

### Standards

- Drip and lawn areas shall be properly zoned for exposure, i.e. north with east exposures, and south with west exposure, isolating all four exposures whenever practical.
- Provide adequate water to establish and maintain landscape plantings and promote water conservation.
- All planting areas are to have automatic irrigation systems.
- Irrigation systems will be designed to provide complete and adequate coverage (taking into consideration wind patterns and other disruptive factors) while using water conserving methods.

## ***Water/Energy Conservation***

### Standards

- Provide shade on the south side of buildings, in courtyards and plazas. Arcades, awnings, overhangs and/or trees shall provide shade where appropriate.
- Zonal landscaping shall reflect various use and exposure areas (see Landscaping Section).
- Trees shall be used for shade, cooling and wind buffer.
  - South side of buildings
  - Parking lots
  - Streets
  - Over turf areas
  - As windbreaks
- Turf can be used for cooling around intensively used areas.

## **Walls and Fencing**

### Wall Standards

- Walls shall be consistent or be developed from a consistent "design family".
- Walls shall be made of traditional materials and finishes such as hardboard, wood, stone, brick masonry, stucco, and decorative masonry/block.
- Three-dimensional wall coping and other features shall be used to take advantage of light and shadow. See Figure 3-17, Fencing and Wall Concepts, Page 3-42.
- The color palette shall be coordinated with that of the Architecture.

- Walls shall step, rather than slope, to accommodate grade change.
- Horizontal breaks, jogs, and variations in wall heights will be used to minimize the monotonous corridor effect of long continuous walls.
- Walls shall be constructed of materials that coordinate with the building materials and architecture.

#### Fencing Standards

- Fencing shall be consistent or be developed from a consistent "design family".
- Fences shall relate directly to the architecture in terms of materials, color, and detail and relate to the placement and massing of landscape architectural materials and land forms.
- Where possible, fences should be limited. Other design elements may provide the same functions. For example:
  - Heavy landscaping and/or earth berms can be used to provide identity and enclosure.
  - Dry stream beds and drainage swales can be used to establish boundaries.
- Landscape elements shall be used to soften fences and walls and provide variety adjacent to long fence lines.
- Fences shall step, not slope to accommodate a grade break.
- The degree to which a fence is "open" or opaque is a function of its use. The need for privacy (opaque) must be balanced with requirements for light, air and views (transparent).
- Fences and walls shall have a space in front for landscaping. In public areas, a sidewalk shall not directly abut a fence, but have at least 5 feet of landscaped area separating them.
- Fence supports, such as pilasters and posts, shall be well defined and in scale with the purpose and context of the fence. They shall be coordinated in design and material with walls and building architecture. Pilasters can be used to accentuate turning points/entries.

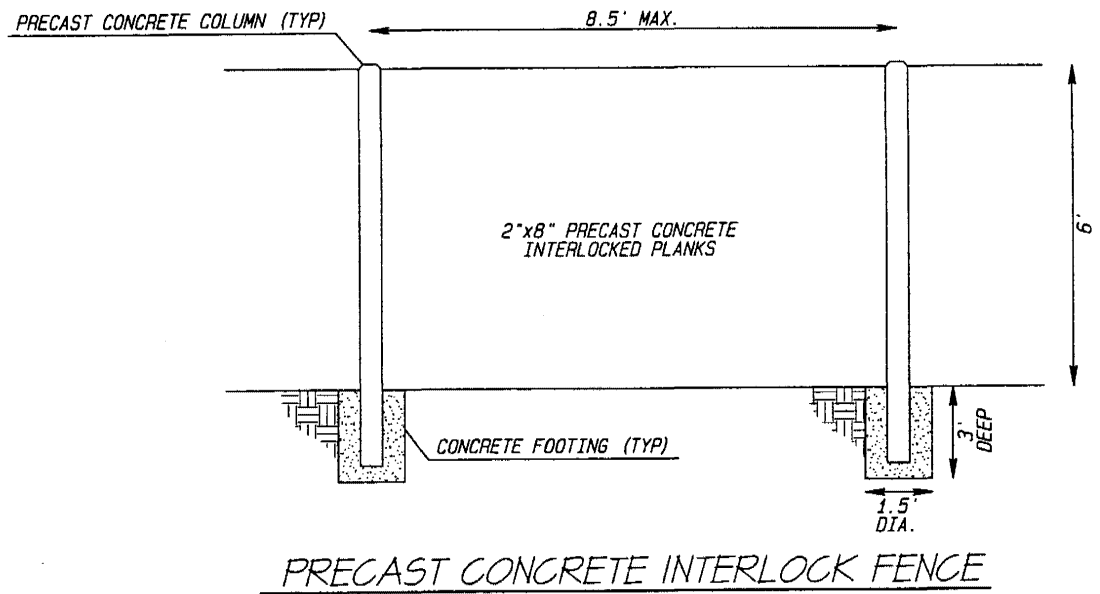


Figure 3 - 17 - Fencing and Wall Concepts

## Signs

### Purpose

The signs standards direct the use, location, scale and design of signs to properly convey information, avoid clutter, and add to the aesthetic value of Hilton Properties. See Chapter 4, Precinct standards for specific sign requirements.

### Standards

- Signs will be used as business and activity center identification, for public traffic control/safety (stop signs, road crossing, etc.), for public information (street names, parcel names, special places, etc.), and as a community design element (project entry monuments/signs, replication of logotypes and project colors, etc.).
- Signs will be clear and direct, relating the required information with minimal confusion. See Figure 3-18, Sign Concepts, Page 3-44.
- The size and scale of signs will relate to its exposure to passing viewers and also to the hierarchy of importance of the feature. For example, smaller scale signs will be used for slow moving traffic.
- Signs will be an integral part of the architectural design of buildings. For example, commercial signs shall be included on building facades and illuminated in a fashion that complements the architecture and the surrounding area.
- Freestanding signs shall be visually integrated with the contours, forms, colors and detailing of the landscape. The colors and materials of signs shall reflect the visual attributes of the buildings to which they refer and the theme of the community and surroundings.
- Special community events and election related signs shall be permitted two (2) weeks prior to and one (1) week after the event.
- Minimize the number of sign poles by consolidating street and stop signs, and mounting to street light poles wherever possible. No sign shall be located so as to obstruct the visibility of traffic or directional signs, or traffic control devices.
- Signs and sign structures shall be maintained at all times in good repair, with supporting frame and fastenings free from deterioration, rust or loosening.
- Signs shall be able to withstand wind pressures in the areas in which they are located.

The following signs are prohibited:

- Any revolving beacon, flashing and/or rotating sign, any sign with intermittent lighting (with the exception of flashing school crossing signs or temporary construction or other safety signs).
- Any sign which extends above the roof line or parapet, whichever is higher.
- Any sign emitting sound or substances.
- Any billboard.

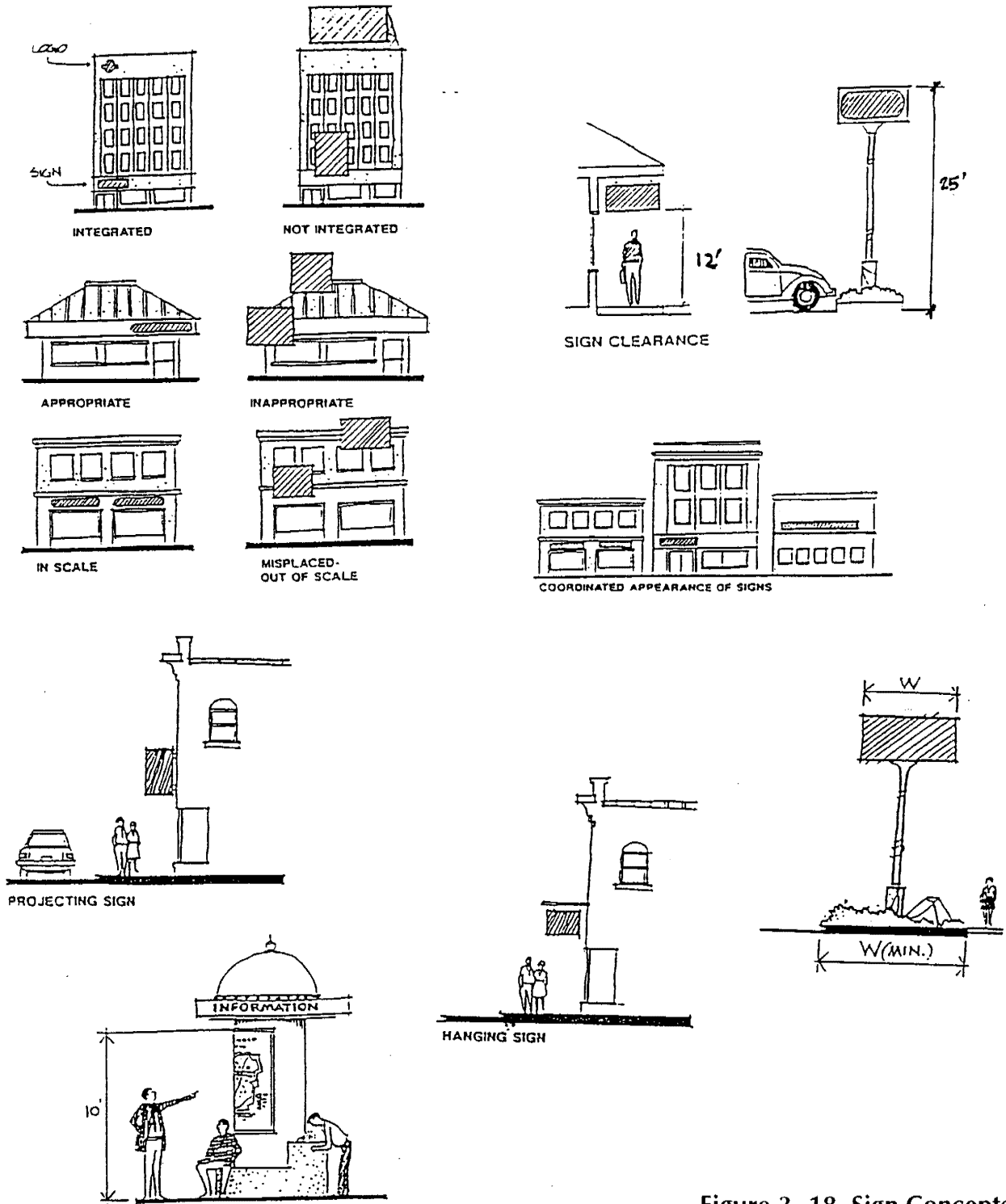


Figure 3 -18 Sign Concepts

## **Project Entries**

### Purpose

Project monuments will establish an overall project identity at major intersections. Site furnishings, lightings and pedestrian circulation will be integrated with landscaping, entry walls and pavements.

### Standards

- Entry features/monuments shall be consistent throughout all precincts in the PUD or as a minimum be designed with consistent entry monument materials and features (See Figure 3-19, Entry Monument Concept, Page 3-46).
- The development name will be attached to walls which will be placed at the southeast corner of McCarran Boulevard and Talbot Lane.
- Project entry signs/walls shall be constructed by the Precinct developer in which they are located prior to issuance of any certificate of occupancy within said precinct.
- The project name shall be constructed of either a single plaque or individual letters. Lettering or plaques shall be made of brass or other metals, tile or ceramic wood, or incised in stone or masonry. Individual symbols and plaques shall be securely mounted to the wall or monument.
- Project entry walls will be integrated with plantings and walkways as part of the entry identity.
- Project entry walls shall be faced with brick/masonry, natural rock, split faced concrete block, stucco, or colored or textured concrete.
- Maintain through owner/tenant association.
- Letter sizes will be as follows:
  - Major Entries - 18" High Maximum
  - Minor Entries - 12" High Maximum (or to the scale of the specific entry wall)
- Project identity monuments shall be located within landscaped easements. They shall be maintained by the adjacent precinct/property owner.
- Visibility triangles shall be maintained at all intersections.
- Illumination shall be with indirect fixtures that are screened from view.
- Entry monuments and signage shall comply with City of Reno sign ordinances.



Minor Project Monument Concept

Monument is stucco-faced concrete with pilasters. Tile accents and detailing in the wall cap add interest and tie the monument to the project architecture. The name of the project may vary.

Figure 3 - 19 Entry Monument Concept

## Lighting

### Purpose

Lighting will enhance safety, function and aesthetic values in the Hilton Properties.

### Standards

- Lighting will be functional and aesthetically pleasing. It will illuminate pathways, points of potential pedestrian/automobile conflict, foster a sense of security and light signs. Aesthetically, it will highlight entrances to buildings, key areas of the project, and points of interest. Lighting along public streets will be required to provide for public safety.
- Lighting for use along site access driveways and within the Hilton PUD will meet the following requirements:
  - Provide visual order for the night-time viewer.
  - Manage visual glare and inconsistencies.
  - Articulate street types and illuminate irregularities in the roadway such as curves and junctions.
  - Provide a safe and desirable image for the driver and the pedestrian.
  - Street light luminaries and poles will be utilized where height, spacing and wattage vary according to lighting needs and intensity corresponds to the streetscape hierarchy.
  - Use cut-off luminaries where necessary to direct lighting. See Figure 3-20, Directed Lighting, Page 3-50.
- Prevent on-site lighting from casting spillover light onto adjacent property.
- Create a cohesive hierarchy of lighting with clear delineations of use areas. Light standards and fixtures will be selected to be compatible with the materials and design of the overall site. See Figure 3-22, Lighting Hierarchy, Page 3-51.
- Public Spaces: The illumination of an important public place shall reinforce, identify and clarify the intent of the space.
- Pedestrian Spaces, Paths and Promenades: Lighting for the pedestrian realm shall respond to the different scales of activity and participation in a space. Lighting shall be selected and positioned to minimize the glare and discomfort that can result from exposed light sources. Pedestrian spaces shall be illuminated to a level that will facilitate safe and satisfactory use. However, care should be exercised not to overlight pedestrian space. Places that are lit brightly, or where there is glare, can be dangerous because one cannot see into the darkness beyond, and our eyes do not immediately adjust to new lighting conditions.
- Transitions: Lighting is one of the most important environmental factors that can change from place to place, and it should be managed to make the transition from one space to another as smooth as possible. When appropriate, light can be used to encourage or discourage movement from one space to another. Since people have a natural tendency to move from places of lower illumination to places of higher illumination, this must be carefully orchestrated.
- Perimeters: Special buildings and spaces shall be recognizable within their context. Perimeter lighting, such as signs, decorative lighting and even storefront displays, can position a building and spaces in relation to their surroundings. It shall be compatible with the distinctive physical characteristics of the design of the building or space.
- Entrances and Accents: Place of arrival and departure, of entering and existing, shall be identified by distinctive lighting. The lighting of these shall be coordinated with distinctive architectural elements (such as porte cocheres) and shall be coordinated with any special signs. Since entrances and exits often are at the edge of a building or a space, this type of lighting also shall be coordinated with perimeter lighting to avoid conflict.

- Transportation Drop-Offs: Drop-off points for public and private transportation, which often are located around public spaces, shall be identified by distinctive light elements or higher illumination levels relative to surrounding areas. The lighting shall be integrated with signs and graphics.

### ***Lighting Requirements***

- Light standards shall be consistent throughout all precincts or lighting/luminaries shall be developed from a consistent "design family".
- Light standards shall be limited to thirty-six (36) feet in height for General Commercial and Office Precincts.
- Lighting shall be shielded as needed to prevent glare on to adjoining properties (non-office).
- Metal halide lighting is required for exterior and building lighting.
- No light standards shall be placed within fifteen (15) feet of residential properties.
- Light standards shall be limited to twenty (20) feet in height for Office Precinct Parcel C.

### ***Driveway Lighting***

#### Standards

- Utilize dark colored, "shoe-box" type fixtures or a suitable alternative located on alternating sides of the driveway within the project to provide for adequate illumination for safe use of driveways.
- Locate street light or site lighting fixtures at the site access locations onto public streets.

### ***Pedestrian Area Lighting***

#### Standards

- Use pedestrian scale light standards and fixtures. See Figure 3-22, Lighting Hierarchy Concept, Page 3-51.
- Locate fixtures in pedestrian areas at intervals which will provide continuity to illumination for pedestrian circulation.

### ***Parking Lot Lighting***

#### Standards

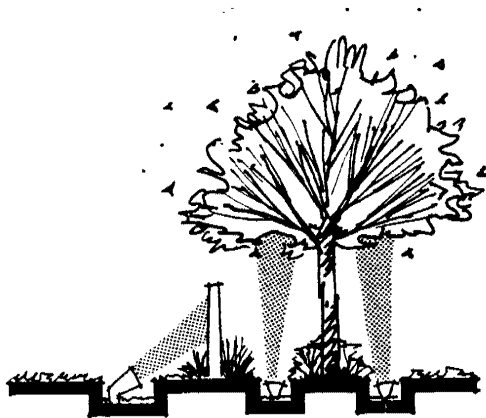
- Locate lighting fixtures to reduce shadow/light interference from trees and other objects in the landscape.
- Use dark colored "shoe box" type fixtures. See Figure 3-22, Lighting Hierarchy Concept, Page 3-51.



***Building Associated Lighting***

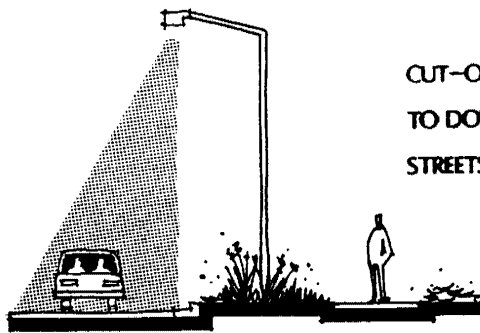
Standards

- Building associated lighting shall complement and reinforce the architecture and overall site aesthetics.
- Service area lighting shall be contained within the service area boundaries and enclosure walls. Reduce light "spill-over" outside service areas.
- Building illumination and architectural lighting shall be indirect in character. Overhead down lighting, or interior illumination which spills outside is encouraged. Architectural lighting shall accent the particular building design as well as provide the required functional lighting for safety and clarity of pedestrian movement. Lighting shall be integrated with the architectural design of the building.



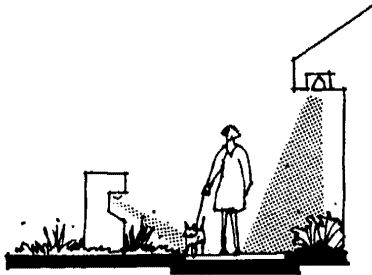
RECESSED LIGHTING CAN BE USED  
TO ACCENTUATE SIGNS  
AND LANDSCAPE FEATURES

UPLIGHTING



CUT-OFF LUMINARIES CAN BE USED  
TO DOWN LIGHT STREET INTERSECTIONS,  
STREETS, PARKING, AND SERVICE AREAS

CUT-OFF LUMINARIES/DOWN LIGHTING



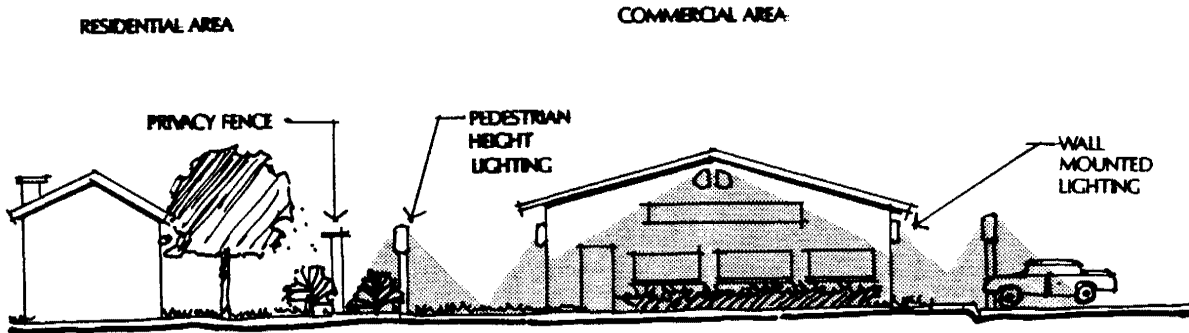
RECESSED LAMPS IN BOLLARDS AND SOFFITS  
CAN BE USED TO ILLUMINATE  
WALKWAYS AND DRIVEWAYS

CUT-OFF LUMINARIES/DOWN LIGHTING

THE INTENT OF THESE DRAWINGS IS TO SUGGEST CONCEPTS IN  
THE USE OF LIGHTING, BUT NOT THE ACTUAL LIGHTING FIXTURE DESIGN

Figure 3 - 20 - Directed Lighting

THE LIGHTING OF A SITE SHOULD PROVIDE SECURITY AND VISUAL INTEREST WHILE NOT PROJECTING ADVERSE GLARES ONTO ADJACENT PROPERTIES. ON SITE LIGHTING SHOULD BE LOCATED TO AVOID HARSH GLARES WHICH DISTRACT THE MOTORISTS LINE OF SITE



LIGHTING IN COMMERCIAL AREA RESPECTS ADJACENT LAND USE

Figure 3 - 21- Lighting Interface With Residential Use

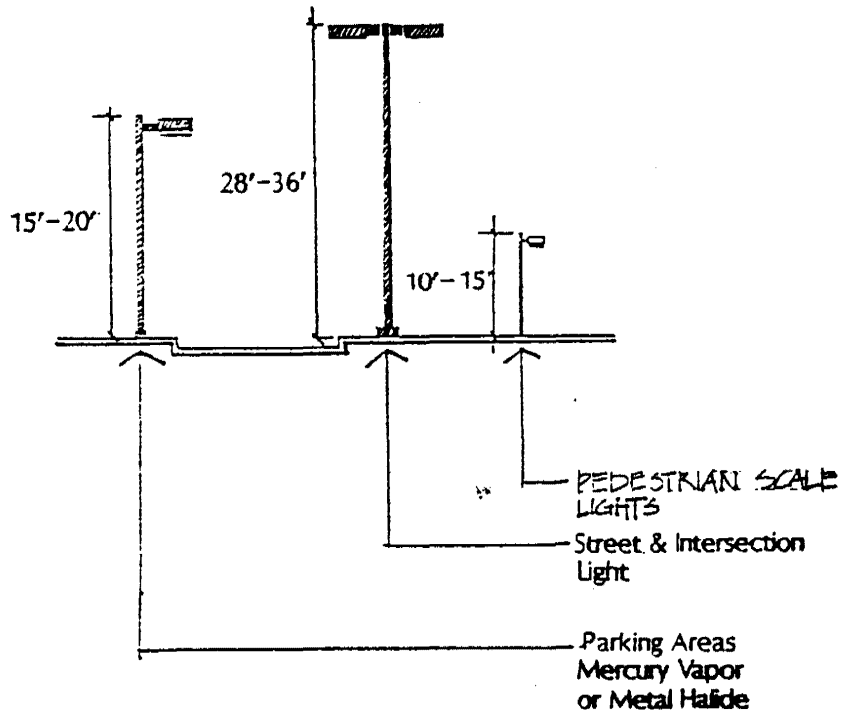


Figure 3 - 22 Lighting Hierarchy

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## **Infrastructure/Public/Private Improvements**

### Purpose

This section summarizes the regulations regarding the design and construction of infrastructure/public/private improvements.

### Standards

1. All design and construction shall conform to applicable City of Reno and Nevada Department of Transportation standards and specifications.
2. Prior to the issuance of any permit, the applicant shall have an encroachment permit from N.D.O.T. for any facility encroaching upon state right-of-way and for any drainage disposal on state right-of-way.
3. All on-site private improvements shall be certified to the Community Development Department.
4. Prior to the issuance of any building permit, the applicant shall have approved plans for the collection of on-site storm waters for the 5-year frequency storm and piping to an adequate public storm drain system and for the disposition of the 100 year storm. This shall include the need for detention based on storm water disposal point capacities. The 100-year storm must be passed under major streets or detained.
5. Prior to the issuance of any building permit, the applicant shall submit a sewerage report to the approval of the City Engineer to verify downstream line capacity.
6. Prior to the issuance of any building permit, the applicant shall pay to the City of Reno the required prorated share for the use of the Stan Harrah sanitary sewer main in the amount determined by the Community Development Department.
7. Prior to the issuance of any building permit, the applicant shall retain a project engineer for inspection, testing and verification of public improvements and provide an inspection and testing letter in compliance with R.M.C. 18.08.080 (c)(1)c.
8. Prior to the issuance of any building permit, the applicant shall have improvement drawings for all public improvements approved by the Community Development Department.
9. Prior to the issuance of any building permit, the applicant shall provide an improvement agreement and security for public improvements by phase approved in compliance with R.M.C. 18.08.080(c).
10. Prior to the issuance of any 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."
11. With development, adjacent streets, by phase, per Community Development Department staff review and approval shall be widened or improved to full urban standards with curb, gutter, sidewalk and storm drains. This includes McCarran (including sidewalk under U.S. 395), Kietzke Lane, Talbot (full width), and Sierra Rose Drive (full width).

12. Prior to the issuance of any permit, the applicant shall have the alignment of Sierra Rose Drive from Talbot Lane to Kietzke Lane approved by the City Engineer and Nevada Department of Transportation.
13. Access, circulation, parking, traffic device location and design shall be subject to the approval of the Community Development Department.
14. Prior to the issuance of any certificate of occupancy, the applicant shall dedicate right-of-way, construct a bus turnout and concrete pad, and provide and install signage, shelters and benches, as needed, at locations required by the Regional Transportation Commission to the satisfaction of the Community Development Department. Improvements shall comply with the Americans With Disabilities Act, 1991.
15. Prior to the issuance of any building permit, the applicant shall grant reciprocal access easements, to the approval of the Community Development Department.
16. Prior to the issuance of any permit, the applicant shall provide a construction staging plan, to the approval of the Community Development Department. Prior to the issuance of any certificate of occupancy, the applicant shall repair or reconstruct, as directed by the City, streets or portions thereof used for construction staging and primary access.
17. Prior to the issuance of a building permit, the applicant shall submit to the City Engineer, verification that the proposed elevation of the finished floor as shown on the plans is in compliance with R.M.C. Chapter 12.24 "Flood Hazard Ordinance." Prior to slab or underfloor inspection, the applicant shall submit to the Community Development Department, verification that the elevation of the finished floor as constructed is in compliance with R.M.C. 12.24 "Flood Hazard Ordinance." Prior to certificate of occupancy, the applicant shall submit to the Community Development Department, verification that flood proofing as constructed is in compliance with R.M.C. 12.24 "Flood Hazard Ordinance."
18. Prior to the issuance of any certificate of occupancy, the applicant shall extend sanitary sewer up Sierra Rose and stub across Talbot to serve upstream properties.
19. Prior to the issuance of any certificate of occupancy, the applicant shall extend storm drain facilities across Talbot to serve upstream properties for 5 and 100 year storm. Provide adequate detention as determined by staff.

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## Hilton Gaming Corporation Commitments/Responsibilities

1. The Hilton Gaming Corporation shall deposit \$50,000 into the Park Tax Fund account for Wheatland Park prior to the issuance of a building permit for any parcel in the PUD. The contribution shall be placed into an account by City of Reno staff for Park District #5 and used exclusively for park improvements at Wheatland Park. Upon making payment, Hilton Gaming Corporation is removed of any responsibility involving timing and construction of improvements for Wheatland Park. In addition, Park Construction Tax revenues generated by the Single Family Precincts shall be placed into Park District #5. The monies will be used for Wheatland Park if the City determines that construction of Wheatland Park is the appropriate use for these funds.
2. The Hilton Gaming Corporation or its assignee shall contribute the sum of \$6,394 in a check payable to the City of Reno to be used exclusively for the design and construction of one speed hump on Ridgeview Drive between Lakeside Drive and Torrington Way. Payment shall be made within 10 days of Reno City Council final approval of the Planned Unit Development (City Case #169-97 Hilton Properties). City of Reno staff will determine the location of the speed hump as deemed appropriate.
3. The Hilton Gaming Corporation or its assignee shall contribute \$25,000 into an escrow account whose custodian is the master developer and shall be used for: (a) excavation of existing curb and gutter, sidewalk, and street improvements and/or (b) design of new improvements, and/or (c) construction of landscaping for the abandoned portion of Ridgeview Drive. Payment shall be made within 30 days of Reno City Council final approval of the PUD or approval of the abandonment application (Reno Case #257-98) whichever occurs later.
4. The Hilton Gaming Corporation shall name a master developer within 30 days of Reno City Council tentative approval of the PUD (Reno Case #169-97). Master developer responsibilities are described below.

## Master Developer Commitments/Responsibilities

1. The Master Developer will provide each Precinct Developer with a copy of the approved Development Standards Handbook and a copy of the Architectural/Development Standards Checklist of items to be addressed by the Precinct Developer. These documents are to be reviewed carefully by each Precinct Developer.
2. The Master Developer shall review all proposed plans for development prepared pursuant to this Planned Unit Development prior to their submission to the City of Reno. Any plan submitted to the City of Reno must be accompanied by a letter and checklist from the Master Developer stating how the proposed development is in conformance with the Development Standards Handbook, including architectural provisions.

Such letter by the Master Developer does not imply that the portion of the project under consideration is in compliance with all applicable City codes, ordinances, or other regulations. Each Precinct Developer is responsible for submittal and processing of all plans and permits required by the City prior to the commencement of construction. If City staff determines that the plans are not in substantial compliance with the final plan approved by City Council, the appeal procedure shall be as outlined in NRS 278A.550 (Appendix "A") for the final plan approval.

The provisions of the Final PUD plan will govern development of the Hilton Planned Unit Development and are intended to further the mutual interests of both the owners and residents of the development and of the public in the preservation of the integrity of the plan as finally approved (NRS 278A.380 Appendix B). Where the provisions of the plan do not address a specific subject, the provisions of the Reno Zoning Ordinance (Title 18) for each specific precinct shall prevail. If a particular development issue is not addressed by the final PUD Handbook, the Reno ordinances, in effect at the time of building permit application, will apply. The provisions outlined in NRS 278A.390 (Appendix C) must run in favor of and are enforceable by the City of Reno.

3. The master developer does not intend to allow generic buildings which do not reflect the upscale tone of the Hilton PUD. All architecture will be reviewed by an architectural committee for consistency with architectural approvals for each precinct within the PUD prior to application for any building permit. Architectural Committee members shall be selected at the sole discretion of the Master Developer.
4. All architecture within the PUD shall be reasonably consistent with respect to design standards. Each precinct development application shall be accompanied by a letter from the master developer which describes how the proposed architecture meets the test of consistency of architectural standards in the Final PUD Handbook. For example, the letter may detail the use of colors, roof style, exterior materials, the repetition of architectural forms, etc. which demonstrate that the proposed building will complement the established architectural style of the entire PUD or a particular planning unit.
5. All landscaping within a precinct shall be reasonably consistent in style. Each precinct development application shall be accompanied by a letter from the master developer which describes how the proposed landscaping meets the test of consistency per the landscaping requirements in the Final PUD Handbook. The letter may detail the type, size, spacing, and quantities of plant material, etc. which demonstrates that the proposed project will complement the established and/or required landscaping for the entire PUD.
6. Any City right-of-way landscaping, not contained on individual precincts or parcels, shall be consistently maintained by individual precinct property owners per the requirements of the Final PUD Handbook or by another means acceptable to City staff.
7. Approval of the timing and completion of constructing off site public improvements shall be to the approval of City Staff. The master developer shall review the requirements defined in the Final PUD Handbook for individual precinct developers. The improvements shall include review and approval of the design of Talbot Lane and Sierra Rose Drive for conformance with PUD standards.
8. The Master Developer shall ensure that proportionate "fair share" contributions are collected for the sewer main line to be installed in Sierra Rose Drive that will provide the capacity needed for the Office Precincts (Parcels B and C), and Commercial Precincts in the PUD west of Kietzke Lane are paid by the respective parcel developer.

The initial precinct developer of any of the above parcels west of Kietzke Lane shall construct a sewer line with adequate capacity to accommodate sewer flows for those parcels at buildout. The line must tie into the existing interceptor in Kietzke Lane and shall be extended with Sierra Rose Drive road improvements, and must be "stubbed out" for future connection by other precinct developers. The "first-in" developer will pay the total off site construction costs at time of construction and will be reimbursed in a timely fashion.

The individual parcel developers shall reimburse the developer who pays for the total construction costs to install the line within 30 days of the time a grading and/or building permit is issued for sewer line construction. Subsequent parcel developers reimbursements agreements shall be completed to the satisfaction of the master developer.

Fair share contributions are based on the approved land uses (per the City Council approval on 3/24/98) and sewer flow estimates per the City of Reno Public Works Design Manual, and the official construction bid estimate prepared by the General Contractor performing the work. The numbers below represent the fair share due by each parcel developer as a percent of the total cost to construct the line:

Office Precinct (Parcels B and C)	55%
General Commercial Precinct (Parcel A)	45%

## 4. PRECINCT DESIGN STANDARDS

These standards apply to only specific precincts, as described below. See Chapter 3, PUD - General Design Standards for standards that apply to the entire project.

### Office Precinct Standards

The purpose of this land use precinct is to provide for office employment users that may be dependent on direct or indirect access to principal arterial roadways and the large volumes of automobile traffic that they carry. Related retail and service uses may also be present.

Typical uses include financial institutions, professional offices, child care centers, etc. Proper buffering will be provided for residential uses to the south.

#### Office Precinct (Parcel A)

**Precinct Size:** ±9.24 acres

#### **Location Guidelines:**

Office uses will border McCarran Boulevard and Talbot Lane, abut Office Precinct (Parcel B) to the south, and abut the existing Quail Park offices to the east. See Figure 4-1, Office Precinct (Parcel A), Page 4-5.

#### **Allowed Uses:**

- Barber and beauty salons.
- Child care facilities.
- Cultural facilities (including art galleries, libraries and museums) and/or publicly owned buildings.
- Financial institutions.
- Fitness centers.
- Medical Offices.
- Professional, business civic or public utility offices.
- Quick-copy establishments.
- Office supply stores.
- Accessory uses which are incidental to and customarily associated with the above permitted uses.

\* **Note 1:** Acoustical studies shall be submitted with an application for either a permit or license for a day care center. No permit or license shall be issued until the administrator has sufficient documentation to show that the following sound levels are not exceeded for properties to the south and west.

Interior noise level  
Exterior noise level

40 dba maximum  
65 dba maximum

**Uses Requiring a Special Use Permit:**

- Individual general retail establishments not to exceed a total of 4,500 s.f. of gross floor area (maximum 12,000 square feet for the entire precinct).
- Laundry pick-up establishments (no laundering on the premises); Laundromats; and small-scale dry cleaning not exceeding 2,000 square feet in size.
- Laboratories.
- Private clubs and lodges.
- Residential uses above the first floor.
- Restaurants
- Training centers and educational centers/offices.
- Retail uses operating between 11:00pm and 6:00am and that are adjacent to residential uses.

**Table 4-1 Office Precinct (Parcel A) Zoning Summary**

Building Separation	20' Minimum
Building Height	1 story
Building Coverage	35% Maximum
Floor Area Ratio	35% Maximum
Landscaping Requirements	25% Minimum
<b>Building Setbacks</b>	-
<b>Street</b>	<b>Distance</b>
McCarran	30'
Talbot Lane	15'
South Property Line (Abutting Office Prct - Parcel B)	10' <sup>1</sup>
East Property Line (Abutting Existing Offices)	10' <sup>1</sup>

**Note** - All setback areas shall be landscaped per the requirements of the landscaping portion of this document.  
 - Setbacks from external project boundary. Buildings may be parcelized separate from common area.

**Citifare Bus Stop:**

If required by the Regional Transportation Commission, the developer will construct a bus stop to City and RTC standards on the south side of McCarran Boulevard, and/or the east side of Talbot Lane adjacent to this Precinct. The bus stop(s) will be completed prior to issuance of any certificate of occupancy for any buildings in this precinct.

**Vehicular and Pedestrian Circulation and Access:**

All driveway spacing shall conform to the City of Reno design standards. Following are the maximum number of driveways permitted on area streets:

- Two driveways will be permitted on Talbot Lane that permit full movements.
- Two driveways will be permitted on McCarran Boulevard. The easterly location shall be a

- joint shared use access with the McCarran Quail Office Park.
- Site related access improvements may include the provision of protected/permissive left turn traffic signal phasing and increased left turn storage length for westbound traffic at the McCarran Boulevard/ Talbot Lane Intersection.
- At the southeast corner of the Precinct, a reciprocal access easement shall be granted to the McCarran Quail Office Park if necessary.

### **Street Construction Phasing:**

The developer of this Precinct shall be required to complete full street improvements for Talbot Lane and McCarran Boulevard adjacent to this Precinct, per the Street Sections in Figure 3-3, page 3-8. All improvements shall be completed prior to issuance of any certificate of occupancy. The Master Developer shall review and approve the design of street section improvements.

### **Architecture Standards:**

Office architecture will be contemporary in nature. Building materials shall include stucco and/or glass exteriors with tile roofing. Figure 4-2, Office Architecture Concept, Page 4-6 illustrates the proposed office architecture.

The overall goal within the office precinct is to create a high quality office development.

- All buildings must incorporate a unified architectural design theme.
- All building materials and colors shall be reviewed and approved by the City of Reno staff prior to issuance of building permit. Colors must relate to the architectural style.
- An architectural checklist and architectural vocabulary has been incorporated within the final PUD handbook to ensure that proper and consistent architecture is achieved with construction of each office building.
- Final approval of architectural elevation plans for each office must be consistent within the PUD architectural standards checklist and vocabulary to the satisfaction of City staff prior to the issuance of a building permit.

### **Architectural Features**

- Stepped building facades are encouraged
- Varied window fenestration should be implemented as appropriate.
- Terraced roof planes and varied building heights and roof massing are encouraged.
- Detailing of fascia and eaves can provide richness to the architectural composition.

### **Exterior Materials/Articulated Surfaces/Textures**

- Exterior Materials shall include stucco walls or high quality tempered and/or spandrel glass. Walls facing residential property to the south shall use non-reflectorized glass to avoid glare.
- Roofing materials shall consist of clay tile, concrete tile, or slate in warm, neutral, earthtone colors. Roof form and building massing provide variety and texture to a project's overall appearance.
- A color palette and materials list, architectural checklist, and architectural vocabulary has been provided within this PUD document.
- Exterior elements and materials should be limited in number and be compatible with one another,

while being in scale with the building. Care should be taken so that materials do not detract from the building's overall appearance or become visually complicated.

- Siding materials/glass should extend close to finished grade on any elevation visible from public areas to eliminate large areas of exposed foundation.

**Signs:**

- One 4' high by 8' wide monument sign is allowed on both McCarran Boulevard and Talbot Lane.
- One 4' high by 10' wide monument sign is allowed on the southeast corner of McCarran Boulevard and Talbot Lane. Uniform signs are required in accordance with the entry sign treatment. No internal illumination is allowed.
- One ten (10) square foot monument sign is allowed for every tenant. These signs shall be located between the building and parking area. In no event, shall these signs be located between building parking areas and McCarran Boulevard and/or Talbot Lane along the street. Signs shall all be architecturally compatible with the buildings. No lighting is allowed.
- One wall sign per tenant is allowed for individual tenant identification. Tenant signs shall be limited to ten (10) square feet per tenant as outlined by the sign letters. Individual channelized letters shall be used. Letter height shall not exceed eight (8") inches. No lighting is allowed.
- A schematic design of both the monument and tenant identification wall sign shall be submitted to City of Reno staff for review and approval prior to the issuance of any building permit within the office parcel. The schematic design shall indicate materials, colors and style of letters to be used. Once approved, this schematic design shall be used as the base design requirements for all project signs.

**Landscaping:**

- General landscape requirements are addressed in Chapter 3, General Landscaping.

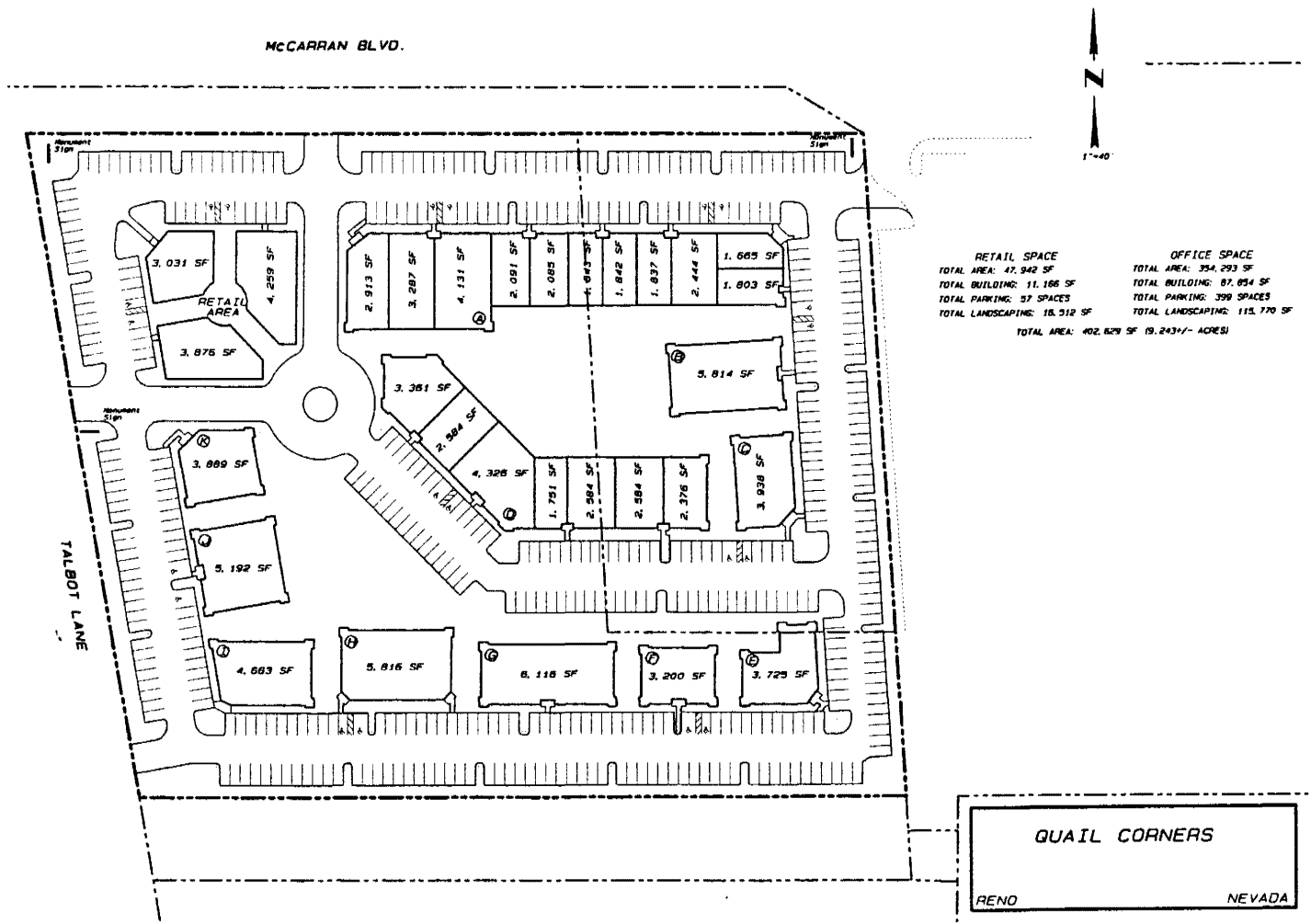


Figure 4-1 Office Precinct (Parcel A)

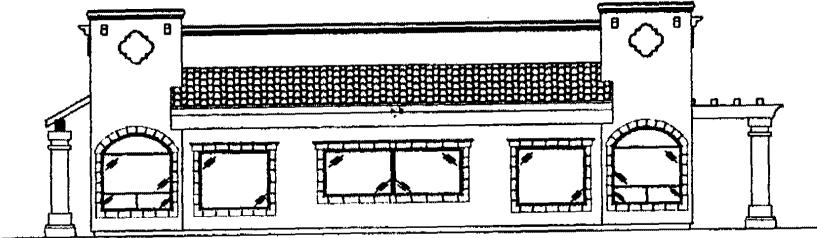
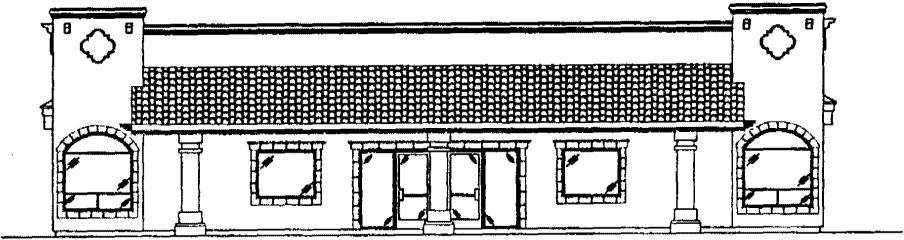
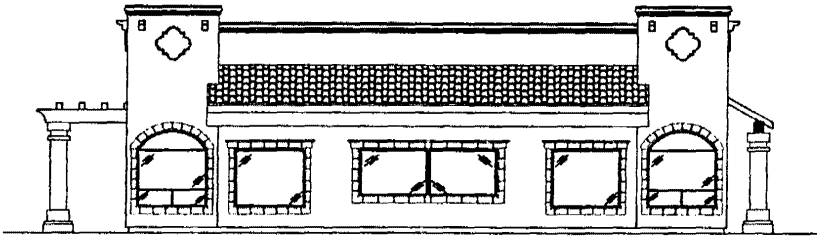
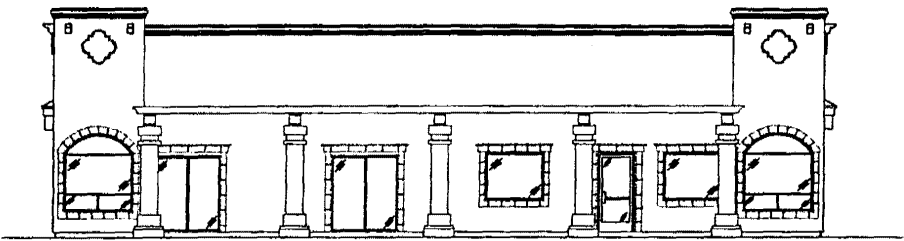


Figure 4 -2 Office (Parcel A) Architecture Concept

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## Office Precinct (Parcel B)

**Precinct Size:** ±17.68 acres

### **Location Guidelines:**

The Office Precinct (Parcel B) will border Talbot Lane on the west and Sierra Rose Drive on the south. This Precinct abuts the Office Precinct (Parcel A) and the existing McCarran Quail Park to the north, and abuts the planned Parcel A of the General Commercial Precinct to the east. See Figure 4-3, Office Precinct (Parcel B) - Site Plan, Page 4-12.

### **Allowed Uses:**

- Barber and beauty salons.
- Child care facilities.
- Cultural facilities (including art galleries, libraries and museums) and/or publicly owned buildings.
- Financial institutions.
- Fitness centers.
- Medical Offices.
- Professional, business civic or public utility offices.
- Quick-copy establishments.
- Office supply stores.
- Accessory uses which are incidental to and customarily associated with the above permitted uses.
- Grounds maintenance facility will not exceed 3,000 SF. No outdoor storage will be allowed. The location of the maintenance facility shall be Building "S", interior to the site. Please refer to Figure 4-3, Office Precinct (Parcel B) - Site Plan, Page 4-12.
- Incidental retail establishments (maximum 10,000 SF) associated with allowable uses.

\* **Note 1:** Acoustical studies shall be submitted with an application for either a permit or license for a day care center. No permit or license shall be issued until the administrator has sufficient documentation to show that the following sound levels are not exceeded for properties to the south and west.

Interior noise level	40 dba maximum
Exterior noise level	65 dba maximum

**Note 2:** General retail establishments are not realistic due to the maximum traffic generation criteria per Table 3-1. "Anchor" or large retail establishments would exceed said values and thus virtually eliminate the office use.

✻

**Uses Requiring a Special Use Permit:**

- Laundry pick-up establishments (no laundering on the premises); Laundromats; and small-scale dry cleaning not exceeding 2,000 square feet in size.
- Laboratories.
- Private clubs and lodges.
- Residential uses above the first floor.
- Training centers and educational centers/offices.
- Retail uses operating between 11:00pm and 6:00am and that are adjacent to residential uses.

**Table 4-2 Office Precinct (Parcel B) Zoning Summary**

Building Separation	20' Minimum
Building Height	2 story
Building Coverage	35% Maximum
Floor Area Ratio	35% Maximum
Landscaping Requirements	25% Minimum
<b>Building Setbacks</b>	-
<b>Street</b>	<b>Distance</b>
Sierra Rose Drive	15'
Talbot Lane (East Side)	15'
North Property Line (Abutting Office Precinct - Parcel A and McCarran Quail Office Park)	10'
East Property Line (Abutting General Commercial Parcel A)	10'
West Property Line (Office Precinct B (Bldg. T) on the south side of Sierra Rose Drive abutting Office Precinct - Parcel C)	10'

**Note** - All setback areas shall be landscaped per the requirements of the landscaping portion of this document .  
 - Setbacks from external project boundary. Buildings may be parcelized separate from common area.

**Citifare Bus Stop:**

If required by the Regional Transportation Commission, the developer will construct a bus stop to city and RTC standards on the north side of Sierra Rose Drive, and/or the east side of Talbot Lane adjacent to this precinct. The bus stop(s) will be constructed prior to issuance of any certificate of occupancy.

### **Vehicular and Pedestrian Circulation and Access:**

All driveway spacing shall conform to the City of Reno design standards. Following are the maximum number of driveways permitted on area streets:

- One driveway will be permitted on Talbot Lane that permit full movements in accordance with City driveway spacing requirements.
- A maximum of two driveways will be permitted on Sierra Rose Drive that allow full movements.

### **Street/Traffic Improvements Phasing:**

The developer of this Precinct shall be required to complete Talbot Lane per the street section in Figure 3-3, Street Sections Concept, Page 3-8 with full-street improvements on Talbot Lane adjacent to this Precinct between the north and south property lines of this Precinct or between McCarran Boulevard and the south property line of this precinct if this precinct develops prior to the Office Precinct. All improvements shall be completed prior to issuance of any certificate of occupancy. Sierra Rose Drive full street improvements between Talbot Lane and the east property line of the Office Precinct (Parcel B) (common property line with General Commercial Parcel A) shall be completed by the developer of this Precinct prior to issuance of any Certificate of Occupancy. Sierra Rose Drive right-of-way shall not encumber Assessors's Parcel Number 040-081-26 within the Office Precinct (Parcel C) for roadway or landscape buffer purposes. Thus, Sierra Rose Drive right-of-way shall be entirely granted within the Office Precinct (Parcel B) property area, excepting that necessary for the curb return at Talbot Lane. The design standard for Sierra Rose Drive shall conform to City Public Works Design Manual requirements for a residential collector street without superelevation.

### **Architecture Standards:**

Office architecture will be contemporary in nature. Building materials shall include stucco and/or glass exteriors with tile roofing. Figures 4-5a/b, 4-6a/b, and 4-7a/b Office Architecture Concepts illustrate the proposed office architecture.

The overall goal within the office precinct is to create a high quality office development.

- All buildings must incorporate a unified architectural design theme.
- All building materials and colors shall be reviewed and approved by the City of Reno staff prior to issuance of building permit. Colors must relate to the architectural style.
- An architectural checklist and architectural vocabulary has been incorporated within the final PUD handbook to ensure that proper and consistent architecture is achieved with construction of each office building.
- Final approval of architectural elevation plans for each office must be consistent within the PUD architectural standards checklist, vocabulary, and Architectural Elevation Figures 4-5a/b, 4-6a/b, and 4-7a/b, to the satisfaction of City staff prior to the issuance of a building permit.

### **Architectural Features**

- Stepped building facades are encouraged
- Varied window fenestration should be implemented as appropriate.
- Terraced roof planes and varied building heights and roof massing are encouraged.
- Detailing of fascia and eaves can provide richness to the architectural composition.

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**Exterior Materials/Articulated Surfaces/Textures**

- Exterior Materials shall include stucco walls with cultured stone European castle rock as accent materials. Walls facing residential property shall use non-reflectorized glass to avoid glare.
- Roofing materials shall consist of Spanish tile. The use of standing seam metal roofs shall be allowed as an accent material on entry awnings and building entries. Materials must be non-reflective. Roof form and building massing provide variety and texture to a project's overall appearance.
- Exterior elements and materials should be limited in number and be compatible with one another, while being in scale with the building. Care should be taken so that materials do not detract from the building's overall appearance or become visually complicated.
- Siding materials/glass should extend close to finished grade on any elevation visible from public areas to eliminate large areas of exposed foundation.

**Walls and Fencing:**

A privacy fence currently exists along the north property line for the entire length of the McCarran Quail Office Park property. A fence shall be installed along the south property line of the PUD abutting Rancharrah. All fences shall be installed prior to issuance of a certificate of occupancy for the appropriate precinct area. Fence construction shall be phased with project construction phasing as indicated on Figure 4-3, Office Precinct (Parcel B), Page 4-12. Also, see Figure 3-17, Page 3-42, Fencing and Walls Concept.

**Signs:**

**Monument Signs - Option 1**

- One monument sign (5' high by 10' wide) is allowed on Talbot Lane.
- Five monument signs (5' high by 10' wide) are allowed on Sierra Rose Drive. One monument sign will be located on either side of each of the two driveways on the north side of Sierra Rose Drive, for a total of four signs. One monument sign will be located on the south side of Sierra Rose Drive, east of the proposed driveway.
- One monument corner sign (6' high by 10' wide) is allowed on the northeast corner of Talbot Lane and Sierra Rose Drive. Uniform signs are required in accordance with the entry sign treatment. No internal illumination is allowed. Please refer to Figure 4-8a, Monument and Corner Sign Concept - Option 1, Page 4-20.

**Monument Signs - Option 2**

- One monument sign (6' high by 8' wide) is allowed on Talbot Lane.
- Five monument signs (6' high by 8' wide) are allowed on Sierra Rose Drive. One monument sign will be located on either side of each of the two driveways on the north side of Sierra Rose Drive, for a total of four signs. One monument sign will be located on the south side of Sierra Rose Drive, east of the proposed driveway.
- One monument corner sign (6' high by 10' wide) is allowed on the northeast corner of Talbot Lane and Sierra Rose Drive. Uniform signs are required in accordance with the entry sign treatment. No internal

illumination is allowed. Please refer to Figure 4-8b, Monument and Corner Sign Concept - Option 2, Page 4-21.

**Tenant Identification Signs and other sign information**

- One ten (10) square foot monument sign is allowed for every tenant. These signs shall be located between the building and parking area. In no event, shall these signs be located between building parking areas and Talbot Lane and/or Sierra Rose Drive along the street. Signs shall all be architecturally compatible with the buildings. No lighting is allowed.
- One wall sign per tenant is allowed for individual tenant identification. Tenant signs shall be limited to thirty-five (35) square feet per tenant as outlined by the sign letters. Individual channelized letters shall be used. Letter height shall not exceed eight (20") inches. Back lighting is allowed. Please refer to Figure 4-9, Tenant Identification Signs, Page 4-22.
- A schematic design of both the monument and tenant identification wall sign shall be submitted to City of Reno staff for review and approval prior to the issuance of any building permit within the office parcel. The schematic design shall indicate materials, colors and style of letters to be used. Once approved, this schematic design shall be used as the base design requirements for all project signs.

**Landscaping:**

- General landscape requirements are addressed in Chapter 3, General Landscaping.

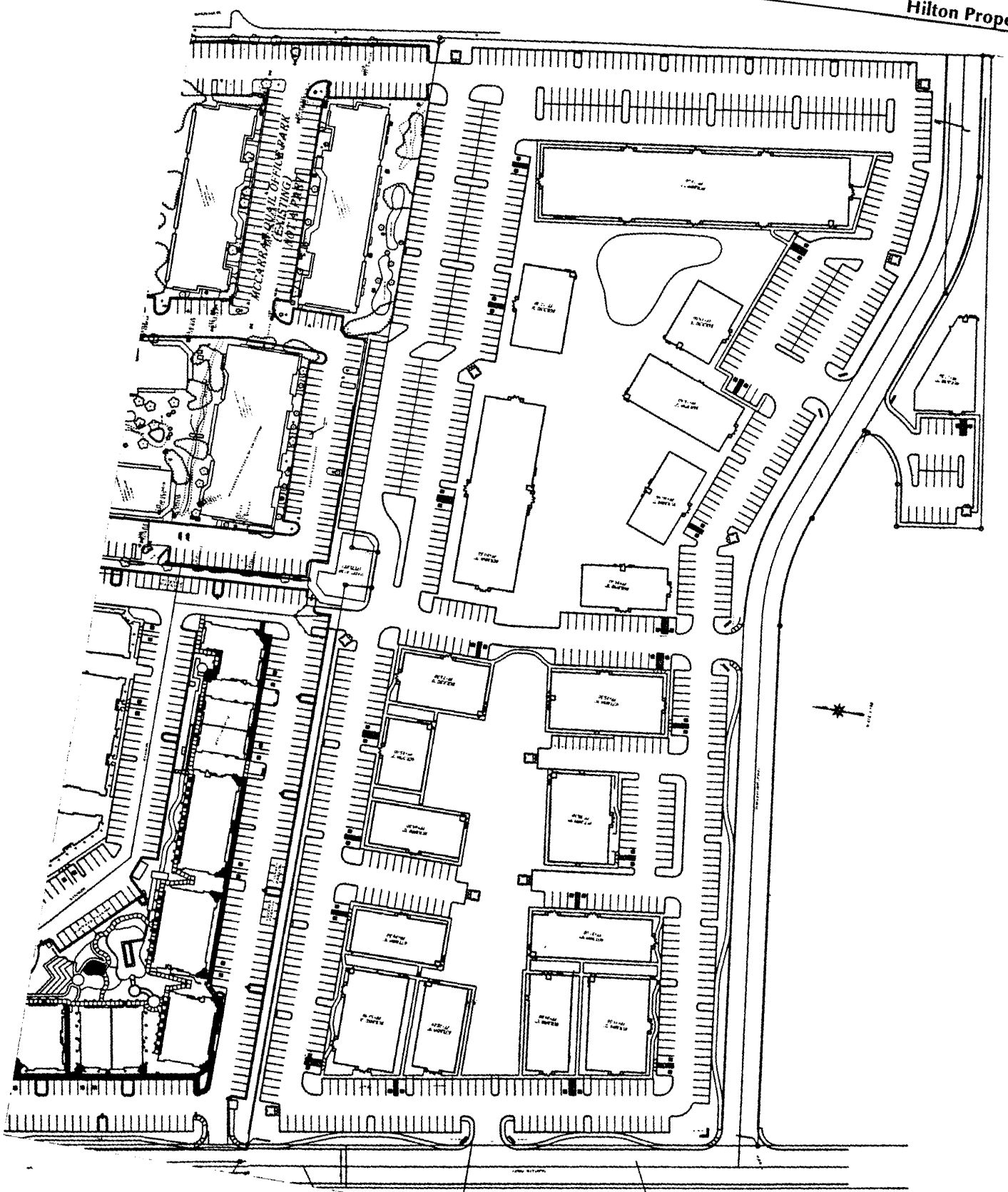


Figure 4-3 Office Precinct (Parcel B) - Site Plan

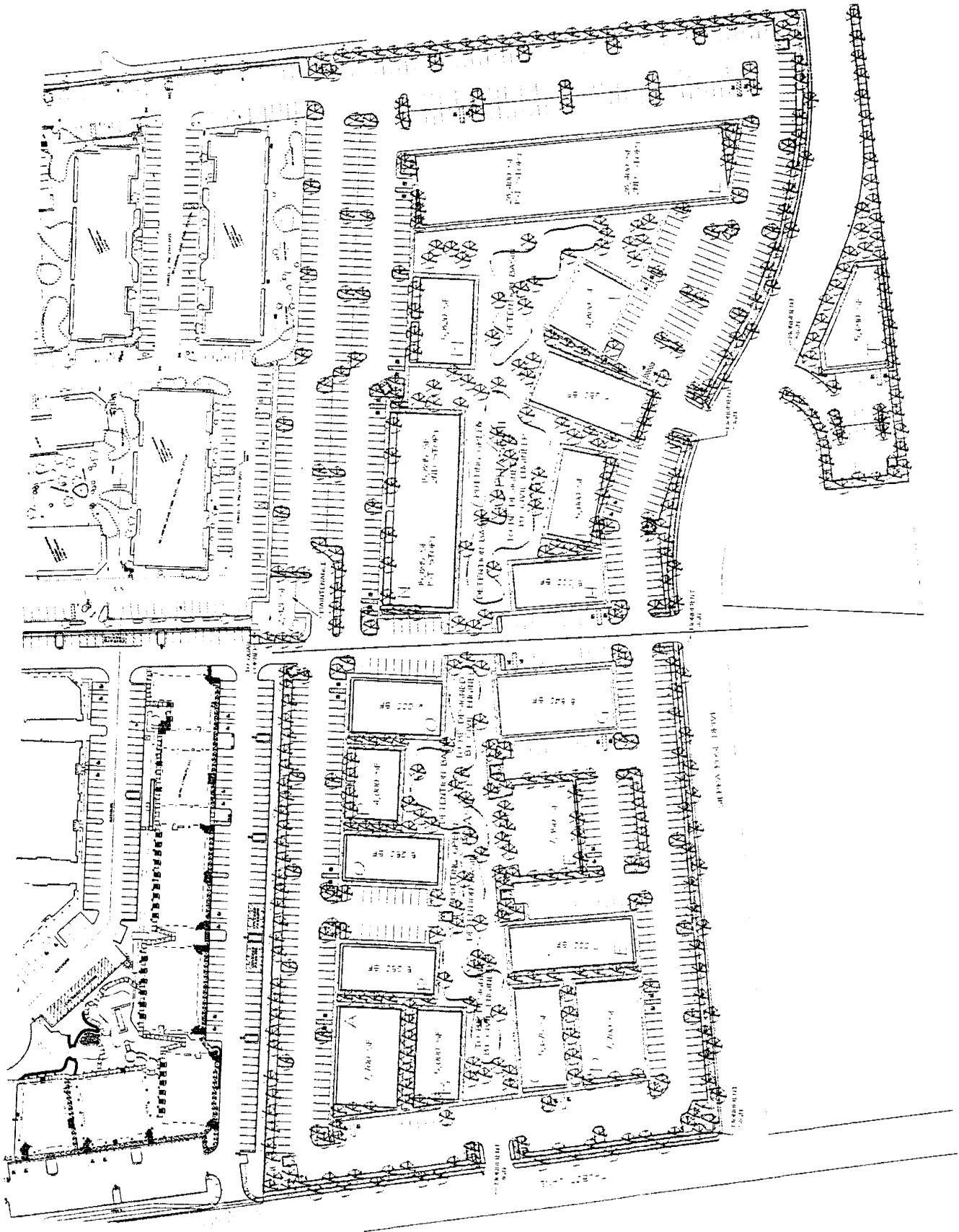
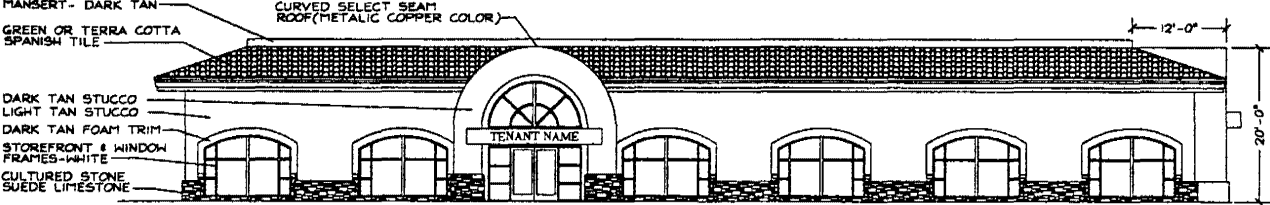
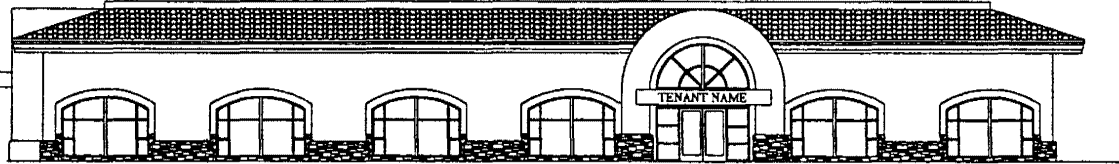


Figure 4-4 Office Precinct (Parcel B) - Preliminary Planting Plan



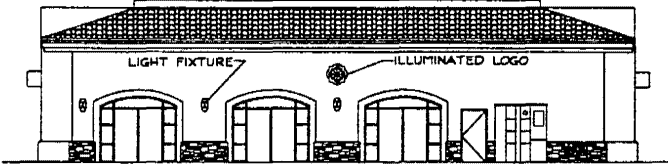
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EAST ELEVATION



SOUTH ELEVATION

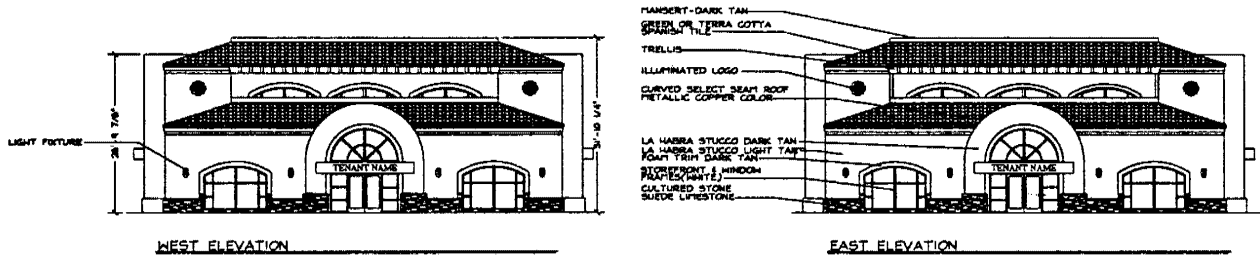


NORTH ELEVATION

Figure 4 -5a Office (Parcel B) Architecture Concept - Option 1

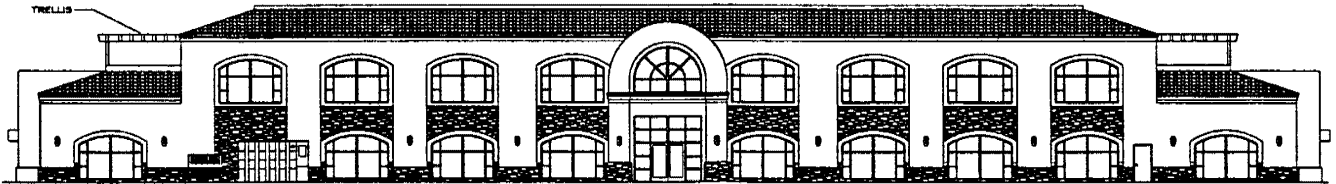


NORTH ELEVATION



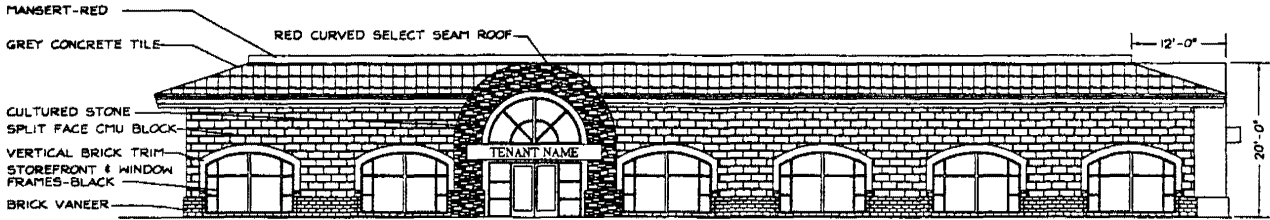
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EAST ELEVATION

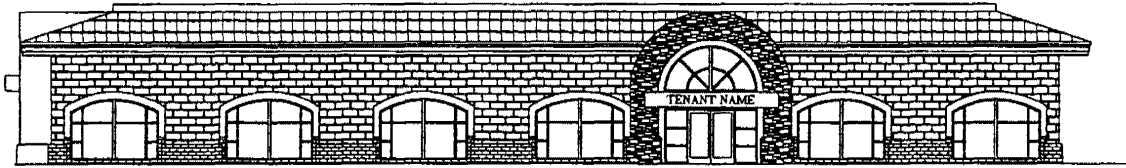


SOUTH ELEVATION

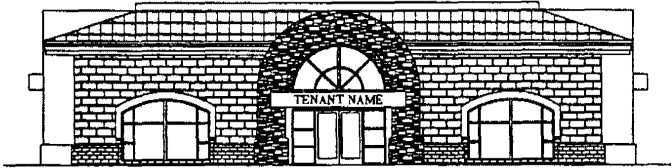
Figure 4 -5b Office (Parcel B) Architecture Concept - Option 1



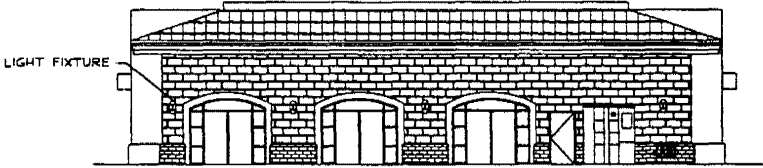
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

Figure 4 -6a Office (Parcel B) Architecture Concept - Option 2

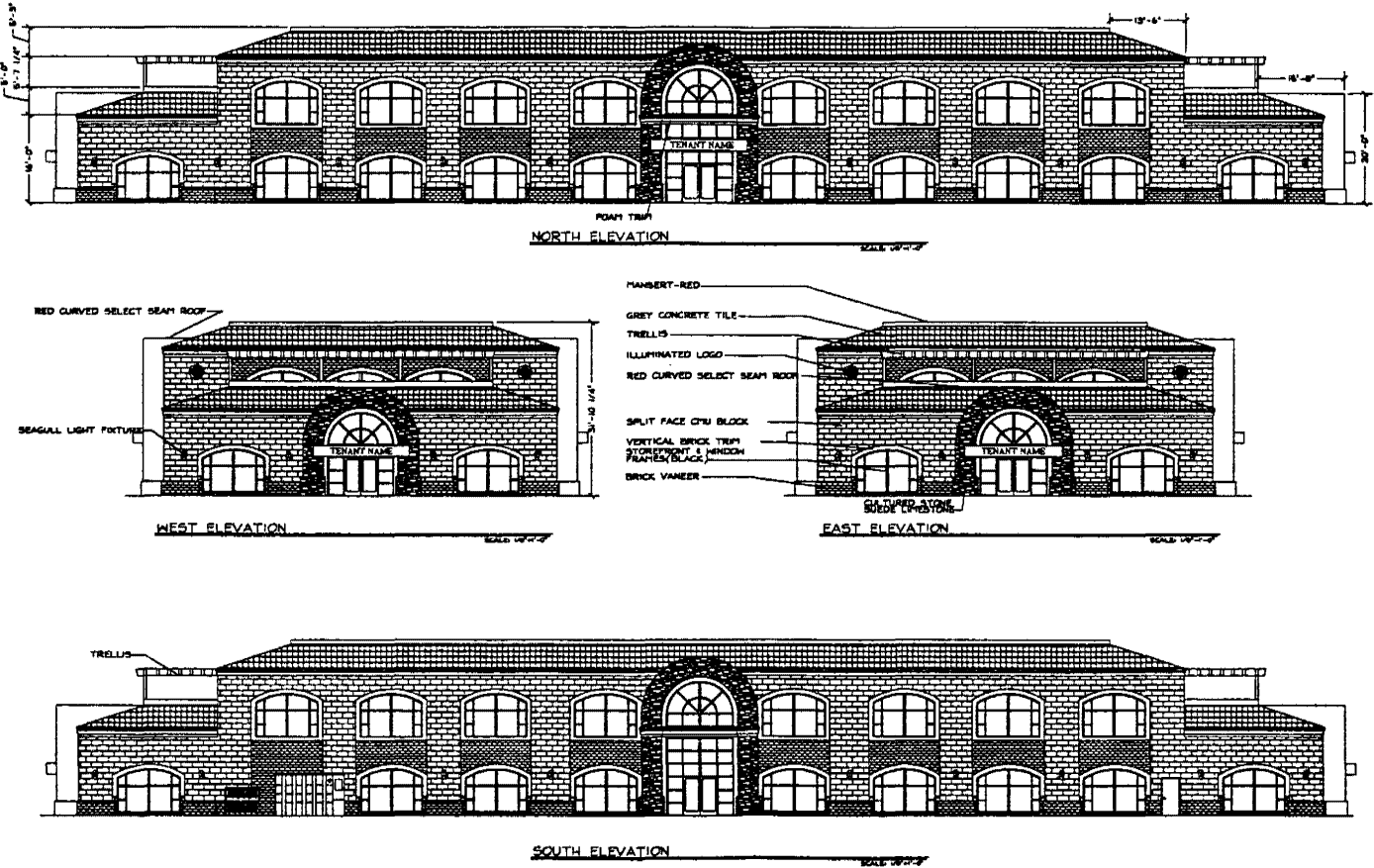
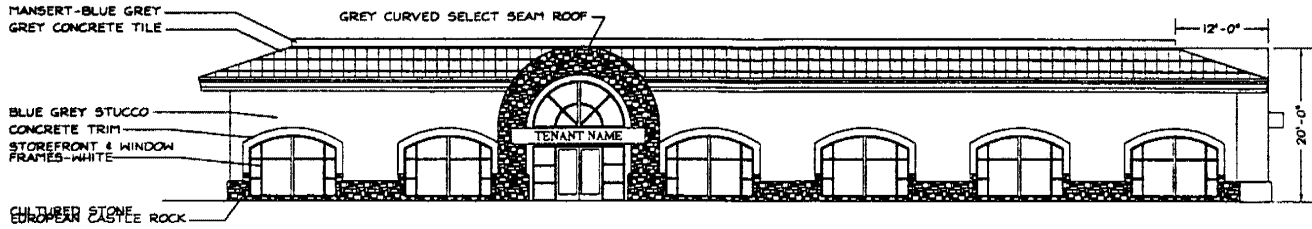
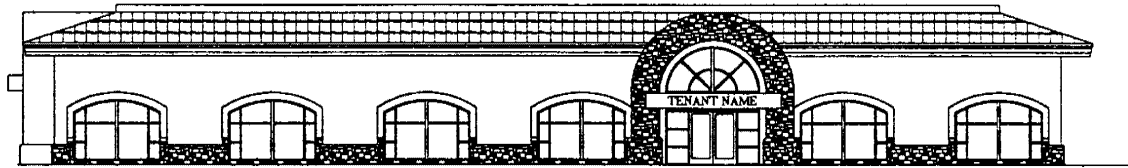


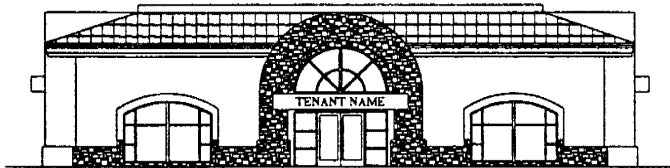
Figure 4 -6b Office (Parcel B) Architecture Concept - Option 2



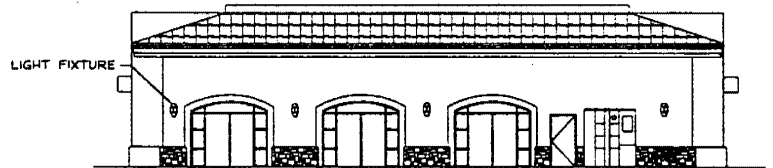
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EAST ELEVATION

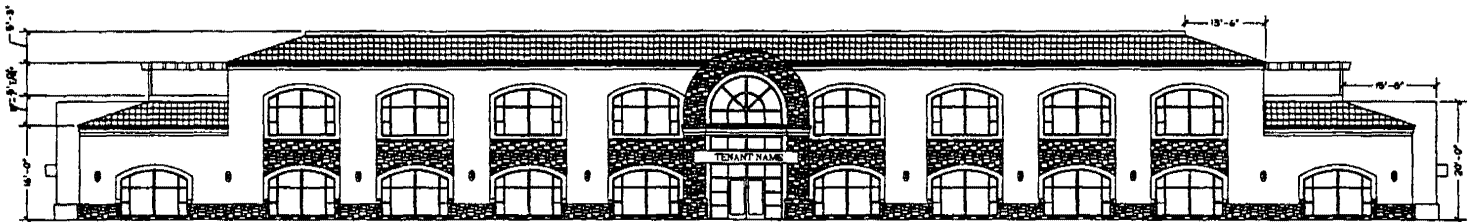


SOUTH ELEVATION

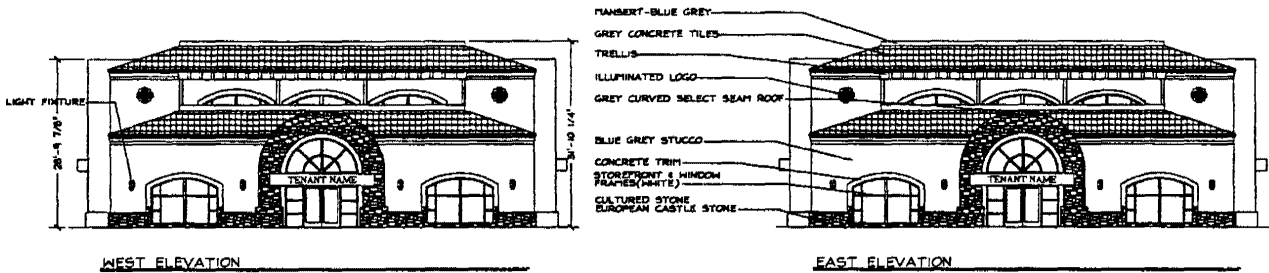


NORTH ELEVATION

Figure 4 -7a Office (Parcel B) Architecture Concept - Option 3

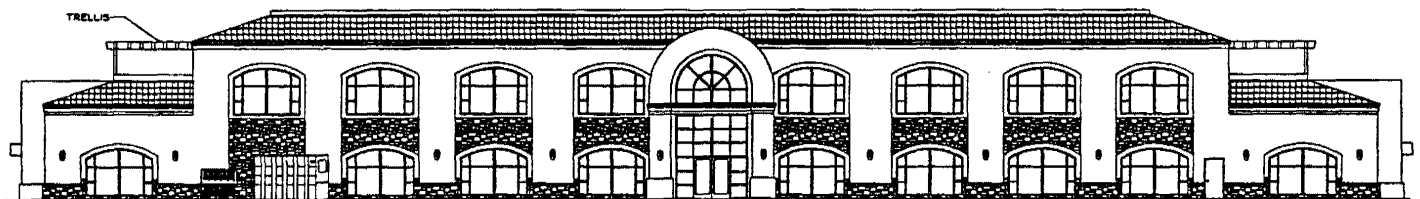


NORTH ELEVATION



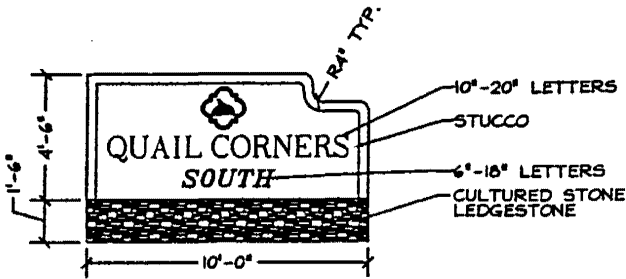
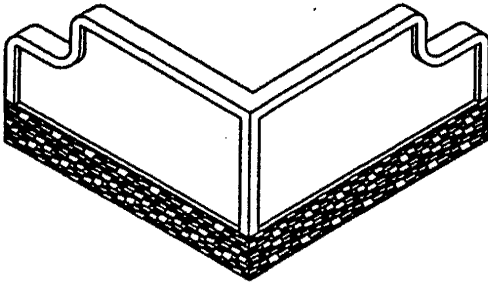
WEST ELEVATION

EAST ELEVATION

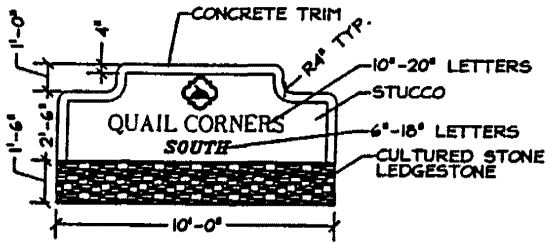
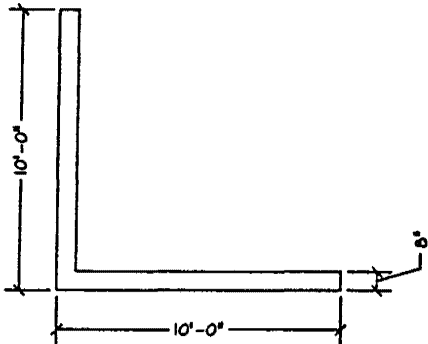


SOUTH ELEVATION

Figure 4 -7b Office (Parcel B) Architecture Concept - Option 3

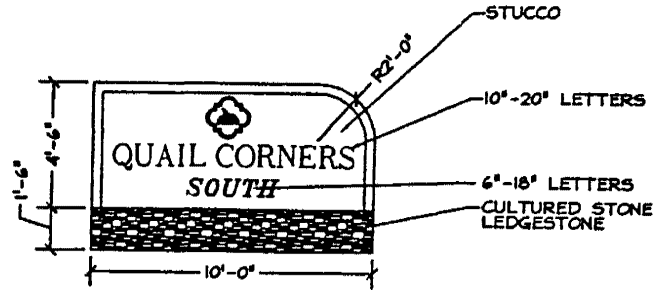
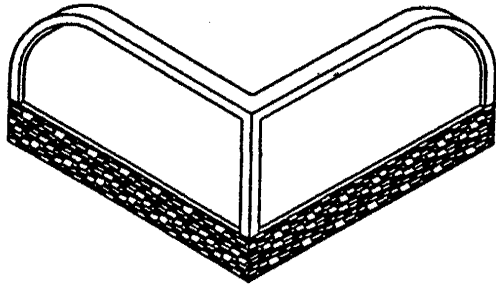


1 CORNER SIGN N.T.S.

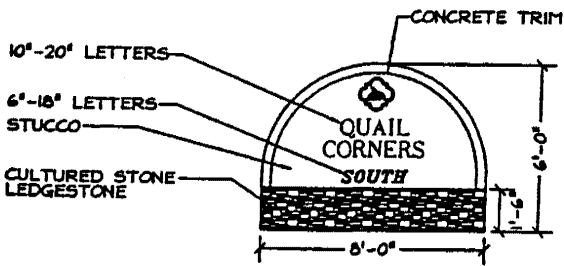


2 MONUMENT SIGN N.T.S.

Figure 4 - 8a Monument and Corner Sign Concept - Option 1



1 CORNER SIGN  
N.T.S.



2 MONUMENT SIGN  
N.T.S.

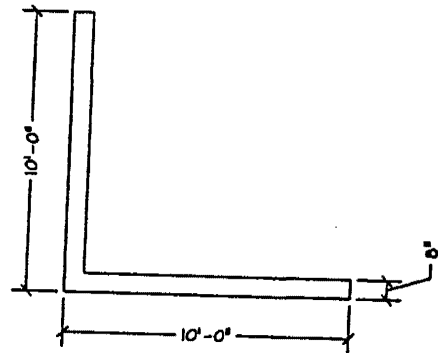


Figure 4 - 8b Monument and Corner Sign Concept - Option 2

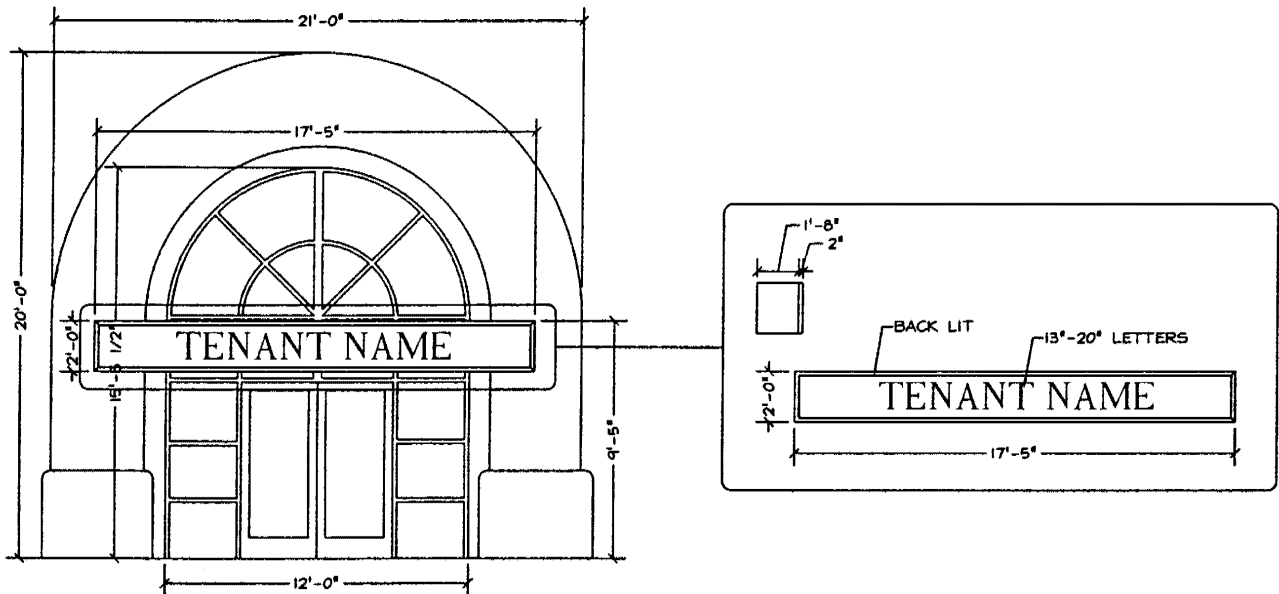


Figure 4 - 9 Tenant Identification Signs

## Office Precinct (Parcel C)

**Precinct Size:** +3.86 acres

### Location Guidelines:

The Office Precinct (Parcel C) will border Talbot Lane on the west and Sierra Rose Drive on the north. This Precinct abuts the Office Precinct (Parcel B, Unit T) to the east and Rancharrah to the south. See Figure 4-10, Office Precinct (Parcel C) - Site Plan, Page 4-28.

### Allowed Uses:

- Barber and beauty salons.
- Cultural facilities (including art galleries, libraries and museums) and/or publicly owned buildings.
- Financial institutions.
- Medical Offices.
- Professional, business civic or public utility offices.
- Quick-copy establishments.
- Office supply stores.
- Accessory uses which are incidental to and customarily associated with the above permitted uses.
- \* **Note 1:** Acoustical studies shall be submitted with an application for either a permit or license for a day care center or private school. No permit or license shall be issued until the administrator has sufficient documentation to show that the following sound levels are not exceeded for properties to the south and west.

Interior noise level	40 dba maximum
Exterior noise level	65 dba maximum

**Uses Requiring a Special Use Permit:**

- Laundry pick-up establishments (no laundering on the premises); Laundromats; and small-scale dry cleaning not exceeding 2,000 square feet in size.
- Laboratories.
- Private clubs and lodges.
- Training centers and educational centers.
- Fitness centers.
- Child care facilities.
- Private Schools (K-8)
- Any use operating between the hours of 11 p.m. and 6 a.m.

- \* **Note 1:** Acoustical studies shall be submitted with an application for either a permit or license for a day care center or private school. No permit or license shall be issued until the administrator has sufficient documentation to show that the following sound levels are not exceeded for properties to the south and west.
 

Interior noise level	40 dba maximum
Exterior noise level	65 dba maximum

**Table 4-3 Office Precinct (Parcel C) Zoning Summary**

Building Separation	20' Minimum
Building Height	1 story
Building Coverage	35% Maximum
Floor Area Ratio	35% Maximum
Landscaping Requirements	25% Minimum
<b>Building Setbacks</b>	
<b>Street</b>	<b>Distance</b>
Sierra Rose Drive	15'
Talbot Lane (East Side)	15'
East Property Line (Abutting Office Precinct Parcel B)	10'
South Property Line abutting Rancharrah.	↔ 20'

**Note** - All setback areas shall be landscaped per the requirements of the landscaping portion of this document.  
 - Setbacks from external project boundary. Buildings may be parcelized separate from common area.

**Citifare Bus Stop:**

If required by the Regional Transportation Commission, the developer will construct a bus stop to City and RTC standards on the south side of Sierra Rose Drive. The bus stop(s) will be constructed prior to issuance of any certificate of occupancy for any residences.

**Vehicular and Pedestrian Circulation and Access:**

All driveway spacing shall conform to the City of Reno design standards. Following are the maximum number of driveways permitted on area streets:

- Two driveways will be permitted on Sierra Rose Drive that permit full movements in accordance with City driveway spacing requirements.

### **Street/Traffic Improvements Phasing:**

The developer of this Precinct shall be required to complete Talbot Lane per the street section in Figure 3-3, Street Sections Concept, Page 3-8 with full-street improvements on Talbot Lane adjacent to this Precinct between the north and south property lines of this Precinct. All improvements shall be completed prior to issuance of any certificate of occupancy. Sierra Rose Drive full street improvements between Talbot Lane and the east property line of the Office Precinct (Parcel C) (common property line with Office Precinct Parcel B) shall be completed by the developer of this Precinct prior to issuance of any Certificate of Occupancy. Sierra Rose Drive right-of-way shall not encumber Assessors's Parcel Number 040-081-26 within the Office Precinct Parcel C for roadway or landscape buffer purposes. Thus, Sierra Rose Drive right-of-way shall be entirely granted within the Office Precinct (Parcel B) property area, excepting that necessary for the curb return at Talbot Lane. The design standard for Sierra Rose Drive shall conform to City Public Works Design Manual requirements for a residential collector street without superelevation.

### **Architecture Standards:**

Office architecture will be contemporary in nature. Building materials shall include stucco and/or glass exteriors with tile roofing. Figures 4-11a/b, Office Architecture Concepts illustrate the proposed office architecture.

The overall goal within the office precinct is to create a high quality office development.

- All buildings must incorporate a unified architectural design theme.
- All building materials and colors shall be reviewed and approved by the City of Reno staff prior to issuance of building permit. Colors must relate to the architectural style.
- An architectural checklist and architectural vocabulary has been incorporated within the final PUD handbook to ensure that proper and consistent architecture is achieved with construction of each office building.
- Final approval of architectural elevation plans for each office must be consistent within the PUD architectural standards checklist, vocabulary, and Architectural Elevation Figures 4-11a/b, to the satisfaction of City staff prior to the issuance of a building permit.

### **Architectural Features**

- Stepped building facades are encouraged
- Varied window fenestration should be implemented as appropriate.
- Detailing of fascia and eaves can provide richness to the architectural composition.

### **Exterior Materials/Articulated Surfaces/Textures**

- Exterior Materials shall include stucco walls<sup>\*\*</sup>with cultured stone European castle rock as accent materials. Walls facing residential property shall use non-reflectorized glass to avoid glare.
- Roofing materials shall consist of Spanish tile. The use of standing seam metal roofs shall be allowed as an accent material on entry awnings and building entries. Materials must be non-reflective. Roof form and building massing provide variety and texture to a project's overall appearance.
- Exterior elements and materials should be limited in number and be compatible with one another, while being in scale with the building. Care should be taken so that materials do not detract from the building's overall appearance or become visually complicated.

- Siding materials/glass should extend close to finished grade on any elevation visible from public areas to eliminate large areas of exposed foundation.

### **Walls and Fencing:**

A six foot solid wood screen fence or masonry wall is required along the south property line. Fencing design standards shall be consistent to the satisfaction of City staff with the fencing required of the Office Precinct (Parcel B) or General Commercial Precinct Developer along the south property line of the PUD abutting Rancharrah east of the Office Precinct (Parcel C). The fence shall be installed prior to issuance of a certificate of occupancy for the first building.

### **Signs:**

#### **Monument Signs**

- Two monument signs (6' high by 8' wide) are allowed on Sierra Rose Drive. One monument sign will be located adjacent to each of the two driveways on the south side of Sierra Rose Drive, for a total of two signs.
- One monument corner sign (6' high by 10' wide) is allowed on the southeast corner of Talbot Lane and Sierra Rose Drive. Uniform signs are required in accordance with the entry sign treatment. No internal illumination is allowed. Please refer to Figure 4-12, Monument and Corner Sign, Page 4-31.

#### **Tenant Identification Signs and other sign information**

- One ten (10) square foot monument sign is allowed for every tenant. These signs shall be located between the building and parking area. In no event, shall these signs be located between building parking areas and Talbot Lane and/or Sierra Rose Drive along the street. Signs shall all be architecturally compatible with the buildings. No lighting is allowed.
- One wall sign per tenant is allowed for individual tenant identification. Tenant signs shall be limited to thirty-five (35) square feet per tenant as outlined by the sign letters. Individual channelized letters shall be used. Letter height shall not exceed eight (20") inches. Back lighting is allowed. Please refer to Figure 4-13, Tenant Identification Signs, Page 4-32.
- A schematic design of both the monument and tenant identification wall sign shall be submitted to City of Reno staff for review and approval prior to the issuance of any building permit within the office parcel. The schematic design shall indicate materials, colors and style of letters to be used. Once approved, this schematic design shall be used as the base design requirements for all project signs.

22

**Landscaping:**

- General landscape requirements are addressed in Chapter 3, General Landscaping.

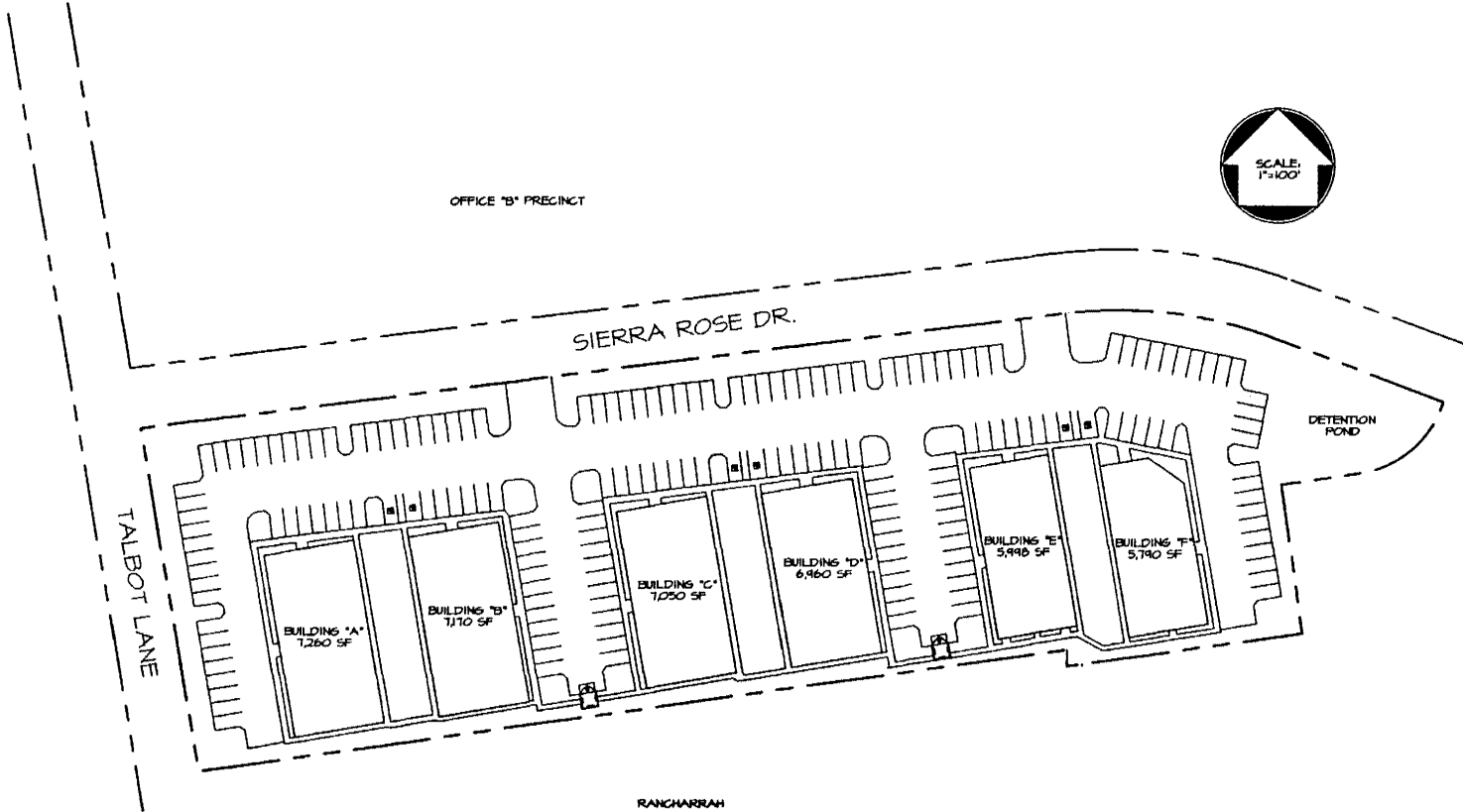


Figure 4-10 Office Precinct (Parcel C) - Site Plan

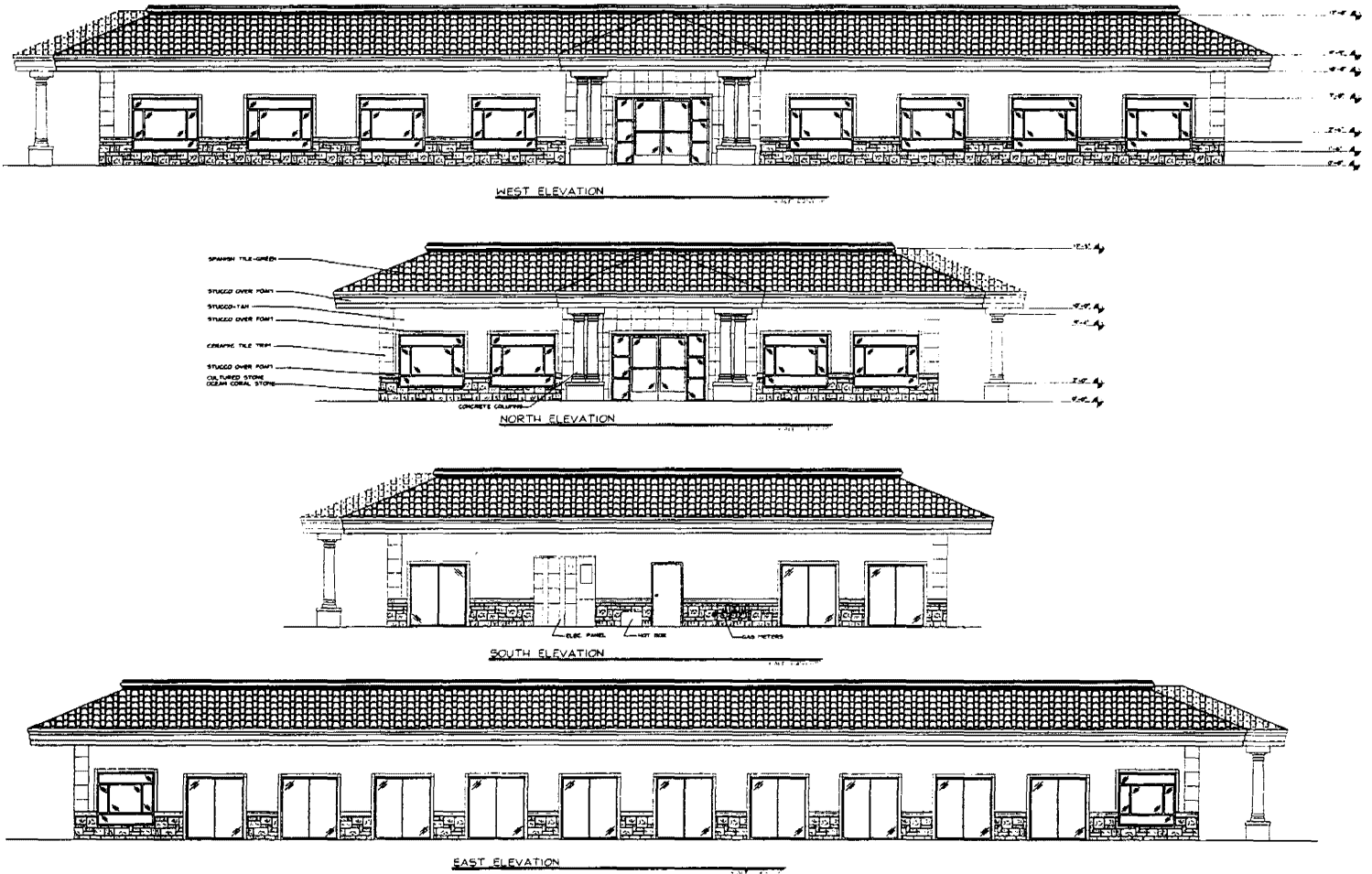


Figure 4-11 - Office (Parcel C) Architecture Concept - Buildings A thru F

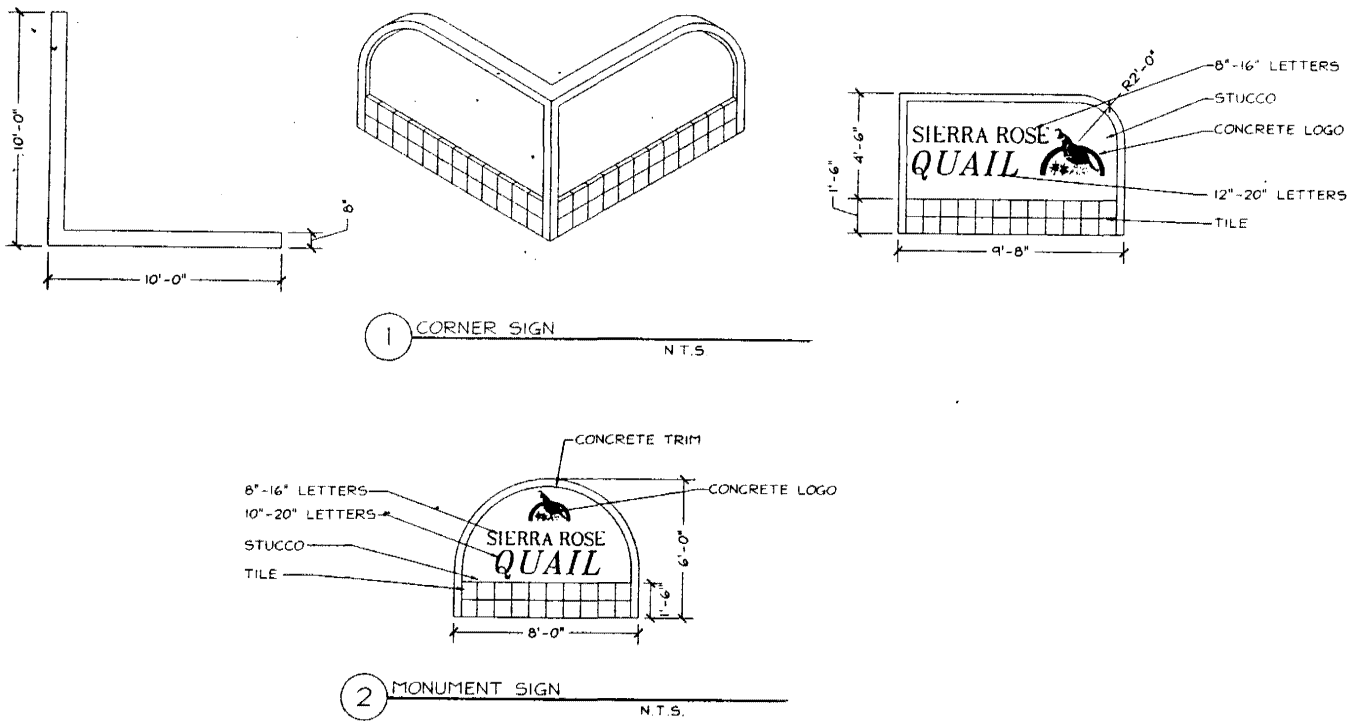


Figure 4-12 - Office (Parcel C) Monument and Corner Sign Concept

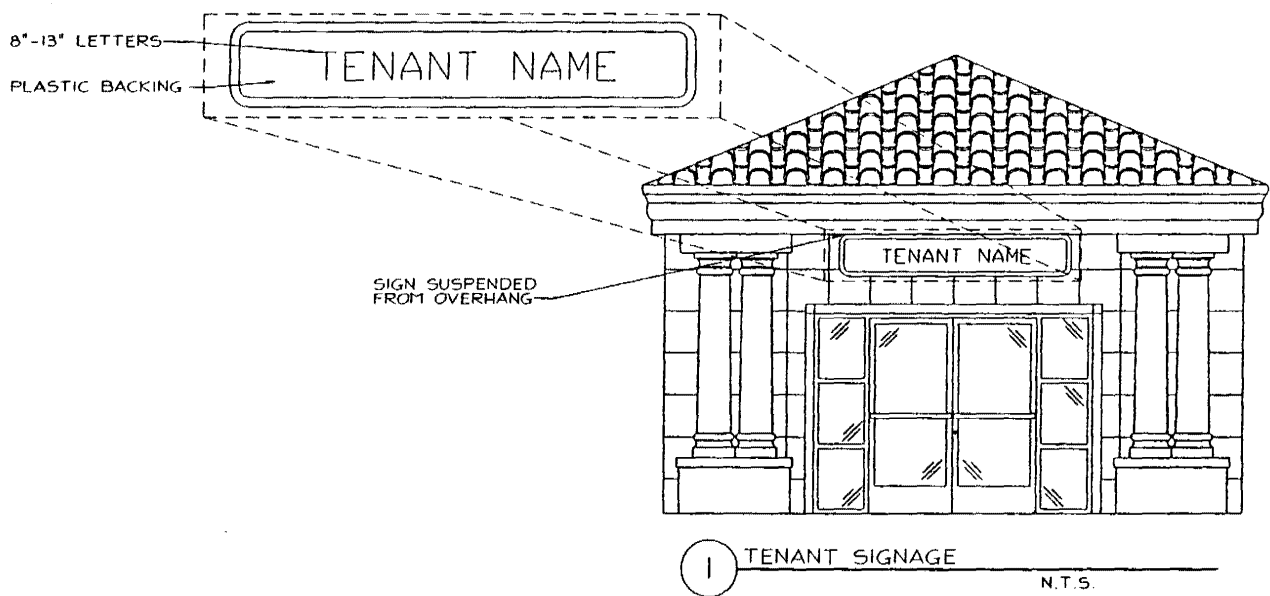


Figure 4-13 - Office (Parcel C) - Tenant Identification Signs

## General Commercial Precinct Standards

The purpose of this land use precinct is to provide for general commercial and service uses that take advantage of the area's prominent U.S. 395 location at the southeast corner of the intersection of Kietzke Lane with South McCarran Boulevard and southwest corner of Kietzke and McCarran Boulevard, three of the community's principal arterials. These uses can serve the adjoining/nearby residential and employment areas. This location is also well situated to serve the larger region in addition to the southern Truckee Meadows.

Generally, the types of uses include those found in either a "neighborhood shopping center", a "community shopping center" or in regional and specialty centers. A neighborhood center provides for the sale of convenience goods (food, drugs and sundries) and personal services, and is usually anchored by a supermarket and or a super drugstore, and serves people within a 6 to 10 minute drive. A community center offers a greater depth of merchandise and is usually anchored by discount or junior department stores or variety stores, and serves a trade area population of 40,000 to 150,000 people. Regional centers typically serve a "region wide" population base and are proximate to freeways, with an interchange nearby.

**Precinct Size:** ±23.90 acres consisting of two separate parcels. Parcel A is 16.21 acres, Parcel B is 7.7 acres.

### Location Guidelines:

The Commercial Precinct is divided into two parcels:

- Parcel A is bordered by McCarran Blvd. to the north, Kietzke Lane to the east, future Sierra Rose Drive is internal to Parcel A on the south, and the Office Precinct (Parcel B) and the existing Quail Office Park to the west.
- Parcel B, is bordered by McCarran Blvd. to the north, U.S. 395 to the east, Kietzke Lane to the west, and existing office uses abutting the property to the south.

### Allowed Uses:

- Automobile repair establishments. All repair must take place within an enclosed building.
- Bakery, retail (baking on premises with all baked goods sold at retail on premises).
- Barber and beauty salons.
- Child care facilities.
- Churches.
- Convenience Stores
- Cultural facilities (including art galleries, libraries and museums) and/or publicly owned buildings.
- Financial institutions.
- Fitness centers.
- Freestanding automated teller machines.
- Home improvement centers (including garden, lumber, plumbing, electrical etc. supplies).
- Medical Offices.
- Pet stores, pet grooming establishments and/or veterinarian offices or clinics (no outside kenneling).
- Professional, business civic or public utility offices.
- Quick-copy establishments.
- Restaurants, with or without cocktail lounges.
- Service stations.

- Theaters (no drive-in theaters).
- Training centers and educational centers/offices.
- Video Arcade (no gaming devices).
- Video rental establishments.
- Wholesale or retail sales establishments, including office supply stores. All merchandise shall be stored and displayed within a building. Wholesale or retail sales establishments may include incidental processing, repair and rental activities provided that they are accessory and subordinate to the sales use, and provided that all storage, processing and repair of merchandise occurs within the principal building.
- Accessory uses which are incidental to and customarily associated with the above permitted uses.
- Uses operating for 24 hours per day

**Uses Requiring a Special Use Permit:**

- Amusement parks.
- Automobile body repair, including painting.
- Automobile, mobile homes and/or recreational vehicle sales/rental establishments.
- Bars
- Bowling alleys, skating rinks, golf driving ranges or other similar recreational facilities.
- Car washes.
- Funeral parlors.
- Laundry pick-up establishments (no laundering on the premises); Laundromats; and small-scale dry cleaning not Medical Offices.
- Motels.
- Overhead power lines carrying more than twenty-five (25) kv.
- Plant nursery. All outside display or storage of merchandise shall be screened from off-premises view.
- Private clubs and lodges.
- Residential uses above the first floor.
- Schools and colleges.
- Uses operating between 11 pm-6 am and that are adjacent to residential uses).

\* **Note 1:** Acoustical studies shall be submitted with an application for either a permit or license for a day care center. No permit or license shall be issued until the administrator has sufficient documentation to show that the following sound levels are not exceeded for properties to the south and west.

Interior noise level	40 dba maximum
Exterior noise level	65 dba maximum

**Uses Requiring a Site Plan Review:**

Any uses on Parcel B located between Kietzke Lane and U.S. 395 shall require a site plan review approval (See City Council Condition of Approval #3 in the Appendix).

**Table 4-4 General Commercial Zoning Summary**

Building Separation	0' or 20'
Building Height	35' Maximum - 2 Story
Building Coverage	35%
Floor Area Ratio (for 2 story buildings)	60%
Landscaping Required	15%

**Building Setbacks**

Street	Distance
McCarran (Parcel A & B)	30'
Kietzke Lane (Parcel A & B)	30' <sup>1</sup>
US 395 (Parcel B)	10'
West P.L. of Parcel A (Abutting Office Precinct (Parcel B) & Existing Office Park)	15' <sup>1</sup>
South Property line of Parcel B	15'
Future Sierra Rose Drive	15'

Note 1) 15 feet for buildings up to 15' in height with the setback width increased by 1' for each additional foot of building height.

Note 2) All setback areas shall be landscaped as described under the Landscape Architecture portion of this document.

**Architecture:**

- A. Maximum of 100' long uninterrupted plane with 4' horizontal variation and/or 6' vertical variation.
- B. Changes in materials, textures, colors, and/or building plane shall be provided at least once every 750 sq. ft. of building elevation area, but not less than 30 lineal feet, for those elevations facing a public street or residential area. Color changes must be accompanied by a change in material, texture, or building plane. See Figures 4-16 thru 4-18, pages 4-40 thru 4-42.

## **Landscaping:**

### **Anchor retail landscaping**

Anchor uses (50,000 sq. Ft. or greater in a single retail entity) require additional landscaping against the building. Specimen deciduous trees planted at one tree per 30 lineal feet of building frontage and specimen evergreen trees planted at one tree per 40 lineal feet of building frontage facing a public street or residential area.

### **Specimen Trees are defined as follows**

Deciduous trees must have a height at time of planting equal to at least 85% of the height of the building elevation at the location of planting. The width of the canopy shall be at least 12' at the time of planting (Berming may be used to reduce this height). Trees may be planted in clusters to achieve the width requirements.

Evergreen trees shall have a height at the time of planting equal to at least 65% of the height of the building elevation at the location of the planting.

## **Walls and Fencing:**

A six foot solid wood screen fence or masonry wall is required along the property lines abutting the Office Precinct (Parcel B) and the existing Quail Office Park and the south property line abutting Rancharrah between the east edge of the Office Precinct (Parcel B ) and Talbot Lane (west edge of Office Precinct Parcel C). The fence/wall shall be installed prior to issuance of any certificate of occupancy for the adjacent use. The fence along the south property line of the PUD (abutting Rancharrah) shall be installed by the developer of either the General Commercial Parcel A, the Office Precinct (Parcel B), or the Office Precinct (Parcel), whichever develops first. See Figure 3-17, Page 3-42, Fencing and Walls Concept.

## **Signs:**

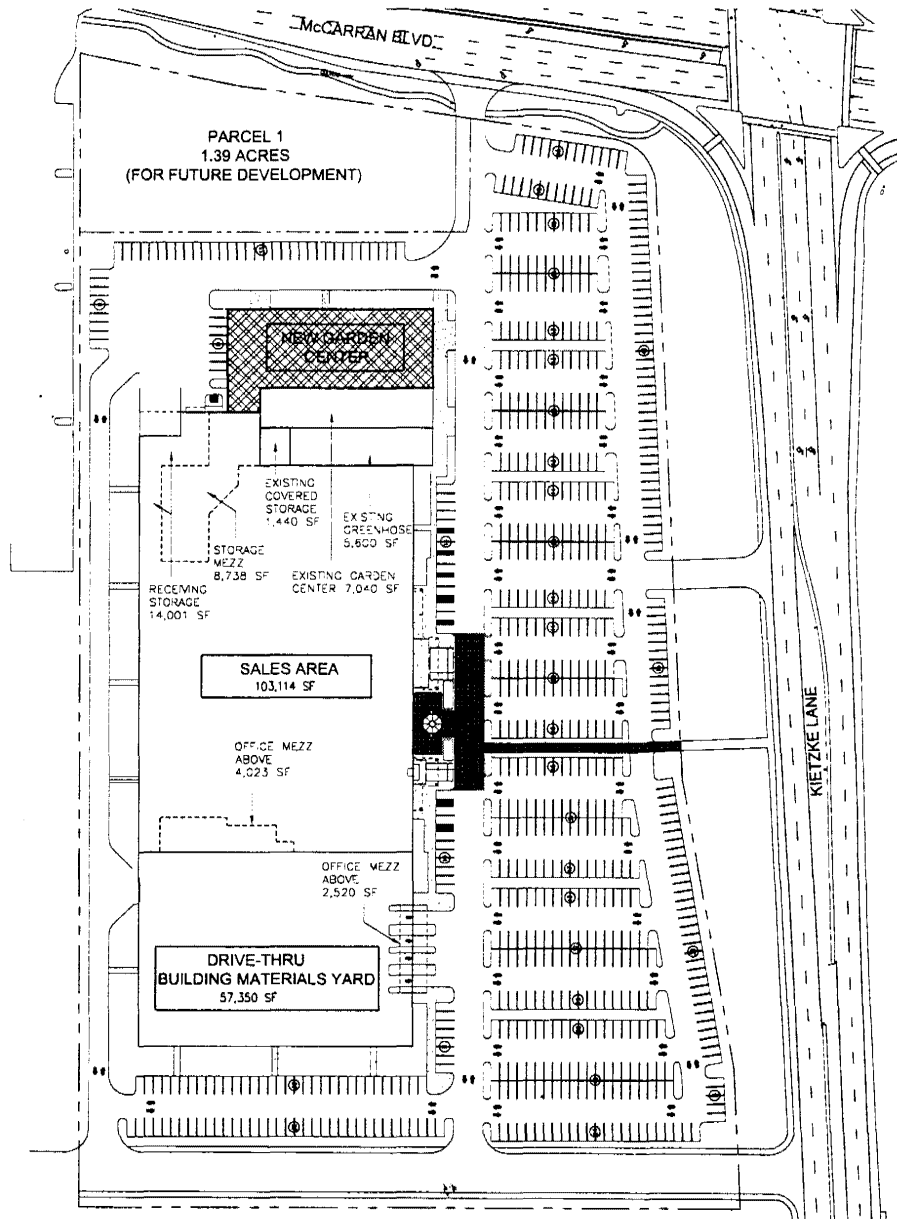
Signs for General Commercial Precincts shall be designed to identify and locate individual businesses for passing motorists while remaining unobtrusive to surrounding uses.

### **Parcel/Pylon Signs**

- Two pylon signs for retail Parcel B, and one pylon sign for retail parcel A(not a pad parcel or pad site) of maximum height of 25 feet, or the height of the associated buildings that they identify, whichever is less. Pylon signs shall contain a maximum of 325 square feet with one center identification and a maximum of four double-sided tenant panels per sign. No additional freestanding signs shall be permitted with the exception of signs necessary for drive-through businesses.

Wall Signs

- Anchor stores (Single stores of 50,000 square feet or larger) .
- Wall signs totaling a maximum of one square foot per lineal foot of building facade. Lettering height shall not exceed 6 feet.
  
- Mini-anchors (Single stores of 5,000 to 50,000 square feet). Lettering height shall not exceed 3 feet. Wall signs shall not exceed 1 square foot per lineal foot or 300 square feet of sign area per building whichever is more restrictive.



**Figure 4-14 General Commercial Precinct (Parcel A)**

Note: This is a conceptual site plan for illustrative purposes only. Any changes in this site plan must conform to the development standards in Tables 3-1 and 4-4.

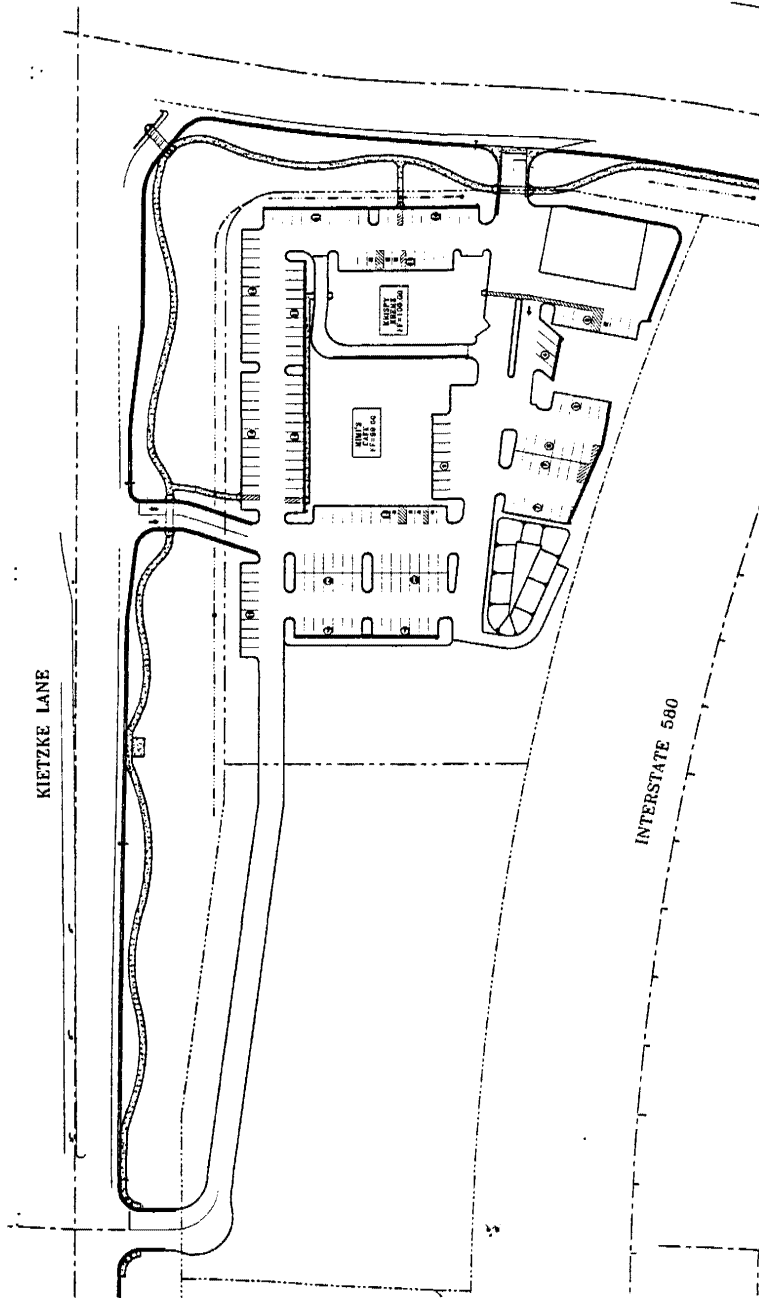


Figure 4-15 General Commercial Precinct (Parcel B)



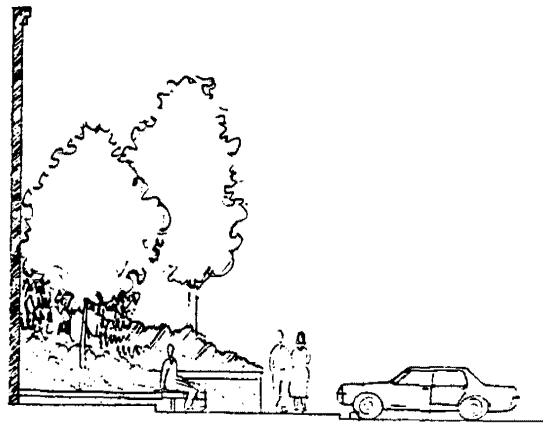
*perspective sketches*

**EAGLE HARDWARE AND GARDEN**  
*Reno, Nevada*

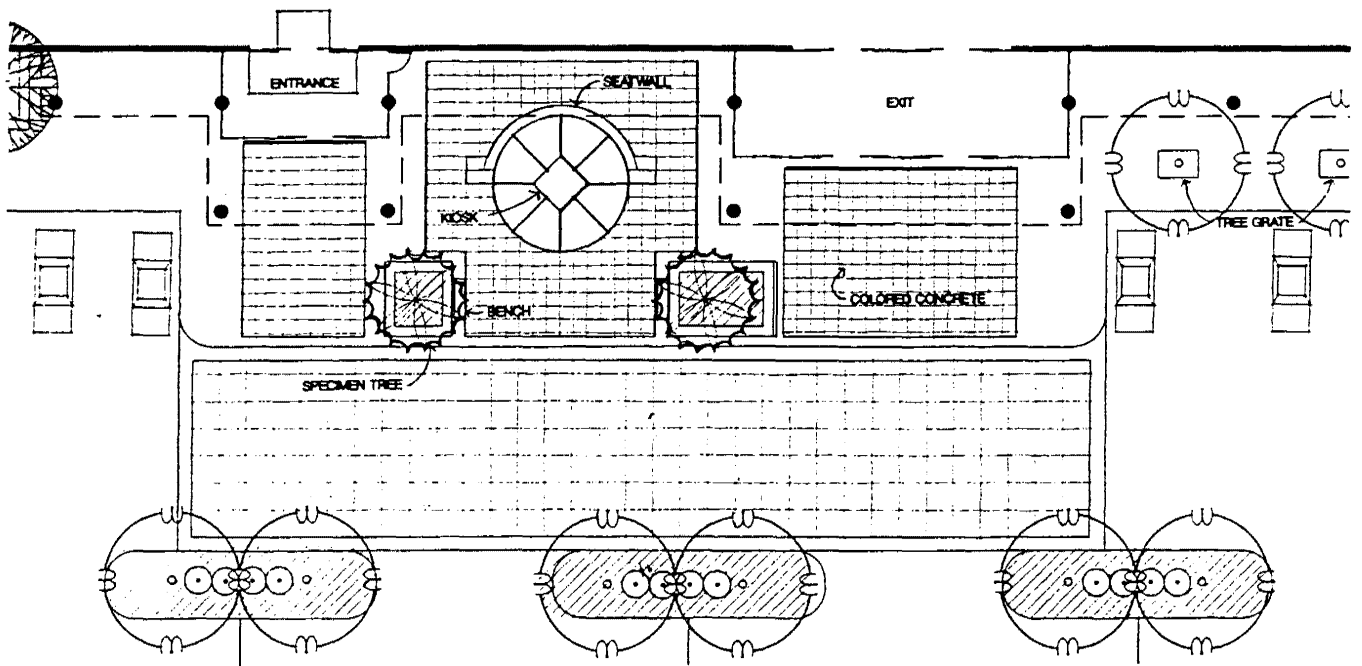
WintersDesignGroup  
RENO, NEVADA  
August 20, 1997



Figure 4 - 16 Anchor Tenant - Architectural Perspective



**section**  
at PLANTER



**entry plaza plan**

Figure 4 - 17 Entry Plaza & Planter Section



**south elevation**



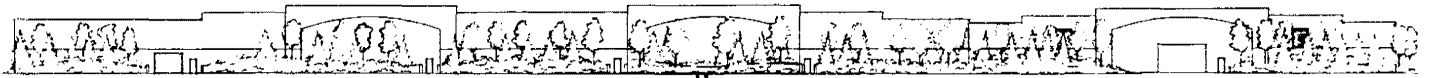
**north elevation** SHOWN FROM PARKING LOT



**north elevation** SHOWN FROM PROPERTY LINE



**east elevation**



**west elevation**

**Figure 4 - 18 Architectural Elevations**

### **Vehicular and Pedestrian Circulation and Access:**

All driveway spacing shall conform to the City of Reno design standards. Following are the maximum number of driveways permitted on area streets:

- Parcel A: One driveway will be permitted on McCarran Blvd, one driveway will be permitted on Kietzke Lane, and two driveways on Sierra Rose Drive.
- Parcel B: One driveway will be permitted on McCarran Boulevard. Two driveways will be permitted on Kietzke Lane.
- Parcel A shall have direct access to the Sierra Rose Drive intersection.
- No left turn movement will be permitted from this project onto Kietzke Lane until it is tied to a freeway interchange or becomes a full intersection per Nevada Department of Transportation requirements. (See City Council Condition #7 in the Appendix).

A reciprocal access easement shall be granted through Parcel A to the McCarran Quail Office Park, located south of Sierra Rose Drive.

### **Drive-thru Facilities:**

Standards for drive-thru facilities are intended to promote safe efficient circulation, avoid site conflicts/functional problems, provide clearly identifiable circulation routes and provide for adequate vehicle stacking. Drive-thru facilities include drive-in banks and savings and loan institutions, automated teller machines (ATM), fast-food restaurants, car washes, and drive-thru lumber yards.

As described in the Institute of Traffic Engineers design manual, parking and circulation considerations which are unique to drive-thru facilities include:

- Separation of the drive-thru traffic from the other site traffic and parking.
- Clear identification and delineation between the drive-thru and parking-lot circulation.
- Provisions for adequate queue storage that prevents queue interference with pedestrian or other vehicular movement.
- Provision of an "escape" route, especially where waiting times may be long or experience considerable variation.
- Simple and easy maneuver into and through the drive-thru service positions.
- Flexibility in operations to meet a range of demand conditions.
- Opportunity to expand in order to adapt to changing conditions.
- Vehicle storage for drive-thru facilities should be in a well-defined area separated from public roadways and other driveways.
- Adequate vehicle storage will be provided for drive-thru windows.
- Efficient and safe pedestrian access will be provided for walk-up customers to both any walk-up and the main building.
- Parking access and circulation to the site will be provided in a manner which is easily comprehended by the driver. The direction of traffic flow and, in the case of drive-thru facilities, entrances to stacking areas should be designated by pavement marking and signs. Areas of restricted horizontal or vertical clearances should be signed to prohibit use by vans and other large vehicles.
- Curb radii and width at the access drives should be designed to efficiently serve proposed traffic volumes.

- Entrance/exit facilities will be provided that are properly located and designed to accommodate traffic movements to and from the major route to the site.
- Service driveways (pick-up windows) and vehicle storage lanes will be screened with either plantings, berming walls or fences to the same requirements as parking lots.
- Views of vehicle headlights in service/vehicle storage lanes from off-site will be screened similar to parking lots.
- Safe usage of walk-up facilities such as automatic teller machines (ATM) will be provided by establishing well-lit areas which are visible from a street or parking area.

#### **Drive Thru Facilities For Financial Institutions**

Traffic planning for a financial institutions should address the following considerations: Estimate of the drive-thru and lobby traffic generation, analysis of the number of drive-through windows needed to meet design conditions, analysis of the number of parking spaces required for customers and for employees, and development of a functional system of access, circulation, parking, pedestrian flow, and drive-in storage.

- The floor area of the proposed building will be used as the basis for the forecast of employee and lobby customer parking and drive-thru requirements.
- Facilities should be designed to have as much traffic as possible use the drive-through windows instead of parking and lobby service by avoiding drive-thru congestion.
- The number of drive-thru windows required will be determined based on the average service time and demand based on observation of similar facilities. If no observation is available, guidelines from the Traffic Institute, Northwestern University can be used.

#### **Drive Thru Facilities For Fast Food Restaurants**

- Traffic generation studies will address peak use traffic periods to design for adequate vehicle storage parking and turning maneuvers.
- Where required by City of Reno staff, documentation regarding stacking requirements for fast food restaurants will be provided. In all cases sufficient stacking space will be provided to eliminate conflicts with parking vehicles and to avoid interference with the flow of traffic on the adjacent roadway. The length of necessary stacking space should be based on the following:
  - The number of anticipated drive-thru vehicles
  - The service time from when a customer places his order until he/she receives his order.
  - The window time necessary to complete the pick-up transaction.
  - The stacking space should be separated into the distance in advance of the order point (menu board) and the distance between the order point and the pick-up window.
  - Storage for at least four (4) vehicles should also be provided in advance of the menu board.
  - The menu board should be screened from off-site view with fencing/walls or with an evergreen planting screen.

#### **Citifare Bus Stop:**

If required by the Regional Transportation Commission, the parcel developer will construct a bus stop to City and RTC standards on the south side of McCarran Boulevard and the west or east side of Kietzke Lane adjacent to the respective parcel of this Precinct. The bus stop(s) will be completed prior to issuance of any certificate of occupancy for development of any of the parcels by the respective parcel developer. Each developer shall work with RTC on an employee trip reduction plan and shall install bike racks as appropriate.

**Street/Traffic Improvements Phasing:**

The developer of this Precinct, Parcel A only, shall be required to complete as a minimum Sierra Rose Drive full-street improvements per the street section in Figure 3-3, Street Sections, Page 3-8 between the west property line of this Precinct Parcel A and Kietzke Lane prior to issuance of any certificate of occupancy for the anchor building (50,000 Sq.Ft. minimum).

# APPENDIX 1

## LANDSCAPE ZONES

### Signature Street Tree Zone

#### Large canopy trees

Acer pseudoplatanus  
Fraxinus americana 'Junginger'  
Quercus coccinea

Sycamore Maple  
Autumn Purple Ash  
Scarlett Oak

#### Deciduous accent trees

Sorbus aucuparia  
Acer ginnala 'Flame'  
Malus sp.

Mountain Ash  
Amur Maple  
Crabapple

#### Evergreen trees

Pinus sylvatica  
Pinus nigra  
Picea pungens 'Hoopsii'

Scotch Pine  
Austrian Pine  
Hoopsii Blue Spruce

### Enhanced High Desert Zone

#### Large shade trees

Catalpa speciosa  
Celtis occidentalis  
Gleditsia tricanthos 'inermis'  
Quercus macrocarpa  
Quercus muehlenbergii  
Quercus robur  
Robinia pseudoacacia

Northern Catalpa  
Hackberry  
Thornless Honeylocust  
Bur Oak  
Chinkapin Oak  
English Oak  
Purple Robe' Black Locust

#### Evergreen trees

Cedrus atlantica glauca  
Cedrus deodara  
Cercocarpus sp.  
Juniperus monosperma  
Juniperus scopulorum  
Pinus edulis  
Pinus monophylla  
Pinus nigra  
Pinus ponderosa

Blue Atlas Cedar  
Deodor Cedar  
Mt. Mahogany  
One-Seed Juniper  
Rocky Mountain Juniper  
Two Needle Pinyon  
Single Leaf Pinyon  
Austrian Pine  
Ponderosa Pine

Pinus sylvestris

Scotch Pine

**Medium - small deciduous trees**

Acer ginnala  
 Amelanchier alnifolia  
 Cotinus coggygria  
 Crataegus sp.  
 Eleagnus angustifolia  
 Koelreuteria paniculata  
 Malus sp.  
 Quercus gambelii  
 Robinia idahoensis

Amur Maple  
 Serviceberry  
 Smoketree  
 Hawthorne  
 Russian Olive  
 Golden Rain Tree  
 Crabapple  
 Gambel Oak  
 Idaho Locust

**Evergreen shrubs**

Arctostaphylos patula  
 Cytisus sp.  
 Juniperus chinensis  
 Juniperus communis saxatilis  
 Juniperus sp.  
 Mahonia aquifolium  
 Pinus mugo mugo  
 Pinus mugo pumilio  
 Pyracantha coccinea  
 Yucca sp.

Greenleaf Manzanita  
 Broom  
 Juniper  
 Dwarf Mtn. Juniper  
 Many  
 Oregon Grape  
 Dwarf Mugo Pine  
 Shrubby Swiss Pine  
 Lelandei Pyracantha  
 Yucca

**Deciduous shrubs**

Artemisia fridgida  
 Artemisia schmidtiana  
 Berberis mentorensis  
 Berberis thunbergii  
 Buddiea davidii  
 Caragana sp.  
 Cotoneaster sp.  
 Forestiera meomexicana  
 Hibiscus syriacus  
 Holodiscus discolor  
 Perovskia atriplicifolia  
 Potentilla fruticosa  
 Prunus besseyi  
 Rhus glabra cismontana  
 Ribes aureum  
 Ribes cereum  
 Rosa foetida bicolor  
 Symphoricarpus  
 Syringa vulgaris

Fringed Wormwood  
 Silver Mound  
 Mentor Barberry  
 Barberry  
 Butterfly Bush  
 Siberian Peashrub  
 Cotoneaster  
 New Mexico Privet  
 Rose of Sharon  
 Ocean Spray  
 Russian Sage  
 Bush Cinquefoil  
 Sand Cherry  
 Dwarf Smooth Sumac  
 Golden Currant  
 Squaw Currant  
 Austrian Copper Rose  
 Snowberry, Coralberry  
 Lilac

**Groundcover/vines**

Arctostaphylos uva ursi  
 Lavandula sp.

Kinnikinnick  
 Lavender

Juniperus sp.	Juniper (many)
Mahonia repens	Creeping Oregon Grape
Parthenocissus quinquefolia	Virginia Creeper
Phlox subulata	Creeping Phlox
Potentilla sp.	Potentilla
Santolina chamaecyparissus	Lavender Cotton
Thymus serpyllum	Thyme
Thymus vulgaris	Common Thyme
Zauschneria californica	Calif. Fuschia

**Perennials**

Achillea filipendulina	Fernleaf Yarrow
Aegopodium podagraria	Bishops Weed
Aster spp.	Dwarf Michaelmas Daisy
Aubrietia deltoides	Aubrietia
Aurinia	Basket of Gold
Centranthus sp.	Jupiters Beard
Cerastium tomentosum	Snow in Summer
Coreopsis lanceolata	Coreopsis
Echinacea purpurea	Purple Cone Flower
Gaillardia sp.	Blanket Flower
Iris sp.	Iris
Linum lewisii	Flax
Monardella odoratissima	Mountain Lavender
Oenothera speciosa	Mexican Evening Primrose
Penstemon sp.	Penstemon
Rudbeckia sp.	Gloriosa Daisy
Santolina chamaecyparis	Lavender Cotton
Zinnia grandiflora	Rocky Mountain Zinnia

**Meadow grasses**

Briza maxima	Rattlesnake Grass
Elymus glaucus	Blue Wild Rye
Festuca ovina	Blue Fescue
Glycera maxima	Variiegated Manna Grass
Helictotrichon sempervirens	Blue Oat Grass
Miscanthus sinensis	Maiden Grass
Pennisetum setaceum	Fountain Grass
Stipa gigantea	Giant Feather Grass
Spartina michauxiana	Cord Grass

**Turf grasses**

Buchloe dactyloides	Buffalo grass
Festuca ovina duriuscula	Hard fescue

**Desert Oasis Garden Zone**

**Large shade trees**

Acer pseudoplatanus	Sycamore Maple
Fraxinus	Ash
Platanus acerifolia	London Plane Tree
Quercus coccinea	Scarlett Oak

**Evergreen trees**

Pinus sylvatica	Scotch Pine
Pinus nigra	Austrian Pine
Picea pungens 'Hoopsii'	Hoopsii Blue Spruce

**Medium - small deciduous trees**

Acer ginnala	Amur Maple
Amelanchier sp.	Serviceberry
Crataegus sp.	Hawthorn
Koelreuteria paniculata	Golden Rain Tree
Laburnum x watereri vossi	Golden Chain Tree
Malus sp.	Crabapple
Prunus sp.	Flowering Cherry
Pyrus calleryana Bradford Et. Al.	Ornamental Pear
Sorbus aucuparia Blackhawk Et. Al.	European Mt. Ash
Syringa reticulata	Japanese Tree Lilac

**Evergreen shrubs**

Cotoneaster sp.	Cotoneaster
Cotoneaster dammeri	Bearberry
Eremurus sp.	Desert Lily
Mahonia repens	Oregon Grape
Paxistima myrsinites	Mountain Lover
Picea abies Nidiformis	Nest Spruce

**Deciduous shrubs**

Enonymus alatus	Winged Eunoymus
Philadelphus lewisii	Mock Orange
Physocarpus sp.	Ninebark
Potentilla fruticosa	Bush Cinquefoil
Potentilla verna	Potentilla
Ribes aureum	Golden Currant
Viburnum tinus	Leatherleaf Viburnum

**Ground covers/vines**

Ajuga reptans	Ajuga
Antennaria alpina	Mtn. Rose Pussy Toes
Antennaria rosea	Pussytoes
Arabis caucasica	Wall Rockcress
Campsis radicans	Trumpet Vine
Clematis jackmanii	Jackman Clematis
Clematis langutica	Golden Clematis
Clematis orientalis	Oriental Clematis

Convallaria majalis  
Cotoneaster dammeri  
Euonymus fortunei  
Hedera helix  
Hypericum repens  
Lonicera japonica  
Lysimachia numularia  
Parthenocissus quinquefolia  
Polygonum auberti  
Sedum sp.  
Stachys lanata  
Vinca major  
Vinca minor  
Vitis arizonica

Lily-of-the-Valley  
Bearberry  
Winter Creeper  
English Ivy  
St. Johns Wort  
Honeysuckle  
Moneywort  
Virginia Creeper  
Silver Lace Vine  
Goldmoss Sedum  
Lang's Ears  
Periwinkle  
Dwarf Periwinkle  
Arizona Grape

**Perennials**

Cerastium tomentosum  
Chrysanthemum coccineum  
Chrysanthemum maximum  
Chrysanthemum parthenium  
Coreopsis verticillota  
Dianthus barbatus  
Dianthus deltoides  
Echinacea purpurea  
Echinops exalta  
Erigeron speciosus  
Hemerocallis sp.  
Iberis sempervirens  
Kniphofia sp.  
Lathyrus latifolia  
Lavandula officinalis  
Lysimachia punctata  
Papaver oriental  
Penstemon palmerii  
Rudbeckia sp.

Snow in Summer  
Painted Daisy  
Shasta Daisy  
Feverfew  
Coreopsis  
Sweet William  
Maiden Pink  
Purple Coneflower  
Globe Thistle  
Sugarloaf  
Daylily  
Candytuft  
Hot pokers  
Sweet Pea  
Lavender  
Moneywort  
Oriental Poppy  
Penstemon  
Gloriosa Daisy

**Turf grass**

Festuca arundinaceae ARID  
Poa pratensis

Tall Fescue  
Kentucky Bluegrass

↔

**HILTON PUD**  
**ARCHITECTURAL/DEVELOPMENT STANDARDS CHECKLIST**

This checklist must be submitted with any application for a building permit within the Hilton PUD.

Name of Project: \_\_\_\_\_

Planning Unit Name: \_\_\_\_\_ (Attach 8 1/2" x 11" location map illustrating project location within the PUD)

Developer: \_\_\_\_\_

Developer's Agent: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Phone: \_\_\_\_\_

Facsimile: \_\_\_\_\_

**TYPE OF PROJECT:**

- Commercial (Includes Office & Retail)  
Number of Acres: \_\_\_\_\_ Gross Floor Area: \_\_\_\_\_ Describe Project including hours of operation. (Use additional paper if needed): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**COMMERCIAL(INCLUDES OFFICE & RETAIL PROJECTS)**

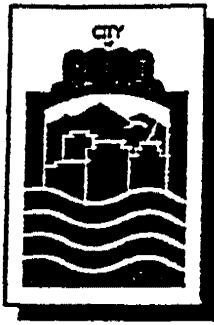
- Site Plan illustrating:
  - structure locations
  - access from public street(s)
  - setbacks
  - location of free-standing signs
  - parking areas (with number of regular and handicap spaces indicated) with parking ratios noted
  - pedestrian and bicycle paths (if applicable) \*\*
  - recreation areas and other amenities
  - project density calculations (residential projects only)
- Landscape and irrigation plan (on-site and any required perimeter landscaping) per Handbook/RMC requirements
- Buffering requirements
- Full color architectural elevations (all sides of proposed buildings) with construction materials and building heights noted
- Free-standing sign elevations with materials, colors, and heights noted
- Signs calculations
- Outdoor lighting plan prepared by professional illumination engineer

- Project phasing plan

**FOR ALL PRECINCTS PROPOSED PROJECTS:**

- Letter from Master Developer indicating conformance of the proposed project with the PUD Development Standards Handbook.

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



MAR 27 1998

## Office of the City Clerk

Donald J. Cook  
City Clerk  
P.O. Box 7  
Reno, NV 89504

Telephone (702) 334-2030  
Fax (702) 334-2432 - email dcook@reno.gov

March 25, 1998

Bud Celey, Jr.  
Hilton Gaming Corporation  
3930 Howard Hughes Parkway  
Las Vegas, NV 89109

FILED THIS DATE

3, 25, 98

BY: [Signature]  
CITY CLERK

RE: Case No. 169-97 (Hilton Properties)

Dear Applicant:

At a regular meeting held March 24, 1998, and following a public hearing thereon, the City Council upheld the recommendation of the Planning Commission and approved your request for the following:

- A. A zoning map amendment from LLR-1 (Large Lot Residential) to PUD (Planned Unit Development) to allow a mix of uses including: Office, General Commercial, Multi-Family, and Single Family Residential on a  $\pm 54.68$  acre site located between U.S. 395 on the east, Talbot Lane on the west and McCarran Boulevard on the north, subject to the following conditions and conformance review by the Regional Planning Agency, and the tentative approval of the PUD, under NRS 278A.490 and 278A.500 with findings:
  1. Prior to final approval of the PUD Handbook, the applicant shall incorporate the following, to the satisfaction of staff:
    - a. The applicant shall include a plan for site preservation or trapping and relocation of the Marmot population on this site; and

- b. The applicant shall identify bike paths and require bike racks as a part of the PUD standards. The applicant shall also develop an Employee Trip Reduction Plan with the Regional Transportation Commission; and
  - c. The applicant shall have an avigation easement approved by the Washoe County Airport Authority.
2. The applicant shall complete and submit the final PUD Handbook to staff within four months of the date of City Council approval; any revisions and corrections required by staff must be completed within two months from the date of notification by staff. Failure to comply with either of these time limits shall render this approval null and void.
  3. Site plan review will be required for the parcel located between Kietzke Lane and U.S. 395.
  4. Prior to the issuance of a building permit for any parcel in the PUD, the abandonment request for Ridgeview Drive, east of Torrington Drive, shall have been heard by the Planning Commission and City Council.
  5. Prior to the issuance of a building permit for any parcel in the PUD the applicant shall deposit \$50,000 into the Park Tax Fund account for the Wheatland Park near Huffaker School.
  6. A special use permit will be required for the single family precinct parcel located on the southwestern portion of the PUD.
  7. No left turn movement will be permitted from this project onto Kietzke Lane until it is tied to a freeway interchange or becomes a full intersection per Nevada Department of Transportation requirements.

The approved zone change will become effective upon passage and adoption of the appropriate ordinance.

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

Bud Celey, Jr., Hilton Gaming Corporation  
Case No. 169-97 (Hilton Properties)  
March 25, 1998  
Page 3

Sincerely,



Donald J. Cook  
City Clerk

DJC:cdg

xc: Development Services  
Traffic Design Engineer  
Ed Schenk, Parks, Recreation & Community Resources  
Regional Transportation Commission  
Airport Authority  
Nevada Department of Transportation  
Jeff Codega, Codega Planning and Design

JK



## Office of the City Clerk

Donald J. Cook  
City Clerk  
P.O. Box 7  
Reno, NV 89504

Telephone (775) 334-2030  
Fax (775) 334-2432 - email dcook@reno.gov

December 16, 1999

FILED THIS DATE

12 / 17 / 99

BY: [Signature]  
CITY CLERK

The Ribeiro Company  
6490 South McCarran, Bldg. E  
Reno, NV 89509

RE: Case No. 152-00 (Hilton Properties PUD Amendment)

Dear Applicant:

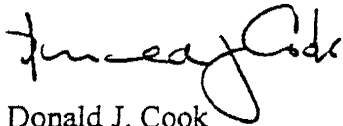
At a regular meeting held December 14, 1999, and following a public hearing thereon, the City Council upheld the recommendation of the Planning Commission and approved your request for a Master Plan amendment from Medium Density Residential (7-21 du/ac) on  $\pm 17$  acres and Low Density Residential (3-7 du/ac) on  $\pm 1.5$  acres to Employment, by resolution, subject to conformance review by the Regional Planning Agency; and amendment to the Hilton PUD Handbook, to remove the Multi-Family precinct, increase the Office precinct, and other minor changes on a  $\pm 18.5$  acre site located on the east side of Talbot Lane approximately 600 feet south of McCarran Boulevard, subject to the following conditions:

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

1. Approval of the zoning map amendment is subject to finding the project in conformance with NRS 278A.410 (a), (b) and (c); the revisions noted in the staff report; the modifications to the PUD Handbook Standards as noted in Exhibit A; a finding by the Regional Planning Commission that the project conforms with the adopted Regional Plan; any revisions made by the Planning Commission and City Council at the respective public hearings; and the addition to the handbook of the conditions listed below. These revisions shall be incorporated into the PUD Handbook and submitted to staff for

review within four (4) months of the date of Regional Planning Commission approval; and revisions or corrections required by staff must be completed within two (2) months from the date of notification by staff. Failure to comply with either of these time limits shall render this approval null and void.

Sincerely,



Donald J. Cook  
City Clerk

DJC:cdg

xc: Development Services  
Traffic Design Engineer  
Ed Schenk, Parks, Recreation & Community Services  
Ridgeview Apartment LLC  
Ted Erkan, Mountain West Consulting

Attachment



## Office of the City Clerk

Donald J. Cook  
City Clerk  
P.O. Box 7  
Reno, NV 89504

Telephone (775) 334-2030  
Fax (775) 334-2432 - email dcook@reno.gov

June 15, 2000

**FILED THIS DATE**

6/16/00  
BY: [Signature]  
CITY CLERK

The Ribeiro Company  
6490 So. McCarran Blvd., Bldg. E  
Reno, NV 89509

RE: Case No. LDC00-00612 (Hilton Properties PUD Amendment)

Dear Applicant:

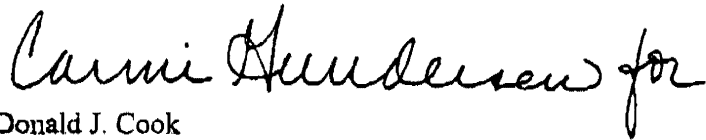
At a regular meeting held June 13, 2000, and following a public hearing thereon, the City Council upheld the recommendation of the Planning Commission and approved your request for an amendment to the Hilton Property PUD to expand the Office Precinct and remove the Single Family Precinct on a  $\pm 3.86$  acre site located on the southeast corner of Talbot Lane and Sierra Rose Drive, subject to the following conditions:

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

1. Approval of the PUD amendment is subject to finding the project in conformance with NRS 278A.410 (a), (b) and (c); the modifications to the PUD Handbook Standards as noted in Exhibit C; and any revisions made by the Planning Commission and City Council at the respective public hearings. These revisions shall be incorporated into the PUD Handbook and submitted to staff for review within four (4) months of the date of City Council approval; and revisions or corrections required by staff must be completed within two (2) months from the date of notification by staff. Failure to comply with either of these time limits shall render this approval null and void.

The Ribeiro Company  
Case No. LDC00-00612 (Hilton Property PUD Amendment)  
June 15, 2000  
Page 2

Sincerely,



Donald J. Cook  
City Clerk

DJC:cdg

xc: Development Services  
Traffic Design Engineer  
Ed Schenk, Parks, Recreation & Community Services  
Sharon Clements  
Ted Erkan, Mountain West Consulting



Donald J. Cook  
City Clerk  
(775) 334-2030  
[dcook@ci.reno.nv.us](mailto:dcook@ci.reno.nv.us)

Office of the City Clerk  
Central Casbiering - (775) 334-2032  
Parking Tickets - (775) 334-2279  
Steven D. Whitaker, CRM  
Records Systems Manager  
(775) 326-6633

July 13, 2001

Eagle Hardware & Garden, Inc.  
981 Powell Ave. SW  
Renton, WA 98055

FILED THIS DATE

7/16/01  
BY: [Signature]  
CITY CLERK

RE: Case No. LDC01-00407 (Hilton PUD Second Amendment) - AMENDED LETTER

Dear Applicant:

At a regular meeting held June 26, 2001, and following a public hearing thereon, the City Council upheld the recommendation of the Planning Commission and approved your request for the following:

1. A zoning map amendment to amend the Hilton Planned Unit Development (PUD) final design standards handbook:
  - (a) to allow an additional Kietzke Lane access;
  - (b) to allow two pole signs instead of one for the General Commercial precinct on the east side of Kietzke Lane;
  - (c) to remove the special use permit requirement for convenience stores;
  - (d) to change parking standards for restaurants to require one space per 66 square feet for high volume restaurants and one space per 88 square feet for low volume restaurants; and
  - (e) to reduce the setback along U.S. 395 from 30' to 10' on a site within the PUD is located on the southeast corner of the Kietzke Lane/McCarran Boulevard intersection, by resolution of intent, subject to the following conditions:

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

Eagle Hardware & Garden, Inc.

Case No. LDC01-00407 (Hilton PUD Second Amendment)

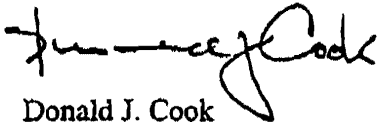
July 13, 2001

Page 2

1. The project shall comply with all applicable City codes, and plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports and materials and City codes, City codes in effect at the time the building permit is applied for, shall prevail.
2. Prior to the issuance of a building permit, the applicant shall revise the applicable sections of the PUD handbook. Said revisions shall occur within six (6) months of the date of City Council approval or this approval shall be null and void.
3. Prior to the issuance of any building permit, the applicant shall demonstrate that the gas pricing sign will be architecturally compatible with center identification sign.

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

Sincerely,

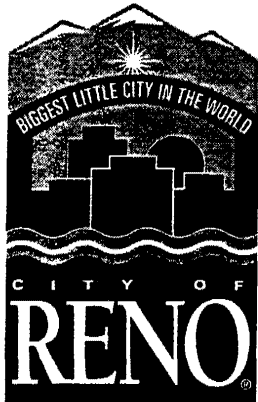


Donald J. Cook  
City Clerk

DJC:cdg

xc: Development Services  
Traffic Design Engineer  
Ed Schenk, Parks, Recreation & Community Services  
Meadows Marketplace  
John Krmptic, Jeff Codega Planning & Design

2160.0001



Donald J. Cook  
City Clerk  
(775) 334-2030  
[dcook@ci.reno.nv.us](mailto:dcook@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

RECEIVED

AUG 28 2001

JEFF CODEGA PLANNING &  
DESIGN, INC.

August 22, 2001

Eagle Hardware & Garden, Inc.  
981 Powell Ave. SW  
Renton, WA 98055

FILED THIS DATE  
8/22/01  
BY: [Signature]  
CITY CLERK

RE: Case No. LDC01-00407 (Hilton PUD Amendment)

Dear Applicant:

At a regular meeting held August 21, 2001, the City Council certified the final plan amendment for the Hilton Planned Unit Development Amendment, which was tentatively approved by the City Council on June 26, 2001. The ±7.7 acre property is located on the southeast corner of Kietzke Lane and McCarran Boulevard.

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

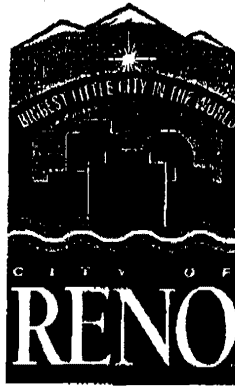
Sincerely,

Donald J. Cook  
City Clerk

DJC:cdg

Eagle Hardware & Garden, Inc.  
Case No. LDC01-00407 (Hilton PUD)  
August 22, 2001  
Page 2

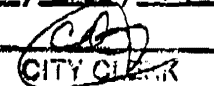
xc: Development Services  
Traffic Design Engineer  
Ed Schenk, Parks, Recreation & Community Services  
Meadows Marketplace  
John Krmpotic, Jeff Codega Planning & Design



Donald J. Cook  
City Clerk  
(775) 334-2030  
[cook@ci.reno.nv.us](mailto:cook@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 28, 2002

FILED THIS DATE  
1/28/02  
BY:   
CITY CLERK

Lowe's Co.  
P. O. Box 1111  
N. Wilkesboro, NC 28656

RE: Case No. LDC02-00193 (Hilton PUD/Lowe's)

Dear Applicant:

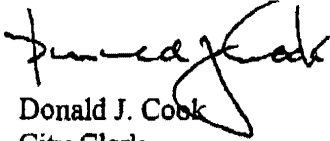
At a regular meeting held January 22, 2002, and following a public hearing thereon, the City Council upheld the recommendation of the Planning Commission and approved your request for a zoning text amendment to amend the Hilton Planned Unit Development to: (a) allow for a  $\pm 17,578$  square foot expansion of the existing Lowe's garden center; and (b) reduce the required parking for General Commercial uses so that it is consistent with the current zoning ordinance and to certify the text amendments in accordance with NRS 278A on a portion of the Hilton PUD located on the southwest corner of McCarran Boulevard and Kietzke Lane, subject to the following condition:

- A. Within two (2) months of the date of City Council approval, the applicant shall incorporate the changes to the PUD contained in Exhibit A of the January 2, 2002, Planning Commission staff report; and any revisions made by the Planning Commission and City Council at their respective public hearings into the Design Guidelines to the satisfaction of staff, have the revised handbook certified by City Council, and recorded. Failure to comply with this time limit shall render this approval null and void.

The Council upheld the recommendation of the Planning Commission and denied your request to reduce the front yard setback from 30' to 10' adjacent to McCarran Boulevard for parcel 1 ( $\pm 60,520$  sq. ft.) of General Commercial Parcel A.

Lowe's Company  
Case No. LDC02-00193 (Hilton PUD/Lowe's)  
January 28, 2002  
Page 2

Sincerely,



Donald J. Cook  
City Clerk

DJC:cdg

xc: Development Services  
Traffic Design Engineer  
Ed Schenk, Parks, Recreation & Community Services  
Bill Ruecker, CSCB Architects PC  
John Krmpotic, Jeff Codega Planning & Design, Inc.

## Appendix A

2160.0001  
~~1999.0002~~  
April 3, 2000

The following discussion addresses Nevada Revised Statutes as they apply to the Hilton Planned Unit Development.

### NEVADA REVISED STATUTES

**The following Nevada Revised Statutes apply to the Hilton Planned Unit Development to make a valid legal finding for creation of a zoning ordinance. Each of the statutes that pertains is stated as follows:**

**278A.500 Minute order: Findings of fact required.** The grant or denial of tentative approval by minute action must set forth the reasons for the grant, with or without conditions, or for the denial, and the minutes must set forth with particularity in what respects the plan would or would not be in the public interest, including but not limited to findings on the following:

**The Reno City Council, having reviewed the Hilton Planned Unit Development (PUD) application, makes the following findings of fact relative to this project per NRS. 278A.500:**

1. In what respects the plan is or is not consistent with the statement of objectives of a planned unit development.

**The Hilton PUD is consistent with the objectives of a PUD in that it includes flexible design, phasing for the development program, a variety of land uses sited logically, development design criteria for commercial and residential uses, public facility standards, provision of open space, and transitional land uses that vary project density and ensure compatibility with surrounding land uses.**

2. The extent to which the plan departs from zoning and subdivision regulations otherwise applicable to the property, including but not limited to density, bulk and use, and the reasons why these departures are or are not deemed to be in the public interest.

**The Hilton PUD includes design standards that depart from city standards found in zoning that is comparable in land use and intensity to the approved master planned designations. Proposed zoning standards will establish a superior project by improving project aesthetics, integrating design with respect to landscaping, architecture, and make the project relate better to neighboring properties. None of the proposed modifications to city standards, ordinances or policies will pose a health, safety or welfare concern for the citizens of Reno.**

3. The ratio of residential to nonresidential use in the planned unit development.

**The second amendment to the Hilton Planned Unit Development will remove the remaining residential land use and will consist of 54.68 acres of non-residential land uses.**

4. The purpose, location and amount of the common open space in the planned unit development, the reliability of the proposals for maintenance and conservation of the common

open space, and the adequacy or inadequacy of the amount and purpose of the common open space as related to the proposed density and type of residential development.

**Hilton PUD contains open space in the Office Precinct (Parcel B) that includes several acres. All open space will be maintained by the developers and/or operators of the respective precincts.**

5. The physical design of the plan and the manner in which the design does or does not make adequate provision for public services, provide adequate control over vehicle traffic, and further the amenities of light and air, recreation and visual enjoyment.

**Hilton PUD has been designed to make efficient use of public infrastructure including Ridgeview Drive, Talbot Lane, and abutting arterial streets. Full street improvements including utility extensions will be constructed as part of the PUD for Ridgeview Drive and Talbot Lane. Recreational and visual amenities will be enhanced by the PUD design that functionally links to the existing neighborhoods with commercial, office, and open space opportunities within the PUD.**

6. The relationship, beneficial or adverse, of the proposed planned unit development to the neighborhood in which it is proposed to be established.

**Hilton PUD reflects land uses precisely as noted in the master plan. Site planning of individual precincts includes transitional zoning practice with lower intensities on the perimeter of the project. In addition, buffering on the fringes addresses compatibility issues with residential uses. Public improvements including streets, paths, provision of open space will benefit the neighborhood.**

7. In the case of a plan which proposes development over a period of years, the sufficiency of the terms and conditions intended to protect the interests of the public, residents and owners of the planned unit development in the integrity of the plan.

**Extensive development and design standards are proposed for the PUD. These standards are intended to create a high quality project and offer enough restriction to protect the project integrity. Although the project will be phased with individual precinct development, standards will be effective in unifying the project over time with respect to major design elements. City staff will administer the standards to protect public interest with respect to all design elements.**

**Having made these findings, the Reno City Council hereby grants tentative approval to the Hilton Planned Unit Development.**

**278A.510 Minute order: Specification of time for filing application for final approval.** Unless the time is specified in an agreement entered into pursuant to NRS 278.0201, if a plan is granted tentative approval, with or without conditions, the city or county shall set forth, in the minute action, the time within which an application for final approval of the plan must be filed or, in the case of a plan which provides for development over a period of years, the periods within which application for final approval of each part thereof must be filed.

**Hilton PUD final handbook and plan is expected to be certified and recorded within 4 months of the date when the PUD application is tentatively approved by City Council.**

## Appendix B

### **278A.550 Plan not in substantial compliance: Alternative procedures; public hearing; final action.**

1. If the plan, as submitted for formal approval, is not in substantial compliance with the plan as given tentative approval, the city or county shall, within 30 days of the date of the filing of the application for final approval, notify the landowner in writing, setting forth the particular ways in which the plan is not in substantial compliance.

2. The landowner may:

- (a) Treat such notification as a denial of final approval;
- (b) Refile his plan in a form which is in substantial compliance with the plan as tentatively approved; or
- (c) File a written request with the city or county that it hold a public hearing on his application for final approval.

If the landowner elects the alternatives set out in paragraph (b) or (c) above, he may refile his plan or file a request for a public hearing, as the case may be, on or before the last day of the time within which he was authorized by the minutes granting tentative approval to file for final approval, or 30 days from the date he receives notice of such refusal, whichever is the later.

3. Any such public hearing shall be held within 30 days after request for the hearing is made by the landowner, and notice thereof shall be given and hearings shall be conducted in the manner prescribed in NRS 278A.480.

4. Within 20 days after the conclusion of the hearing, the city or county shall, by minute action, either grant final approval to the plan or deny final approval to the plan. The grant or denial of final approval of the plan shall, in cases arising under this section, contain the matters required with respect to an application for tentative approval by NRS 278A.500.

(Added to NRS by 1973, 575) - (Substituted in revision for NRS 280A.540).

## Appendix C

### **278A.380 Purposes of provisions for enforcement and modification.**

1. The enforcement and modification of the provisions of the plan as finally approved, whether or not these are recorded by plat, covenant, easement or otherwise, are subject to the provisions contained in NRS 278A.390, 278.400 and 278A.410.

2. The enforcement and modification of the provisions of the plan must be to further the mutual interest of the residents and owners of the planned unit development and of the public in the preservation of the integrity of the plan as finally approved. The enforcement and modification of provisions must be drawn also to insure that modifications, if any, in the plan will not impair the reasonable reliance of the residents and owners upon the provisions of the plan or result in changes that would adversely affect the public interest.

(Added to NRS by 1973, 570; A 1981, 136)

## Appendix D

**278A.390 Enforcement by city or county.** The provisions of the plan relating to:

1. The use of land and the use, bulk and location of buildings and structures;
2. The quantity and location of common open space;
3. The intensity of use or the density of residential units; and
4. The ratio of residential to nonresidential uses, must run in favor of the city or county and are enforceable in law by the city or county, without limitation on any powers of regulation of the city or county.

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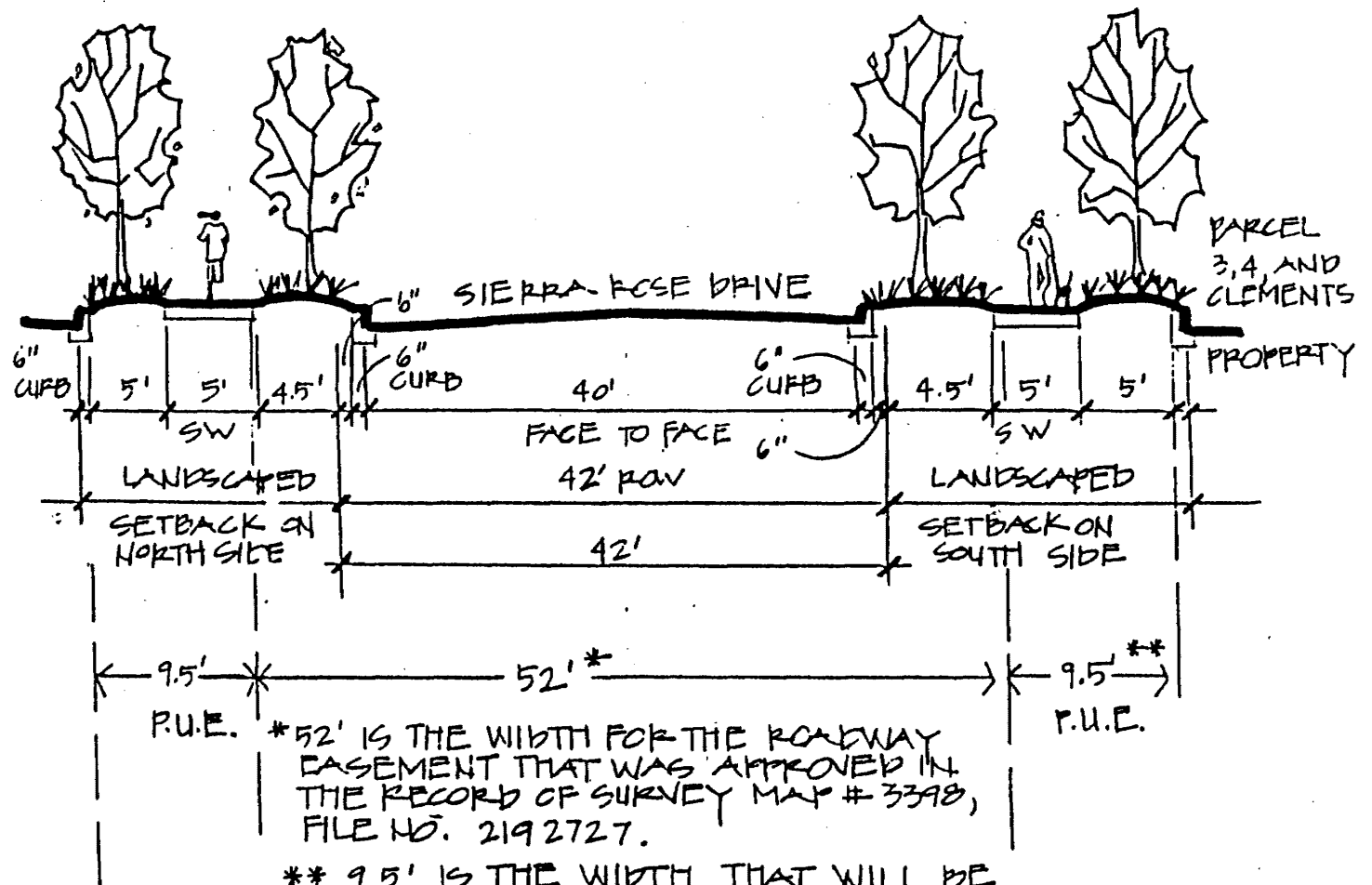
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\* 52' IS THE WIDTH FOR THE ROADWAY CASEMENT THAT WAS APPROVED IN THE RECORD OF SURVEY MAP # 3398, FILE NO. 2192727.

\*\* 9.5' IS THE WIDTH THAT WILL BE REQUIRED IN A P.U.E. TO ACCOMMODATE THE STREET SECTION IN THE FINAL DESIGN STANDARDS HANDBOOK FOR THE P.U.D. THIS APPLIES ONLY TO THE SEGMENT OF SIERRA ROSE DR. THAT HAS A 42' RIGHT-OF-WAY, I.E., BETWEEN TALBOT LN. AND DRIVEWAY FOR RETAIL PARCEL A.